

TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

INLAND WETLANDS COMMENTS FOR 16 DECEMBER 2020

Tel. (203) 239-5321

Fax (203) 234-2130

#I20-06

5100 RIDGE ROAD

R-40

(MAP 97, LOT 2)

THE SLATE SCHOOL, INC., APPLICANT & OWNER PUBLIC HEARING – PERMIT TO CONDUCT REGULATED ACTIVITY & SITE PLAN REFERRAL

Application consists of:

1. Plan Entitled: Slate Upper School, 5100 Ridge Road, North Haven, Connecticut.
Prepared by: Milone & MacBroom. Dated October 27, 2020. Scale
1"=20'.
2. Soil Scientist Report: Wetland and Watercourse Delineation, 5100 Ridge Road, North
Haven, Connecticut, MMI#6156-03. Prepared by: Milone &
MacBroom, Inc., Megan B. Raymond, MS, PWS. Dated:
October 26, 2020.

Review Comments:

1. This application for a Permit to Conduct Regulated Activity and a Site Plan Referral is intended to permit the redevelopment of this approximately 3 acre property from a church to a private school for grades 7 through 12. The applicant proposes to repurpose the existing church structure as a gathering/administrative building and to construct a new, approximately 7,800 square feet, two story academic building. A multi-function courtyard is proposed for the approximately 50 feet wide area between the two buildings. Vehicular access is proposed on the southernmost portion of the site with parking in the southwest corner.

Inland wetlands are located off the north and northwest perimeter of the property. No inland wetlands soils have been identified on the property.

Grading for the stormwater detention basin in the northeast corner of the site comes within a few feet of the property line with the northerly abutter. This regulated activity is within approximately 25' of the delineated wetlands.

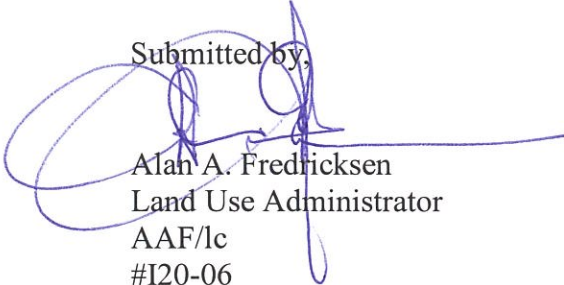
The drawings have been revised and resubmitted showing a reconfiguration of the detention basin, reducing it's size and the activity in the wetland buffer. Street sidewalks are now shown which constitute a third regulated activity on the northeast corner of the site.

2. Alternatives to this proposed site layout should be discussed by the applicant.
3. The Commission needs to determine if and where wetland buffer markers might be required. **Buffer markers are now shown at 100' spacing. The Commission needs to determine if this spacing is acceptable.**
4. The Commission needs to determine if any additional wetland buffer plantings need to be provided.
5. While the application asserts that the project will have no significant wetlands impacts, a statement of any and all impacts, as applicable should be provided.
6. Required 5' wide street sidewalks should be shown on the plans. If these are not waived by the Planning & Zoning Commission their installation would constitute another regulated activity. **Required sidewalks are now shown on the plans.**

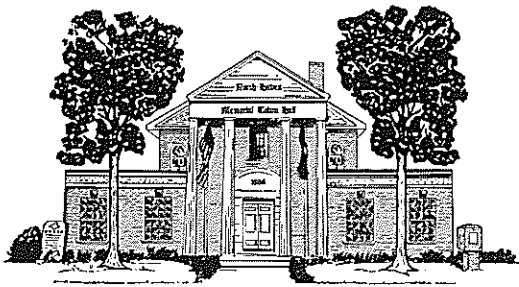
Recommended Conditions of Approval, if granted:

1. Submit revised plans which include:
 - a. A note indicating "Inland Wetlands Application #I20-06, Permit to Conduct Regulated Activity and Site Plan Referral".
 - b. Any required wetland buffer markers.
 - c. Building dimensions and areas.
 - d. Actual proposed setbacks in zoning data table.
 - e. 8' wide landscaped islands containing one minimum 2" caliper tree at all ends of rows of parking.
2. Soil and erosion controls must be inspected by the Zoning Enforcement Officer before work may commence.
3. The owner must maintain (repair/replace when necessary) the siltation control until all regulated activity is completed and all disturbed areas are permanently stabilized.
4. Submit an as-built prior to bond release.
5. Post bond, as required.

Submitted by,



Alan A. Fredricksen
Land Use Administrator
AAF/lc
#I20-06



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NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

Engineering

Tel. (203) 239-5321

Fax (203) 234-2130

INLAND WETLANDS

Date of Meeting: 12/16/2020

Dev: Site Plan – Slate Upper School

Loc: 5100 Ridge Road

File: I20-06

Comments (Updates are in Bold):

1. Although there appears to be no inland wetlands on this parcel, the proposed improvements include significant disturbance within the upland review area of wetlands offsite. The Applicant should be prepared to discuss alternate development schemes which limit the amount of disturbance within the upland review area. **20201211 – Impacts within the upland review area have been reduced in the revised plans.**
2. The disturbances within the upland review area are proposed to be stabilized with standard lawn seed. The Commission should consider if another ground cover is more appropriate in this area, and if additional plantings are necessary to mitigate the impacts within the upland review area. **20201211 – Plantings in and around the stormwater management basins as well as the disturbed upland review area have been redone with the revisions to the basins. Proposed ground cover is dominated by wetland mix, switch grasses, and wildflower mix.**
3. The proposed stormwater management basin will require a cut in excess of eight feet. Per the test pits performed, the existing depth to high groundwater in the proposed basin is less than six feet. The proposed basin must be reconfigured to raise the basin bottom above the observed groundwater level with a factor of safety. Town Aquifer Protection regulations (P&Z) encourage maximizing separation to groundwater in order to provide sufficient soils to screen contaminants before they reach the water table. **20201211 – The proposed stormwater management approach has been modified in this new submission. The proposed primary surface basin has been relocated westerly away from Ridge Road, and the observed elevated groundwater area, and reduced in size. A subsurface basin consisting of a series of galleries has been added under the main parking lot to compensate for the reduction in the surface basin size.**
4. Wetland markers are needed along the limits of the wetlands. The location of the proposed markers should be discussed with the Commission. **20201211 – Wetland marks have been shown at a 100’ spacing.**
5. The application cites 4,885 SF of disturbance in the upland review area. By our calculations it appears that this disturbance (grading & tree clearing) should be closer to 6,000 SF. **20201211 – The impacts within the upland review area have been reduced with the reduction of the stormwater management basin.**
6. **Erosion control measures should be extended to cover the sidewalk construction as well as the proposed road widening.**

- [] Above comments are relatively minor in nature and can be addressed subsequent to an approval.
- [] Above comments (*) should be addressed prior to deliberations

BOND RECOMMENDATION:\$18,000
DATE REVIEWED: 12/11/2020
TOWN ENGINEER: J. Andrew Bevilacqua, P.E. *AB*