

**PLANNING & DEVELOPMENT**

Date: December 2, 2025

To: Mike Ott, P.E., Summer Hill
Civil Engineers & Land Surveyors, P.C.

From: Maureen FitzGerald, Environmental Planner

Re: **Inland Wetland Application #C 25-15: 33 Kenyon Road**
Application Review Comments:

The following comments are provided based on the original application materials and revised site plans forwarded to this office on November 17, 2025

- 1) The proposed construction impacts 470 sq. ft. of inland wetland area. Please provide a discussion of alternatives considered to avoid or reduce wetland impact and measures considered to mitigate for unavoidable wetland impacts. The Conservation Commission will need to evaluate the impacts to determine if the proposal involves a significant wetland impact activity per Section 2.32 of the regulations.
- 2) Provide hydrologic calculations for post-development water quality volume and basin capacity.
- 3) Per CT DEEP Stormwater recommendations, incorporate a forebay area in the stormwater basin.
- 4) To minimize potential erosion of the basin berm and sedimentation impacts to the adjacent wetland, can an armored rip-rap outlet be added to the basin berm which directs the discharge to the upland area.
- 5) The stormwater treatment basin is proposed as an infiltration basin. Based on prior test pit data for this parcel, seasonal water table is 2 to 2.5 ft below grade in the vicinity of the basin. It is likely the basin will exhibit seasonally saturation. To facilitate inspection and maintenance, staff recommends the proposed basin plantings be located east of the berm rather than within the basin interior.
- 6) Include topsoil in the biofiltration media mixture and decreased compost percentage to promote establishment of seed mixture and vegetative cover. Soil media recommendations from the University of New Hampshire Stormwater Center publications 2016 and 2020 recommend thicker soil media depth and reduced compost component.
- 7) The ESC plan for project construction should include proposed stockpile locations and proposed temporary sedimentation barriers for the stormwater basin during construction.
- 8) A Site Stormwater Management narrative is required per Section 25.6 of the zoning regulations. The operation and maintenance schedule should address the timing and frequency of inspection and maintenance tasks for the stormwater treatment system and LID components.
- 9) The final plan requires the signature of the wetland /soil scientist responsible for the wetland boundary delineation

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