FIFTEEN ROPE FERRY ROAD

WATERFORD, CT 06385-2886

PLANNING & DEVELOPMENT

Date: January 17, 2025

To: Brian Phillips, P.E., Langan Engineering

From: Maureen FitzGerald, Environmental Planner

Re: Inland Wetland Permit Application #C-25-02
441 Boston Post Road: Oswegatchie Fire Station
Application Review Comments

The application is for demolition of an existing fire station and associated paved parking area and the construction of a new fire station building and associated parking areas, driveways and stormwater treatment system on approximately 2.0 acres at 441 Boston Post Road. A portion of the proposed building and new parking area, and demolition of a portion of the existing paved area occurs within the 100 ft. upland review area of two wetlands areas. The proposed activity will impact approximately 16,000 sq. ft. of the upland review area (URA) bordering wetland #1, an off-site intermittent channel, and 4,000 sq. feet of the upland review area of wetland #2, a wetland swale located on the project property easterly of the construction area.

Stormwater treatment mechanisms proposed include a dry grassed swale and a rain garden designed to capture and treat the full water quality volume from the developed site before discharging to a level spreader outlet.

Regulated activity associated with this proposal include:

1. Site demolition activity within the upland review area of inland wetlands.
2. Construction of a new fire station building and associated parking areas and stormwater rain garden within the upland review area of inland wetlands.
3. Discharge of treated stormwater run-off from the developed site to upland area adjacent to inland wetlands.

Application Comments:

1. Include the estimated duration of construction for each phase in the Construction Sequence narrative.

2. The Phase 1 construction sequence needs to identify when the rain garden is to be excavated and when final stabilization, seeding and planting is scheduled to occur. Plan should identify temporary erosion control measures to prevent sediment discharge until vegetation has established.

3. Plan notes and construction sequence should address whether the rain garden area serves as a temporary sediment trap during the site demolition and construction period. The construction sequence should include measures to remove accumulated fines from the basin substrate before application of the designed rain garden substrate material and underdrain.

4. Provide inverts for the rain garden underdrain lines in the cross section detail.

5. Include a clean-out port for each line to allow inspection and maintenance.

6. The Phase 2 construction sequence needs to include final construction of the western grassed conveyance swale and the timing of temporary and permanent soil stabilization measures to prevent erosion and discharge of sediment to the rain garden.

7. The grading plan for the western swale includes grading off the property. Revise to incorporate and maintain all grading and stormwater conveyances within the property boundary.

8. Include native shrub plantings within the southern end of the rain garden to provide a buffer between the edge of pavement and the stormwater component. It is requested that additional native shrubs or trees be planted within the proposed "sodded" portions of the upland review area to enhance the wetland buffer.

9. Conservation Commission members requested that signs be posted at the north edge of the pavement prohibiting dumping and discharge into the rain garden.

10. An as-built plan and written inspection report from the design engineer will be required to document that the grassed swale and rain garden and level spreader controls were constructed in accordance with the approved plans prior to issuance of a certificate of permit compliance.

Maureen FitzGerald
Environmental Planner