



COMMENT RESPONSE SUMMARY

FROM: Maureen FitzGerald, Environmental Planner

DATE: October 25, 2021

RE: Waterford Woods, Conservation Commission Site Modification Review

ENVIRONMENTAL PLANNER 10/12/21

1. The plan requires the signature of the wetland/soil scientist who delineated the wetland boundary.

Response. Comment noted. The wetlands depicted on the plans are referenced from the original survey included in Permit #C-20-19, which was signed by James Sipperly, Certified Soil Scientist. A signature block has been added to Sheet 1 of the plans for this application and will be signed by Mr. Sipperly.

2. The wetland impact table on sheet 1 of 4 requires update to reflect the proposed activity vs. the activities previously approved. Clarify impact note #4.

Response. The additional impacts associated with this application are provided in the “Proposed Modification - Clubhouse Addition” section of the table. Increased impacts are shown with a “+” symbol. The total impacts from the original C-20-19 application and the proposed modifications are summarized at the end of the table. Reference to “note #4” has been changed to “note #3”.

3. The application needs to clarify the location and type of temporary disturbance and restoration of the 0.32 acres of upland review area.

Response. Refer to Wetland Impact Table Note 3. The 0.32 acres of temporary disturbance and restoration refer to the gravity sewer work associated with Permit C-21-06. They have been added to the table in this application to provide a complete summary of regulated activities on the subject properties.

4. The wetland assessment submitted for application C-20-19 indicated there is a likely vernal pool in the wetland north of the cul-de-sac and basin 03A. The current application should address the proximity of the activity to this vernal pool and impacts to the vernal pool envelope and critical area resulting from the proposed clearing and development.

Response. The vernal pool is located in the northwesterly wetland per James Sipperly. Additional information will be provided by Mr. Sipperly at the next Conservation Commission meeting.

5. The application indicates a limit of clearing and a limit of sawcut on sheet 1. Clarification of the limits of clearing, grubbing and soil grading are requested.

Response. It has come to our attention that the limit of sawcut line style matches the limit of recreation area. The line style has been changed for clarity. The new recreation area limits encompass the clubhouse, patio, dog park, and open space areas surrounding the cul-de-sac. The areas adjacent to the cul-de-sac will be cleared and grubbed, seeded, and mowed for open space and recreational use. Extensive regrading is not proposed. Notes and labels have been updated.

6. The application should identify what are the proposed uses and maintenance activities for the recreation area identified west and south of the cul-de-sac.

Response. The recreation area adjacent to the cul-de-sac will be cleared, grubbed, seeded, and mowed for general outdoor recreation uses. Future residential multi-family development is planned for the land around the cul-de-sac, however the future development is not at the design stage. Mass excavation, fills, or grading associated with preparing building pads is not proposed. The land will generally remain at existing grades and drainage patterns will be maintained.

7. Measures to reduce impervious surface area should be considered in the design of the cul-de-sac such as vegetated interior or vegetated swales along the roadway edge to reduce the volume of run-off.

Response. Curbing around the cul-de-sac has been removed to disconnect the impervious area and allow for sheet flow runoff into the perimeter vegetated filter swales. The long reach of vegetated overland flow will provide adequate treatment of stormwater and promote infiltration.

8. For clarification of proposed regulated activity and construction limits, the site plans need to indicate the proposed limits of clearing and grading and improvements south and west of buildingC versus the previously approved grading, parking and utility improvements and the designated wetland non-encroachment area associated with permit #C-20-19.

Response. The original non-encroachment and limit of buffer restoration lines have been added to the revised plans as shown on Permit C-20-19. The current plan depicts the non-encroachment boundary to the south of Building C shifted to the edge of approved clearing associated with the gravity sewer main Permit C-21-06. The area to the north of the non-encroachment boundary will be planted with native shrubs and conservation seed, however the shifted boundary will allow for annual mowing and maintenance.

The proposed non-encroachment area to the southwest in the vicinity of the Clubhouse has been shifted further from the wetlands. In general, a 50' or greater natural vegetated buffer to the wetlands is proposed. Where the buffer is reduced at detention basins additional native plantings are proposed in addition to the conservation seed mix to provide a 50' upland protection zone in accordance with the Jordan Brook Watershed Management Plan.

9. The limits of site clearing south of the proposed clubhouse for the dog park area can be reduced to provide a minimum recommended 50 ft. vegetated buffer area adjacent to the forested wetland. The location of the outdoor game area northeast of the clubhouse should be relocated or reduced to maintain the vegetated buffer to wetlands.

Response. The limit of clearing and limit of dog park to the south of the Clubhouse has been reduced as requested to provide a minimum 50' vegetated buffer.

10. The reasoning for the location of detention basin 03B approximately 400 feet west of the clubhouse and resulting in over 20,000 sq. ft. of clearing and grading in the upland review area



rather than closer to the source of run-off should be presented. Applicant should clarify if future impervious development is proposed in the recreation area.

Response. Detention Basin 03B has been sited at the southwestern corner of the site as this is the lowest elevation for discharge of treated stormwater runoff prior to the wetlands and is located within witnessed sandy and gravelly subsoils promoting infiltration. This location also will collect and attenuate runoff from the cul-de-sac.

11. Construction details for the two stormwater basins are required to show the depth and type of materials for the basin and infiltration beds, plantings, and vegetative cover. Also, the design should indicate whether these are proposed wet or dry stormwater basins, if there are underdrains proposed, and depth to anticipated or measured seasonal high water.

Response. Details will be provided in the final plan set. The basin and filter bed sections are intended to match the design conditions of the basins approved as part of C-20-19.

Both stormwater basins are wet extended detention ponds with shallow 9" deep wet pools promoting infiltration through the filter bed. An underdrain will be installed below the basin 03A filter bed to ensure the area drains in less than 24 hours. We are awaiting laboratory testing on the witnessed granular subsoils at Basin 03B to determine the need for an underdrain.