

Grove Street Residences – NOI



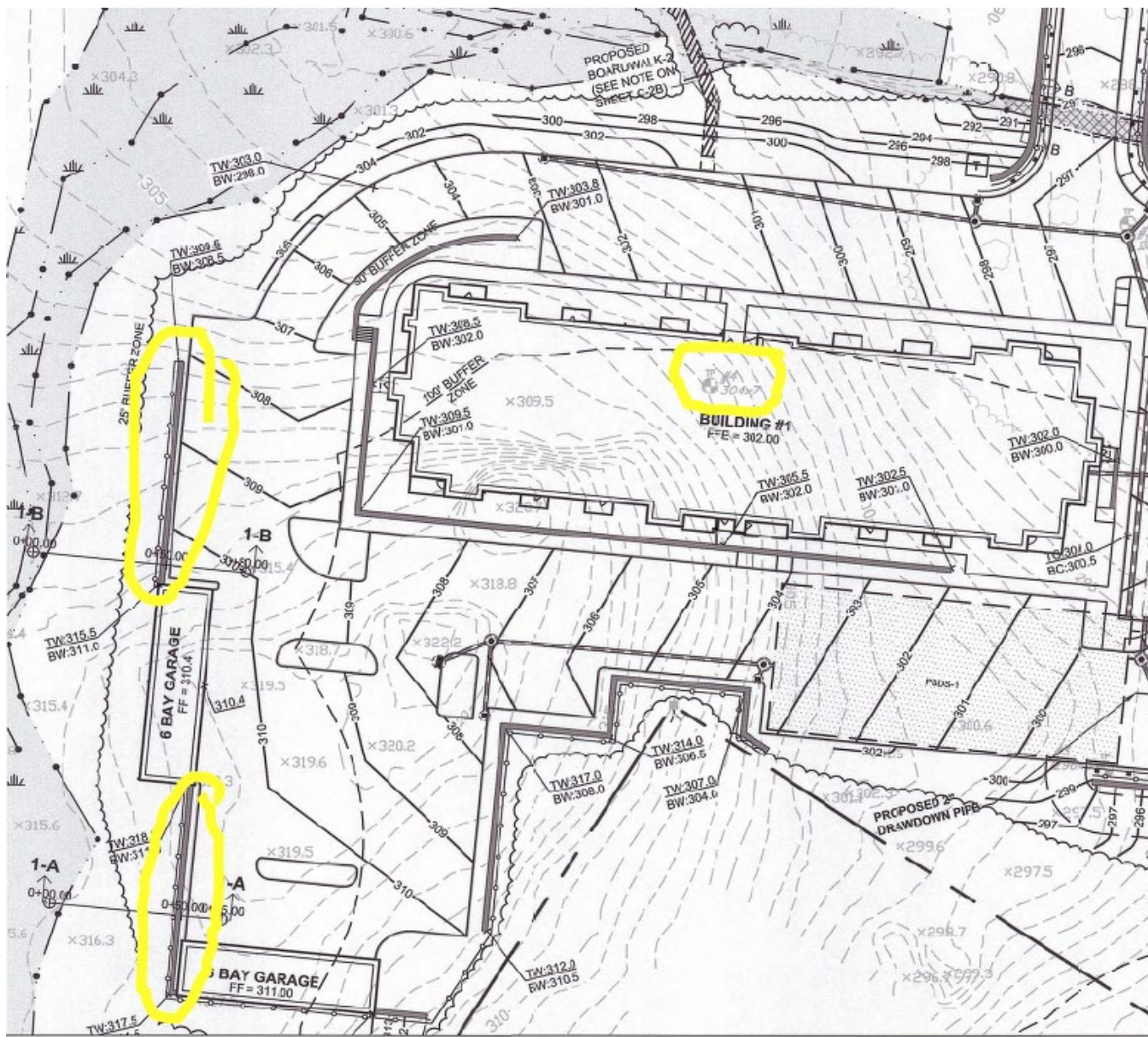
Grove Street Residences – Wetland Protection Act (WPA)

- ❑ ANRAD and ORAD November 2022 thru May 2023
- ❑ Project Design + calculations...thru Fall 2023
- ❑ Submittal to ZBA in October 2023
- ❑ Notice of Intent submittal December 2023
- ❑ Presentation to Conservation Commission January 11
- ❑ Hearing and Discussion re waivers, peer review, site visits January 25
- ❑ Hearing and Discussion re waivers, status of BETA peer review February 8
- ❑ BETA peer review #1 provided February 20
- ❑ Response to review #1 and revised plans submitted March 28
- ❑ Hearing and general overview and update April 4
- ❑ ZBA Approval April 11
- ❑ Hearing and general discussion April 18
- ❑ BETA peer review #2 received this morning, May 2
 - 72 +/- comments addressed
 - 3-4 comments addressed as “Commission can consider...”
 - 7 substantive comments remaining, others okay (range from change type of erosion control to perform additional test pits)

Grove Street Residences – Major comments addressed 3/28/24

- Responded to BETA Peer Review Comments
- Decreased Wetland Impacts
- Examined and Modified Proposed Limit of Work
- Revised Stormwater Analysis Calculations
- Reviewed and Revised Infiltration System Locations
- Provided Overall Construction Phasing Detail
- Provided Additional Intermittent Stream Crossing Details & Calculations
- Provided a Revised Impact Analysis based upon Project Revisions noted above
- Provided Updated Mitigation Calculations
- Updated the WPA Form 3 with Revised Impact Analysis
- Provided Updated WPA Performance Standards Compliance for Inland Bank
- Provided WPA Performance Standards Compliance and Impact Analysis for LUWW

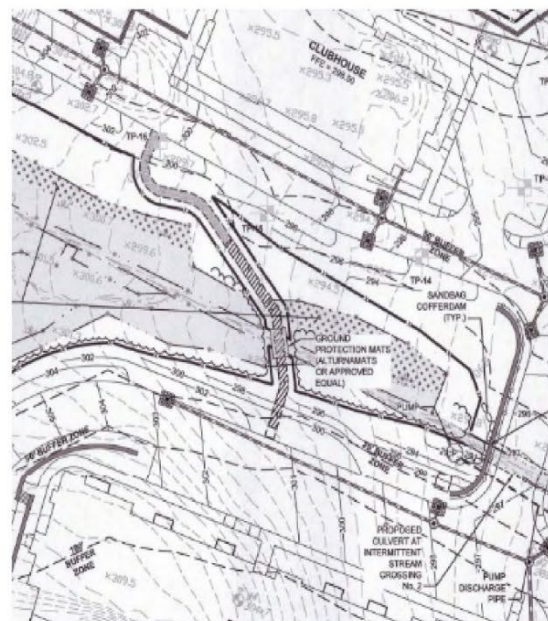
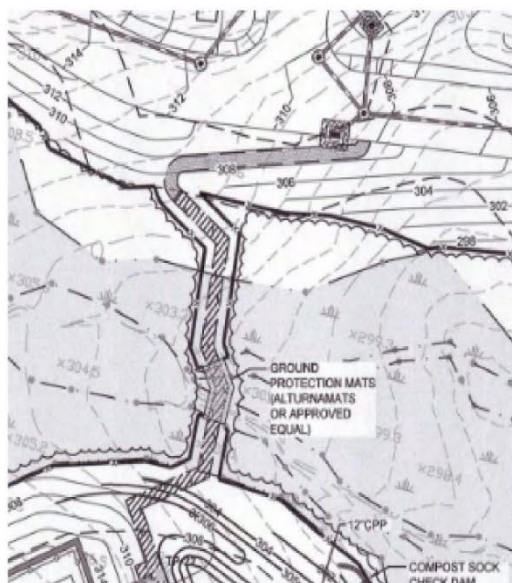
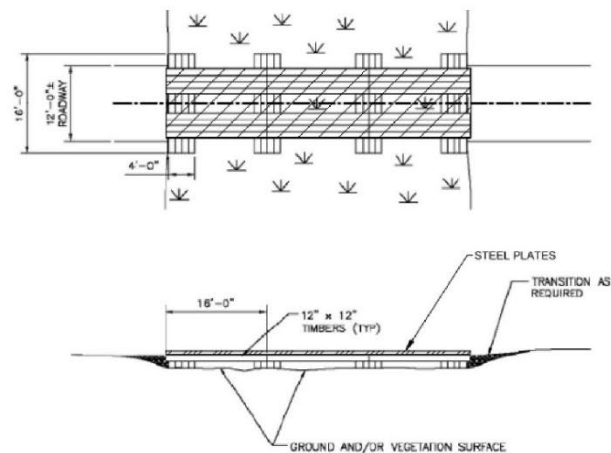
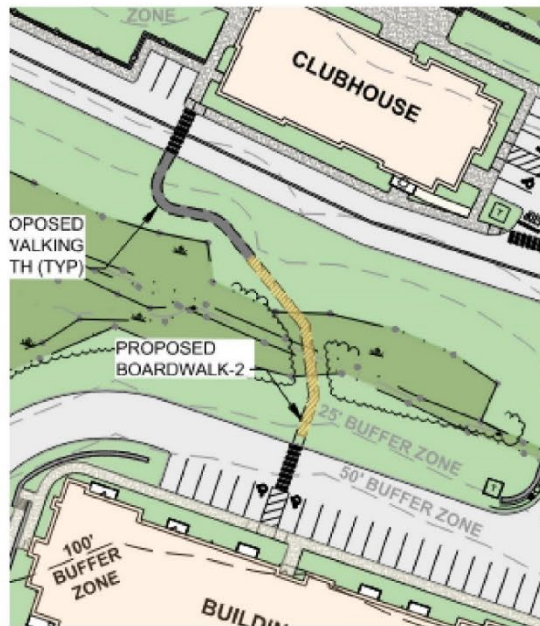
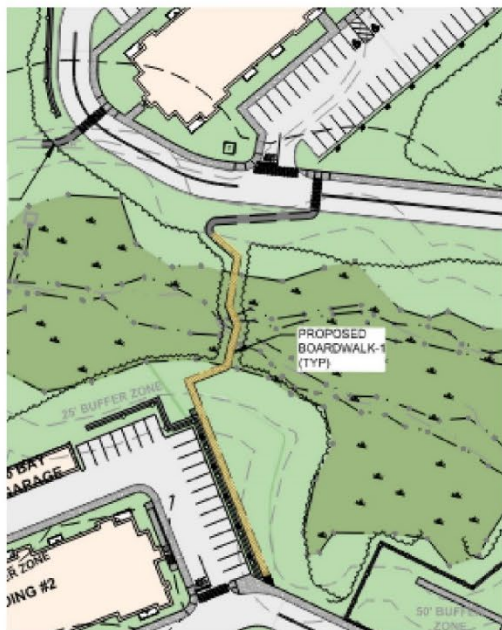
One of two locations where additional tests pits requested



PROPOSED BUILDING 1
SCALE: 1" = 40'



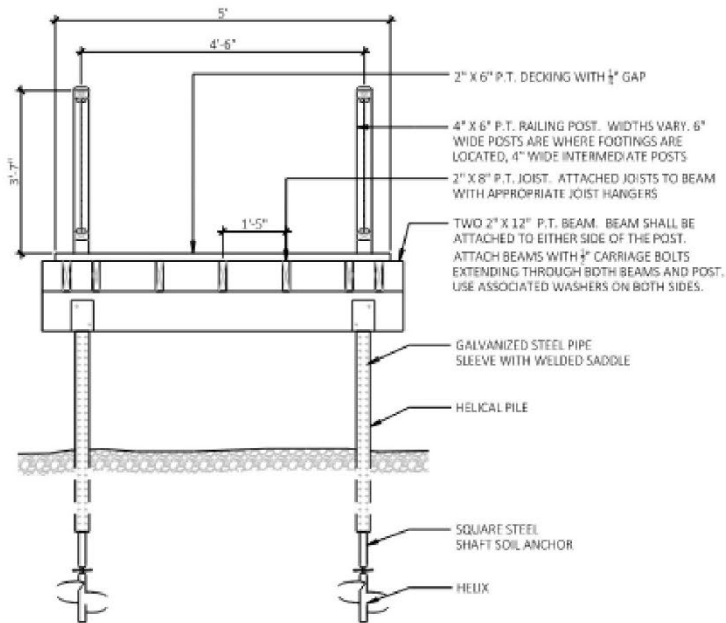
Matts for the boardwalks...

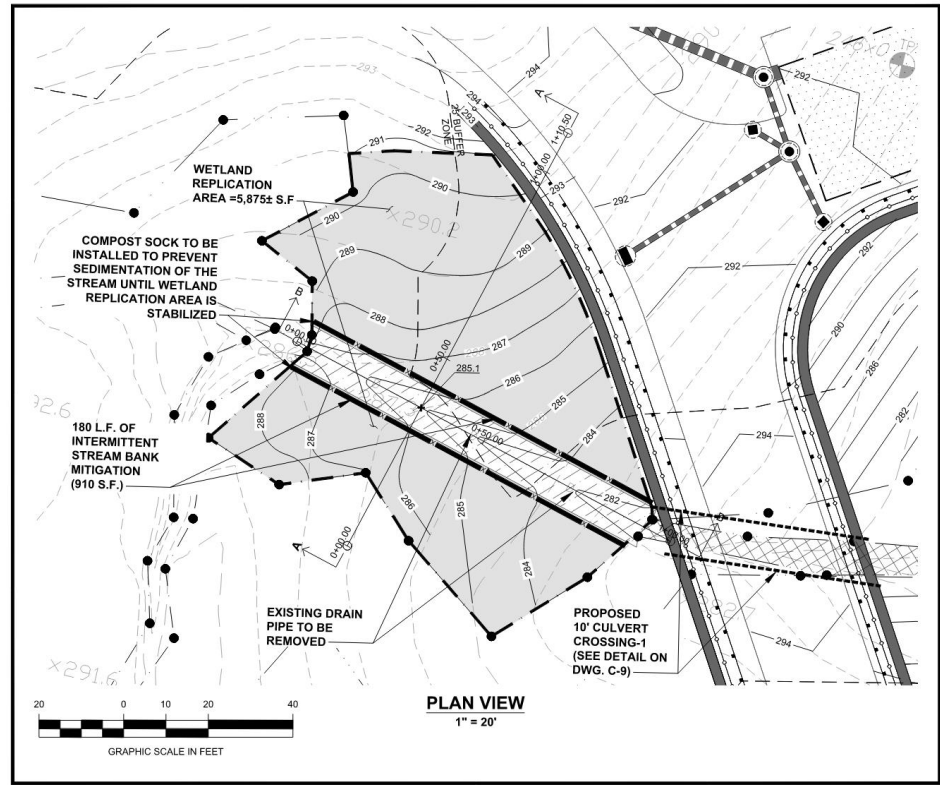
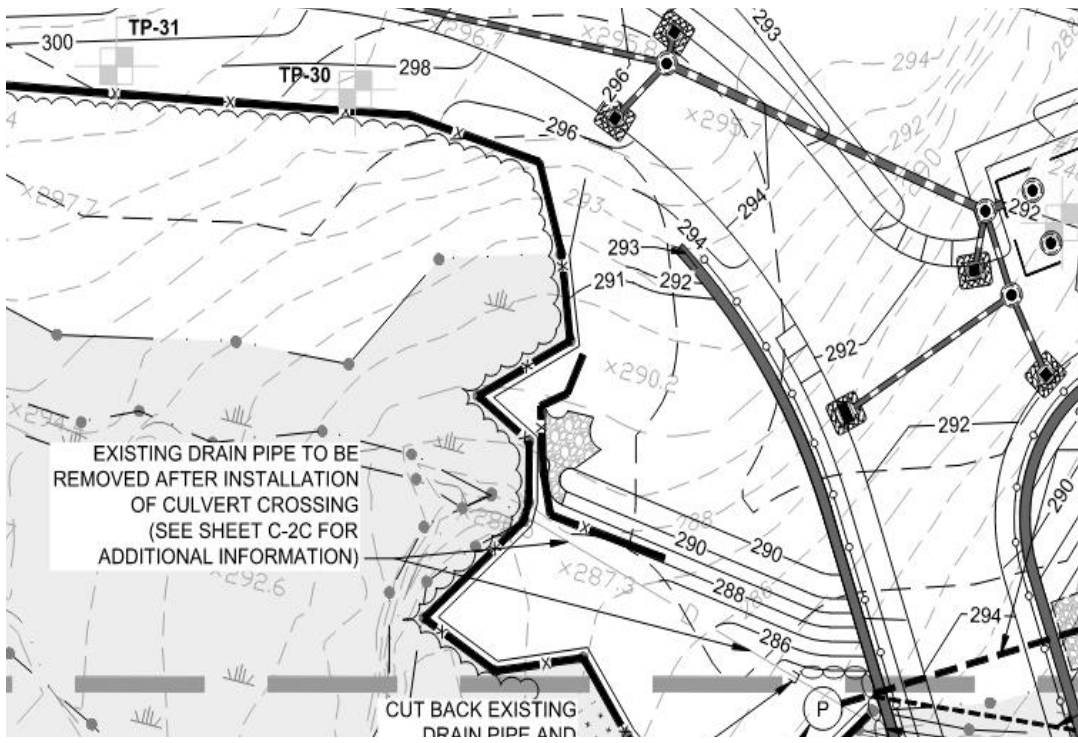
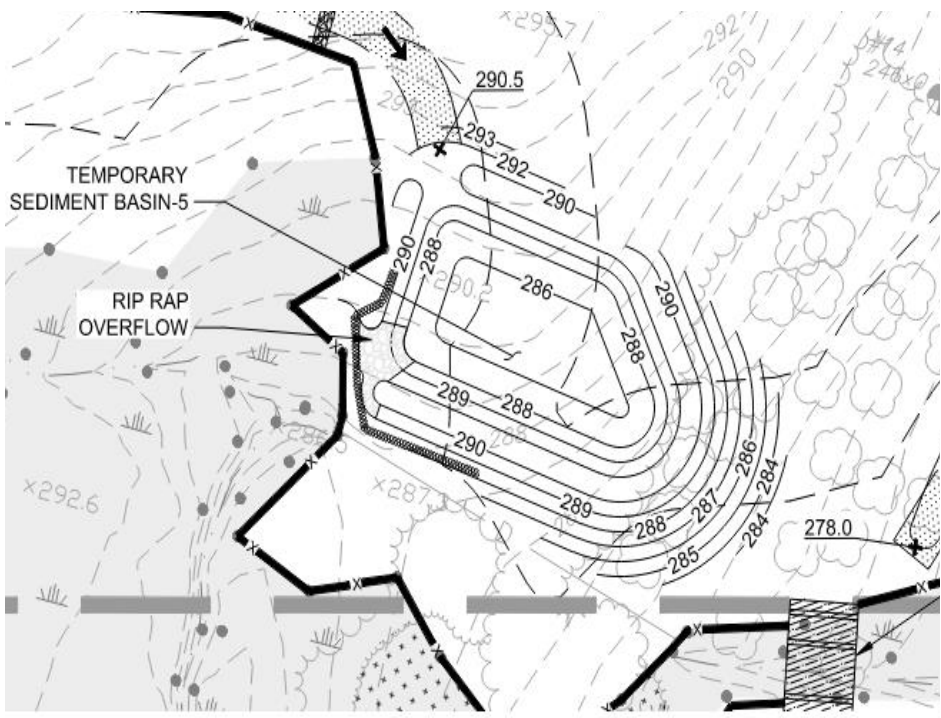


AlturnaMATS

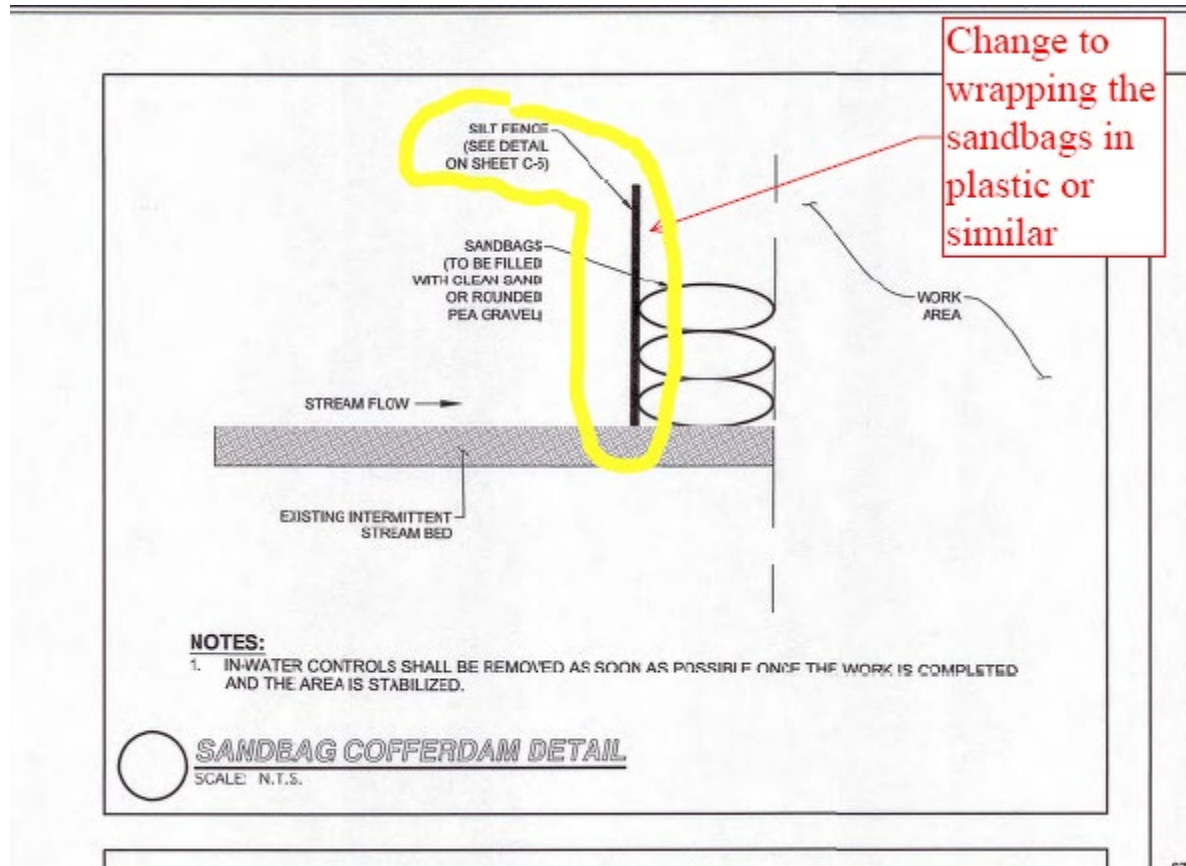
The Original drive-on, ground protection mats



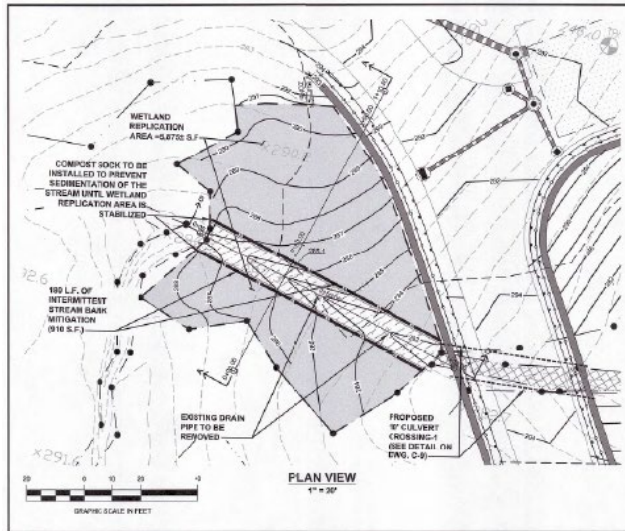




A few comments still to be tweaked...



Discuss with BETA...for to expedite...



GENERAL WETLAND REPLICATION NOTES:

1. THE WETLAND SCIENTIST SHALL REVIEW THE PROPOSED WETLAND REPLICATION AREA FOR EXISTING NATIVE WOODY PLANTS TO RETAIN (TO THE EXTENT FEASIBLE) AND MARK THEM IN THE FIELD FOR PRESERVATION.
2. THE WETLAND SCIENTIST SHALL CONTACT THE TOWN OF FAIRFIELD CONSERVATION DEPARTMENT FOR REVIEW AND APPROVAL OF FINAL SPREADS AND PROPOSED PLANTING STOCK PRIOR TO PLANTING.

8.1 REPLICATION AREA CONSTRUCTION SEQUENCE:

THIS SECTION DESCRIBES THE SEQUENCE OF CONSTRUCTION ACTIVITIES AND PROVIDES INFORMATION REGARDING GRADE, PLANTING, AND SOILS. IT ALSO CONTAINS EROSION AND SEDIMENTATION CONTROL MEASURES THAT WILL BE USED THROUGHOUT CONSTRUCTION ACTIVITIES. THE CONSTRUCTION SEQUENCE WILL BE REVIEWED PRIOR TO THE COMMENCEMENT OF WORK, TO ENSURE THE PROPOSED CONSTRUCTION WILL BE CONDUCTED IN A MANNER THAT WILL MAINTAIN THE PROPOSED WETLAND REPLICATION AREA. THE PROPOSED CONSTRUCTION SHALL BE CONDUCTED IN A MANNER THAT WILL MAINTAIN THE PROPOSED WETLAND REPLICATION AREA. THE PROPOSED CONSTRUCTION SHALL BE CONDUCTED IN A MANNER THAT WILL MAINTAIN THE PROPOSED WETLAND REPLICATION AREA.

EROSION AND SEDIMENT CONTROLS

PRIOR TO THE COMMENCEMENT OF THE REPLICATION AREA CONSTRUCTION, EROSION AND SEDIMENTATION CONTROLS (E.E., DAMPPROOF BARRIERS, EROSION CONTROL MATS, ETC.) SHALL BE INSTALLED AS SHOWN ON THE SITE PLAN. THE EROSION CONTROLS WILL BE INSPECTED DURING CONSTRUCTION TO MAINTAIN THEIR EFFECTIVENESS IN RETAINING SEDIMENTS.

CLEARING GRASS AND SOILS

IN ORDER FOR THE WETLAND MITIGATION AREA TO BECOME SUCCESSFUL, THE FINAL GRADES NEED TO BE SET APPROXIMATELY 6 TO 12 INCHES ABOVE GROUNDWATER ELEVATIONS. HENCE ADJUSTMENTS IN FINAL GRADE MAY BE MADE IN THE FIELD BY THE SUPERVISING FIRM. IF SUBSTANTIAL CHANGES TO THE REPLICATION AREA PLAN ARE NECESSARY, THE APPLICANT WILL SEEK APPROVAL FROM THE CONSERVATION COMMISSION PRIOR TO IMPLEMENTING ANY REVISIONS.

THE REPLICATION AREA WILL BE CLEARED AND GRUBBED, AND WILL BE EXCAVATED TO A DEPTH OF 10 INCHES BELOW THE FINAL DESIGN ELEVATIONS. SOILS EXCAVATED FROM THE MITIGATION AREA ARE TO BE STOCKPILED AND REUSED IN A PROPOSED REPLICATION AREA IF FEASIBLE AND LACKING BY PHYSICAL SPECIES. OTHERWISE A FRESHWATER TOPSOIL WILL BE REQUIRED. THE SUPERVISING FIRM WILL INSPECT THE SUB-GRADE OF THE REPLICATION AREA TO ENSURE THAT THE PROPER HYDROLOGY HAS BEEN ESTABLISHED. MINOR MODIFICATIONS TO THE GRADING PLAN MAY BE MADE IN THE FIELD BY THE SUPERVISING FIRM IN RESPONSE TO UNEXPECTED HYDROLOGICAL CONDITIONS.

THE GOAL FOR SOILS AT THE WETLAND REPLICATION AREA IS TO CREATE SOIL PROFILES THAT APPROXIMATE AS CLOSELY AS POSSIBLE THE SOIL PROFILES AT THE NEAREST UNDISTURBED EXISTING WETLAND. THIS MEANS THAT A SURFACE LAYER OF ORGANIC MATERIAL SHOULD BE PRESENT AT THE MITIGATION AREA. BELOW THIS LAYER SHOULD BE A SUBSTRATE OF ORGANIC MATERIAL THAT APPROXIMATES THE DEPTH AND TEXTURE OF THE SUBSTRATE AT THE UNDISTURBED WETLAND OR A SUITABLE COMPOSITION OF THE SUBSTRATE. THE CHISEL PILE WILL EXCAVATE THE DEPTH OF THE SUBSTRATE TO ENSURE IT IS ADEQUATE. IF ADEQUATE SUBSTRATE IS NOT AVAILABLE, SOIL MATERIAL WILL BE ADDED TO OBTAIN A MINIMUM DEPTH OF 30 TO 40 INCHES PRIOR TO PLACING THE TOPSOIL. THE REPLICATION AREA WILL THEN BE BACKFILLED WITH PREPARED TOPSOIL TO A MINIMUM DEPTH OF THREE (3) INCHES. THE PREPARED TOPSOIL IS TO CONSIST OF A 1:1 MIXTURE OF LOCAL, VEGEATED, OPENING AND INFILL MATERIALS THAT CONTAINS AT LEAST 12% DRY WEIGHT ORGANIC CARBON CONTENT BY WEIGHT.

WHERE EXISTING OR ADJACENT WETLANDS ARE NEARBY, THE REPLICATION AREA WILL BE GRADED TO THE SAME ELEVATION AS THE ADJACENT WETLAND TO MAINTAIN A HYDROLOGIC CONNECTION. AFTER SOILS HAVE BEEN PLACED AND TILLED, THE REPLICATION AREA WILL BE PLANTED WITH THE NATIVE SPECIES AND TREES LISTED IN THE FOLLOWING SECTION AND THE NEED WILL BE PROVIDED. ANY TREE REMOVAL WILL BE CONDUCTED WITH PROPER CONTROLS AND LEFT IN PLACE UNTIL VEGETATION IS ESTABLISHED.

SHRUB AND TREE PLANTING

THE SHRUBS AND TREES USED FOR RE-VEGETATION OF THE REPLICATION AREA WILL BE OBTAINED FROM A REPUTABLE NURSERY AND PLANT VENDORS. SHRUBS WILL BE INSTALLED APPROXIMATELY AT LEAST 4 INCHES IN HEIGHT, ONE-GALLOON CONTAINERS, AND TREE SAPLINGS WILL HAVE A MINIMUM CALIPER SIZE OF ONE INCH WITH ROOT BALLS SECURED WITH BURLAP PROTECTION. ALL PLANTS WITHIN THE REPLICATION SITE TO APPROPRIATE NATURAL COMMUNITIES AND PROVIDE FOOD AND/OR COVER FOR WILDLIFE.

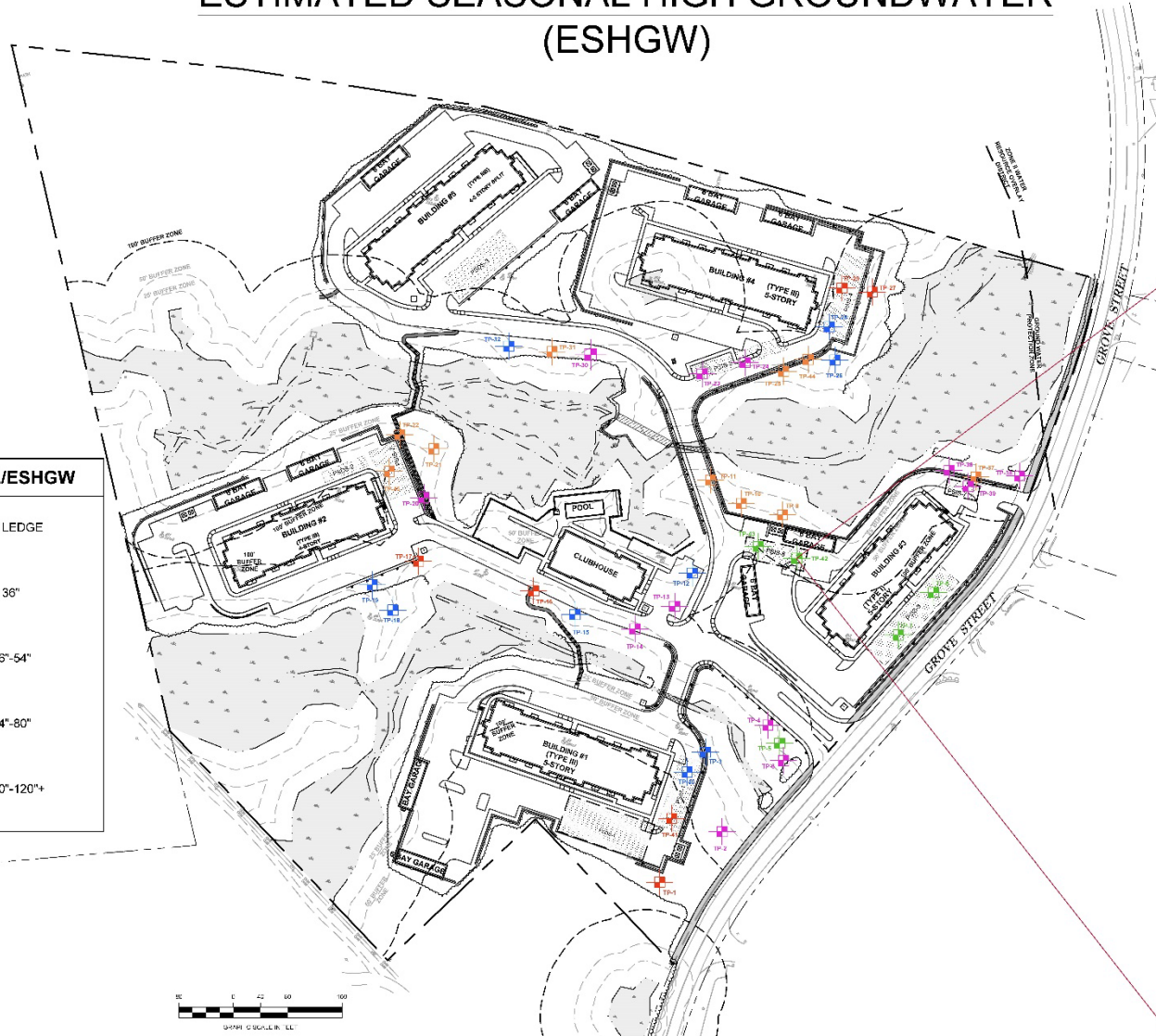
PLANTINGS SHOULD BE PLACED BY HAND UNDER THE SUPERVISION OF A QUALIFIED FIRM. THE PLANTINGS SHALL BE LOCATED TO MAINTAIN THE NATURAL HYDROLOGY AND SOIL AND WATER QUALITY. STRUCTURAL CONFLICT WITH OTHER PLANTINGS CAN BE MAINTAINED. TABLE A.1 APPROPRIATE THE COMPOSITION AND ANNUAL PERCENTAGE OF PLANT SPECIES TO BE PLANTED WITHIN THE REPLICATION AREA.

BETA2: Comment partially addressed. Attachment 4 shows the locations where bankfull width measurements were taken in the field at the locations of Intermittent Stream Crossings No.1 and No.2, and the submitted profile depicts how the daylighted stream channel will tie into adjacent existing grades. However, information regarding how the streambed and Banks will be stabilized (temporarily and permanently) and the type/rationale for selection of the streambed substrate within the daylighted channel the stream channel. In addition, it is recommended that staked coir logs of an appropriate diameter be used to establish new Banks.

The Commission could consider including a Special Condition requiring a plan be submitted to the Commission or its Agent for approval prior to the construction of the wetland replication area and stream daylighting efforts which documents:

- A method for stabilization of the Banks associated with the stream daylighting efforts (i.e., coir logs and erosion control netting);
- Specific native seed mix proposed for use along the Bank; and
- Substrate proposed for the streambed.

ESTIMATED SEASONAL HIGH GROUNDWATER (ESHGW)



TEST PIT	LEDGE/ESHGW
	SHALLOW LEDGE
	ESHGW: < 36"
	ESHGW: 36"-54"
	ESHGW: 54"-80"
	ESHGW: 80"-120"+



5/2/2024
PRESENTATION
PURPOSES ONLY



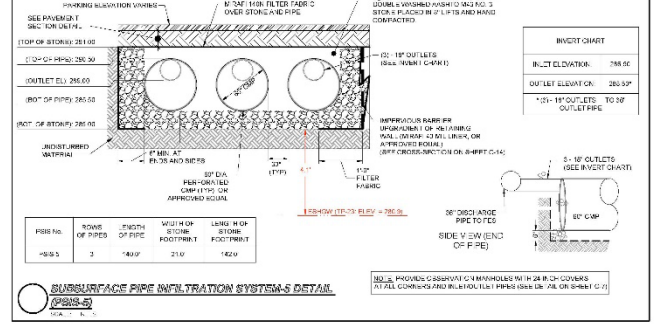
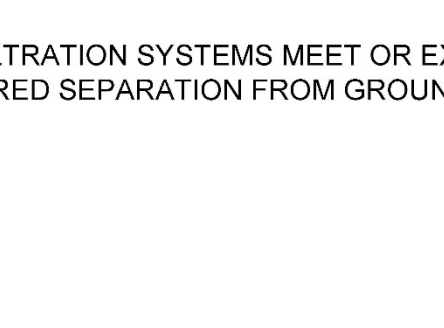
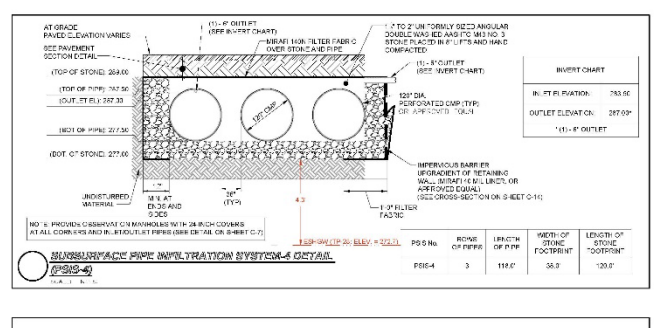
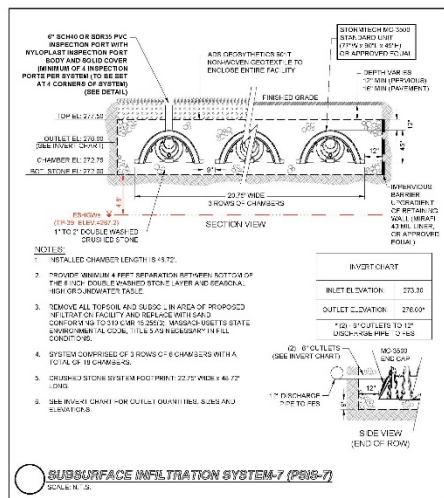
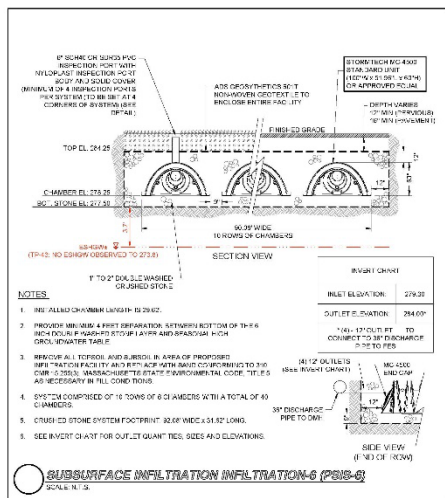
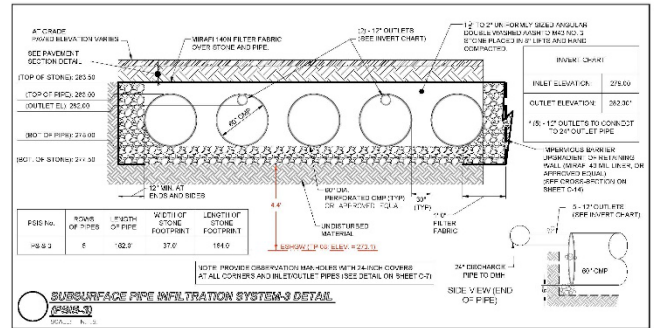
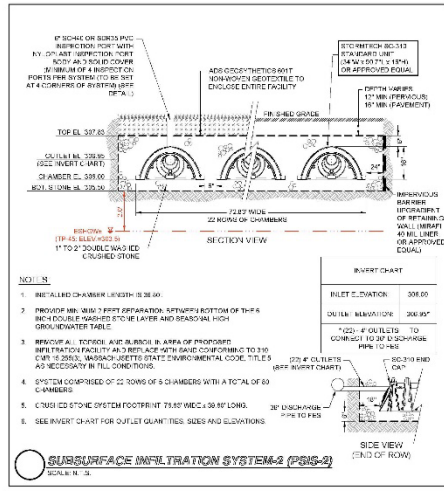
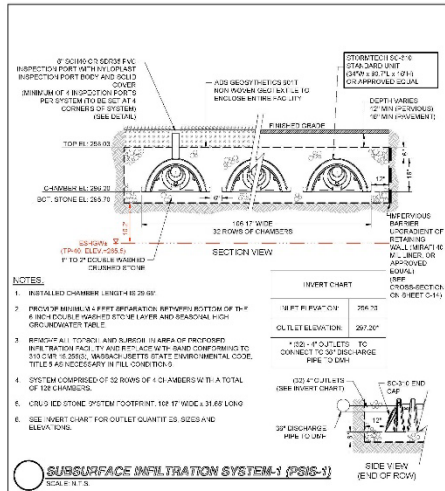
TEST PIT-42 LOG & PHOTO

Project:	East Green Street	Job Number:	22046
Location:	East Green Street	Date:	10/20/2023
City/State:	Fairfield, MA	Inspector:	Steve Scott
Project's Owner:	Staff of Reservoir Company, LLC	Lab. Log:	
Contractor:	Casey Reservoir Construction, Inc.	Contract:	
Drawn by:	Bill	Scale:	AS IS
Logged by:	Steve Carter (521) 247-82	Notes:	
Reviewed by:		Observed:	
Editor's Name:	Bill	Drawn:	Steve Scott
Job No.:	22-042		

Depth	Soil	Soil	Soil	Soils, rocks, features		Groundwater (G.P.S.)		Soil	Soil	Other
				Depth	Color	Level	Notes			
3-11"	AY	SL								
11-20"	AY	SL								
20-120"	C	SAND								

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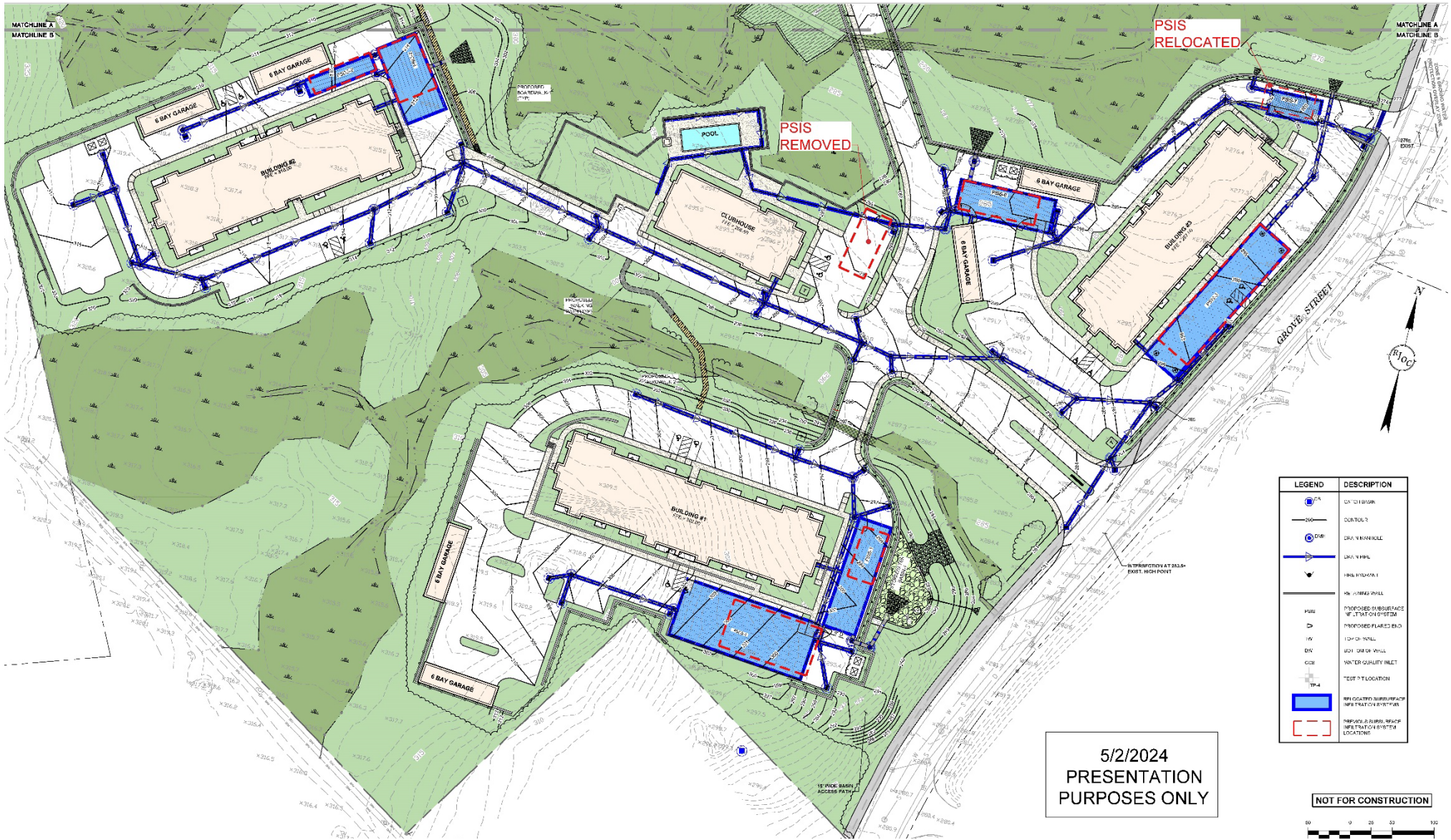




ALL INFILTRATION SYSTEMS MEET OR EXCEED THE REQUIRED SEPARATION FROM GROUNDWATER

5/2/2024 PRESENTATION PURPOSES ONLY

NOT FOR CONSTRUCTION



PSIS RELOCATED

PSIS REMOVED

LEGEND	DESCRIPTION
	6 BAY GARAGE
	SW
	DW
	LW
	HW
	RW
	PROPOSED SURFACE INFLOW SYSTEM
	PROPOSED PAVED EASEMENT SYSTEM
	15' WIDE EASEL
	15' WIDE EASEL ACCESS PATH
	WQI
	TPL LOCATION
	RELOCATED SURFACE INFLOW SYSTEM
	REMOVED SURFACE INFLOW SYSTEM

5/2/2024
PRESENTATION
PURPOSES ONLY

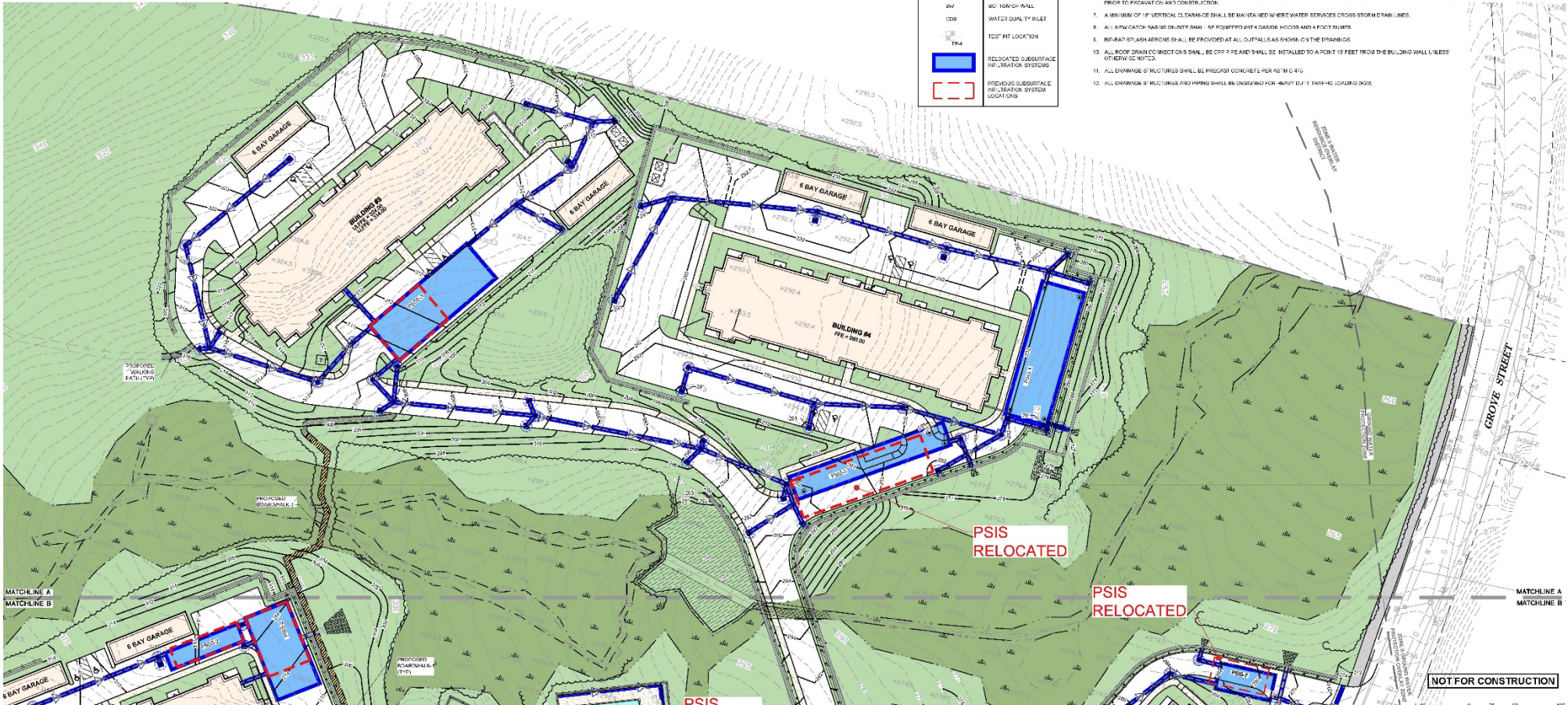


5/2/2024
PRESENTATION
PURPOSES ONLY

LEGEND	DESCRIPTION
	CATCH BASIN
	CONTOUR
	UNKN. MANHOLE
	UNKN. PIPE
	FIRE HYDRANT
	RETAINING WALL
	PROPOSED SUBSURFACE INFILTRATION SYSTEM
	PROPOSED FLARED DUC
	TOP OF WALL
	8" (6" G) WALL
	WATER QUALITY INLET
	TEST PIT LOCATION
	RELOCATED SUBSURFACE INFILTRATION SYSTEMS
	PROPOSED SUBSURFACE INFILTRATION SYSTEM LOCATIONS

GRADING AND DRAINAGE NOTES

- THE CONTRACTOR IS SPECIFICALLY CALLED UPON TO VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS. A BASIS OF RECORD OF VARIOUS UTILITIES COMPANIES AND WHERE POSSIBLE SUPPLIER PARTS TAKEN IN THE FIELD IS THE INFORMATION SET TO BE PROVIDED AS A BASIS OF RECORD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION WORK.
- EXISTING UTILITY LOCATIONS AS SHOWN ON THESE PLANS SHALL BE MAINTAINED UNLESS OTHERWISE NOTED OTHERWISE IN THE FIELD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION WORK.
- ALL STORM DRAINAGE PIPING SHALL BE REINFORCED CONCRETE PIPE UNLESS NOTED OTHERWISE IN THE FIELD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION WORK.
- CONCRETE AND PLASTIC PIPE SHALL COMPLY WITH ALL APPLICABLE CODES AND SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES.
- THE EXISTING UTILITY LOCATIONS SHOWN HEREON SHALL BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL VERIFY LOCATION AND DEPTH PRIOR TO EXCAVATION AND CONSTRUCTION.
- A MINIMUM OF 18" VERTICAL CLEARANCE SHALL BE MAINTAINED WHERE WATER SERVICES CROSS STORM DRAIN LINES.
- ALL INFLUENT MANHOLE DEPTH SHALL BE MAINTAINED UNLESS OTHERWISE NOTED OTHERWISE IN THE FIELD.
- REPAIR FLASH AROUND SHALL BE PROVIDED AT ALL OUTFALLS AS SHOWN ON THE DRAWINGS.
- ALL ROOF DRAIN CONNECTIONS SHALL BE COPPER AND SHALL BE INSTALLED TO A POINT 10 FEET FROM THE BUILDING WALL UNLESS OTHERWISE NOTED.
- ALL DRAINAGE STRUCTURES SHALL BE PRECAST CONCRETE PER ASTM C 403.
- ALL DRAINAGE STRUCTURES AND PIPING SHALL BE CONCRETE FOR 48" TO 72" DIA. AND CONCRETE FOR 36" DIA.



NOT FOR CONSTRUCTION
0 25 50 100
GRAPHIC SCALE IN FEET

DISCUSSION

