

INLAND WETLANDS PERMIT APPLICATION FOR REGULATED ACTIVITIES

APPLICANT:

PETER G. MANDRAGOURAS, TRUSTEE OF THE CVP TRUST

PROJECT NARRATIVE

This is an application by Peter G. Mandragouras, Trustee for an inland wetlands permit to conduct regulated activities. Two other applications for inland wetlands permits to conduct regulated activities on adjacent properties are being submitted simultaneously by Costco Wholesale Corporation (the "Costco Application") and 595 Corporate Circle (the "595 Application"). The applicants' intent is that the three applications be reviewed concurrently.

Background

On July 9, 2015, the Branford Planning & Zoning Commission approved an application by Costco Wholesale Corporation, 595 Corporate Circle, and Orchard Hill Partners, LLC to rezone approximately 44 acres of land from IG-2 to Planned Development District (PDD). The PDD area is located between East Main Street (Route 1), East Industrial Road, and Leetes Island Road, north of the Interstate 95 Exit 56 southbound entrance and exit ramps. The PDD is depicted on Sheet EX-1 of the Application materials.

As described by the applicants during the proceedings on the PDD application, the first phase of development within the PDD is anticipated to be the development by Costco Wholesale of a new discount club with an accessory gasoline fueling facility on the Cooke Parcel and a small portion of the 595 Corporate Circle Parcel. As part of this phase of development, an access drive would be built from East Industrial Road, located at the I-95 Exit 56 southbound entrance and exit ramps, north to East Main Street (the "Access Drive"). A portion of the Access Drive would be located on a new parcel to be created from land now currently part of the Connecticut Shellfish Parcel and the Trustee Parcel. Also included in this phase of development is the construction of a connector driveway from the Access Drive to the west, intersecting with East Industrial Road.

Later phases of development within the PDD would include construction of other uses allowed within the PDD on the property owned by 595 Corporate Circle (the "595 Property") and the property owned by Peter G. Mandragouras, Trustee (the "Trustee Property") (the subject of this Application). This Application, together with the Costco Application and the 595 Application, includes all of the land within the approved PDD, other than the parcel owned by AHB, LLC, on which no construction activity is proposed. It is the applicants' intent that all three applications be reviewed concurrently.

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Land Involved in this Application

The land involved in this Application (the “Property”) includes the following parcel:

1. *20 East Industrial Road (Map J5, Block 1, Lot 6)*: this parcel is owned by Peter G. Mandragouras, Trustee of the CVP Trust, has direct street frontage on East Industrial Road, and is approximately 1.73 acres in size. The Trustee Property is currently vacant.

Overall Summary of Development Included in this Application

The overall scope of development included in this Application includes commercial development on the Trustee Property. One new commercial building, together with associated parking areas, driveways, sidewalks, utilities, landscaping, and stormwater drainage improvements, is depicted on the Application plan sheets.

Wetlands and Watercourses Delineation

Wetlands and watercourses were delineated across the entire PDD area, including the Property included in this Application, by Environmental Planning Services, LLC (“EPS”). Michael S. Klein, James Cowen and Eric Davison of EPS are all registered soil scientists and certified professional wetland scientists with EPS. The plan sheets included in this Application include the delineation of wetlands and watercourses as well as applicable upland review areas. EPS has also prepared a report entitled “Wetland Delineation Inventory, Functional Analysis and Impact Assessment” for the Property which is included with this Application.

Summary of Proposed Regulated Activities

This Application has been carefully designed to avoid wetland impacts to the greatest extent possible. This Application proposes no direct impacts to any wetlands or watercourses. The Application includes a small area of activity within the upland review area of the wetlands and watercourses located on the Property. The total amount of upland review area activity in this Application is approximately 10,389 square feet (0.24 acres).

Erosion and Sediment Control Measures

The Application includes a complete soil erosion and sediment control plan that is included in Sheets EC-1 through EC-4. The Application has been designed in accordance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control, as well as the Town of Branford Inland Wetlands and Watercourses Regulations and the Branford Zoning Regulations.

Proposed Stormwater Best Management Practices

The Application includes a Stormwater Management Report that has been prepared by BL Companies. This report includes a thorough description of the numerous stormwater quality measures that have been incorporated into the project design.

The project team conducted detailed analyses of alternative stormwater management and mitigation options. A deep test pit and soil boring program was conducted across the entire site to attempt to identify locations suitable for stormwater infiltration and areas that had suitable hydrology to support wetland creation areas. The results of the infiltration testing and deep test pits are attached to the Stormwater Report. The results of both test programs are consistent. The soils underlying the site are very dense, fine till and are deep to groundwater in most areas outside of the wetlands. This testing program also determined that Stormwater Basin B, can be constructed as designed to accommodate the required volume and provide wetland conditions, without an adverse impact on the nearby portions of Wetland 1.

We note that an important goal of the Town's Plan of Conservation and Development (POCD) is the protection of water quality. The POCD notes that to address stormwater pollution, Branford should improve the existing drainage systems (using modern water quality restoration techniques), continue to educate the public about the impacts of stormwater run-off, provide stormwater treatment and restrict run-off from new development (p. 18). Specific actions which are recommended in the POCD include the following (p. 20):

1. Improve stormwater treatment through vegetative buffers, open swales, detention basins, and rain gardens.
2. Prevent sedimentation of catch basins, drainage pipes, culverts, wetlands and waterways.
3. Retrofit existing stormwater management systems utilizing modern water treatment technology.

This Application addresses all of these goals. Currently, the Property includes virtually no stormwater pre-treatment measures. The Application proposes a coordinated approach to stormwater management across the entire Master Plan area, including the Trustee Property, and it includes state-of-the-art stormwater pre-treatment practices, including catch basins with deep sumps, extended-flow detention basins, drainage swales, and stormwater treatment basins. The Application has been designed in accordance with the 2004 Connecticut Stormwater Quality Manual.

Wetland and Watercourse Impact Assessment

The EPS report includes a detailed wetland impact assessment, as well as an analysis of potential indirect impacts from the project. Development of the Trustee Property will require no work in wetlands or watercourses, and a small amount of work in the upland review area. The work is unavoidable in order to provide the required internal circulation pattern that is consistent with PDD and Master Plan approval. Impacts have been avoided and minimized to the maximum extent practical. The EPS report concluded that there will be no adverse impacts on wetlands or watercourses at or downstream of the site.

Inland Wetlands Regulations Section 7.7 Certification

The applicant certifies to the following:

1. No portion of the property involved in this Application is located within 500 feet of the boundary of an adjoining municipality.
2. The traffic attributable to the completed project will not use streets within the adjoining municipality to enter or exit the site.
3. No sewage or drainage from the project site will flow through and impact the sewage or drainage system within an adjoining municipality.
4. No water run-off from the improved site will impact streets or other municipal or private property within an adjoining municipality.