

**AGENDA**  
Inland Wetland Agency  
**Special Meeting**  
Tuesday, January 18, 2011  
Council Chambers, Audrey Beck Building

**Call to Order: 7:00 PM**

W1468 - Storrs Center Alliance LLC - Phase 1A & 1B  
(Report from Inland Wetland Agent)

**Adjournment:**

THIS IS A SPECIAL MEETING. NO OTHER BUSINESS WILL BE CONDUCTED.

PAGE  
BREAK

Memorandum:

January 13, 2011

To: Inland Wetland Agency

From: Grant Meitzler, Inland Wetlands Agent

Re: W1468 - Storrs Center Alliance LLC - modifications

W1378 - Storrs Center Alliance LLC - total project

plan references:

map: dated 12.29.2010 ... "Storrs Center, Inland Wetlands Approval Modification Plan, for Phase 1A & 1B Development"

map: dated 12.21.2010 ... "Modification to the Special Permit Application" Phase 1A, Building DL-1

drainage report dated 12.21.2010 ...  
"Stormwater Management Report, Special Permit Application"

drainage report dated 12.29.2010 ...  
"Master Stormwater Management Plan for Storrs Center - Phase 1A/1B Update"

W1378 - This application approved the total project with my understanding that actual phasing and some later modifications would result strictly due to the scale of this project. The result of approval is that the total project has approval, with minor modifications expected.

W1468 - Storrs Center Alliance LLC is applying for modifications of a portion of the total previous approval that defines microphasing for Phase 1A & Phase 1B.

Phase 1A - building DL-1 is to be attached to building DL-2 with the former exterior walkway from Dog Lane between the two buildings being replaced by an interior walkway access. This is not within wetlands regulated areas.

Phase 1A - Building DL-1 previously had a proposed new parking area directly adjacent to the east side of that building. This has been moved farther east placing equivalent parking between the present south end of the Bishop Center easterly parking area and Dog Lane. This is being done with a revision of the present southeasterly Bishop Center parking area.

Drainage from this new parking has been directed to an area of parking spaces surfaced with pavers underlain by 2 feet of stone to provide the DEP recommended water quality storage volume ("first flush" flow). This area is combined with a "biofilter area" for further treatment and reduction in impacts. This new parking starts near Dog Lane with permeable surface extending through twelve spaces running straight back from Dog Lane. A tapering addition of new parking in the Bishop Center parking lot runs to the north and at its closest shows work about 25' from a mapped wetland area in the wooded land east of the parking. This location is near the end of the tapering new parking lot work and is only about 2 feet wide here. A low berm has been shown along the edge of parking at this location to keep parking lot flow from running to the wetland area. The new parking is amply protected and is about 100 feet away from this same small wetlands area.

Phase 1A - separation between the new parking area work has been kept between 90 and 100 feet away from the property line of the adjacent residential property on Dog lane, with the wooded area in between being preserved.

Phase 1A includes the Garage (GR-1 by others). The plans for Phase 1A before this modification included the "hand dug retention" area to the east of this garage. I recommend clarification that this wetland protective measure remain in the phase including this garage. This project is a large one, with a relatively complex array of entities. This recommendation is intended to keep ties between the very specific installations for wetlands protection tied to the various phases of buildings within the project where they were previously approved by the wetlands agency.

Phase 1A & 1B - Phase 1B is to be preceded by a temporary sediment basin in the area of the southeast corner of garage GR-1. This basin has been placed in the wetland area south of the Phil's Warzocha site and partly under the GR-1 garage. This basin will control sediments and flow from phase 1A construction, and will be eliminated when construction passes from Phase 1A to Phase 1B. There is no change intended in the design of the final drainage system at this location. The temporary change is to allow construction to proceed through Phase 1A (April 2011) to Phase 1B (June 2012). The sizing of this sediment basin has been determined based on the DEP stormwater guidelines and a storage capacity of 3 times the recommended size has been provided.

Both of these changes - the revised parking and the temporary sediment basin - have been conservatively addressed, and I believe they are consistent with the earlier approval for the overall wetlands design previously approved.