



Incorporated 1787

Conservation Commission

[DRAFT] WCC Walk Notes – Nov. 2, 2024 8 a.m. submitted by T. Failla, Conservation Planner

Present: K Brensdel, M. Lubell, Joshua Woodbridge Licensed Landscape Architect and associate representing the applicant property owner.

30 Valley Forge – The applicant proposes activities on approximately 5,175 sf area of uplands (2,275 sf) and wetlands (2,900 sf). The activities include construction of a 576 sf (12x48 ft) lap pool with a 14 in wide coping, 650 sf of decking, a 50 sf (5x10 ft) equipment pad northeast of the pool and deck and a 120 sf (40x3 ft) walkway from residence to pool area of which 105 sf is outside of the pool and deck area. The area for the proposed activity for pool, deck and equipment covers about 1,250 sf. The pool and deck are proposed to be constructed approximately 15 ft off an oil and stone driveway and gravel parking area and within 4-to-6 ft of the wetlands edge and the earthen material in the area may be filled material. The 8 ft deep end of the pool toward the west and the river will be exposed a few feet (TBD) to make the pool level with the shallow end toward the east and the roadway without regrading the area. The project also includes a planting and wetlands restoration plan and approximately 140 ft in the wetlands out of a total of 245 ft of pool protection fencing as well as the E&S (silt fence) controls. Mr. Woodbridge noted that proposed cantilevered steps with “no ground disturbance” at the deep end of the pool will be eliminated. The group walked the property looking at alternative locations for the pool further from wetlands. The FEMA flood way or AE zone is approximately 30 ft west of the residence and 25 ft west of the proposed pool’s deep end. An exterior 10 ft wide patio runs the length in back of the residence and a knee wall 10 ft further down slope. The well is more than 75 ft from the southwest corner of the residence. Wetlands are also located 3-to-30 ft at the south end of the residence and widen to 110 ft at the southern property line and contain a drainage swale. Construction access to a potential pool area west of the residence would require access over the gravity fed line from the septic tank to the leaching field. Questions raised include: 1. Are there alternate locations for the pool and deck further from the wetlands? 2. Can the size of the pool and deck be reduced and/or moved closer to or into the parking area? 3. The engineering plans SE2 show a GEO Matrix GST 6218 Detail but no location indicated and the storm water management plan states there is high ground water throughout the property and thus the land is incapable of supporting an underground drainage system. As an alternative 12 in of gravel under the deck area is proposed. How will this be portrayed on the plan’s construction detail? 4. What is the composition of the soil under the area for the proposed pool location? 5. Will it support a pool? 6. Can the stockpile area be moved further from the wetlands toward the driveway? What is the detail on the 3 ft boulder wall? How will it be set into the ground? Will it support back fill on uphill side and, if so, how will drainage be handled?