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Civil Engineers and Land Planners

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May 9, 2022

Town of Weston Conservation Commission
Weston Town Hall – 56 Norfield Road
Weston, CT 06883

Re: Summary of Proposed Activity
Weston Dog Park
Davis Hill Road and Lord's Highway East, Weston, CT
Map 17, Block 1, Lot 17

Dear Commissioners:

The purpose of this letter is to recap the changes proposed to the previously approved site plan and to address concerns raised during the April 21st and April 27th public hearings.

Dog Park Area:

- Proposed Regulated Activity. The activity that we are proposing is to install a fence outside of the regulated area. This is a very minor disturbance as there are no changes proposed to the topography or the ground cover. The area within and surrounding the proposed fence will remain in its natural state.

- Distance to Inland Wetlands. There was discussion regarding the distance to the dog park from the inland wetlands. Tom Failla, Conservation Planner, and I visited the property on May 3rd to confirm the distance to the inland wetlands from the dog park. With a 300-ft tape, we measured 130-ft from the closest inland wetlands flag to the southeast corner of the proposed dog park fence. We took measurements from three (3) different flags placed by the Intervenor's consultant, JMM Wetlands Consulting Services, to confirm that we were measuring from the nearest flag.

  We further confirmed this by measuring where the 100-ft offset from the wetlands would be. This was at the beginning of a large pile of stones that is located where the stone walls intersect near the southeast corner of the proposed dog park. We then measured this pile to be 20-ft wide from front to back. If we offset the dog park fence 10-ft off of the back of the stone wall/pile, as noted on the "Overall Site Plan", we would arrive at the 130-ft measurement again. See pictures attached to this letter.

- Slopes within Dog Park. There was discussion of excessive steep slopes within the dog park area. Referencing the Town of Weston GIS, the slopes within the western half of the dog park range from 5-7%. The slopes within the eastern half range from 12-15%. We do not find these slopes to be excessive and there is no proposal to alter them. See attached GIS markup for additional information.

- Dog Feces and Urine. This matter was settled under the previous approval. A letter prepared by Mark Cooper, Director of Health, Westport Weston Health District, addressed to Mark Harper, Animal Control Officer, Town of Weston, dated April 12, 2017 stated "It is my opinion, that the added nitrogen from dog urine at the proposed park, a 3 to 4 acre fenced area surrounded by a large area of natural vegetation, would be diminutive with no off site impact." Since this approval the dog park has reduced in size form 3.6-ac to 2.8-ac.

  Several dog waste bag dispensers will be provided within the dog park area and covered dog waste receptacles will be emptied regularly. A sign with the Dog Park rules will be posted and strictly enforced. One of the rules will require owners using the park to pick up after their dogs.

- Stormwater Runoff within the Dog Park. The cover conditions and land profile within the dog park area will remain the same as the existing conditions. Only dead, fallen trees and limbs below 7-ft from the ground will be removed. The ground will remain in its natural state and with leaf cover. Therefore, we can conclude that the proposed runoff from the dog park area will have no adverse impacts to the inland wetlands or any downstream drainage systems.

Design for the New Driveway:

- Soil Testing. The soil testing that we used for our design was performed by WMC Consulting Engineers as part of the approved 2018 plans. A letter prepared by WMC Vice President, Stephen R McDonnell, P.E., addressed to John Conte, P.E., stated "there is evidence of a restrictive layer approximately 39" below grade that was identified by having redoximorphic features (soil mottling), which is an indicator used to determine seasonal high groundwater in the area of the Detention Facility. The facility is recommended to be located a minimum of 12" above the restrictive layer".

  The bottom elevation of the previously approved WMC detention system was 96.75. The bottom elevation of the currently proposed detention system in the same location is 97.0. Therefore, the currently proposed detention system is further separated from the restrictive layer than previously approved.

- Stormwater Management Design. There have been concerns raised about existing flooding in the neighborhood and how the new driveway would affect the flooding. The Stormwater Management Report shows that there will be a decrease in peak rate and volume of runoff from the drainage area for a 50-year storm as a result of the proposed stormwater management measures. Driveway runoff will be captured by the

proposed rip rap swale, conveyed to a proposed underground detention system with an overflow mechanism that directly connects to a catch basin in Lords Highway East. Therefore, runoff from the site will be better managed and may improve the existing conditions.

- Mr. Dudash Letter/Impervious Surface Being Captured: The letter submitted by Mr. Dudash states that there will be more impervious area within the first 400-ft of the driveway since the parking and cul-de-sac have been concentrated as a result of the shorter driveway. While this is true, it does not take the drainage design into consideration. On both the previously approved and current drainage design, there is a drainage swale that runs along the east side of the driveway that collects runoff to be conveyed to the underground detention system. On the previously approved plan this swale ran along the first 700-ft of the driveway, not just the first 400-ft. Due to this, the impervious area captured is comparable, approximately 17,060 sq. ft. for the previously approved design and 16,500 sq. ft. for the current design. The location of the impervious surface is not relevant since it is being collected and concentrated to the same point.

  Mr. Dudash's letter also does not take into consideration the amount of woodland that was previously captured by the swale due to the existing topography west of the driveway. In the current design, we capture no woodland as the topography where the driveway terminates allows us to divert runoff away from it and continue on its natural drainage path. In the previously approved design, this was not possible and a lot of woodland was captured, which resulted in the larger detention system. The amount of woodland previously captured was approximately 30,800 sq. ft.

- Driveway Location, Disturbance and Earthwork: The new driveway layout follows the existing dirt road whereas the previously approved driveway did not. The current driveway design is far shorter, approximately 455-ft as compared to 1,285-ft. Due to this the amount of disturbance and earthwork has significantly decreased. Also, the new driveway is much further from the inland wetlands, approximately 945-ft as compared to 530-ft.

- Planting Plan. A planting plan has been submitted to reestablish the vegetation around the driveway due to construction. To my knowledge, the previous approval did not include a planting mitigation plan to improve the ground cover in this area.

In summary, the modifications proposed have less of an impact than the previously approved plan. It was concluded that the previously approved plan had zero impact to the inland wetlands on-site, meaning these modifications have less-than-zero-impact. This office can confidently state that the modified dog park and driveway plan is consistent with the previous approvals and will have no adverse impact to the inland wetlands, downstream drainage systems or adjacent neighbors.

Sincerely,

Harry M Rocheville Jr, P.E.
Senior Engineer

CC: Tracy Kulikowski
Tom Failla
Ira Bloom
Peter Gelderman
Stephen Nevas

Photo 1: Looking Back at Inland Wetlands

Photo 2: 100-ft Measure to Front of Rock Pile (View 1)

Photo 3: 100-ft Measure to Front of Rock Pile (View 2)

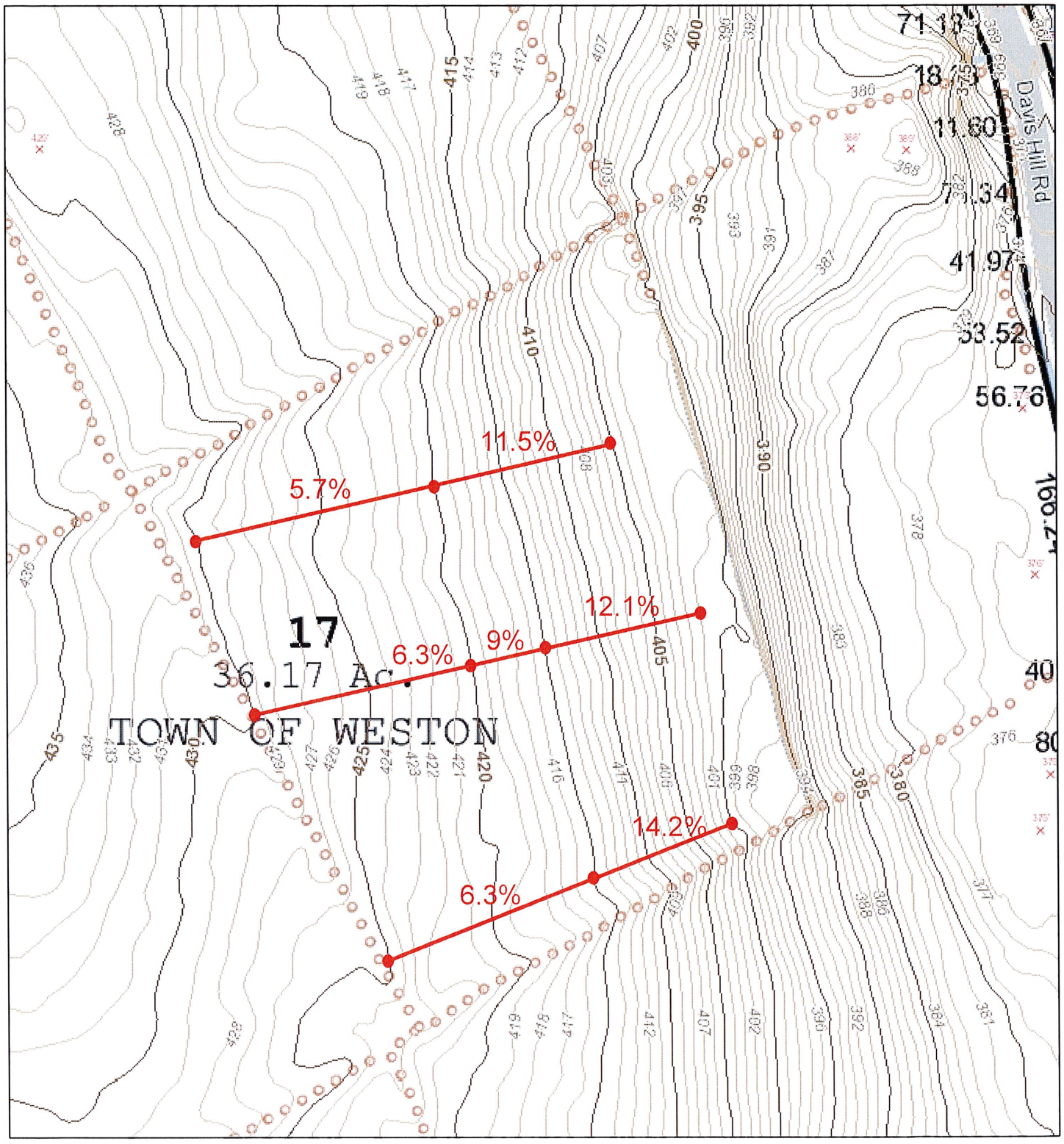
Photo 4: 100-ft Measure to Front of Rock Pile (View 3)

Photo 5: Width of Rock Pile (View 1)

Photo 6: Width of Rock Pile (View 2)

Photo 7: 130-ft Measure to Southeast Fence Corner Located 10-ft Behind Rock Pile

Town of Weston, CT



May 4, 2022

1:1,200

0 0.01 0.02 0.04 mi

0 0.015 0.03 0.06 km

SCALE VIA GIS:
1"=100'