

WETLANDS NARRATIVE

DATE: 03/22/2024

PREPARED BY: BL Companies

PROJECT NAME: 350 Long Hill Road Site Improvements

PROJECT NUMBER: 2302578

Description of the Proposed Regulated Activity:

The proposed regulated activity at 350 Long Hill Road within the Town of Groton, Connecticut, involves site improvements on an existing ± 1.751 -acre parcel. The primary components of the project include renovation of the existing $\pm 5,057$ S.F. building and modifications to the existing parking facilities, utilities, stormwater system, and landscaping. Specifically, the existing building will be divided into two uses: a coffee shop with a drive-through occupying approximately $\pm 2,866$ S.F. and a health care office occupying approximately $\pm 2,191$ S.F. Additionally, adjustments to the site's stormwater management system are necessary to ensure compliance with local and state regulations.

No wetlands are within the boundary of the subject site. The proposed site improvements will impact a portion of the site that falls within the 100-foot upland review area setback for wetlands to the north of the site, as delineated by wetland mapping that can be seen on the "Existing Conditions Plan of 334 Long Hill Road Groton, Connecticut", prepared for Nick Sahn, Dated May 3rd, 2021, revised December 7th, 2021, prepared by Fedus Engineering, LLC. Approximately 2,894 S.F. or 0.066 acres in the northern corner of the site are within this regulatory boundary which contains a portion of the existing parking facilities. The existing site contains approximately 1,886 S.F. of impervious area within the upland review area. The proposed plan improves this by renovating the parking facilities and improving the landscaping within the upland review area. The site improvements will reduce the impervious area within the upland review area by 233 S.F., bringing the total impervious area within the upland review area to approximately 1,653 S.F.

Description of Alternatives & Why the Activity was Chosen:

Various site layout configurations were evaluated to minimize the impact on the upland review area while still accommodating the desired improvements. However, due to constraints such as existing infrastructure and topographical considerations, alternative layouts proved to be impractical or significantly compromised the project's functionality and efficiency. The selected site layout does however improve upon the existing conditions by reducing the impervious area located within the upland review area by $\pm 12.4\%$.