
Application: 2020-14
Applicant: DATTCO, Inc.
Owner: L & D Middletown Realty, LLC
Address: 133 Tuttle Road (09-0576)
Zone: I-2
Description: Construct a New Office Building, Wash Bay and Associated Improvements

Proposal

DATTCO, Inc. submitted an application for inland wetlands and watercourse permit for the construction of buildings and associated improvements within an upland review area on property located at 133 Tuttle Road pursuant to Section 3 of the Inland Wetland & Watercourses Regulations.

Existing Conditions

The property contains 8.84 acres in the I-2 industrial zone. It is bounded by industrial properties to the north and east and open space to the south and west that is owned by the City of Middletown.

The property is improved with a ±24,000 SF commercial building, paved parking lot, drainage system, and other associated improvements for a school bus parking for Middletown public schools.

The property contains 1,182 SF of wetlands and additional land in the upland review area on the west side of the property.

On 10/2/2019, the IWWA approved a wetlands permit (2019-4) to expand the parking lot into the wetland review area to accommodate parking for 185 buses. The site is currently under construction. Final paving and drainage installation have not been completed.

Proposed Conditions

The applicant proposes to modify the approved plans by construct two new buildings over existing impervious surfaces. One building containing 2,900 SF that will be used for offices will be partially located in the upland review area. A second building containing a wash bay will be located outside of the upland review area. The drainage system will be modified to collect stormwater from the roofs of the new buildings.

Direct Wetlands Impacts

There will be no direct impact in a wetlands area. Stormwater collected from the new buildings will be discharged towards the wetlands.

Upland Review Disturbance

One building will be located in the upland review area. A portion of the existing paved area will be cut and excavated to install a new drain pipe. The new drain pipe will discharge to a splash pad located in the vegetated buffer.

Drainage

The 2019 approved plan shows an expansion of the existing drainage system consisting of installing new catch basins throughout the paved area to collect runoff which will be then discharged to a level spreader located adjacent to the wetlands on the southwest side of the property.

The drainage plan will be modified to connect a roof leader from the proposed wash bay building to the existing drainage system. Furthermore, the plan will be modified to install a new drain pipe that connects to a roof leader from the office building. This pipe will drain to a new splash pad located in the vegetative buffer adjacent to the wetlands located on the northwest side of the property.

Erosion & Sediment Controls

The proposal includes erosion & sedimentation controls consisting of installing silt fencing along the edge of the wetlands. Anti-tracking pads is proposed at the construction entrances. Hay bales will be placed around existing and new catch basins.

Lighting Plan

A lighting plan was submitted showing photometric based on proposed lighting. There will be less than 1 foot candle light spilling into and part of the wetland area.

Landscaping

The plan shows landscaping for a vegetative buffer beyond the edge of pavement in the upland review area. The plant list includes a quantity of 22 wetlands plants that include winterberry, witch hazel, swamp white oak and silky dogwood.

Staff Recommendations

Staff recommends approval subject to the following conditions:

1. S&E controls should be installed and inspected prior to the start of work. They shall remain functioning and intact for the duration of the site work.
2. Any stockpile areas should be located on the plan.
3. Standard notes and conditions shall apply.