
Application: 2021-2
Applicant: FedEx Ground Package System, Inc.
Owner: FedEx Ground Package System, Inc.
Address: 49 FedEx Drive
Description: Proposed trailer lot expansion including a 7.4 acre parking lot

Proposal

FedEx Ground Package System, Inc. submitted an application for an inland wetlands and watercourse permit to construct a new trailer lot expansion including a 7.4 acre parking lot on property located at 49 Fedex Drive pursuant to Section 3 of the Inland Wetland & Watercourses Regulations.

Existing Conditions

The property consists of a total of 205 acres of land in an industrial zone with frontage on Middle Street and Industrial Park Road. It is improved with a 500,000 SF warehousing and distribution center for FedEx. The site is also improved with surface parking area, driveways and truck/trailer parking lots. The site contains steep slopes, mature vegetation, wetlands and watercourse.

The location of the proposed trailer parking expansion lot is located directly west of the existing parking lot and located directly east from Sawmill Brook. The area is located is partially within the 100 ft upland review area and the AE flood zone with a flood elevation at ± 23 ft. The area is also located in the Natural Diversity Database Area. Soil types include pootatuck fine sandy loam and Wilbraham and Menlo soils, extremely stony.

Proposed Conditions

The applicant proposes to construct a new 7.4 acre trailer parking lot to accommodate 222 trailer parking spots, a 2,078 LF retaining wall, driveway, drainage system, and compensatory storage system for 71,196 CY of storage, 156K CU of fill, landscaping, grading and other associated improvements.

A second portion of the project includes an expansion of the employee parking lot, which is not near any wetlands or watercourses.

Wetlands Disturbance

The proposal does not included any work in a regulated wetlands area.

Upland Review Disturbance

The proposal includes clearing of vegetation, installation of erosion and sedimentation controls, and constructing the retaining wall, fencing and a portion of the parking area in the 100 ft upland review area.

Stormwater Management

The stormwater management plan consists of collecting stormwater runoff from the new impervious surfaces through a network of catch basins and directing it to a detention system. Overflow will be discharged through an outlet pipe in the retaining wall to a rip rap and drainage basin.

Erosion & Sediment Controls

The proposed erosion & sedimentation controls consisting of a single row of silt fencing and straw barrier along the downslope of the disturbed area.

Landscaping

The landscaping plan for this development area consists of planting pussy willow, white oak, and a conservation seed mix in the drainage basin.

Issues To Be Resolved/ Comments

1. A site visit is scheduled for April 6th with the IWWA.
2. Comments from the Connecticut River Conservation District are forthcoming.
3. Details should be provided for the compensatory storage area including details on the openings.
4. Structural plans for the retaining wall should be provided that include the compensatory flood openings and an analysis of hydrostatic pressure of flood water.
5. Details should be provided showing how the stormwater detention system will not be inundated with floodwater in the case of a flooding event.
6. The applicant should consider installing multiple drainage outlets to disperse stormwater from the detention system.
7. Pre-treatment measures should be installed to clean oils and other contaminants from stormwater prior to discharge.
8. The applicant should provide a sequencing and logistics plan for the proposed construction.