

TO: Conservation Commission/ Inland Wetlands and Watercourses Agency

FROM: Alter & Pearson, LLC

DATE: May 27, 2021

RE: Changes to Plan and Additional Information - 7-Lot Subdivision at 1040 Main Street – Final Subdivision Application (Residence AA Zone & Groundwater Protection Zone 1)

---

The Applicant attended an Informal meeting with the Commission on May 13, 2021, to present the application for a proposed 8-lot subdivision at 1040 Main Street. The property is 9.343± acres (406,986.7± s.f.) and located on the east side of Main Street, opposite Southgate Drive (the “Site”). The Site is located in both the Residence AA Zone and the Groundwater Protection Zone 1. In response to the meeting the Applicant has made the following changes to the plan:

1. Decreased the number of proposed lots from 8 to 7. Based on the discussion with the Commission the Applicant moved the house for Lot #4 (the house closest to the vernal pool) an additional 56 feet to the west to provide additional separating distance. This shift resulted in the revision of the lot layout on the south side of the proposed street, reducing the total number of lots. An additional physical demarcation of the extent of the 100-foot vernal pool buffer of 8 green giant arborvitae trees have been added along the edge of the buffer adjacent to the northeast corner of the proposed house on Lot #4.
2. The Proposed Private Conservation Easement has been expanded to include the 100-foot undisturbed upland forested buffer adjacent to the vernal pool. The Proposed Private Conservation Easement is 77,494± s.f. (1.779± acres) and will encumber 19% of the Site
3. The Public Access Easement is proposed to be a 5-foot-wide woodchip footpath. Additionally, attached please find a copy of the proposed Pedestrian Access Easement which includes language (highlighted) regarding maintenance of the path by the owners.
4. A detail regarding the culvert replacement has been provided, *See FOOTPATH CULVERT DETAIL on Sheet 13 of 17.*
5. The Vernal Pool Analysis map showing both the 100-foot radius from the vernal pool and the 750-foot radius from the vernal pool, is included showing both the existing and proposed developed area calculations.

6. A Note has been added to *Sheet 5 of 17* “EXISTING VISIBLE DEBRIS SHALL BE REMOVED FROM THE WETLAND AREAS, AND EASTERLY PORTION OF THE PROPERTY, DURING THE ROADWAY CONSTRUCTION PHASE OF THE PROJECT.”
7. Black Oak and Scarlet Oak have been added to the proposed street tree list, *See STREET TREE PLANTING DETAIL Sheet 16 of 17.*
8. The warm season seed mixture chart has been added to *Sheet 7 of 17.*
9. The Applicant Carrier Construction, Inc. builds energy star homes and offers solar packages to buyers.
10. Record Subdivision Plan has been added to the plan set as *Sheet 4 of 17.*
11. Father Mark Suslenko of The Community of Saints Isidore and Maria Parish was contacted regarding possible access to the Site, though the Church’s contiguous property of St. Augustine Church at 69 Hopewell Road. Please see the attached email from Father Mark Suslenko in which he indicated that “St. Augustine is not for sale at this time.”
12. At the Informal Meeting on May 13, 2021, the Commission discussed the topographic condition that occurs in the western area of the Site. Specifically, the discussion focused on whether the topographic condition was an “esker” or “other significant geological feature.” Both §10.7(c) and §14 of the Town of Glastonbury Subdivision and Resubdivision Regulations indicate that an “esker” or “other significant geological feature”, “shall be preserved and protected to the greatest extent possible.” The Conservation Commission provides a recommendation to the Town Plan and Zoning Commission regarding the Subdivision Application. *See §§10.7(c) and 14.10 included below.*

*10.7(c) Preservation of Existing Resources: All existing natural, man-made, or scenic resources shall be preserved and protected to the greatest possible extent. Such resources include, but are not limited to: stone walls, steep slopes with a gradient greater than 20%, ledge outcroppings, specimen trees and stands of trees, including rare and unusual flora and fauna, endangered species, species of special concern, watercourses, ponds, wetlands, scenic vistas, ridge lines, and any other significant geological features such as eskers, kames, or kettles.*

*14.0 Landscaping and Preservation of Existing Resources In the planning, design and construction of any subdivision or resubdivision site, existing natural, man-made and scenic resources should be preserved to the greatest possible extent and any disturbance thereof, including the felling of any trees, held to that which is necessary for construction and public safety. The Applicant should demonstrate a diligent effort in the preservation and protection of such resources which include, but are not limited to, the following: stone walls, steep slopes and ledge*

*outcroppings, specimen trees and stands of trees, other vegetation including rare and unusual flora, State declared “protected species”, watercourses, ponds, wetlands, scenic vistas, ridge lines, and any other significant geological features such as eskers, kames, or kettles.*

David B. Terry, Professional Geologist with GEI Consultants, Inc., was retained by the Applicant to conduct a geologic assessment of the Site. The assessment reviewed two geomorphic features on the Site, with geomorphic and soil observations. The assessment concludes that “[t]here is no evidence of an esker or other significant geologic feature being located on the Site. The soils at the Site represent deltaic sands deposited into a temporarily dammed glacial lake. The elevated Geomorphic Feature 1, on the western side of the Site is not consistent with the anticipated geomorphology of an esker. The elevation of this feature (150 ft) is consistent with the elevation of the delta deposits reported by USGS for the mapped Dividend Brook deposits (USGS, 2005) and the soils on this feature are consistent with ice-marginal deltaic deposits.” *See Geologic Assessment prepared by GEI Consultants, Inc. dated May 21, 2021.*

The Applicant designed the proposed road to limit the amount of excavation of the geomorphic formation to the extent possible, while still meeting the standards required by the Town for Public Improvements, specifically regarding the grades of the road and the road’s side slopes. Further, as noted above, alternate access to the Site from Hopewell Road to the Site is not feasible, because the St. Augustine property is not for sale.