

July 20, 2021

MEMORANDUM

FORMAL ACTIONS & RECOMMENDATIONS #3 MEETING OF 07-22-21

To: Conservation Commission/Inland Wetlands and Watercourses Agency

From: Tom Mocko, Environmental Planner

Re: **Application of Kirsten Trussler for an inland wetlands and watercourses permit for house lot redevelopment** within the wetlands-regulated upland review are at **863 Hopewell Road – raze existing house and construct a new 1,800 square foot footprint house** on this 1.6-acre residential lot – Residence AA Zone and Groundwater Protection Zone 2 – Megson, Heagle & Friend, C.E. & L.S., LLC

LOCATION: Please see the location map provided on the cover sheet of the site plans within your packet.

PROPOSAL: To raze the existing 1937-constructed house, regrade the land (largely by excavation) in order to facilitate the proposed larger house and provide a small, usable backyard, and construct a 1,800 square foot footprint of a house. The new house would be reconnected to the sanitary sewer and a new, individual, on-site water well drilled for potable water supply. A some 0.3-acre conservation easement is proposed along an intermittent watercourse that runs along the northern portion of the site. Two infiltration dry wells are proposed to treat the rooftop runoff.

REVIEW: Please refer to the enclosed wetlands application forms and the accompanying 2-sheet set of site plans.

The majority of the site's soils are mapped as the terrace soil Manchester gravelly, sandy loam on slopes ranging from 15 to 45 percent; these soils are well to excessively drained. A narrow band of wetland soils is associated along the intermittent watercourse found in the northerly portion of the property.

The site's moderate to steep slopes and the project's plan to concentrate the runoff create a concern of soil erosion and sediment transport downhill toward the brook and also onto Hopewell Road where sediment can be directed into the nearby wetlands on the south side of Hopewell Road. Providing additional sediment barriers and using staked hay bales and/or wood chip berms in conjunction with silt fence installation will improve this project's sediment-trapping capabilities beyond what is currently planned.

Two, 10-foot by 10-foot square-shaped Roof Drain Drywells for the new house appear on the plans; one east of the house location and the other southwest of the house. These proposed infiltration structures should serve to treat the roof runoff to some degree. A detail should be devised and shown on the plans; it would be great if the proposed dry wells can be sized to handle two inches of rain on the roof. Supporting calculations should also be submitted.

A warning should also be add to the plans to clearly prevent any damage to the existing sanitary sewer lateral within an easement corridor that lies between the proposed house and drywell to the southwest; such warning on the plans can require the project surveyor to stake the location of the sanitary lateral on the land and note its depth below grade.

No other land use approvals are required other than the issuance of a building permit.

TM:gfm

**DRAFT RECOMMENDATION TO
THE TOWN PLAN & ZONING COMMISSION**

MOVED, that the Inland Wetlands and Watercourses Agency grants an inland wetlands and watercourses permit to Kirsten Trussler for house lot redevelopment activities within the wetlands-regulated upland review area at 863 Hopewell Road, in accordance with a plan entitled "Proposed Lot Redevelopment #863 Hopewell Road prepared for Kirsten Trussler Glastonbury, Conn." Prepared by Megson, Heagle & Friend, Civil Engineers & Land Surveyors, LLC 81 Rankin Road, Glastonbury, Conn. 06033 Phone (860)-659-0587 Date: 5-6-21 Map No. 93-20-IPP, sheets 1 and 2", and in accordance with the following conditions:

1. The plot plan(s) submitted for a building permit shall be revised to indicate the following:
 - a. Concerning the proposed dry wells for rooftop runoff, calculations shall appear to demonstrate that they are sized to facilitate a two-inch rainfall;
 - b. A comprehensive detail for both/each of the proposed dry wells; and
 - c. A bold note: to be careful and protective with regard to the existing sanitary sewer lateral within its easement corridor located between the proposed house and southwestern dry well; and that said sanitary sewer lateral's location shall be clearly staked out by a surveyor on the land prior to any land disturbances within the easement corridor.
2. Additional sediment barriers, and the details for such, shall be indicated on the plans submitted for a building permit.
3. A private conservation easement shall be established as generally depicted on the site plans and this area shall henceforth not be disturbed from its present condition until the conservation easement is in force. The precise delineation shall be recorded by bearings and distances. The easement shall be recorded on the land records. The conservation easement shall be marked with oak stakes labeled "Conservation Easement" with waterproof ink and tied with red flags. These stakes are to be located at each change of boundary direction and at every 100 foot interval on straightaways. All conservation easement corners shall be permanently marked with iron pins. In addition, numbered "Glastonbury Conservation Easement" signs, available from the Town's Office of Community Development, shall be nailed to trees that are within two feet of the easement area's boundary line, at approximately 100 feet intervals. The sign shall be installed facing outwards at about 7 feet above grade, using two 3 inch or greater aluminum or galvanized nails, with the nails left protruding from tree trunks about 1-1/2". Where no trees are suitable 7 foot metal or long-lived wood posts with easement signs attached shall be used. Such placement of signs shall be performed under the supervision of a Licensed Land Surveyor prior to land-clearing or earth-moving activities and notice shall be provided to the Town's Office of Community Development upon its completion.
4. In order to protect the physical, chemical and biological characteristics of the wetlands and watercourses and water quality, the following conditions shall apply:

- a. Pesticides and herbicides shall not be disposed of within the designated conservation easement areas;
 - b. Pesticides and herbicides shall only be applied utilizing best management practices for integrated pest management; and
 - c. The developer agrees to recite these conditions in the deed to the individual property(ies).
5. Plot plans developed for building permits shall not exceed encroachment into the regulated areas beyond that indicated on the previously cited plans.
 6. Installation of soil erosion and sedimentation control and stabilization measures shall be the Permittee's responsibility. Once installed these measures shall then be inspected by the Environmental Planner prior to land disturbance activities. Afterwards it then shall be the Permittee's responsibility to inspect these control measures during, and immediately following, substantial storm events and maintain and/or replace the control measures, when needed, on a regular basis until the site is vegetatively stabilized. Hay bales shall be replaced every 60 days. The Environmental Planner is hereby authorized to require additional soil erosion and sediment controls and stabilization measures to address situations that arise on the site.
 7. In the event blasting is required for construction, pre-blast and post-blast surveys shall be required for nearby properties.
 8. Tree stumps and blasted rock material shall not be buried at the site.
 9. Metal waste containers shall be provided at the site to facilitate the collection of refuse material generated from construction activities. Such material shall not be buried or burned at the site.
 10. Underground fuel storage tanks shall be prohibited to reduce the potential of contamination to wetlands, watercourses, and groundwater resources.
 11. An as-built statement from the contractor that constructed the dry wells shall be required for obtaining a certificate of occupancy.
 12. The Permittee shall be fully responsible for damages caused by all activities undertaken pursuant to this permit that may have a detrimental effect on wetlands and/or watercourses, and all such activities that cause erosion and sedimentation problems.
 13. The plot plan required for building permit application shall contain and comply with these conditions of approval.
