

September 10, 2021

MEMORANDUM

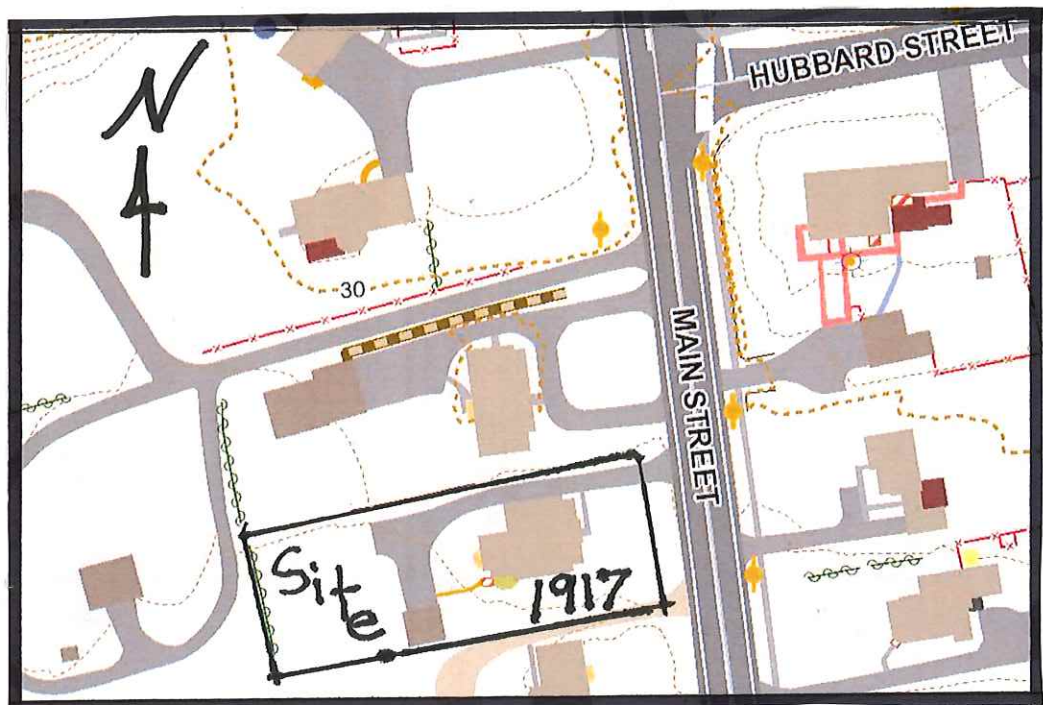
FORMAL RECOMMENDATION #3 MEETING OF 09-16-21

To: Conservation Commission/Inland Wetlands and Watercourses Agency

From: Tom Mocko, Environmental Planner

Re: Formal recommendation to the Town Plan & Zoning Commission concerning a Section 4.11 Flood Zone Special Permit for Cheryl Newton's proposed replacement garage at 1917 Main Street – Flood Zone and Residence AA Zone – Aeschliman Land Surveying

LOCATION:



PROPOSAL: To establish a 22-foot by 23-foot, 4-inch pre-fabricated 2-car garage structure within the regulated Flood Zone on this property; this garage would be wet-flood-proofed, allowing any flood waters to enter and exit the structure. The garage would be elevated on wood timbers and sit on 6 inches of compacted gravel. According to the submitted plan: the pre-fab garage will have its stone floor elevation at 26.6 feet± within a land surface elevation that varies from nearly elevation 26.0 feet to nearly elevation 25.0 feet; and the 100-year flood elevation (taken from FEMA flood profiles, Hubbard Brook, Hartford County, page 207P)

is stated as being at elevation 27.6 feet. Compensatory flood storage is proposed by lowering the existing land surface elevation in an area on the property west of the proposed garage. The volume of fill (stone base and garage components up to their 27.6-foot flood zone elevation) within their flood zone determination is approximately 17.8 cubic yards; the compensatory flood storage is 21 cubic yards.

REVIEW: I am generally OK with the proposed approach being taken here, but I do have two concerns:

1. A more conservative (and perhaps correct) elevation for the limit of the 100-year flood zone is 27.8 or 27.9 feet by using FEMA's flood profiles for the Connecticut River. It is a small difference (0.2 to 0.3 feet), but is more conservative and would assure meeting the regulatory requirement of "no net loss of flood storage volume".
2. The area proposed for excavation will be disturbed until vegetation/grass is established and thus, subject to soil erosion and sediment transport downhill onto the neighboring property. Any approval should require an effective sediment barrier be established at the downhill limits of the excavated area, and that the disturbed area be adequately topsoiled, limed, fertilized, seeded with a grass mix and mulched immediately upon being excavated.

A draft recommendation motion to the Town Plan & Zoning Commission will be emailed to you prior to the meeting.

TM:gfn