

MEMORANDUM

To: Conservation Commission/Inland Wetlands and Watercourses Agency

From: Suzanne Simone, Environmental Planner

Date: January 7, 2022

Re: IWWA permit application for proposed bank stabilization along Wickham Brook on private residential property; 59 Olde Stage Road, Residence AA Zone & Groundwater Protection Zone 1.

Attachments: Property Field Card
Site Map from Town GIS
Photographs

Application Proposal

The owner of 59 Olde Stage Road has submitted a permit application to regrade and stabilize the presently eroding western bank of Wickham Brook. The applicant seeks permission to regrade the western stream bank at a 45 degree angle and anchor the soil in place with stone. The purpose of the proposal is to eliminate further erosion of soil into the brook. The proposed work area contains wetland soil.

Application Review

The property is located in a residential zone, abutted by single family homes to the east, south and west and a town owned wooded lot to the north. There are no conservation easements on the subject property or abutting properties. Wickham Brook diagonally bisects the rear of the property, flowing southeast to northwest. The topography of the lot is flat. The western bank of the brook is vegetated with some shrubbery and is mostly lawn. The stream bank erosion is limited to a span of approximately 25 feet in the area vegetated by lawn. The elevation from the top of slope from the yard to streambed is approximately 4 feet of vertical slope. The streambank is not able to maintain its' vertical position and is eroding into Wickham Brook.

Soils

The proposed work area is located within a mapped wetland soil area (Saco silt loam) along the western bank of Wickham Brook. Wetland soils extend north and east along the brook, shown as brown pattern area on attached map. The application does not include a field delineation from a soil scientist, it is documented that the entire proposed work area is comprised of wetland soils.

Saco silt loam has a high water holding capacity, retaining moisture for a duration of time after a weather event or recession of water table. Site inspection of the property was made several days after the previous rain event and the soil in the proposed work area remained saturated. The nature of this soil type retains water at a shallow depth, erosion occurs when the soil becomes oversaturated.

State Listed Species

The subject area is not identified in the current version (December 2021) of the CT Department of Energy and Environmental Protection Natural Diversity Database (NDDDB) as providing habitat to known populations of endangered/rare/threatened/species of concern. Submission to the NDDDB is not required and the applicant is not required to solicit or implement specialized best management practices for state listed species.

Erosion Controls

The applicant proposes the prevention of soil erosion during the project to be managed through project sequencing and timing during favorable weather conditions. The site work is proposed to be conducted in one or two days and the stone will be installed to the area immediately upon completion of regrading. The high water storage capacity of this soil may enable the soil to be worked on in frozen weather conditions without the need for conventional erosion controls such as silt fence and hay bales. Frozen water in the soil will enable the soil to maintain its structure, thereby reducing the erosion potential. In conversation the applicant stated the work is proposed to be completed during winter, to avoid further erosion potential caused by seasonal spring rain events.

Regrading and Rip Rap

The applicant designed the proposed plan in conjunction with a landscaping company. There is precedent for bank stabilization on this property with the town drainage easement occupying the western property boundary and outlet structure into Wickham Brook, shown on the attached map by the green line and red triangle in the blue lined area. The applicant indicates an interest in replicating that work to halt the erosion in the section of the bank not anchored by shrubbery. The approximate area of erosion is located in the area shown on the map with the blue lines coming off of the main drainage easement. Note that there is no drainage structure in the ground in this area. The applicant will provide further information on the size of the stone to be used in the project.

Application Date of Receipt: January 13, 2022

Earliest IWWA Action Date: January 27, 2022

Mandatory Action Date: March 19, 2022

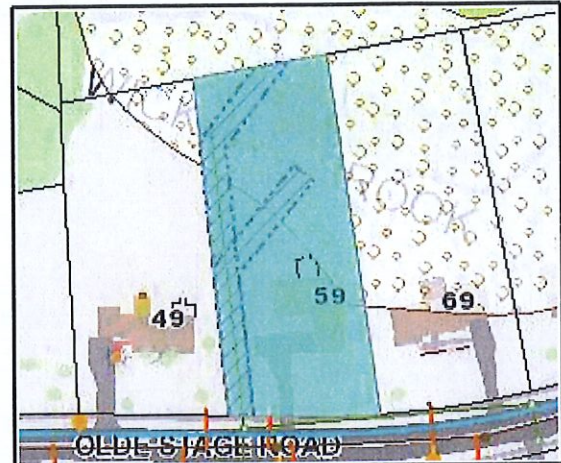
Owner of Record

GIS ID: 50400059
Owner: REX BRENDALYN
Co-Owner:
Address: 59 OLDE STAGE RD
City, State ZIP: GLASTONBURY, CT 06033-3247

Account Number: 50400059
Property Address: 59 OLDE STAGE RD

Parcel Information

Map/Street/Lot E7 / 5040 / N0005 **Property ID:** 3052
Developer Lot ID: **Water:** Public-MDC
Parcel Acreage: 0.76 **Sewer:** Sewer Tax Rec
Zoning Code: AA **Census:** 5204



Property highlighted in blue

Valuation Summary

Item	Appraised Value	Assessed Value
Buildings	200800	140600
Land	141700	99200
Appurtenances	3600	2500
Total	346100	242300

Owner of Record

Owner of Record	Deed / Page	Sale Date	Sale Price
REX BRENDALYN	3525/0037	2018-11-13	369900
NETT SHARON T	2813/0058	2010-11-01	352000
PALMERI VINCENT E III+JESSICA C	2647/0273	2009-04-30	0
PALMERI VINCENT E III+JESSICA C	2480/0148	2007-08-13	0
PALMERI VINCENT E III+CHARTIER	1517/0244	2001-12-04	245000
FRALEY HENRY O ESTATE	1502/0257	2001-11-05	0
FRALEY HENRY O	0799/0133	1993-08-18	0



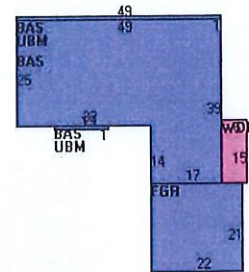
Building Information

Building ID 3052

Year Constructed : 1960
Building Type : Residential
Style : Ranch
Occupany : Single Family
Stories : 1
Building Zone : AA
Roof Type : Gable
Roof Material : Asphalt Shingl
Est. Gross S.F. : 3561
Est. Living S.F. : 1525

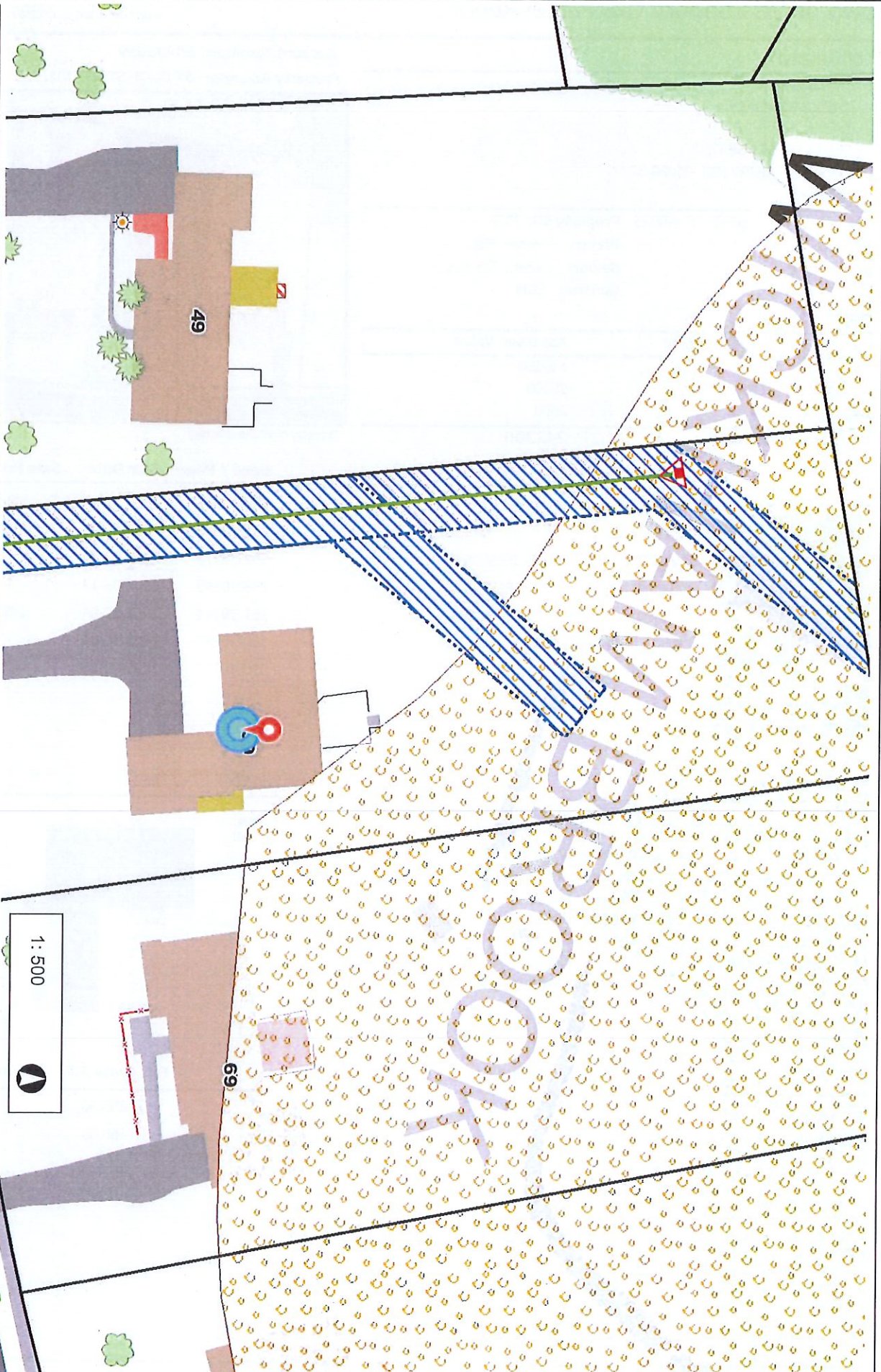
Number of Rooms : 6
Number of Bedrooms : 03
Number of Bathrooms : 2
Number of Half-Baths : 1
Exterior Wall : Vinyl
Interior Wall : Drywall
Interior Floor : Hardwood
Interior Floor #2 : Ceram Clay Til
Air Conditioning Type : Central
Heat Type : Hot Water
Fuel Type : Gas

FBM[719]
UBM[-719]



Subarea Type	Est. Gross S.F.	Est. Living S.F.	Outbuilding Type	Est. Gross S.F.	Comments
First Floor	1525	1525	Patio-Flagston	255.00	
Basement, Finished	719	0	Shed-Wood/Comp	160.00	
Garage	462	0			
Basement	13	0			
Wood Deck	98	0			
Walk out basement	744	0			

59 Olde Stage Road



83
0 42 83 Feet

NAD_1983_StatePlane_Connecticut_FIPS_0600_Feet
© Town of Glastonbury GIS

1 : 500



This map is a user generated static output from an Internet mapping site and is for reference only. Property boundaries and other data layers that appear on this map may or may not be accurate, current, or otherwise reliable. The Town of Glastonbury and the mapping companies assume no legal responsibility for the information contained in this data.

THIS MAP DOES NOT REPRESENT A LEGAL BOUNDARY DETERMINATION.

59 Olde Stage Road.

Photo taken by S. Simone, December 2021

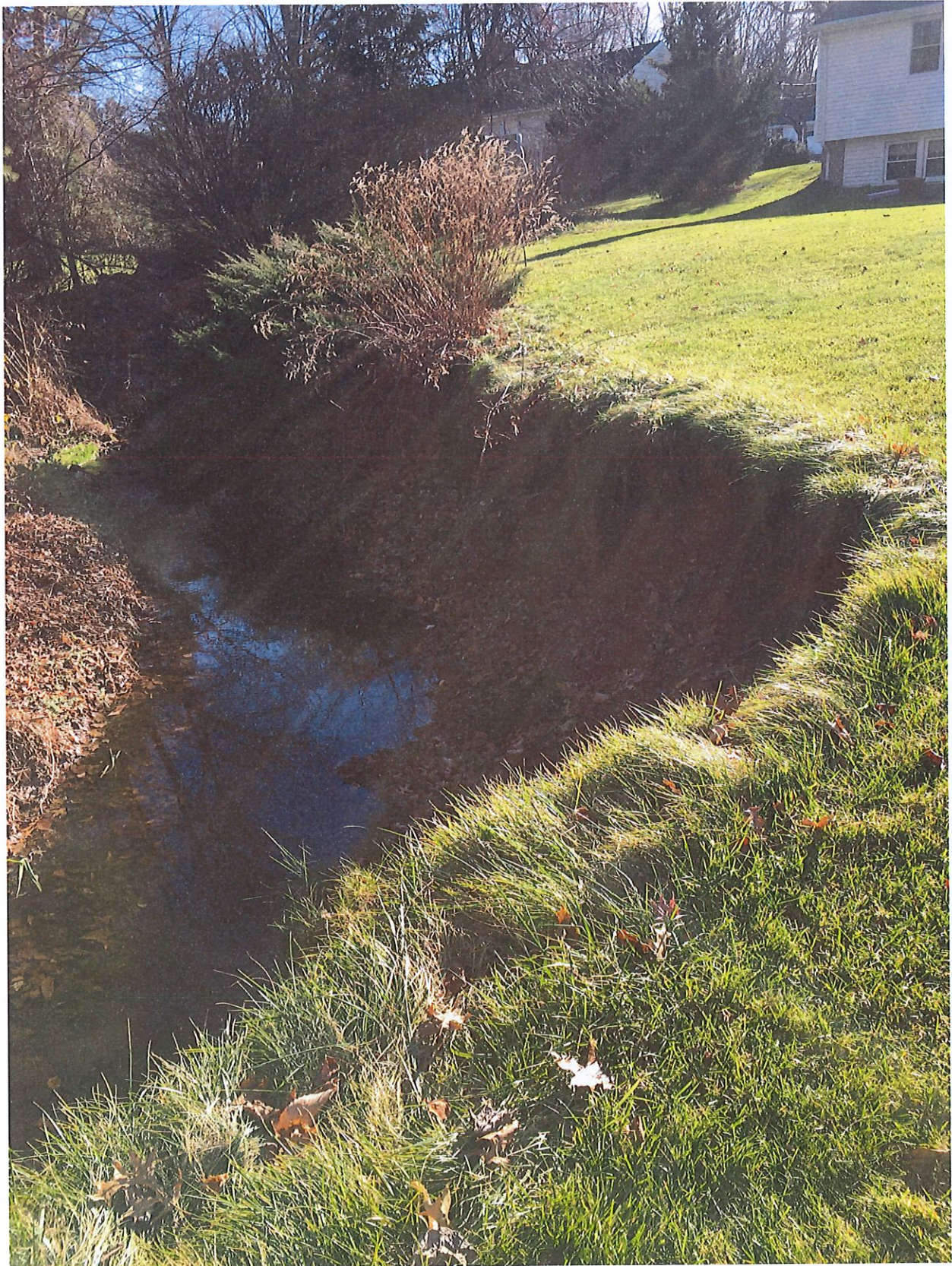
Picture taken facing the western stream bank of Wickham Brook. Erosion of soil at top of slope.



Large stone lining stream bank and channel in town drainage easement outlet in Wickham Brook.



Picture taken facing the south along Wickham Brook. Erosion of soil at top of slope in lawn area.



59 Olde Stage Road #4

Photo taken by S. Simone, December 2021

Picture taken facing the western stream bank of Wickham Brook, approaching the town drainage pipe outlet.

