

MEMORANDUM

To: Conservation Commission/Inland Wetlands and Watercourses Agency

From: Suzanne Simone, Environmental Planner

Date: February 2, 2022

Re: Informal Discussion before Conservation Commission for the proposed 2-lot subdivision and single family house construction at 470 Thompson Street

Proposal

The applicant will apply for subdivision and is requesting guidance from the Conservation Commission regarding the proposed project construction sequence (in applicant's request letter) as it relates to the CT Department of Energy and Environmental Protection Natural Diversity Database best management practices for the protection of known state-listed species within the area of the proposed development.

Review

The property at 470 Thompson Street is located in the Rural Residence Zone. The Town GIS soils layer does not locate wetland soils nor watercourses on or within the upland review area of the subject parcel. The subject property is not encumbered by a conservation easement.

The development proposal was discussed at the December 2021 administrative review. The applicant was advised that the following information should be included in the formal application submittal for subdivision and house construction, to be reviewed by the Conservation Commission:

1. The development plan must include the proposed limit of clearing.
2. The development plan must locate and identify erosion controls.
3. The property is located within a designated species of concern area, as identified in the June 2021 (now updated to the December 2021 edition, which still identifies this location) CT DEEP NDDDB species map. The best management practices advised by the CT DEEP should be provided to the Commission for review.

4. The property abuts state open space to the east. The applicant should be prepared for conversation raised by the Conservation Commission regarding the potential establishment of a conservation easement.

After discussion with town staff in December 2021 the applicant submitted a review request with the CT DEEP NDDDB and has received the agency's best management practices for the protection of known state-listed species within the area of the proposed development.

The applicant is seeking guidance from the Commission regarding the State of Connecticut Department of Energy and Environmental Protection Natural Diversity Database (CT DEEP NDDDB) best management practices for the protection of known state-listed species within the area of the proposed development. The January 3, 2022 letter from the CT DEEP NDDDB recommends that ground disturbance/earthwork be limited to the period between November 1 and March 31.

The applicant is seeking relief from the CT DEEP NDDDB recommended time frame prohibition for site disturbance and earthwork. The applicant has stated that in order to comply with the CT DEEP NDDDB recommendations the plans will require modification, focusing on the construction sequence that conforms to the NDDDB recommendations, and Commission feedback is requested prior to the applicant incurring design costs for modified plans.

Health Department Staff confirmed the test pits should be conducted in the spring, prior to leaf bud on trees in order to obtain an accurate reading of ground water levels prior to the growing season when water uptake decreases the level of ground water. Testing is dependent on seasonal conditions and not specific dates.