

## MEMORANDUM

## FORMAL DISCUSSION MEETING OF March 10, 2022

To: Conservation Commission/Inland Wetlands and Watercourses Agency

From: Suzanne Simone, Environmental Planner

Date: March 3, 2022

**Re: Formal recommendation to the Town Plan and Zoning Commission (Section 4.11 Flood Zone Special Permit) for the renovation to and addition to a single family house at 203 Cotton Hollow Road.**

**Attachments:** Project Narrative  
Town Engineering Department Review Comments

### **Proposal**

The applicant seeks a recommendation from the Conservation Commission in support of their application for Flood Zone Special Permit to the Town Plan and Zoning Commission. The plan involves the renovation and addition to an existing single family house located at 203 Cotton Hollow Road. The existing livable space closest to Roaring Brook is proposed to be converted to floodable space. The proposed building addition to the north of the existing house is outside of the flood zone.

### **Review**

The 0.97 acre property is located within the Rural Residence Zone and Flood Zone. The property is not encumbered by a conservation easement. The town soils map does not locate wetland soils on the parcel. Roaring Brook bounds the property to the south.

The Roaring Brook corridor is identified as an area of interest in the December 2021 edition of the Natural Diversity Database (NDDDB). The area of interest follows the contours and length of Roaring Brook, indicative of aquatic dependent species. The applicant must submit a request for review to the CT DEEP NDDDB.

The section of the existing house closest to Roaring Brook is proposed to be converted from livable space to floodable space. The proposed addition to the existing structure is located to the rear (north) of the existing structure. In accordance with Section 12.1 of the Inland Wetlands and Watercourses Regulations agent approval for the renovation and addition to the house was issued on February 23, 2022. A copy of the approval is provided on Sheet #1.

The area between the structure and Roaring Brook is vegetated and stable. There is no proposal to excavate or disturb soil in this area. The proposed excavation of soil is limited to the area behind the existing house, between 70 and 110 feet from the brook.

The plans locate erosion controls along Roaring Brook, generally 20 feet to the north of the existing retaining wall lining the brook and 30 feet from the house. The distance of the house to the erosion controls will allow for exposed soil to dissipate within the vegetated yard area before reaching the erosion controls. The proposed stock pile of soil is to be located 70 feet north of the brook and is detailed to be secured with erosion controls.

The legend on Sheet #2 identifies the bold rectangular line along the brook and encompassing the stockpile as silt fence and hay bales. The combination of these measures and the distance between the stabilized yard area and development activities will provide a strong foundation for soil conservation. It is not anticipated or intended through design to direct exposed soil towards the brook.

