

MEGSON, HEAGLE & FRIEND
CIVIL ENGINEERS & LAND SURVEYORS, LLC
81 RANKIN ROAD
GLASTONBURY, CONNECTICUT 06033
PHONE (860) 659-0587
FAX (860) 657-4429

Project Address: 203 Cotton Hollow Rd

Applicant: Franca Filomeno

Project Narrative:

This project consists of renovations and additions to the 3-bedroom, single-family house located at 203 Cotton Hollow Rd. The property is 0.97 Acres located in the Rural Residence Zone & Flood Zone. The Flood Zone is associated with Roaring Brook which is the southerly boundary of the parcel. The existing residential structure is located approximately 50 feet from the edge of the brook and the existing detached garage is approximately 12 feet from the edge of the brook.

The structure is situated 450 ft +/- downstream of Cross-section 'E' on the Flood Insurance Rate Map. Using the FEMA Flood Profile, the 100 yr (1% Annual Chance) flood elevation at the upstream (highest) part of the building was determined to be 58.2 ft and the 500 yr (0.2% Annual Chance) flood elevation 59.6 ft. The Flood Zone line was plotted on the site plan and follows the face of the existing retaining wall on the east and west side of the building. The lower level of the existing structure is at elevation 53.06 ft, approximately 5 feet below the flood elevation. That portion of the structure was previously used for living space.

The proposal is to reconstruct that portion of the structure located within the flood zone to be storage area with flood vents that will allow flood waters to enter and exit the "floodable" basement area. This will result in approximately 220 cyds of increase flood storage, through the installation of appropriate flood venting. Additions to the building will occur above the 500 year flood elevation and the first floor elevation will be 62.7 ft (3.1 feet above the 500 year flood elevation).

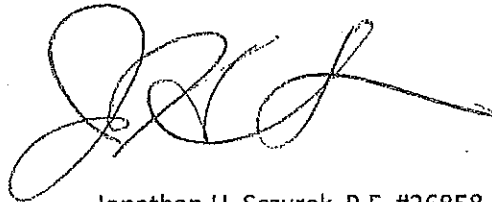
The watercourse will not be altered in any way and there will be no alterations to the ground contours of the site within the Flood Zone. There will be site grading in the rear portions of the house to allow for construction of the garage, screen porch and main house additions on the northerly side of the building. Modifications to the existing stone retaining walls from the former mill complex will occur to allow for site grading around the rear of the house. There will be no incremental filling of the flood zone.

The existing septic system was examined in conjunction with the Town of Glastonbury Health Department and found to be operating well and in good condition. A code complying replacement area

was located to the north of the proposed driveway (outside the 100 ft Upland Review Area). This area was determined to be suitable following soil testing with the Town of Glastonbury Health Department.

The majority of the changes to the site will occur outside the Flood Zone. Activity within the upland review area will total 15,257 s.f for renovations and additions to the residential structure. There will be no adverse impact to floodway functions, in fact there will be an increase in flood storage capacity of 220 cyds. The proposed activity will not have a significant adverse impact on the environment or flood storage capacity or flow of Roaring Brook.

Prepared by:

A handwritten signature in black ink, appearing to read 'J. Sczurek', with a long horizontal flourish extending to the right.

Jonathan H. Sczurek, P.E. #26858

March 1, 2022

MEMORANDUM

To: Suzanne Simone, Environmental Planner
Conservation Commission

From: Daniel A. Pennington, Town Engineer / Director of Physical Services



Re: 203 Cotton Hollow Road
Renovations and Additions to Residential Home
Flood Zone Permit Recommendation

The Engineering Division has reviewed the plans for the proposed residential renovations and additions within the flood zone on property located at 203 Cotton Hollow Road prepared by Megson, Heagle, and Friend Civil Engineers and Land Surveyors, LLC, last revised February 24, 2022 and offers the following comments:

1. The Engineering Division concurs with the statement from the design engineer that there be no loss of flood storage and no incremental fill within the flood zone resulting from the project as depicted on the plans.
2. The regulatory floodway associated with Roaring Brook should also be depicted on the plans.
3. A construction note should be added to the plans stating that proposed grades around the reconstructed foundation and within the flood zone shall be restored to pre-construction elevations.
4. A project specific erosion and sedimentation control plan should be added to the plan set and should address soil stockpile locations, severe weather contingency plans, etc.
5. Proposed grading with the relocated temporary ingress / egress route for the Town's use in accessing the Cotton Hollow Mill ruins shall be completed to the satisfaction of the Town Engineer prior to the start of any foundation excavation. A maximum cross slope of 3% is suggested over the width of the subject area.
6. A revised agreement for the relocated temporary ingress / egress shall be prepared by the applicant and submitted to the Town Manager for review and acceptance. It is recommended that a condition of permit approval be specified requiring consent and execution of such an agreement by the Town Manager prior to initiation of construction.

**TOWN PLAN AND ZONING COMMISSION
GLASTONBURY, CT
APPLICATION FOR SPECIAL PERMIT**

Application for:

- _____ Section 12 Special Permit with Design Review (SPDR)
- _____ Section 12.9 Minor Change to an approved Section 12 SPDR
- _____ Section 6.2 Excavation Special Permit
- _____ Section 6.8 Rear Lot Special Permit
- XX Section 4.11 Flood Zone Special Permit
- _____ Section 6.11 Accessory Apartment Special Permit**
- _____ ** Applicant must submit addresses of property owners within 100 feet
of the premises in accordance with Section 6.11.4 of the Building-Zone Regulations
- _____ Other

Application and fee to be submitted with 14 sets of plans - see other side for fees.

Consult appropriate section(s) of the Glastonbury Building Zone Regulations to determine standards and criteria for application evaluation.

Applicant

Property Owner

Name Franca Filomeno

Name Franca Filomeno

Address 109 Peria Drive

Address 109 Peria Drive

Rocky Hill, CT 06067

Rocky Hill, CT 06067

Telephone 860-883-2625

Telephone 860-883-2625

email: danf@acousticsinc.net

Fax _____

Fax _____

Location of proposed use
(include street address
if applicable)

203 Cotton Hollow Road

South Glastonbury, CT 06073

Map/Street/Lot E11 / 1460 / N0004C

Zoning District of proposal Rural Residence/
Flood Zone

Nature of request, including type of use, reasons for application, etc.

Proposed renovations and additions to the existing single family residence at

203 Cotton Hollow Road. All living space is proposed above the 500 yr flood

elevation. Portions of the existing structure will be re-constructed in the flood
zone resulting in an increase of 220 cy in flood storage.

Signature *Franca Filomeno*
Applicant or Authorized Representative

Signature _____
Owner or Authorized Representative

Date _____

Date _____