



# Town of Glastonbury

2155 MAIN STREET • P.O. BOX 6523 • GLASTONBURY, CONNECTICUT 06033-6523

August 15, 2005

CONSERVATION COMMISSION AND INLAND  
WETLANDS & WATERCOURSES AGENCY

Rejean Jacques  
Rejean Realty  
Post Office Box 615  
South Glastonbury, Connecticut 06073

Re: Wetlands Permit - East Carriage Drive Active Adult Community PAD

Dear Reggie:

At its Regular Meeting of August 11, 2005, the Conservation Commission/Inland Wetlands & Watercourses Agency approved an Inland Wetlands and Watercourses Permit, in accordance with the plans and conditions cited in the attached motion.

Please read the conditions of approval carefully and comply with them. Some of the conditions may require interacting with the Environmental Planner (e.g. inspection of soil erosion and sediment control); it will be your responsibility to schedule such interactions. Any questions you may have about the stated conditions can be directed to the Office of Community Development at 652-7511.

This Permit:

- requires that the approved regulated activities be completed within one (1) year from commencement of said activities;
- is valid for five (5) years and thus expires on August 11, 2010; and
- may not be transferred unless authorized by the Inland Wetlands & Watercourses Agency

This Permit may be revoked if you exceed the conditions or limitations of this Permit or have secured this Permit through inaccurate information.

Once again should you have any questions, please do not hesitate to contact this office.

Sincerely,

Tom Mocko  
Environmental Planner

TM:gfm  
Attachment

cc: Daniel Pennington, Town Engineer  
Edward P. Pietrycha, Building Official  
Attorney David Lynch  
Megson & Heagle, C.E.

## APPROVED WETLANDS PERMIT MOTION

MOVED, that the Inland Wetlands and Watercourses Agency approves the application of Rejean Realty (Rejean Jacques), for grading, infrastructure and unit construction as identified on plans, and periodic maintenance of stormwater management facilities, at the East Carriage Drive Active Adult Community PAD, located west of East Carriage Drive, east of Carriage Drive, north of Hanover Fields Road, and south of Rotary Field, in accordance with plans on file in the Office of Community Development and in compliance with the following conditions:

1. The plot plan required for building permit application shall contain and comply with these conditions of approval. Each plot plan shall indicate the limits of vegetative clearing, landscaping, existing and proposed contours, soil erosion and sediment controls, all subsurface drainage, all stockpile areas, and temporary and permanent vegetative stabilization measures, including details of seedbed preparation, seed mix selection, application rates, seeding dates and mulching requirements. Vegetative clearing for stockpiling shall be minimized and subject to the approval of the Environmental Planner.
2. A private conservation easement shall be established as generally depicted on the site plans and this area shall henceforth not be disturbed from its present condition until the conservation easement is in force. The precise delineation shall be recorded by bearings and distances. The easement shall be recorded on the land records. The conservation easement shall be marked with oak stakes labeled "Conservation Easement" with waterproof ink and tied with red flags. These stakes are to be located at each change of boundary direction and at every 100 foot interval on straightaways. All conservation easement corners shall be permanently marked with iron pins. In addition, numbered "Glastonbury Conservation Easement" signs, available from the Environmental Planner, shall be nailed to trees that are within two feet of the easement area's boundary line, at approximately 100 foot intervals. The sign shall be installed facing outwards at about 7 feet above grade, using two 3 inch or greater galvanized nails, with the nails left protruding from tree trunks about 1-1/2". Where no trees are suitable 7 foot metal posts with easement signs attached shall be used. Such placement of signs shall be performed prior to land-clearing or earth-moving activities and notice shall be provided to the Environmental Planner upon its completion.
3. Tree stumps and blasted rock material shall not be buried at the site.
4. In the event blasting is required for construction, pre-blast and post-blast surveys shall be required for nearby properties.
5. Underground fuel storage tanks shall be prohibited to reduce the potential of contamination to wetlands, watercourses, and groundwater resources.
6. Installation of soil erosion and sedimentation control and stabilization measures shall be the Permittee's responsibility. Once installed these measures shall then be inspected by the Environmental Planner prior to land disturbance activities. Afterwards it then shall be the Permittee's responsibility to inspect these control measures during, and immediately

following, substantial storm events and maintain and/or replace the control measures, when needed, on a regular basis until the site is vegetatively stabilized. Hay bales shall be replaced every 60 days. The Environmental Planner is hereby authorized to require additional soil erosion and sediment controls and stabilization measures to address situations that arise on the site.

7. The Permittee shall be fully responsible for damages caused by all activities undertaken pursuant to this permit that may have a detrimental effect on wetlands and/or watercourses, and all such activities that cause erosion and sedimentation problems. If the Permittee sells individual building lots to other builders, the Permittee shall thoroughly review all conditions of this permit with the buyer, and the buyer shall consult with the Environmental Planner before the buyer commences any work on the site.
8. Healthy mature trees shall be preserved and saved when possible. Said trees shall be protected with the use of high visibility construction fence during construction or otherwise protected as required by staff. Plot plans shall indicate specimen trees in and around the lot development area.
9. Adherence to comments 2 and 3 of the Assistant to the Town Engineer's memorandum dated August 5, 2005.
10. Details relative to outlets for footing/foundation drains and roof drains shall be indicated on plot plans for building permits and subject to review and approval by the Office of Community Development.
11. All open space boundaries shall be monumented and/or pinned and placarded to the satisfaction of the Office of Community Development, generally in the manner described for conservation easement boundary establishment. Concrete monuments shall be installed at all corners and angle points.
12. Certification from a professional engineer confirming that stormwater treatment components (detention basin, biofilter, rain gardens) were constructed in accordance with the approved design shall be required.

