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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 3.28 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