

**MEMORANDUM**

**AGENDA ITEM #3  
MEETING OF July 14, 2022**

To: Conservation Commission/Inland Wetlands and Watercourses Agency

From: Suzanne Simone, Environmental Planner

Date: July 7, 2022

**Re: TPZ Recommendation: two multi-family townhouses  
2610 Main Street**

**Attachments:** Engineering Department Review Comments

**Proposal**

The applicant seeks approval to construct two multi-family townhouses at 2610 Main Street. The plan retains a portion of the existing house renovated into one of the two townhouses, with associated stormwater management.

**Review**

The 0.71 acre property is located within the Town Center Zone. The property is not encumbered by a conservation easement. The town soils map does not locate wetland soils or watercourses on or within 100 feet of the property. The property is not identified as an area of interest in the December 2021 edition of the Natural Diversity Database map.

The current site is mostly lawn area, with trees along the north and south property boundaries. The development plan includes a planting plan which incorporates an increase in biodiversity and quantity compared to the existing conditions.

The erosion control plan (Sheet #4) identifies the use of silt fence and staked haybales. The incorporation of a silt sac in the catch basin will protect the catch basin from sediment during site work activities.

**Draft TPZ Recommendation (following page)**

**DRAFT RECOMMENDATION TO  
THE TOWN PLAN & ZONING COMMISSION**

MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission approval of a Special Permit for two multi-family townhouses at 2610 Main Street, in accordance with plans entitled “Site Plan, 2610 Main Street, Prepared for Jays & Tee LLC, Glastonbury CT, Dated April 19, 2022, Revised June 2, 2022” 10 Sheets, with the following recommendations:

1. Erosion controls shall be installed and maintained in proper working condition and shall be repaired and replaced as needed until the site is vegetatively stabilized.
2. Erosion controls shall be inspected a minimum of once per week and within 24 hours prior to a forecasted rain event, and within 24 hours of the end of a weather event producing a rainfall amount of 0.5 inch or greater, to be conducted throughout the construction phase and until the site is vegetatively stabilized.
3. Modifications to the planting plan should favor native plant species.
4. Trees identified to remain in the landscape, as detailed in the above referenced plans, 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.

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