

MEMORANDUM

**AGENDA ITEM #2
MEETING OF JULY 28, 2022**

To: Conservation Commission/Inland Wetlands and Watercourses Agency

From: Suzanne Simone, Environmental Planner

Date: July 21, 2022

Re: Proposed subdivision and single family house construction at 15 Dickinson Road

Proposal

The applicant seeks permission to subdivide property on Dickinson Road and Mott Hill Road and construct one single family house.

Review

The 5.31 acre parcel is located in the Rural Residence Zone. The Town GIS soils layer does not locate wetland soils nor watercourses on or within the upland review area of the subject parcel. The subject property is not encumbered by a conservation easement.

The property is located within a designated species of concern area, as identified in the December 2021 edition of the CT DEEP NDDDB species map. The applicant has stated that the required Request for Review has been submitted to the CT DEEP NDDDB. Notation on the plan (Sheet 2) states that the best management practices advised by the CT DEEP shall be adhered to.

The plan identifies three soil types comprised of sand and gravel, all are excessively drained soils with low runoff potential. The risk for erosion and sedimentation is very low. The down gradient slope along the west of the property is proposed to be protected with silt fence (shown in green).

Two trees in the vicinity of the proposed house are identified to remain, one hickory and one maple. The subdivision plan does not include a landscape plan.

The plan identifies the proposed location of the house, west of the existing house at 15 Dickinson Road. Staff has confirmed with the applicant's land surveyor that the box in the middle of

proposed Lot #2 labeled as “Proposed House #____” relates to the one proposed house, and does not indicate a proposal for two houses on the proposed lot.

The applicant proposes to maintain the open meadow in the eastern portion of the property. The plan indicates that long term invasive plant management has been ongoing and proposes to continue.

Draft TPZ Recommendation

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

MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission approval of a subdivision, in accordance with plans entitled “Subdivision Plan #15 Dickinson Road and Mott Hill Road, Glastonbury CT, Dated March 17, 2022, Revised June 27, 2022” 2 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. The Construction Sequence (Sheet #2) shall be adhered to.
4. The best management practices provided by the CT DEEP NDDDB in support of species protection shall be stringently adhered to.
5. Trees identified to remain in the landscape (hickory and maple), as detailed in the above referenced plans, shall be preserved and protected with the use of high visibility construction fence during construction or otherwise protected as required by staff.
