


MEMORANDUM

INFORMAL DISCUSSION: AGENDA ITEM #1 MEETING OF December 8, 2022

To: **Conservation Commission/Inland Wetlands and Watercourses Agency**

From: Suzanne Simone, Environmental Planner 

Date: December 1, 2022

Re: **Seven lot subdivision, Crosby Road**

Proposal

The applicant seeks review and input from the Conservation Commission in preparation for final design to be submitted to the TPZ for permit approval.

Review

Two parcels (referred to as 'property') totaling 10.31 acres are located within the Rural Residence Zone, with one containing a single family house. The proposed subdivision will require extension of the existing cul de sac. The seven lots will provide for construction of six new single family houses. The property is not encumbered by a conservation easement. The town soil map locates wetland soil and a watercourse in the southwest corner of the property. Development is not proposed within the wetland or 100 foot upland review area. The proposal includes creating a conservation easement within the wetland and 100 foot upland review area.

State-Listed Species

The eastern portion of the property is identified as an area of interest in the June 2022 edition of the Natural Diversity Database. The applicant will need to submit a request to the CT DEEP NDDDB.

Water Quality and Drainage

The stormwater will be directed to existing catch basins and deposited into an existing stormwater basin. The applicant indicates the existing basin is adequately sized to accommodate the increase in water. Roof leaders and driveway runoff will connect to subsurface chambers. The sandy soils on site are conducive for infiltration. The applicant will submit drainage calculations to the Engineering Department for review.

Erosion Controls

The plans identify that silt fence will be used on the six development lots. Three lots on the eastern side of the property have steep grades towards Manchester Road. The proposal indicates that clearing will take place away from the steep grades, and existing trees on the slope to remain in place, the grade will be stable. The plan locates the required street trees to be planted along the Crosby Road frontage of each of the new lots.