

MEMORANDUM

**FORMAL ACTION: AGENDA ITEM #3
MEETING OF December 8, 2022**

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

From: Suzanne Simone, Environmental Planner 

Date: December 1, 2022

Re: **One lot subdivision, 359 Country Club Road**

Proposal

The applicant seeks recommendation to the TPZ in support of subdividing one lot from 359 Country Club Road.

Review

The 6.93 acre property is located within the Rural Residence Zone. The property is not encumbered by a conservation easement. The town soil map does not locate wetland soils or watercourses on or within 100 feet of the property. The majority of the parcel is located within the Cold Brook watershed, with the existing single family house being located outside of the watershed.

State-Listed Species

The property is identified as an area of interest in the June 2022 edition of the Natural Diversity Database. The applicant has received a determination from the CT DEEP NDDB and is recorded on Sheet #4 of the plan set.

Water Quality and Drainage

Two rain gardens will be created, one in front and one on the east side of the proposed house. The applicant will submit drainage calculations to the Engineering Department for review.

Erosion Controls

The plans identify that silt fence will be used to protect the forested area from potential sediment and erosion.

The plan identifies four trees to remain, complying with the requirement for three street trees to be planted along the road frontage. The draft motion stipulates that the oak and beech trees shall be flagged for protection prior to the lot being cleared for development, the root zone around each tree will be protected by high visibility construction fencing and no equipment or materials shall be stored within the root zone area.

Plan set to be revised to eliminate the erroneous notation indicating a seven lot subdivision proposal (Sheet #3).

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

MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission approval of a one lot subdivision at 359 Country Club Road, in accordance with plans entitled "Subdivision Plan Prepared for Patricia A. Orsini Revocable Trust, 359 Country Club Road, Glastonbury CT, Dated June 12, 2022, Revised November 2022" 4 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 Development Schedule (Sheet #3) shall be adhered to.
4. The best management practices provided by the CT DEEP NDDB in support of species protection shall be stringently adhered to.
5. Trees identified to remain in the landscape (oak and beech), as detailed in the above referenced plans, shall be preserved and flagged for protection to the lot being cleared for development and the root zone around each tree shall be protected with the use of high visibility construction fence during construction or otherwise protected as required by staff. No equipment or materials shall be located or stored within the root zone area of these four trees.
