

MEMORANDUM

**PRE-APPLICATION DISCUSSION: AGENDA ITEM 4
MARCH 25, 2023 MEETING**

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

From: Suzanne Simone, Environmental Planner 

Date: May 18, 2023

**Re: Pre-Application Discussion: 108 Chamberlain Lane
Single Family House and Septic System**

**Review Documents:
Plan Set, Dated March 27, 2023**

Proposal

The applicant seeks input on the concept plan for a single family house and septic system at 108 Chamberlain Lane. The applicant requests the Agency make a determination on the legal status of this lot. The Inland Wetlands and Watercourses Agency is not charged with determining the standards of what constitutes a legal lot.

Review

Site Description

The property is 5.19 acres within the Rural Residence Zone. The property is forested, and encumbered by a gas easement, conservation easement and sanitary sewer easement. The parcel is located within Groundwater Protection Zone #2.

The property contains a conservation easement to the north east. The 2020 field delineated wetland is consistent with the town soil map. Development is proposed within 20' of the delineated wetland, to accommodate the corner of the proposed house and walk out basement. This property is located within the Grindle Brook watershed, which is a 150' upland review area. The proposal includes the creation of a conservation easement to envelop the wetland area (Sheet #1). The property is forested, and encumbered by a gas easement, conservation easement and sanitary sewer easement. The parcel is located within Groundwater Protection Zone #2.

The plan does not calculate the square footage of impact within the 150' upland review area.

State-Listed Species

The property is identified as an area of interest in the December 2022 edition of the Natural Diversity Database. The applicant received correspondence from CT DEEP NDDDB providing best management practices for timber rattlesnake, box turtle and spotted turtle.

Soils and Erosion Control

The soil scientist verifies that the wetland was delineated in 2020. No statement on the functions or values are included, nor is an impact analysis of the proposed development provided. The town gis mapping shows the wetlands and watercourses are contiguous on to properties to the south and west.

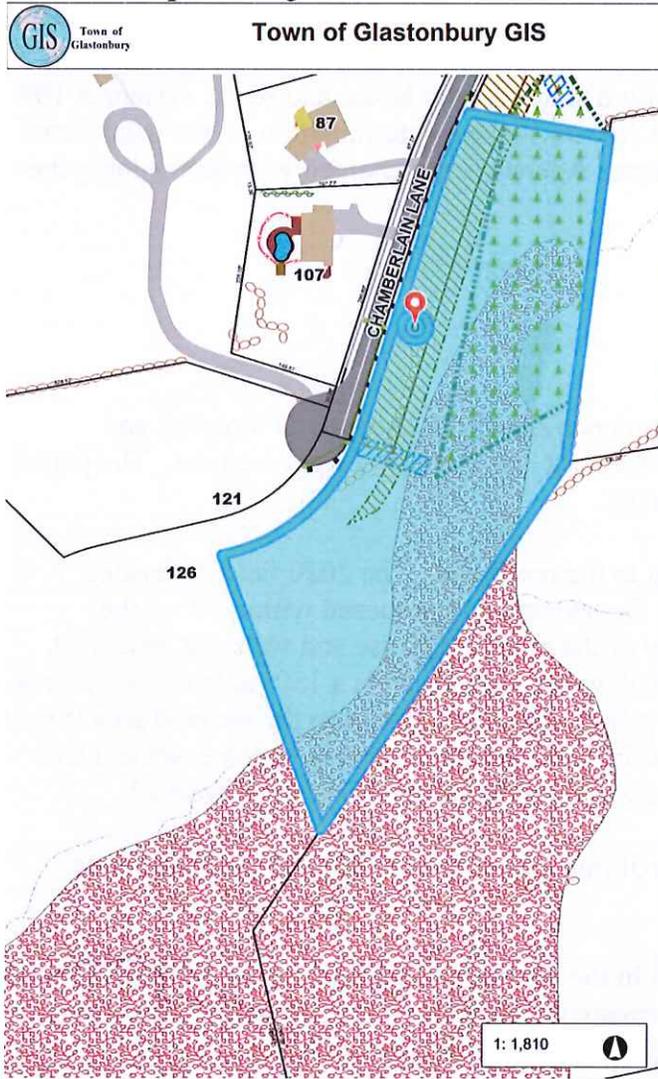
Water Quality and Drainage

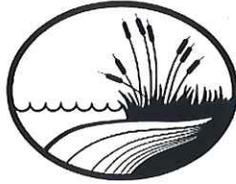
The stormwater will be directed to a water quality basin to the northeast of the property. The detail does not locate an overflow pipe.

Landscape

The plan proposes native shrubs and a split rail fence to establish an 8' to 25' buffer between the proposed lawn and house to the delineated wetland boundary, a significant reduction of the 150' upland review area.

Location map showing wetland soils in red and existing conservation easement in green:





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July 2, 2020

Mr. Merek Kement, P.E., L.S.
Anchor Engineering Services, Inc.
41 Sequin Drive
Glastonbury, CT 06033

Re: Lot S008AA Chamberlain Lane
Glastonbury, Connecticut

Dear Mr. Kement:

On June 22, 2020, I delineated the wetland boundary on Lot S008AA Chamberlain Lane, Glastonbury, Connecticut. The wetland boundary was delineated with pink flags which were numbered 1 through 40.

The wetland is forested. The dominant tree species in the wetland is Red Maple. The dominant shrub species are Pepperbush, Spicebush and Highbush Blueberry. The dominant herbaceous plants are Skunk Cabbage, Cinnamon Fern, Violet, Sensitive Fern and sedges.

The soil type in the wetland is Leicester. Leicester is a poorly drained soil formed in glacial till. The A & B horizon has a fine sandy loam texture. The substratum has a gravelly sandy loam texture.

If you have any questions, feel free to contact me.

Respectively Submitted,

New England Environmental Services

R. Richard Snarski
Professional Wetlands Scientist #1391
Registered Professional Soil Scientist

RRS/srh