

**STAFF REPORT**

**TPZ RECOMMENDATION: AGENDA ITEM II  
JULY 7, 2023 MEETING**

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

Date: July 3, 2023

Re: **TPZ Recommendation: Woodland St  
One Lot Subdivision; Single Family House and Septic System**

**Review Documents:**

**Plan Set, Dated March 17, 2023, Revised June 23, 2023  
Engineering Department Comments, Dated July 6, 2023**

**Proposal**

The applicant seeks a favorable recommendation from the Conservation Commission to the TPZ for a one lot subdivision and the construction of a single family house and septic system at 63-65 Woodland Street.

**Review**

Site Description

The property is approximately 177 acres within the Rural Residence Zone. The property is not encumbered by a conservation easement. The property is an active tree farm. The property contains wetland soils and watercourses but not in the area of the proposed subdivision to create a 2.68 acre lot. The property is within Groundwater Protection Zones #1 and #2. The nitrogen loading calculation provided indicates the standards required in Section 20 of the TPZ regulations have been met.

The plan contains notations about proposed excavation pits, which are not part of this application for subdivision.

State-Listed Species

The property is not identified as an area of interest in the December 2022 edition of the Natural Diversity Database. No further action is required.

Soils and Erosion Control

The plan locates silt fence to surround the proposed house during development. The plan labels the silt fence location as also serving as the limit of clearing.

Water Quality and Drainage

The stormwater will be directed into three rain gardens, the two serving the roof leaders are located to the west and east of the house and the one serving the driveway is located to the east of the house and driveway.

Landscape

The plan identifies the trees along Woodland Street will remain, negating the need to plant the required three street trees for subdivided lots.

The plan has a note stating “no specimen trees to be removed in area of clearing”. The plan does not identify nor define “specimen” tree. The majority of the proposed lot is shown to remain a wooded lot. The applicant identifies the area between the gravel haul road and the proposed house will retain an evergreen shrub buffer. A planting plan is not provided.

**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 “Cavanna Subdivision, 63-65 Woodland Street, Paul Cavanna Owner & Subdivider, Glastonbury, CT. Dated March 17, 2023, Revised June 23, 2023”. 5 Sheets, with the following recommendations:

1. Clearing limits shall be identified by field survey and flagged, prior to cutting trees.
2. Erosion controls shall be installed and maintained in proper working condition and shall be repaired and replaced and 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. Trees identified to remain in the landscape shall be preserved and protected with the use of high visibility construction fence during construction or otherwise protected as required by staff.
4. Rain garden dimensions, calculations and maintenance schedule shall be revised to be consistent with the proposed design.
5. The plot plan submitted in support of a building permit will be consistent with the details shown on the subdivision plan.

\*\*\*\*\*