

STAFF REPORT

PRE APPLICATION DISCUSSION: AGENDA ITEM I AUGUST 17, 2023 MEETING

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

Date: August 8, 2023

Re: **Pre-Application Discussion: 390 Ash Swamp Road
Single Family House and Septic System**

Review Documents:

Plan Set, Dated July 24, 2023

Copy of CT DEEP NDDDB Application

Copy of CT Prospective Land Acquisition Application

Proposal

The applicant seeks input on the concept plan for a single family house and septic system at 390 Ash Swamp Road. In order to accommodate the septic system, the applicant will seek a lot line adjustment of an undetermined square footage from 396 Ash Swamp Road, owned by the same individual. The septic tank is proposed to be installed in the front yard with a 248-foot long sanitary force main pipe crossing the watercourse (and drainage easement, shown as blue lined area in map below) to connect to the leaching field in the rear of the lot, in the vicinity of the lot line adjustment with 396 Ash Swamp Road.

The applicant has provided a copy of the CT DEEP Prospective Land Acquisition Application, offering the remaining approximately 25 acres (396 Ash Swamp Road) for state purchase. This 25 acre parcel, containing wetland soils and watercourses, in addition to steep terrain, is identified on the application as timber rattlesnake habitat and is within the CT DEEP NDDDB area.

Review

Site Description

The property is approximately .92 acres within the Rural Residence Zone and Groundwater Protection Zone #1. The property is not encumbered by a conservation easement. The concept plan locates a watercourse bisecting the property in an east/west orientation, contained within the blue lined area in the map below. The cleared limit on the plan is consistent with the aerial map showing the area east of the brook as lacking trees.

The plan lacks a construction sequence and dewatering details for the watercourse crossing for the sanitary force main installation.



83 0 42 83 Feet
 NAD_1983_StatePlane_Connecticut_FIPS_0600_Feet
 © Town of Glastonbury GIS

This map is a user generated static output from an Internet mapping site and is for reference only. Property boundaries and other data layers that appear on this map may or may not be accurate, current, or otherwise reliable. The Town of Glastonbury and the mapping companies assume no legal responsibility for the information contained in this data.
 THIS MAP DOES NOT REPRESENT A LEGAL BOUNDARY DETERMINATION.

State-Listed Species

The property is identified as an area of interest in the June 2023 edition of the Natural Diversity Database. The applicant has submitted the review request to the CT DEEP NDDDB.

Soils and Erosion Control

The plan locates a sediment barrier the length of the brook on the development side. The plan lacks detail on the type of sediment barrier to be used. The erosion control measure should be appropriate for the site conditions. A row of woodchips is not advisable as an erosion control measure along the watercourse. The plan labels the limit of clearing for the septic system installation to roughly follow the sediment barrier installation.

Water Quality and Drainage

At the April 2023 town department staff review of this concept plan the Engineering Department identified that the retention of water quality volume needs to be addressed.