

STAFF REPORT

IWWA APPLICATION: AGENDA ITEM I OCTOBER 26, 2023 MEETING

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

Date: October 19, 2023

Re: **IWWA Application Discussion: 55 Nye Road
Multi Unit Housing**

Review Documents:

Plan Set, Dated October 13, 2023

Soil Scientist Report, Dated October 10, 2023

Engineering Department Review, Dated October 19, 2023

CT DEEP NDDDB Report, Dated October 19, 2023

Proposal

The Housing Authority of the Town of Glastonbury seeks approval for construction of eighteen buildings creating 64 housing units (one, two and three bedroom units) and a community center. In addition to the new buildings the plan locates associated parking and a stormwater basin. The existing building at 55 Nye Road will be razed.

The proposed project is submitted for Conservation Commission recommendation to the TPZ and an IWWA permit for installation of a stormwater basin within the upland review area. The scope of the project exceeds the standards for agent administered upland review area permit. The plan does not identify direct impact to wetlands or watercourses.

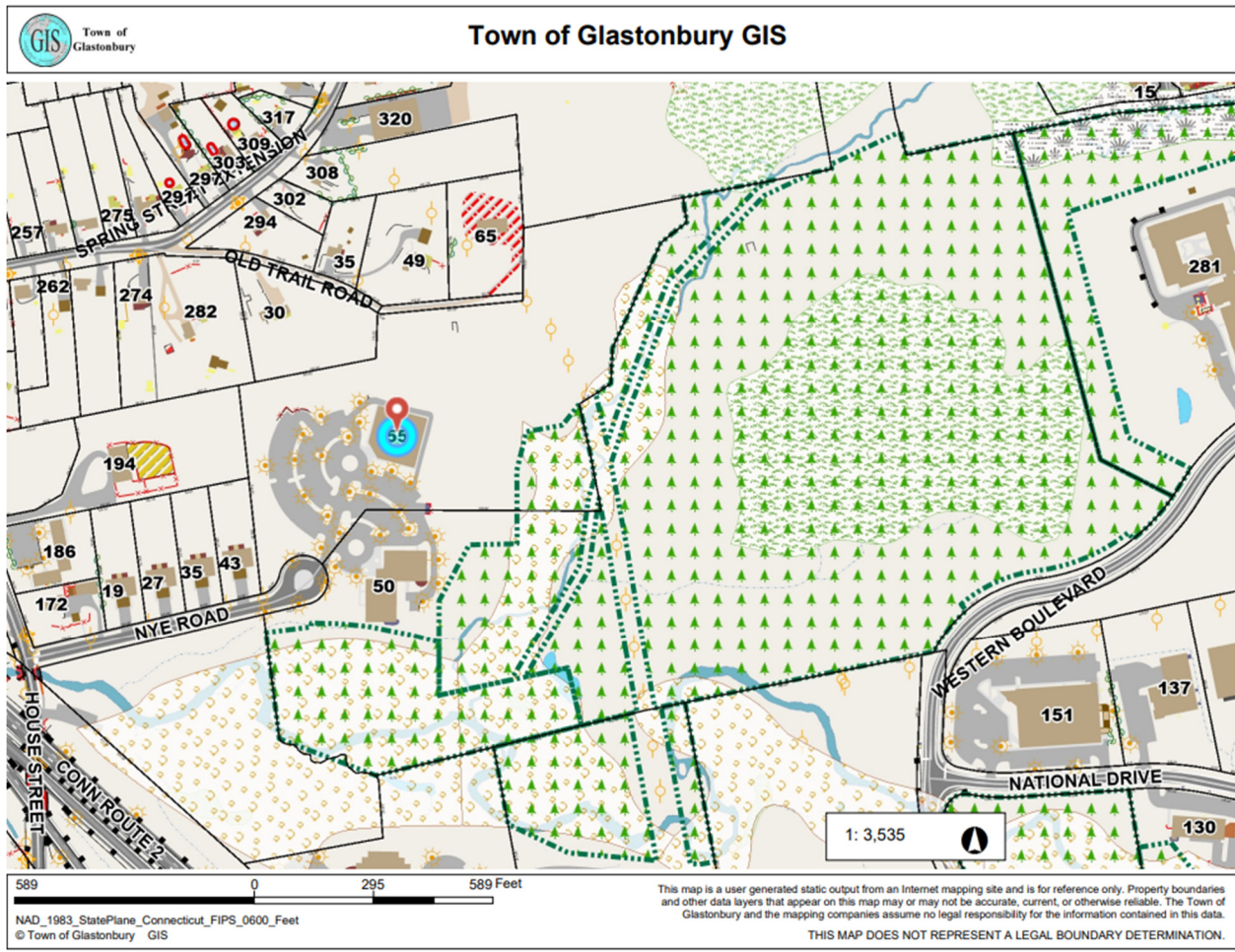
Review

Site Description

The property is located within the Salmon Brook watershed and is approximately 11.3 acres within the Planned Employment Zone and Groundwater Protection Zone #1. The applicant will seek a zone change from the TPZ. The southeast corner of the property is encumbered by a conservation easement. Wetland soil and watercourses are contained within the conservation easement and extend on to the abutting parcel to the east. Approximately 50% of the property is wooded, the plan proposal indicates that post development the sloped areas to the north will remain forested.

State-Listed Species

The property is identified as an area of interest in the June 2023 edition of the Natural Diversity Database. The CT DEEP NDDDB letter identifies the species and best management practices.



55 Nye Road: conservation easement to the east, with wetland soils and a watercourse.

Soils and Erosion Control

The erosion control plan (Sheet L1.1) locates erosion control blankets to the north and east of the development area and a temporary sediment trap and diversion swales in the area of the proposed stormwater basin. The pending soils data may inform that additional/different erosion control methods are to be incorporated into the best management practices.

Water Quality and Drainage

The stormwater quality basin is proposed in the southeast corner of the parcel, with overflow discharge directed towards the conservation easement. The plan details identify that the proposed area of stormwater basin have not yet been tested to determine soil capacity for basin infiltration rates, also identified in the Engineering Department comments. The applicant's engineers have received the Engineering Department comments and it is anticipated that revised plans will be shown at the October 26th meeting.

The plan incorporates permeable pavers to allow for a portion of the infiltration to be spread across the site as opposed to being solely directed into the basin.