

STAFF REPORT

**TPZ RECOMMENDATION: AGENDA ITEM II
NOVEMBER 9, 2023 MEETING**

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

Date: November 2, 2023

Re: **TPZ Recommendation: Gates Farm Rd
One Lot Re-Subdivision; Single Family House and Septic System**

Review Documents:

Plan Set, Dated October 26, 2023

Engineering Department Comments, Dated November 3, 2023

Proposal

The applicant seeks a favorable recommendation from the Conservation Commission to the TPZ for a one lot re-subdivision and the construction of a single family house at 43 Gates Farm Road.

Review

Site Description

The property is approximately 11.66 acres within the AA Zone. The property is not encumbered by a conservation easement. The property contains one single family house. The property contains wetland soils and watercourses, the proposed re-subdivided 1.58 acre lot parcel will not contain wetland soils nor watercourses. The property is within Groundwater Protection Zone #1.

State-Listed Species

The property is not identified as an area of interest in the June 2023 edition of the Natural Diversity Database. No further action is required.

Soils and Erosion Control

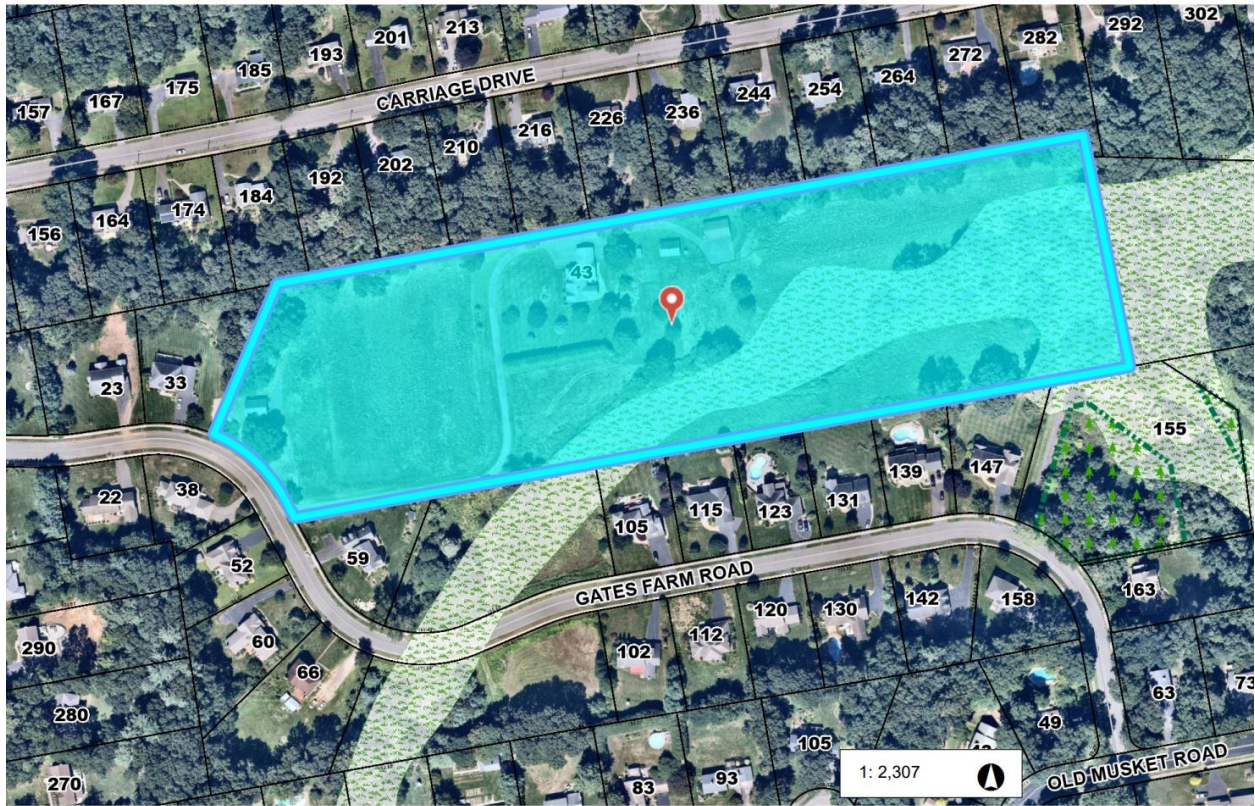
The plan locates silt fence and staked haybales on the east side of the proposed house, approximately 220 feet from the wetland to the east. The soil category (704B) has a low runoff/erosion potential, the selected erosion controls are appropriate for the conditions.

Water Quality and Drainage

The footing drain will exit to the east of the proposed house, over 250 feet from the nearest wetland to the east.

Landscape

The 2023 town GIS aerial photo layer identifies that the area of the proposed single lot and house is currently maintained as lawn. Limited to no tree clearing will need to take place in order to construct the house. The required two street trees are located on the plan.



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 re-subdivision, in accordance with plans entitled “43 Gates Farm Road resubdivision Prepared for Bryan Feery, Glastonbury, CT. Dated October 26, 2023”. 7 Sheets, with the following recommendations:

1. 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.
2. The revised plan set submitted for TPZ approval shall address the November 3, 2023 Engineering Department comments, to the satisfaction of the town engineer.
3. The plot plan submitted in support of a building permit shall be consistent with the details shown on the subdivision plan.
