

STAFF REPORT

**TPZ RECOMMENDATION: AGENDA ITEM I.1
DECEMBER 7, 2023 MEETING**

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

Date: November 29, 2023

Re: **TPZ Recommendation: 470 Thompson Street
One Lot Subdivision; Single Family House and Septic System**

Review Documents:

Plan Set, Dated as Revised August 31, 2023

Engineering Department Comments, Dated November 29, 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 at 470 Thompson Street.

Review

Site Description

The property is approximately 2.92 acres within the Rural Residence Zone. The property is not encumbered by a conservation easement. State of CT open space abuts the property to the east. The property contains one single family house. The property does not contain wetland soils and watercourses. The property is within Groundwater Protection Zone #2. The subject property is not encumbered by a conservation easement.

State-Listed Species

The property is identified as an area of interest in the June 2023 edition of the Natural Diversity Database. The January 3, 2022 CT DEEP NDDB determination letter is included on the plan set (Sheet C2). The best management practice for protection of timber rattlesnake limits ground disturbance between November 1 - March 31.

Soils and Erosion Control

The plan locates silt fence surrounding the proposed property line of the new lot. The USDA Websoil Survey soil category (61B) has a low runoff/erosion potential, the selected erosion controls are appropriate for the conditions.

Water Quality and Drainage

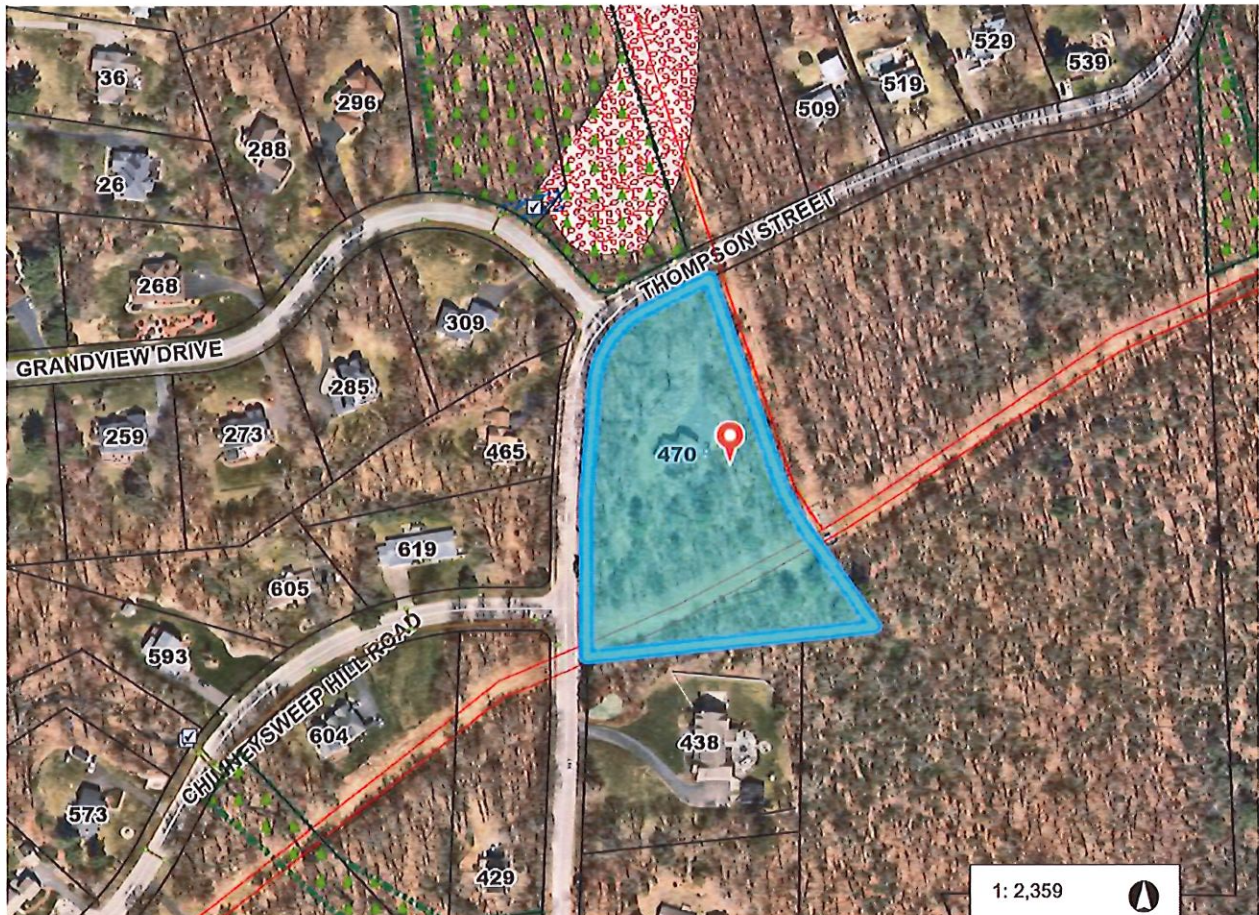
The footing drain will exit to a subsurface StormTech unit, to be located between the proposed house and Thompson Street (Sheet C3).

Landscape

The 2023 town GIS aerial photo layer identifies that the area of the proposed single lot and house is currently vegetated (trees and shrubs). The development plan does not include a landscape plan. The plan does not locate the two street trees required by Building and Zone Regulations.



Town of Glastonbury GIS



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 “470 Thompson Street subdivision, Prepared for Chris Switalski, Dated July 24, 2023, Revised August 31, 2023”. 8 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 best management practices provided in the January 3, 2022 letter, and future letters, from the CT DEEP NDDDB in support of species protection shall be stringently adhered to. This review expires on January 3, 2024, therefore a new submission to the CT DEEP NDDDB is required and shall be recorded on the land records and submitted with the application for a building permit.
3. In support of the protection of State-listed species, ground disturbance/earth work shall only be conducted between November 1 and March 31.
4. The revised plan set submitted for TPZ approval shall address the November 29, 2023 Engineering Department comments, to the satisfaction of the town engineer.
5. The plot plan submitted in support of a building permit shall be consistent with the details shown on the subdivision plan.
6. The plan shall locate the two required street trees.
7. Prior to the issuance of a Certificate of Occupancy, certification from a professional engineer shall be required confirming that the stormwater management system was constructed in conformance with the approved design.

November 29, 2023

MEMORANDUM

To: Suzanne Simone, Environmental Planner
Conservation Commission

From: Daniel A. Pennington, P.E., Town Engineer / Manager of Physical Services 

Re: 470 Thompson Street Subdivision

The Engineering Division has reviewed plans for the proposed 470 Thompson Street Subdivision prepared by Oswald Blint Surveying revised through January 6, 2023 and by Inga Consulting Engineers revised through May 30, 2023 and offers the following comments:

1. Water quality volume computations need to be submitted to confirm sizing of the proposed stormwater infiltration system and values indicated on the plans.
2. A test pit is required in the vicinity of the proposed infiltration system to verify soil infiltration capacity and seasonal high groundwater elevation.
3. Provide computations and graphics necessary to support pre and post directly connected impervious areas (DCIA) reported on the MS4 tracking table. Post development DCIA should be 0 acres if all impervious cover is captured and treated.
4. Provide a detailed maintenance schedule for the proposed stormwater management system including a statement that the property owner is responsible for such maintenance.
5. The proposed trench drain across the driveway shown on sheet C-1 should not be installed since it is highly susceptible to clogging. Driveway grading should be adjusted and a yard drain provided in the vicinity of the proposed trench drain to ensure stormwater from the driveway is properly directed into the proposed infiltration system.
6. The proposed infiltration system bottom of system elevation, stone elevation, etc need to be labeled on sheet C1. Provide a detailed cross section of the infiltration system. Provide details for all stormwater management system features.
7. Depict and label proposed roof leader system around the perimeter of the proposed house. Label all flow lines.
8. Provide a project specific erosion and sedimentation control narrative including area of disturbance for the project.

9. Provide a legend for all line types used on sheets C1 including proposed silt fence.
10. It is noted that the existing " earth drive" which serves as access to the Gas ROW and State of CT lands appears to be located in part, outside of the designated Gas ROW boundaries. A boundary line adjustment may be prudent to avoid future conflict.
11. Sheet C1 plans do not correlate with subdivision plans. Review lot area labels and property boundary dimensions are consistent with other plans. Sheet C1 is not to scale and must be replotted so that dimensions scale appropriately.
12. Provide additional spot grades at all house corners and driveway locations. Label proposed basement and finish floor elevations.
13. Provide additional proposed grading around the new house and driveway. Review driveway grading at the intersection of Thompson Street to ensure adequate sight distance is provided and depict and label sightlines in both directions on the plans. Additional grading along the Thompson Street southerly embankment may be required.
14. Provide the Town Engineering Division standard inspection note on all applicable plans.
15. Add Town approval block to sheets C1, C2, & C3. Remove duplicate approval blocks on Sheets 2 & 3.
16. Revise zoning table on sheet 3 of 8 to reflect correct proposed lot areas and frontage. Verify all table information is correct.
17. Provide a construction detail for the proposed street trees per the Town Subdivision Regulations.