

STAFF REPORT

**APPLICATION: AGENDA ITEM I.2
JANUARY 25, 2024 MEETING**

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

Date: January 18, 2024

**Re: IWWA Application: 390 Ash Swamp Road
Single Family House and Septic System**

Review Documents:

Plan Set, Dated November 13, 2023

Engineering Department Review, Dated January 18, 2024

Proposal

The applicant seeks approval to construct 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 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.

Review

The Agency reviewed a concept plan, which was discussed at the August 17, 2023 meeting.

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 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.

State-Listed Species

The property is identified as an area of interest in the December 2023 edition of the Natural Diversity Database. The applicant has submitted the review request to the CT DEEP NDDB. The best management practices are not incorporated into the plan, including the limitation of

ground disturbance between November and March and conducting herpetological sweeps prior to erosion control fence installation and excavation work.



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. The Engineering Department has completed a review and identified stormwater management items that need to be addressed.