

**STAFF REPORT**

**APPLICATION: AGENDA ITEM I.2  
MARCH 28, 2024 MEETING**

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

Date: March 21, 2024

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

**Review Documents:**

**Plan Set, Revised March 14, 2024**

**Engineering Department Review, Dated March 20, 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. The mandatory action date has been extended to May 15, 2024.

**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 submitted to and received a reply from 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. The plan states that soil may need to be both exported and imported in support of the rain garden, without details of quantity of soil. Staff recommends a double row of silt fence in the area of the rain garden.

### Water Quality and Drainage

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

March 20, 2024

**MEMORANDUM**

To: Suzanne Simone, Environmental Planner  
Conservation Commission

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

Re: 390/396 Ash Swamp Road  
New Residential Dwelling and Lot Line Adjustment

The Engineering Division has reviewed plans for the proposed lot line adjustment and residential dwelling located at 390 and 396 Ash Swamp Road prepared by Dutton Associates, LLC dated March 14, 2024 and offers the following comments:

1. Sheet 3 should be modified to clarify which easements are existing and which are proposed to be granted as part of the project. The limits of the proposed utility easement for 390 Ash Swamp Road across abutting land of 396 Ash Swamp Road should be delineated with bold line work for clarity. This easement should include grading rights to allow the proposed grading for 390 within the land of 396. Applicant should also consider making this easement an access easement so that the existing culvert on 396 could be used by 390 to access the rear portion of the property west of the watercourse when necessary.
2. Proposed contour for elevation 482 is mis-labeled as 481 on the west side of the garage on sheet 5 and should be corrected. Many other typos are found throughout the plans which should be corrected.
3. An existing driveway is depicted on the plans within the proposed utility easement area that serves an accessory structure on land of 402 Ash Swamp Road. The driveway should be labeled on the plans and the existing surface type identified.
4. The note on sheet 5 indicating the flow line for the roof drain and foundation drain discharge to the rain garden should be modified to remove the reference to the footing drain since the footing drain has a separate discharge point.
5. The maintenance schedule for the proposed stormwater management system should indicate property owner responsibility for maintenance and should be relocated to sheet 5 for ease of reference.
6. A project specific erosion and sedimentation control plan and narrative including area of disturbance for the project is required on sheet 7.
7. The Town Standard driveway detail should be added to the plans.

