

STAFF REPORT

**APPLICATION: AGENDA ITEM I.1
JUNE 27, 2024 MEETING**

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

Date: June 20, 2024

**Re: IWWA Informal Discussion: 1597 New London Turnpike
Single Family House and Septic System**

**Review Documents:
Plan Set, Dated May 10, 2024**

Proposal

The potential applicant's engineer seeks feedback from the IWWA for a proposal to construct a single family house and associated soil remediation at 1597 New London Turnpike.

Review

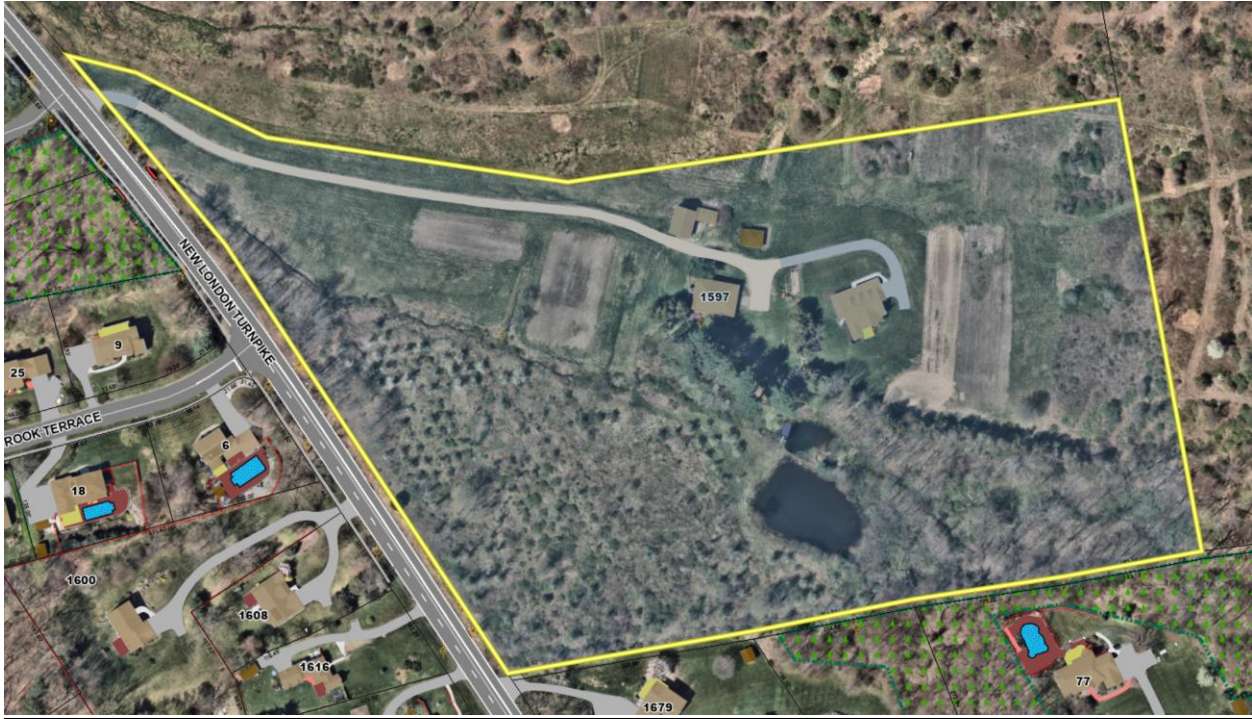
The property at 1597 New London Turnpike is currently one lot, the proposed plan demonstrates a new lot to be created in the south west portion of the property. The area has a history and current use as an orchard and farm. Soil remediation will be part of a proposed development plan.

Site Description

The property is approximately 13.8 acres, the proposed single lot is approximately 2.08 acres within the Rural Residence Zone. The property contains a pond (Bonas Pond) and is near the headwaters of Wickham Brook, which flows east to west across the property. The proposed subdivided lot does not contain wetland soils, as determined in the site plan. All proposed activities are shown to be within the 100' upland review area.

State-Listed Species

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



Soils and Erosion Control

The plan locates a silt fence to be installed the length of the proposed clearing limits. The applicant’s engineer will discuss with the IWWA the proposal to remediate the soil due to the history of pesticide use. Those details are not contained in the submitted material and will be presented at the meeting.

Once the full scope of the project is known, further erosion control details will be provided.

Water Quality and Drainage

The Engineering Department has not conducted a review of this informal plan.