

STAFF REPORT

**APPLICATION: AGENDA ITEM I.2
JUNE 27, 2024 MEETING**

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

Date: June 20, 2024

**Re: IWWA Application: 39 Saddle Ridge Rd
Single Family House and Septic System**

Review Documents:

Plan Set, Dated June 14, 2024

Engineering Department Review, Dated June 19, 2024

Proposal

The applicant seeks approval to construct a single family house and septic system at 39 Saddle Ridge Road.

Review

The proposed development was reviewed by multiple town departments on June 19, 2024. The applicant's engineer will be submitting revised plans to address comments. The date of receipt for the IWWA application is June 27, 2024, with a mandatory action date of August 31, 2024. The IWWA is required to take action by the August 8, 2024 meeting unless the applicant agrees to provide up to 65 additional days to the permitting process.

The 1984 subdivision approval locates wetland soil within the area of the proposed house and deck. The applicant's engineer indicates that a soil scientist will verify the wetland boundary and will subsequently report the findings to the IWWA.

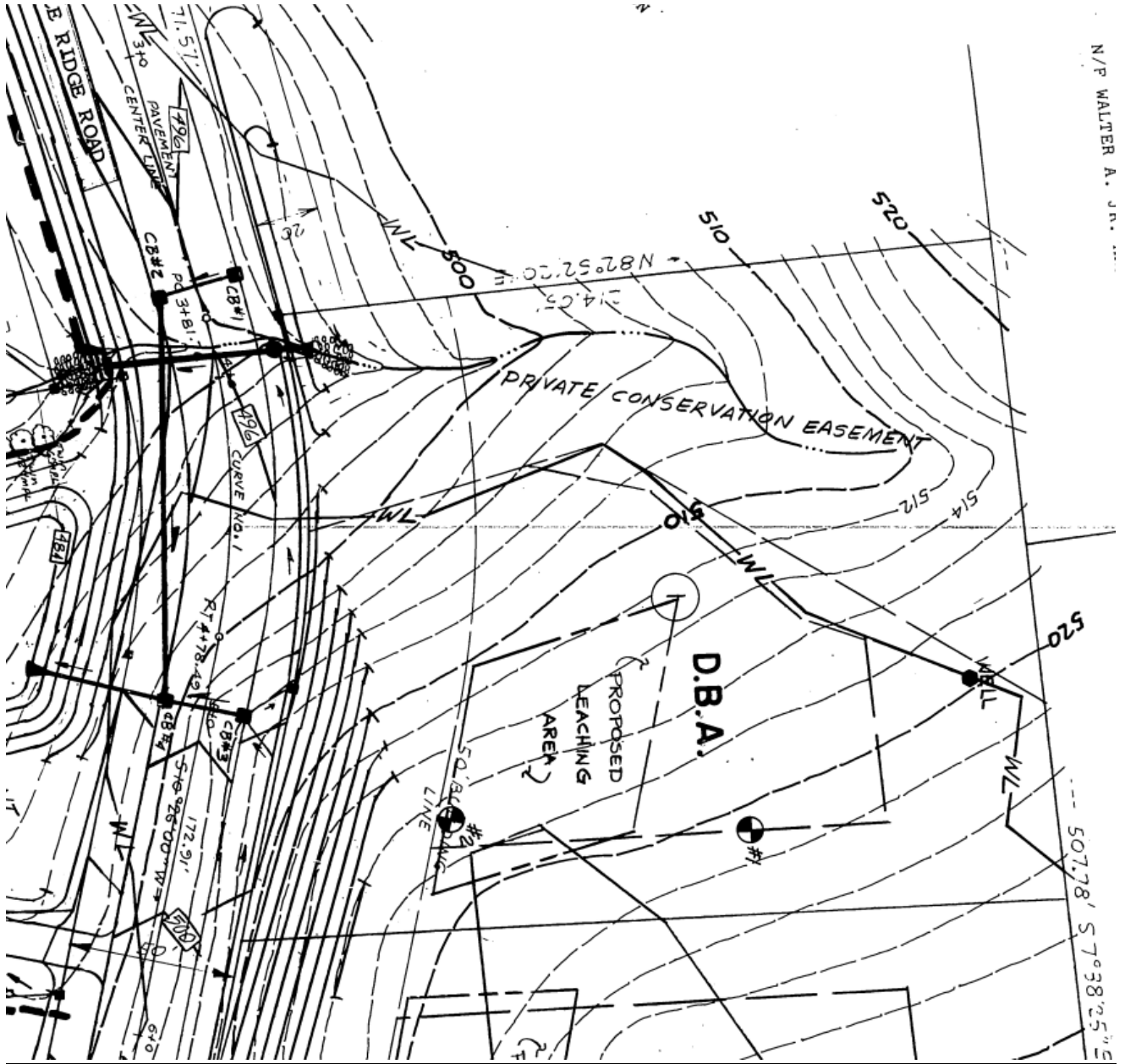
Site Description

The property is approximately .9 acres within the Rural Residence Zone and a portion of the Groundwater Protection Zone #2. The property is encumbered by a conservation easement. The plan locates a watercourse bisecting the property in an east/west orientation, contained within the conservation easement. All proposed activities are shown to be within the 100' upland review area.

State-Listed Species

The property is identified as an area of interest in the December 2023 edition of the Natural Diversity Database. The applicant is required to submit a review request to the CT DEEP NDDB.

The 1984 approved subdivision map locates the wetland boundary (WL) and conservation easement (long dashed line). The conservation easement is contained within the wetland area, the map shows the wetland line extends beyond the conservation easement, into the building setback for the lot.



The conservation easement is recorded on the land records and depicted on the town gis. The lot is currently wooded. The proposed plan includes removing all vegetation within the development envelope.



Soils and Erosion Control

The plan locates a silt fence to be installed the length of the conservation easement and near Saddle Ridge Rd. The extent of the erosion control may require update relative to the pending soil scientist's report.

The proposed plan identifies a retaining wall to be constructed near the south property boundary. The topographic information indicates that properties to the south of this lot are higher in elevation, it is presumed that surface water flows towards the subject property. The retaining wall intercepts the grade, potentially causing water to back up behind the retaining wall and redirect to go around the sides of the retaining wall and potentially causing soil erosion.

Water Quality and Drainage

The Engineering Department has completed a review and provided comments.