

STAFF REPORT

**APPLICATION: AGENDA ITEM #5
AUGUST 1, 2024 MEETING**

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

Date: August 1, 2024

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

Review Documents:

Plan Set, Dated June 14, 2024, Revised July 25, 2024

Engineering Department Review, Dated July 31, 2024

Proposal

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

Review

The applicant has extended the mandatory action to October 30, 2024. The IWWA was previously required to act at the August 8, 2024 meeting, which is no longer the case.

The applicant's soil scientist delineated the extent of wetland soils, shown to be contained within the conservation easement.

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 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 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.

Water Quality and Drainage

The Engineering Department reviewed the revised plans and provided comments.