STAFF REPORT **APPLICATION: AGENDA ITEM I.3**
SEPTEMBER 26, 2024 MEETING

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

Date: September 20, 2024

Re: IWWA Application: 1597 New London Turnpike
Subdivision and Single Family House

Review Documents:
Plan Set, Dated September 12, 2024

Proposal

The applicant seeks approval to subdivide and construct a single family house at 1597 New London Turnpike.

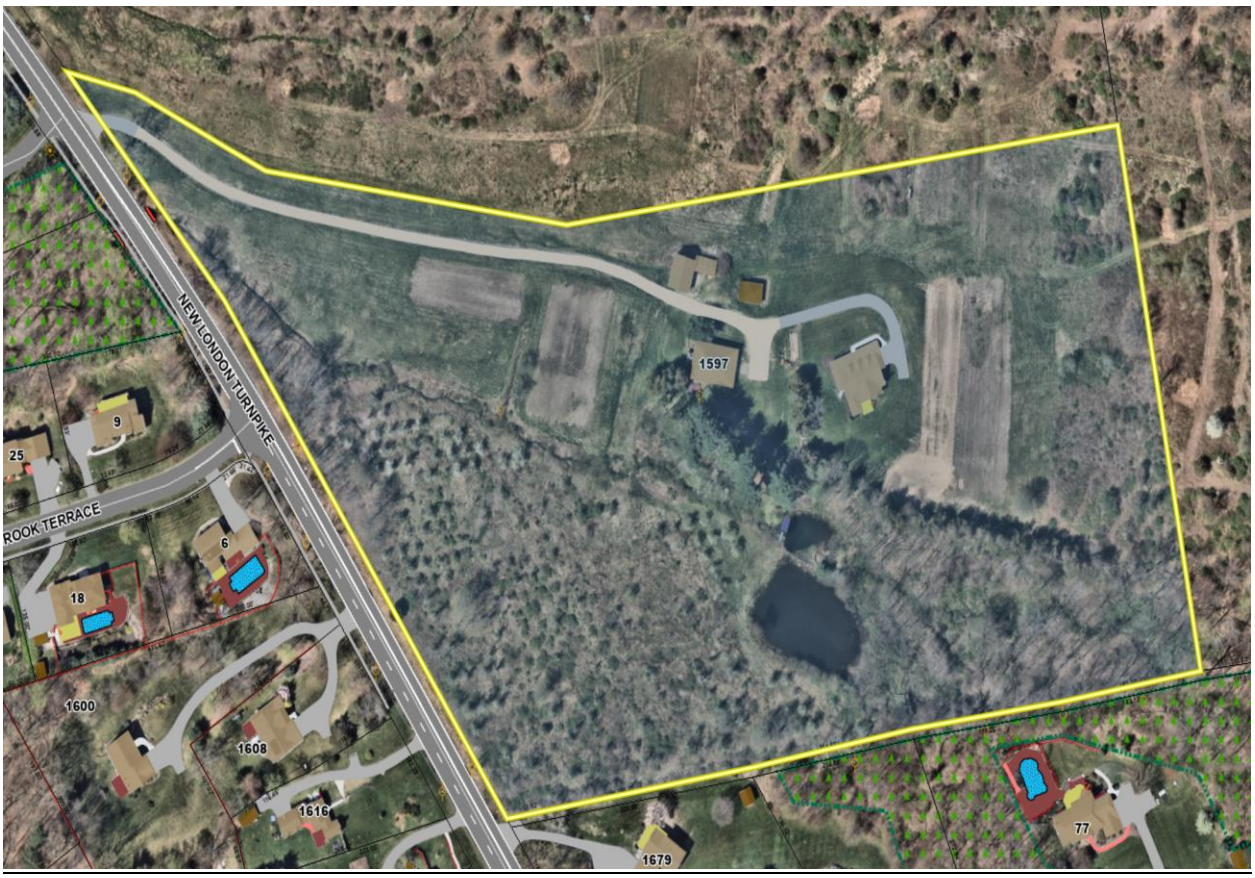
Review

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

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 contains wetland soils, depicted on the site plan as ranging from wetland flag #25-#31. The regulated activities proposed within the 100' upland review area include clearing, grading and water quality structures (basin and trench) as shown on Sheet #4.

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 along the proposed clearing limits. Existing vegetation is proposed to remain in the upland review area, continuing to serve as a wetland buffer.



Water Quality and Drainage

Two water quality structures are to be located within the upland review area. The basin is located 100 feet from the flagged wetland boundary. The trench ranges from 60-100 feet from the flagged wetland boundary. The existing vegetation is proposed to remain between the water quality basins and the wetlands.

September 18, 2024

MEMORANDUM

To: Suzanne Simone, Environmental Planner
Conservation Commission

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

Re: 1597 New London Turnpike 2-Lot Subdivision

The Engineering Division has reviewed plans for the proposed subdivision of land at 1597 New London Turnpike prepared by Megson, Heagle, and Friend Civil Engineers and Land Surveyors, LLC including plans dated September 12, 2024 and offers the following comments:

1. The proposed subdivision is consistent with Town stormwater management standards through installation of various infiltration systems designed to store the water quality volume associated with the new residential lot.

2. The computations of the water quality volume (WQV) for Area 'B' on sheet 6 of 8 should be corrected to include the computation of the R factor per the CTDEEP Stormwater Quality Manual.

3. The 100-foot upland review area should be labeled on the overall subdivision plan. The address and owner of abutting land at 1679 New London Turnpike should also be labeled on the plan for clarity along with the address of the subject parcel.

4. The existing drainage system in New London Turnpike should be depicted on all plan sheets and labeled with top of frame and flow lines. The proposed sewer connection may be in conflict with the storm drain which should be reviewed by the design engineer prior to construction.

5. Proposed limits of pavement repairs in New London Turnpike should be shown on the site plan for the utility cuts associated with this project. A note should be added indicating that concrete road base is expected to be encountered and the Town standard pavement repair detail added to the plan set.

6. The maintenance plans for the various stormwater management systems should be moved to the site plan on sheet 4 for ease of reference. A note should be added to indicate that the property owner is responsible for such maintenance.

7. The proposed limit of clearing should be labeled on the site plan on sheet 4.