

STAFF REPORT

APPLICATION: AGENDA ITEM I.4
SEPTEMBER 26, 2024 MEETING

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

Date: September 19, 2024

Re: **IWWA Application: 108 Chamberlain Lane**
One lot subdivision and site plan: Single Family House and Septic System

Review Documents:

IWWA May 25, 2023 meeting minutes, pre application discussion

Plan Set, Dated May 30, 2024

Engineering Department Review, Dated September 20, 2024

Proposal

The applicant seeks approval to create one lot and construct a single family house and septic system at 108 Chamberlain Lane.

Review

At the May 25, 2023 regular IWWA meeting the applicant presented a preliminary plan. At that time the applicant was seeking to submit an application for a site plan only. The property is not currently recognized as a lot, but rather as “remaining land” as labeled in the 2001 subdivision approval creating Chamberlain Lane. The applicant is now going through the process of subdivision before the IWWA and then on to the TPZ.

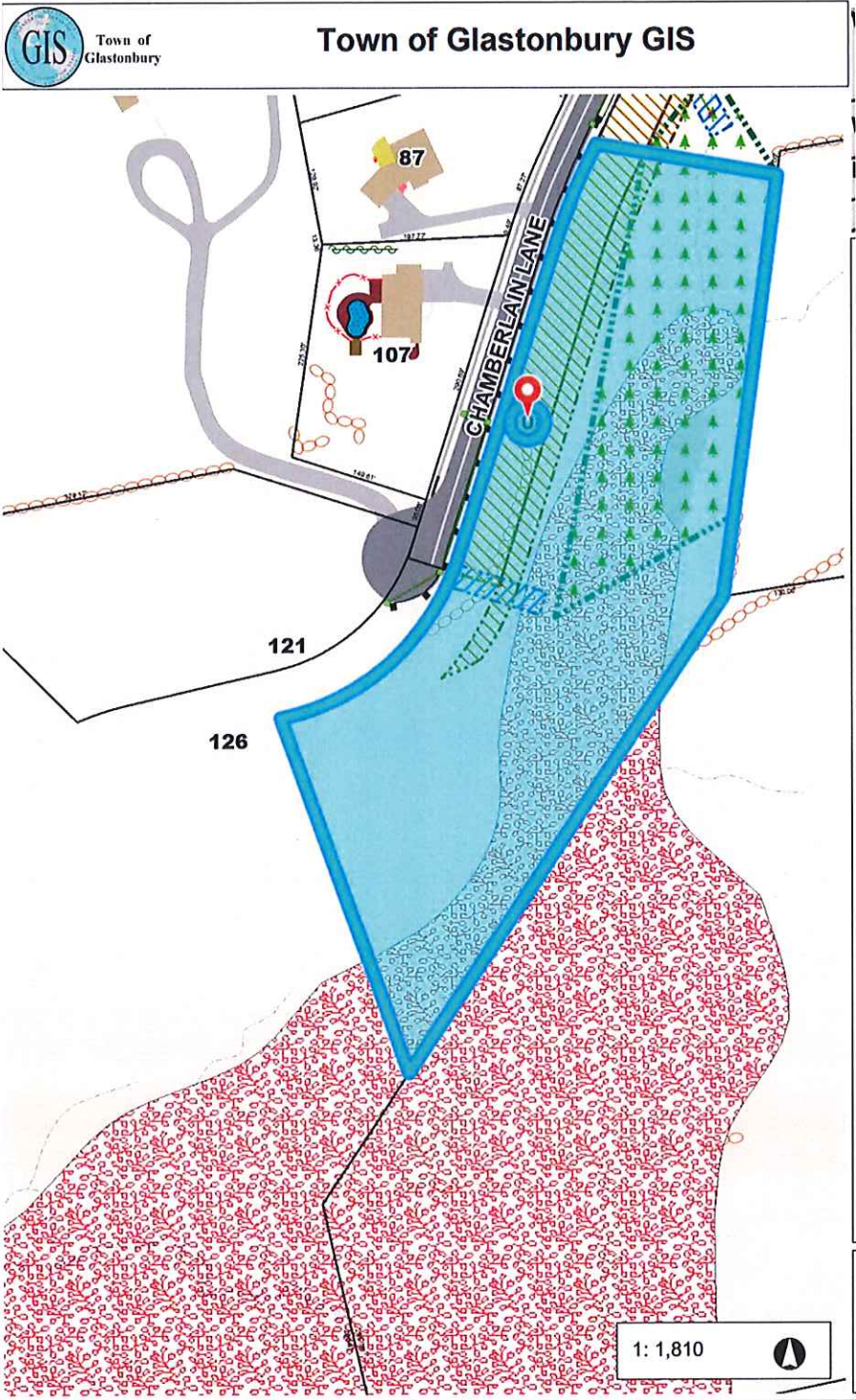
The approved plans identify that Chamberlain Lane was to be extended in a future subdivision application. This area was never depicted as a future development lot and was not part of the subdivision permit. The plan to create another subdivision did not move forward after the town purchased the land, now held as open space. The “remaining land” of this parcel contains utility, municipal and conservation easements. The Town of Glastonbury owns land connecting to the cul de sac, limiting the access to this proposed lot.

Site Description

The property is 5.19 acres within the Rural Residence Zone. The property is forested, and encumbered by a gas easement, conservation easement and sanitary sewer easement. The parcel is located within Groundwater Protection Zone #2.

The property contains a conservation easement to the northeast. The 2020 field delineated wetland is consistent with the town soil map. Development is proposed within 20’ of the delineated wetland, to accommodate the corner of the proposed house and walk out basement. This property is located within the Grindle Brook watershed, which is a 150’ upland review area. The proposal includes the creation of a conservation easement to envelop the wetland area (Sheet

Location map showing wetland soils (from aerial) in **red**, existing conservation easement in **green** and sanitary sewer easement in **brown**. Wetland boundary shown is consistent with field located wetland soils.



September 20, 2024

MEMORANDUM

To: Suzanne Simone, Environmental Planner
Conservation Commission

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

Re: Re-subdivision of 108 Chamberlain Lane
for New Residential Dwelling

The Engineering Division has reviewed the application materials for the proposed re-subdivision of 108 Chamberlain prepared by Barton and Loguidice, including plans and supplemental computations dated May 30, 2024 and offers the following comments:

1. The proposed stormwater management system is consistent with Town standards and provides retention of the water quality volume through installation of a water quality / infiltration basin.
2. The driveway and construction access for this property is proposed on an existing 2:1 slope that is protected with guidedrail. Gaining access to the property at this location will require the removal of guidedrail and the placement of significant fill before any equipment can enter the property to perform clearing, grubbing, excavation work or install the proposed construction entrance. This work to create an entrance platform into the site has the potential to cause sediment and erosion control issues at the start of construction and should be specifically addressed in the erosion and sediment control plan. Temporary grading that will allow an access platform to be created prior to the construction of the driveway retaining wall should also be shown on the plans. Cross sections for the driveway on this slope should also be included on the plans to provide a better understanding to the Commission and to the contractor regarding how this driveway is to be constructed and the quantities of fill involved.
3. The limits of the temporary right-of-way for the existing cul-de-sac and permanent right-of-way for Chamberlain Lane should be more clearly depicted and labeled on sheets 1 and 2 of the plans to clarify the limits of the legal access to this property from Chamberlain Lane.
4. Due to location of existing guiderdrail and steep slopes at the legal access point to this property it is likely that recent access to the property for preliminary testing purposes has been from the existing cul-de-sac and across abutting land that is outside the limits of the Town right-of-way. In order to facilitate construction of this lot as proposed, the applicant may need a temporary construction easement from the abutting landowner (Town of Glastonbury) in order to legally access the property from the existing cul-de-sac during construction.

5. The proposed retaining wall along the driveway exceeds 10 feet in height based on the proposed grading however top and bottom of wall elevations are not provided at the required intervals necessary to describe the wall. Additional top and bottom of wall elevations should be provided at key locations along the wall to clarify the top and bottom of wall elevations necessary to achieve the grading shown. A typical detail should also be provided for the proposed retaining wall describing wall type, footing depth, and means of accommodating the proposed guiderail at the top of the wall.
6. The proposed retaining wall and supported fill for the driveway will be over 10 feet high where it crosses the existing town 18-inch HDPE drainage pipe. Record drawings indicate that this pipe has limited cover and will be impacted by the wall footing. The existing storm drain should be re-routed around the proposed retaining wall to eliminate the conflict with the proposed retaining wall. The outlet protection for this pipe should also be assessed, depicted on the plans, and modified as may be necessary.
7. The proposed expansion of the drainage easement to facilitate future access the existing town drainage outfall is acceptable to this office. An easement map and supporting easement document shall be provided to this office for final review and approval prior to recording.
8. The metal beam rail termination on the north side of the proposed driveway needs to be shifted to the north to allow a minimum 12-foot-wide access for town equipment to reach the slope below the driveway retaining wall and the existing drainage outfall. A suitable accessway shall be graded in below the wall to allow the Town to access the drainage outfall for future maintenance.
9. The proposed 5,000-gallon fire tank is undersized per current standards and installation in the location shown will be problematic due to existing guiderail and potential disturbance to the abutting steep slope. The size of the tank shall be coordinated with the Fire Marshal and an alternate location selected that avoids these constraints.
10. The existing catch basin and manhole located in the cul-de-sac south of the proposed driveway are part of a sedimentation chamber and should be labeled as such on the plans along with flow line elevations.
11. Roof drain discharge points should be identified on the plans. A flow line elevation should also be provided for the proposed footing drain discharge.
12. A maintenance plan and schedule for the proposed water quality basin should be included on the site plan with a note that the property owner is responsible for such maintenance.
13. The v-notch weir outlet for the water quality basin should be constructed of concrete or another durable surface that will resist erosion.
14. An MS4 Permit tracking table describing pre and post development impervious area and directly connected impervious area needs to be added to the site plan.

15. The Engineering Division standard inspection note for work in the right-of-way needs to be added to the site plan.
16. The location of conservation easement placards on 4x4 wood posts for the proposed conservation easement should be shown on the plans due to proximity of the residence to this easement.
17. Proposed boulders and plants are indicated on top of the sedimentation and erosion control system and therefore cannot be installed until these erosion and sediment controls are removed and the yard is stabilized. This should be clarified on the construction sequence in the E&S plan, or these items moved inside of the erosion control system.
18. Additional Town standard details should be added to sheet 5 including driveway apron, storm pipe trench, manhole, flared end on concrete footing, and riprap outlet protection as may be required for addressing the conflict with the town storm drain.