

## MEMORANDUM

**TO:** Inland Wetlands Commission

**FROM:** John E. McCahill, Planning and Community Development Specialist

**DATE:** August 20, 2020

**SUBJECT:** **File APPL. #767** – Michelle and Anthony Angeloni, applicants; Jason L. Addison, owner: Request: 1) partial elimination and redirecting of existing intermittent watercourse (eroded drainage swale); 2) construction activities within 100' regulated area; proposed activities include construction of single family residential house, driveway, septic system, detached garage, pool, retaining wall, and related site grading. Location: 4 Vermillion Drive, Parcel 4420004. (Public hearing to be considered and date to be determined.)

### Documents Reviewed:

Application form; Site Development Plans for "The Angeloni Residence," Parcel 4420004, 4 Vermillion Drive, Sheets 1 through 5 (dated July 19, 2020) and Site Walk Map (dated 8/16/2020); and previous files for Appl. #594 (2003) and Appl. #648 (2006).

1. Based on the partial elimination and redirecting of the existing intermittent watercourse (eroded drainage swale), Town staff recommends that the Commission consider a public hearing for this application. I have discussed this process with the Design Engineer, David Whitney, and a brief presentation will be made at the September 1, 2020, meeting. This presentation will include an overview of the proposed site development and a summary of the proposed regulated activities. It will also include an orientation to the "Site Walk Map" in order to assist the Commissioners in having a clear understanding of the property while conducting their site walks. Following this presentation, the Commission should determine if a public hearing should be scheduled. If this is the case, Town staff would recommend a special meeting be scheduled, possibly the week of September 22<sup>nd</sup> – 24<sup>th</sup>, 2020.
2. This property was the subject of two previous applications/approvals (both applications were also the subject of public hearings). Application #594, Siddiq A. Sattar, owner/applicant, was approved on December 9, 2003. Application #648, Phyllis E. Sattar, owner; Jay L. Addison, applicant, was approved on March 7, 2006. Both of the applications have expired and none of the approved regulated activities occurred. The plans associated with the previous approvals have been included as "feasible alternatives," and they will be summarized and discussed in a future presentation(s).
3. A conservation restriction was included on the plans approved for Application #648 (2006), and it has been filed in the land records (book 555, page 437). This still remains in effect on the subject property.

4. Drainage calculations should be submitted to the Town Engineer, as the existing drainage patterns are being modified and redirected to Town-owned drainage.
5. A construction narrative and specific erosion control methods/phasing should be included on the plans. The plan should include specific phasing to reduce the potential for erosion concerns that can be associated with the development of steep slopes.
6. The plans include a notation and a report that indicates Timothy Mischke, Registered Soil Scientist, was responsible for determining the wetland limits in 2003. This determination should be reviewed and there should be an updated report submitted for this application. A report should also be provided, for this application, which addresses the potential for impacts to wetlands/watercourses associated with the current plan for development of this property; and which addresses any need for potential mitigation to compensate for the proposed filling of the intermittent watercourse.
7. The plans should clarify the accuracy of the topographic information as shown. It would appear that there is an existing swale along the northerly property line that directs water to the existing 15" drainage pipe. Additional field topography may be needed in this area, and the existing elevations should be provided for all of the existing pipes and inlet structures. (I would note that the elevations of existing pipes and inlet structures do appear to be shown on the 2006 Approved Plan which is included on Sheet 5.)
8. The one-hundred foot (100') regulated area associated with wetlands/watercourses should be shown on the plans.
9. The proposed septic system is subject to review and approval by the Farmington Valley Health District (FVHD). Any information regarding a general/preliminary review by the FVHD should be provided for this application/proposed house and septic system location.
10. A site walk plan has been prepared and submitted for the Commission. All Commission members are encouraged to walk this property. As previously noted, an orientation to the site will be provided at the September 1, 2020 meeting; as it is likely that Commissioners will go out to the site on their own.
11. The plan includes a proposed retaining wall with a maximum height of eight feet along the back side of the proposed house/pool/detached garage. This would require an "engineered/designed" wall. A general wall detail should be provided on the plans.
12. The limits of proposed tree clearing should be clearly shown on the plans. The proposed clearing limits should be flagged in the field and inspected by Town staff prior to clearing. This should be noted on the plans. There is also a note that they "request to remove vegetation in this area," which is subject to a conservation restriction. This should be discussed and clarified with the Commission.

13. Based on a review of the most current mapping related to the CT DEEP Natural Diversity Data Base areas (June 2020) this property is not located near, nor proximate to, any of the highlighted areas of concern.
14. As requested by the Commission, to allow for adequate review time, application revisions and any additional information should be submitted at least seven (7) days in advance of the meeting.

copy: Hiram Peck, Director of Planning and Community Development  
Larry Baril, Town Engineer  
Dianne Harding, Farmington Valley Health District  
David Whitney, David F. Whitney Consulting Engineers, LLC

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