



John Salomone
Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Planner

Edmund J. Meehan
Town Planner

Memorandum

To: Town Plan & Zoning Commission
From: Ed Meehan, Town Planner
Date: October 06, 2011
Re: **Discussion Outline for Review of Proposed Toll Brothers Request for Open Space Subdivision**

1. Location of storm water basins. Revise open space boundary to incorporate basins on the westerly side of the subdivision into property that will be owned and maintained by the development's homeowners' association.
2. Add notations to project plans and state in TPZ action that "all stormwater basins shall be owned and maintained by the homeowners' association."
3. Relocate stormwater basin at southeast corner of subdivision out of 50 foot Old Highway greenway buffer. Verify 3:1 mowable slope within basin area.
4. Require that subsequent to construction of stormwater basins, the replanting and screening of adjacent backyards along Russell Road will be evaluated.
5. Revise limits of construction tree cutting and grading along backyard of lots 1 to 6 along Russell Road to maintain existing mature tree buffer.
6. Revise limits of construction tree cutting and grading adjacent to lot 48 out of 50 foot Old Highway greenway buffer.
7. Revise limits of construction along easterly side (Russell Road) of lot 11 and adjacent stormwater basin out of Russell Road right of way.
8. Change street name "Cedar Mountain."
9. Add typical details for proposed retaining walls, show on grading plan top and bottom wall elevation, identify protective fencing, maintain minimum 5 foot wall setback from property boundary.

10. Add note to plans and state in TPZ decision, “Town to be granted rights to drain into private stormwater basins.” Identify delineation of maintenance responsibility for stormwater system.
11. Add note to plans and state in TPZ decision, “Developer shall be responsible for pre and post blasting reports for monitoring and approval by Fire Marshal.”
12. Add note to plans and state in TPZ decision, “Prior to processing of rock on site, developer shall apply for Special Permit Section 6.4 - See: Subsection 6.4.3(D). Two-thirds favorable vote of Commission required rock crushing equipment.”
13. Eliminate parking within cul-de-sacs adjacent to Old Highway greenway.
14. Add note to plans and state in TPZ decision that “MDC pump station building shall be designed and constructed in accordance with building elevation submitted to the Commission August 10, 2011.”
15. Add note to lot proposed for MDC pump station at northeast corner of subdivision, “Not an approved Residential Building Lot – For Utility Service Building Use Only.”
16. Note that project ground sign at entrance to subdivision is not approved and will require Special Exception petition Section 6.2.4.
17. Submit redesign for area of former lots 12 and 13, 1,700 square wetlands area. Remove retaining wall and guard rail from street right of way and submit grading plan.
18. Reevaluate the design of lot 11. This lot is bounded by wetlands regulated area on west side, retention basin on north and sanitary sewer easement along Russell Road. Development of lot requires offsite tree clearing and grading within Russell Road right of way.
19. Prior to the final revised subdivision plans being signed by the TPZ Chairman the developer shall post a performance bond for all subdivision improvements. Section 7.5(B) Subdivision Regulations.
20. See attached Project Design Report for Stormwater Management, revised dated 7-25-11. Table I. Existing vs. Proposed Peak Rates of Runoff (Point of Analysis). This report is the project engineer’s professional opinion that post development runoff down into the Brentwood neighborhood will decrease by 20 percent.