

TOWN OF NEWINGTON

200 Garfield Street Newington, Connecticut 06111

Conservation Commission

Memorandum

To: Conservation Commission
From: Erik S. Hinckley, Asst. Town Planner/Inland Wetland Agent
Date: March 7, 2022
Re: 30 West Hartford Road (Royal Villas Condo) - Wetland Application 2022-03

Staff Report:

The existing parcel is approx. 11.5 acres and contains 1.58 acres of URA (upland review area) and 0.56 acres of wetlands. This site is currently occupied by the Royal Villas Condominium. The proposed project is for the replacement of an existing outdoor sports court. A portion of the existing court area falls within the wetland as well the URA. As proposed the project would disturb approx. 0.11 acres of the URA and .002 of the wetland areas on the site.

The applicant intends to remove the existing broken and heaved bituminous court and processed stone base material, which will be removed from the site. The court will be replaced with new base material and be repaved (much like a driveway replacement). The applicant was asked to reorient the court to remove a portion from the wetland area, they chose to replace the court as it currently exists. The contractor will install the appropriate E & S measures during the construction phase, to mitigate any short-term impacts. All disturbed areas will be reseeded with a conservation seed mix to restore the disturbance upon completion of the project.

There are no drainage components to this application. Water will flow as it naturally has in the past off of the sports court.

This appears to be a typical maintenance project of their outdoor recreation facilities and should have no long-term effects to the regulated area.

Commission:

In reviewing this application, the commission should consider the criteria for Considerations for Decision in section 10.2 of the regulations (attached for your review).

10.2 In carrying out the purposes and policies of sections 22a-36 through 22a-45, inclusive, of the Connecticut General Statutes, including matters relating to regulating, licensing and enforcing of the provisions thereof, the Agency shall take into consideration all relevant facts and circumstances, including but not limited to:

a. the environmental impact of the proposed regulated activity on wetlands or watercourses;

b. the applicant's purpose for, and any feasible and prudent alternatives to, the proposed regulated activity which alternatives would cause less or no environmental impact to wetlands or watercourses (such alternatives may include low impact development techniques);

c. the relationship between the short term and long term impacts of the proposed regulated activity on wetlands or watercourses and the maintenance and enhancement of long-term productivity of such wetlands or watercourses;

d. irreversible and irretrievable loss of wetland or watercourse resources which would be caused by the proposed regulated activity, including the extent to which such activity would foreclose a future ability to protect, enhance or restore such resources, and any mitigation measures, including low impact development techniques, which may be considered as a condition of issuing a permit for such activity including, but not limited to, measures to (1) prevent or minimize pollution or other environmental damage, (2) maintain or enhance existing environmental quality, or (3) in the following order of priority: restore, enhance and create productive wetland or watercourse resources;

e. the character and degree of injury to, or interference with, safety, health or the reasonable use of property which is caused or threatened by the proposed regulated activity; and

f. impacts of the proposed regulated activity on wetlands or watercourses outside the area for which the activity is proposed and future activities associated with or reasonably related to, the proposed regulated activity which are made inevitable by the proposed regulated activity and which may have an impact on wetlands or watercourses.