

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: September 13, 2022
Re: 316 Maple Hill Avenue – Wetland Application 2022-18

Staff Report:

The applicant is applying for a wetland permit for construction activities within the regulated area at 316 Maple Hill Avenue.

The parcel is 0.40 acres of land of which 0.25 acres fall within the upland review area (URA). This is an existing residence that is proposing to add a garage and breezeway to the property. As proposed 0.02 acres of URA will be disturbed during the construction activities. All existing wetlands (by town mapping) are off of his property to the north on the Indian Hill Country Club parcel. The disturbance that will occur within the URA is typical for construction activities associated with a building addition.

There are no drainage components to this application. The existing grades will remain largely unchanged and should not impact abutting properties. There will be no long-term impacts to the wetlands with this project any short-term impacts will be mitigated through the use of silt fence and hay bales during construction. All disturbed areas will be re-seeded by the property after the project has been completed.

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.