

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: 680 North Mountain Road – Wetland Application 2022-17

Staff Report:

The applicant is applying for a wetland permit for construction activities within the regulated area at 680 North Mountain Road.

The parcel is 1.34 acres of land of which 0.03 acres fall within the wetlands and 0.65 acres within the upland review area (URA). This parcel is currently being utilized as a paved parking lot. The applicant proposes to build an approx. 18,500 square foot building on the site with an associated parking lot. Additionally, a soil scientist flagged the wetlands at the site. The result of this action removed the wetland soils from this property and reduced the URA to 0.32 acres. The entire 0.32 acres of URA will be disturbed during the construction phase of this project. Impacts to the wetlands during construction will be mitigated by the installation of silt fence. The overall impervious area of the existing parking lot should be slightly reduced with the proposed landscaping for this project. The construction activities are typical for a project of this size and scope.

Currently the plans are under review by the Engineering department. They will review drainage, grading, and utilities. The applicant will address any concerns by revising the final plans per comments received from the Town Engineer.

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.