

Rock Hole Brook Subdivision

Wetlands Application - Supplemental Information

02/14/2022

Purpose and Description of Activity for which permit is requested;

- This proposal is to construct a 23 Lot Single Family Open Space Subdivision on a 15.97 acre site. The portion of the site to be developed is former farmers' fields that has become overgrown. The proposal will have a temporary impact on the wetlands or watercourses of 570 sq. ft. (0.013 ac.) for the construction of the sanitary sewer main. Of the 4.1 acres of upland review area on this property, only 1.6 acres will be disturbed. The direct wetlands impact will be temporary as it is only to install the sanitary sewer main. The volume of earth materials within the wetlands area will be approximately 40 cu. yds. being removed and 40 cu. yds. of fill.

Environmental Impact of the proposed action;

- This project has been designed to have no environmental impact to the inland wetlands and watercourses on this property. All proposed activities, with the exception of a temporary utility crossing, will take place in the uplands portion of the site while preserving all of the wetlands and watercourses in public open space and conservation easements.

Alternatives to the proposed action;

- Because there are not permanent direct impacts to the inland wetlands and watercourses on this property, the only alternatives considered were methods of minimizing the site grading in the upland review areas. The alternatives considered were placement of lots and houses and configuration of open space to benefit the short or long-term quality of the inland wetlands and watercourses on this property.

Relationship between Short-Term Uses of the environmental and the maintenance and enhancement of Long-Term Productivity;

- Given the fact that this property is mostly fallow farmland that has become reforested over time, our proposal is to utilize these portions of the property that have been historically worked by farmers while preserving the wetlands, watercourses, flood plain and environmental sensitive areas in Town owned open space and conservation easements to maintain their environmental integrity. In addition, the designed erosion and sediment control plan and designed water quality features of the designed erosion and sediment control plan and designed water quality features of the stormwater system will enhance the sensitive areas and increase their long-term productivity.

Irreversible and Irretrievable Commitment of Resources which would be involved in the proposed activity;

- There will be no irreversible and irretrievable commitment of resources involved in the proposed activity.

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The character and degree of injury to, or interference with safety, health or the Reasonable Use Of The Property, which is caused or threatened;

- This proposal is a reasonable use of the property as the applicant is asking for 23 Single Family Lots as allowed under the current zoning regulations. All the homes and appurtenances are proposed to be in the upland portions of the site. The project as submitted has been designed in accordance with all applicable health, building, life safety, fire and zoning codes or regulations to insure that there will be no interference with safety and health.

Suitability or Unsuitability of such activity to the area which it is proposed;

- The proposed activity is absolutely suitable for the area and consistent with the surrounding land uses.