

# 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 4, 2022  
**Re:** 359 Church Street and 321 Tremont Street (rear) – Wetland Application 2022-05

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#### Staff Report:

The existing parcel(s) contain 15.61 acres of land. The town mapping for regulated areas (calculated from the town GIS) on the site currently show 3.14 acres of regulated wetland areas and 4.84 acres of regulated URA (upland review area). The applicant is proposing an Open Space Subdivision which will consist of 23 lots. As required (for an open space subdivision) the applicant will be deeding approx. 5 acres of property to the town as open space. The applicant is also proposing 3 additional conservation easements which total approx. 1.10 acres of land.

The applicant is proposing a 23-lot open space subdivision development. Based on the applicants flagging of the regulated wetland areas this project would disturb approx. .01 acres of wetlands and 1.6 acres of URA. The wetland disturbance is to facilitate a utility connection for the sanitary sewer (see sheet 7 of 23) and will be temporary in nature. The remainder of the disturbance will occur in the URA. Those proposed activities are typical of new home construction and would include; clearing (as needed), grading, paving, and building construction. The applicant will be using temporary sediment traps, silt fence, and hay bales for their erosion and sediment controls during construction.

As proposed 2 houses (lots 3 & 4) will be completely within the URA. Two other houses (lots 2 & 5) will be partially within the URA. According to supplemental information provided by the applicant;

“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”

The drainage component of this application is currently being reviewed by the Town Engineer. Any comments generated by that review will be addressed by the applicant during the review phase of the project.

The project, as proposed, would appear to have little direct impact to the wetlands and moderate impacts to the buffer area during construction. The proposed construction activities and E & S controls are typical for a project of this size and scope.

#### 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.