

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 2022-04

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 applying for a wetland map amendment with this application.

The applicant engaged a soils scientist, David H. Lord, who flagged the wetlands onsite. That work was completed in June of 2021 (see the report dated December 3, 2021). As flagged the regulated areas would be reduced as follows; wetland areas to 2.59 acres and the URA to 4.1 acres.

Commission:

All map amendment applications require a public hearing. In reviewing this application, the commission should consider the criteria for Map Amendments as in sections 15.4 and 15.5 of the regulations (attached for your review).

15.4 Petitions requesting changes or amendments to the Inland Wetlands and Watercourses Map, Newington, Connecticut, shall contain at least the following information:
a.....the petitioner's name, mailing address and telephone number;
b.....the address, or location, of the land affected by the petition;
c.....the petitioner's interest in the land affected by the petition;
d.....map(s) showing the geographic location of the land affected by the petition and the existing and the proposed wetland(s) and watercourse(s) boundaries on such land in accurate detail together with the documentation supporting such proposed contiguous boundary locations; and
e.....the reasons for the requested action.

15.5 Any person who submits a petition to amend the Inland Wetlands and Watercourses Map, Newington, Connecticut, shall bear the burden of proof for all requested map amendments. Such proof may include, but is not limited to, professional interpretation of aerial photography and remote sensing imagery, resource mapping, soils mapping, or other information acceptable to the Agency. If such person is the owner, developer or contract purchaser of the land which is the subject of the petition, or if such person is representing the interests of such an owner, developer or purchaser, in addition to the information required in subsection 15.4 of these regulations, the petition shall include:

- a.....the name, mailing address and telephone number of the owner(s) of such land and owner(s) agent or other representative;
- b.....the names and mailing addresses of the owners of abutting land;
- c.....documentation by a soil scientist of the distribution of wetland soils on said land. Such documentation shall at a minimum include the report of the soil scientist documenting the location of wetland soils on the land and a map of the said land indicating the flag locations set by the soil scientist and defining the boundaries of wetland soil types; and
- d.....map(s) showing any proposed development of the land in relation to existing and proposed wetland and watercourse boundaries.