

July 6, 2016
Item # 5

August 1, 2016
Item # 7

RECEIVED

JUN 17 2016



DEPARTMENT OF COMMUNITY SERVICES
PLANNING DIVISION
TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CT 06107-2431
TEL: (860) 561-7555 FAX: (860) 561-7504
www.westhartford.org

PERMIT APPLICATION FOR INLAND WETLANDS & WATERCOURSES
ACTIVITY: (check one of the following)

MAP AMENDMENT REGULATED ACTIVITY

File # IWW #1046 Application Fee \$ 220. Surcharge Fee 60 Date Received 6.17.16

Street Address of Proposed Application: 1344 New Britain Avenue (including lots 1344, 8 & 10 aka Berkshire Rd)

Zone: R-6 Acreage/Lot Area 0.96 Ac. Parcel/Lot# 1344 / 8 / 10

Applicant's Interest in Property: Agreement to purchase parcels and developer

Brief Description of Proposed Activity: Subdivision to re-establish original lots from 1920 for construction of one-family homes. Portion of one driveway and minor grading within URA.

The undersigned warrants the truth of all statements contained herein and in all supporting documents to the best of his/her knowledge and belief. Furthermore, the applicant agrees that submission of this document constitutes permission and consent to Commission and Staff inspections of the site. *Note: Notice is hereby given the Connecticut Department of Public Health must be notified by applicants for any project located within a public water supply aquifer protection area or watershed area. (CTDPH website at <http://www.dph.state.ct.us>)*

Eleanore M. Leary Estate, c/o John Leary III

NB Asset Management, LLC

Record Owner's Name

Applicant's Name

8700 Yardley Drive

PO Box 370647

Street

Street

Alexandria VA 22308

West Hartford CT 06137

City State Zip

City State Zip

Telephone #

860-883-6201
Telephone #

Contact Person:

Brandon Handfield, P.E.

Name

Applicant's Signature

191 Norwich Avenue

Signature of Owner/Authorized Agent

Street

Lebanon CT 06249

City State Zip

(860) 367-7264

bhandfield@yanticroverconsultants.com

Telephone #

E-Mail



June 17, 2016

Mr. Todd N. Dumais, Town Planner
Town of West Hartford
Department of Community Services
Planning & Zoning Division
50 South Main Street
West Hartford, CT 06107

RE: Berkshire Road Subdivision
1344 New Britain Avenue, West Hartford, CT

Dear Mr. Dumais,

On behalf of NB Asset Management, LLC, enclosed please find the following documents in support of the above reference subdivision.

- One (1) copy of Permit Application for Inland Wetlands & Watercourses Commission
- One (1) copy of the DEEP Statewide Inland Wetlands & Watercourses Activity Reporting Form
- One (1) copy of Permit Application for Subdivision
- Seven (7) full size (24" x 36") copies of the Subdivision Plan set
- 13 reduced size (11" x 17") copies of the Subdivision Plan set

The proposed subdivision will re-establish the number of lots created in October 1920 as part of the West Hartford Manor Development. It is our understanding that due to the historical common ownership and use of the subject lots, the original lots are considered merged. The proposed development will be one-family homes consistent with the R-6 District requirements.

The southerly portion of the subdivision is located within a 150' regulated area based on existing Town wetland mapping. The mapped wetlands are located across New Britain Avenue (Route 71).

Should you have any questions or need additional information, please don't hesitate to contact me at (860) 367-7264 or via email bhandfield@yanticroverconsultants.com.

Sincerely,

Brandon Handfield, PE
Civil Engineer

Enc.

Cc: NB Asset Management, LLC (1 copy)



LATE ITEM # 5

7-6-16



July 1, 2016

Mr. Todd N. Dumais, Town Planner
Town of West Hartford
Department of Community Services
Planning & Zoning Division
50 South Main Street
West Hartford, CT 06107

RE: Berkshire Road Subdivision
1344 New Britain Avenue, West Hartford, CT

Dear Mr. Dumais,

As requested, following please find supplemental information for consideration by the Town of West Hartford in reference to the Permit Application for Inland Wetlands & Watercourses Activity for the above project. The information provided below has been prepared based upon Section 10.2 of the Inland Wetlands and Watercourses Regulations for consideration by the Commission in reviewing the subdivision application.

PROJECT DESCRIPTION

The proposed subdivision will re-establish the number of lots created in October 1920 as part of the West Hartford Manor Development. Due to the historical common ownership and use of the subject lots, the original lots are considered merged. The proposed development will be one-family homes consistent with the R-6 District requirements.

A small portion of proposed Lots 1342 and 1344 are located within the 150' regulated area per the Town Inland Wetland Map E15. The mapped wetland is located on the opposite (south) side of New Britain Avenue (CT Route 71) from the proposed lots. Proposed activities within the 150' regulated area consist of the following:

- Minor clearing and grubbing on Lots 1342 and 1344
- Construction of a new apron and driveway serving Lot 1342
- Minor grading associated with the construction of new single family homes on Lots 1342 and 1344
- Installation of water and sewer service laterals to the existing utility mains within the New Britain Avenue right-of-way

There are no direct impacts on the mapped inland wetlands.

Mr. Todd Dumais
July 1, 2016

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PURPOSE (10.2.B)

The purpose of the proposed subdivision is to re-establish the number and general configuration of residential lots originally created in 1920. The historical use was single-family, which included a primary dwelling and accessory structure with footprints areas that crossed over the original boundary lines, thereby merging the properties by use. These existing structures will be removed allowing the original number of lots to be re-established and separate residential uses to be conducted on each lot.

There are no prudent and feasible alternatives to the regulated activities described above. All proposed work is required in order to provide suitable access to public roads and utilities. Disturbance within the regulated areas has been minimized to the greatest extent possible.

ENVIRONMENTAL IMPACT (10.2.A)

As stated above, the disturbance and proposed work within the 150' regulated area has been minimized to the greatest extent possible and the proposed single-family use matches existing conditions. The proposed single family homes are located entirely outside of the regulated area.

The construction of a new driveway serving the proposed house on Lot 1342 will result in a minor increase in impervious surfaces draining to New Britain Avenue within the regulated area. All other areas of disturbance will be stabilized and landscaped to match existing conditions. Overland flow drainage patterns have been maintained. In recognition of the physical separation of the regulated activity from the mapped wetlands by the 50'+ wide paved road and the existence of formal drainage within New Britain Avenue, there will be no adverse environmental impact from the project.

Any potential impact of the project is related to short-duration construction activities. The potential environmental impact of these temporary disturbances will be mitigated through the proper installation and maintenance of erosion and sedimentation controls.

SHORT-TERM AND LONG-TERM IMPACTS (10.2.C)

As described above, there will be no long-term impacts of the proposed project on the Wetlands and Watercourses. The proposed activities and single-family residential use are consistent with existing conditions, historical uses and the original development intent for the area.

Short-term impacts related to construction activities will be addressed through the implementation of an erosion and sedimentation control plan.

MITIGATION (10.2.D)

The project is consistent with the existing uses of the land and will not result in irreversible or irretrievable loss of Wetland or Watercourse resources. The proper implementation of an erosion and sedimentation control plan is proposed on the plan to minimize any short-term impacts associated with construction activities and temporary land disturbance.

Mr. Todd Dumais
July 1, 2016

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CHARACTER AND USE (10.2.E)

The proposed regulated activities are consistent with existing uses and incidental to the permitted residential use of the property. Injury to, or interference with, safety, health or the reasonable use of the property are not anticipated.

IMPACT TO AREAS OUTSIDE OF REGULATED ACTIVITY (10.2.F)

The proposed regulated activities will be conducted within the outer limits of the 150' regulated area for a wetland located across (south) of New Britain Avenue. The wetland or watercourse resources are not located on the subject properties. The only potential impact on the mapped resource is related to temporary disturbances associated with construction activities, which have been addressed through the preparation of an erosion and sediment control plan.

FUTURE ACTIVITIES AND IMPACT (10.2.G)

Following construction of the single-family homes, the applicant does not anticipate any further development activities that will impact regulated areas, Wetlands or Watercourses. Once constructed, use of the property will be consistent with the Permitted Uses as of Right and Nonregulated Uses described in Section 4 of the Regulations.

Should you have any questions or need additional information, please don't hesitate to contact me at (860) 367-7264 or via email bhandfield@yanticroverconsultants.com.

Sincerely,



Brandon Handfield, PE
Civil Engineer

Enc.

Cc: NB Asset Management, LLC (1 copy)

IWWA
8.1.16
#4 & #7

**Town of West Hartford
Conservation and Environment Commission (CEC)
Meeting Minutes
July 25, 2016, 7:00 PM
Town Hall, Room 314**

Present: Commissioners: Brian McCarthy (Chair), Chen Lu, Dennis Durao, Stefanie Wnuck, Beth Lander Morris, and Ryan Langan

1. The June 2016 CEC Meeting Minutes were approved.
2. Communications and News: No news to report.
3. Old Business: None
4. New Business:

#4

153 Hunter Drive- Application (IWW #1048) of Norman Abare, R.O., seeking approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant proposes re-grading of portions of the side and rear yard and to construct an approximately two (2) foot high retaining wall, arborvitae plantings, and fencing. The proposed is within the 150 ft. regulated area. (Submitted for IWWA receipt on August 1, 2016. Presented for determination of significance.)

The Applicant proposes to replace an old stone retaining wall that is being destroyed by chipmunks with a new retaining wall, and a combination of fencing and planted arborvitae around the perimeter of the property. The new trees and fencing will be set at the grade level consistent with the top of the new wall. The new wall will be relocated closer to Westborough Drive (South) and extended back towards the house in accordance with town setback limits. Similar fencing is planned for the West side of the property parallel to the Watercourse, but will not cross the Watercourse. The Applicant and the Chair noted that the removal of trees was reviewed by this Commission after a tree had fallen on the house.

The Applicant stated that the plan is to increase the number of planted trees by three times the number of trees removed. Silt fencing is currently in place along the South and West sides of the property to protect the Watercourse. The Chair stated that the silt fence should remain in place and as is throughout the construction and revegetation of the yard. Applicant stated that the yard behind the house leading toward the Watercourse has very little grading and the plan is to keep it flat. Work will take 2-3 weeks. Materials for the new retaining wall will include a cinderblock base and core with stone veneered facing and bluestone tops. The existing stone will be removed off-site. Base and yard leveling soils will consist of 48 cubic yards of sand and gravel. The metal fence posts will be

driven into the ground with minimal disturbance. Stockpiles of materials will be located inside the silt fence in a raised portion of the property to mitigate run-off. The CEC stated that the existing silt fence appears to address the CEC concerns regarding the protection of the Watercourse from runoff and siltation during the construction.

IWWA
Aug. 1ST
7

1344 New Britain Avenue (aka 8 and 10 Berkshire Road) - Application (IWW #1046) of NB Asset Management, LLC, Brandon Handfield, P.E., (Eleanore M. Leary Estate, c/o John Leary III, R.O.) seeking approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland and watercourse area. The applicant seeks to construct two (2) single-family homes as part of a proposed subdivision. The two lots are located across the street (New Britain Avenue) from Wolcott Park, which is identified as wetland soils per the Town map. One of the driveways and part of the site development for both homes falls within the 150 ft. upland review area. (Submitted for IWWA receipt on July 6, 2016. Determined to be potentially significant and set for public hearing on August 1, 2016.)

The Applicant was represented by Brandon Handfield, PE of Yantic River Consultants.

The proposed subdivision calls for five new homes to be built along north side of New Britain Avenue and the east side of Berkshire Road. The lot on the corner of New Britain Avenue and Berkshire Road and the lot directly to the East on New Britain Avenue are part of this application; The three other lots are not part of this application. There are no wetlands on the site and New Britain Avenue crosses the area between the site and nearby mapped wetlands. The 150 foot Wetland Review Area crosses into the proposed front yards and driveways of the two lots. According to the applicant, the Inland Wetlands are primarily classified as "Disturbed" (where Wolcott Park soccer fields, playgrounds, etc., have been located) and as "Manchester soils" In addition, the Applicant states that most of the Inland Wetland soils are very dry now, based on their areal shots of the area.

The CEC asked for a description of the construction plans, which are summarized as follows: One driveway is planned for the two lots to avoid having to do any work in the regulated area. If that is not approved, work in the east lot will be required. A 28-inch maple tree in the east lot will be kept. Silt fencing will ring the entire development area and each lot individually, creating a double-layered protection system. There will be a catch basin and underground drainage to 25- and 100-year flood levels. A 15-inch grade is planned, directing all water to infiltrators and then to the storm sewer. The sandy gravel with minimal clay should allow infiltration on the site, as mentioned by Mr. Handfield. Soil stockpile areas for excavation materials will be within the silt fence areas and will be re-used for grading and back filling. Most materials will stay on site.

Basement depths of the homes will be eight feet. Sewer connections on New Britain Avenue will tie into existing sewer lines. Underground electricity from the street pole, in accordance with Town preferences, will not require open excavation. Construction would start in late summer on the first house.

The CEC did not identify any environmental concerns with the project in regards to wetlands or other sensitive receptors.

5. Motion for Meeting Adjournment approved at 8:00pm.