



TOWN OF EAST GRANBY

INCORPORATED 1858

PLANNING DEPARTMENT
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May 1, 2023

TO: Inland Wetland Watercourse Agency
FROM: Robin Newton, AICP, CZEO, Town Planner
RE: Application #CC23-02, K SFR East Granby Owner, LLC, Bramble Bush Circle for activities within the Upland Review Area associated with the Development of Bramble Bush Village

Staff has prepared this review for the application listed above. Application submittals included the following:

1. Application Form
 2. Plans entitled, "The Bramble Bush Village, A Multi-Family Development, East Street/Bramble Bush Circle, East Granby, CT, Inland Wetland & Special Permit, March 24, 2023, Prepared by F.A. Hesketh & Associates, Inc." List of Drawings:
 - Title Sheet
 - MA-1, Master Plan
 - LA-1 & LA-2 Layout Plan
 - LS-1 thru LS-5 Landscape Plan
 - GR-1 & GR-2 Grading and Drainage Plan
 - PP-1 thru PP-3 Plan & Profile
 - EC-1 & EC-2 Soil Erosion and Sediment Control Plan
 - UT-1 & UT-2 Utility Plan
 - SD-1 thru SD-5 Details
 - NT-1 Notes
 - A-101 thru A-110 Architectural Floor Plans and Elevations
 - ILP-1 & ILP-2 Improvement Location Plan
 3. Drainage Report
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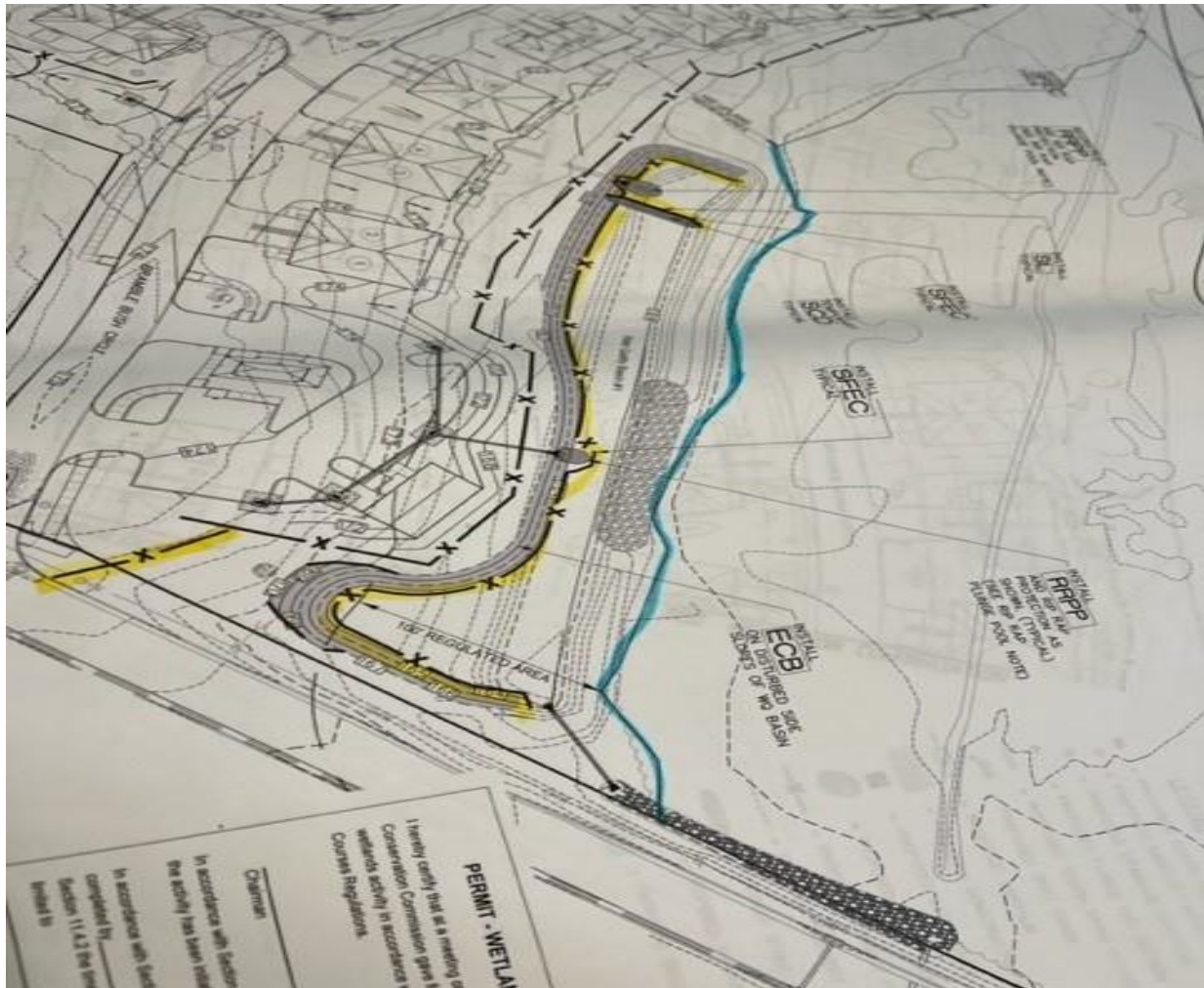
General Comments:

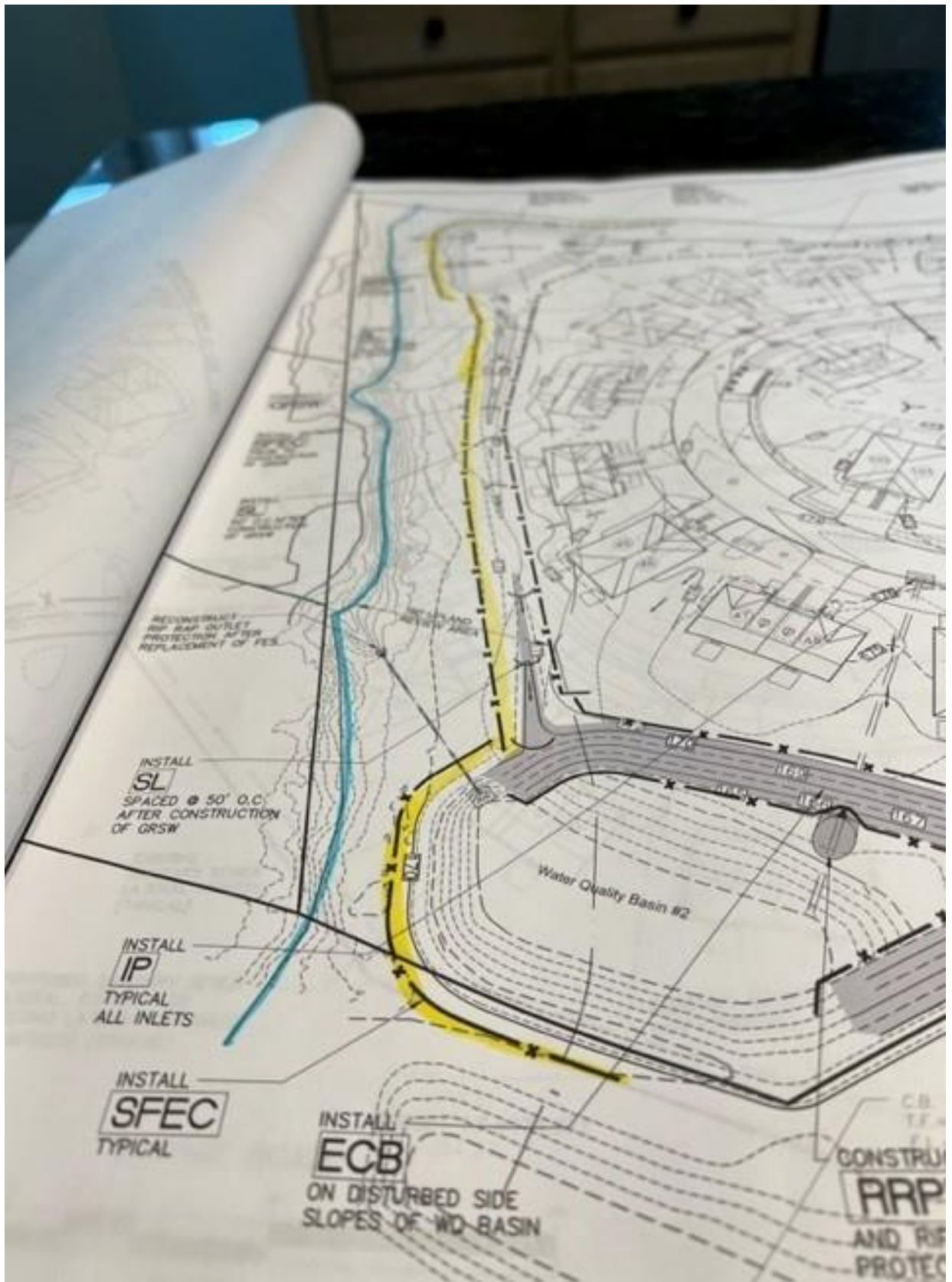
This application is for upland review area impacts associated with the development of a 116 dwelling unit multi-family proposal. This parcel had previously obtained IWWA approval for the development of 66 single family units as part of a regular subdivision.

Work had been completed under the previously approved IWWA permit including public improvements such as the 3 water quality basins, installation of drainage, and the road.

This application proposes upgrades to those public improvements including but not limited to the installation of approximately 13 new catch basins, improvements to existing catch basins, grading in some areas of the water quality basins, and reconstruction of outfalls. **This proposal shows no wetland impacts.** Upland review area impacts are estimated to be approximately 1.4 acres.

Shown on the following photos, the blue line is wetlands and the yellow line is the limit of disturbance within the water quality basins and line of silt fence. **There are no disturbances proposed between the blue and yellow lines.**







This plan as presented is almost identical to the previously approved plan and the upland review area impacts are associated with improvements being made to the existing drainage system and water quality basins.

If the Commission feels that all this application meets their regulations, Staff has prepared a draft motion for the Commission's consideration:

Motion to approve Application #CC23-02, K SFR East Granby Owner, LLC, Bramble Bush Circle for activities within the Upland Review Area associated with the Development of Bramble Bush Village, East Granby, CT for activities in the upland review area only, with the following conditions:

1. A pre-construction meeting is required with the Commission's agent prior to the start of the project.
2. No activities have been approved associated with this permit for work within the mapped wetland soils. Work beyond this permit will require approval from the Commission and would be considered a violation of the approval if it commences prior to necessary approvals.
3. Limits of clearing shall be staked in the field, inspected by Town Staff, and approved before the start of any clearing activities.
4. The Commission's agent shall be notified at least **3 business days** prior to commencement of any regulated activity.
5. Final stabilization of disturbed soil areas shall be stabilized with the application of loam, seed, required plantings, and appropriate erosion control measures.
6. At all times during site work and until soil areas are stabilized, the applicant shall install and maintain erosion and sediment control measures such as fabric filter fence, staked hay bales, or other measures deemed necessary by the Commission's agent to prevent erosion and sedimentation impacts to wetlands and watercourses.
7. Erosion control and soil stabilization measures shall comply with the approved plans and the guidelines as established in the Connecticut Guidelines for Soil Erosion and Sediment Control, 2002, CTDEP Bulletin 34.
8. Upon direction of the Commission's agent, erosion and sediment control measures shall be removed by the applicant following stabilization of the site.

All work and regulated activities conducted pursuant to this authorization shall be consistent with the terms and conditions of this permit. Any structures, excavation, deposition of fill, obstructions of flow, encroachments or other regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in permit modification, suspension, or revocation.

In the event that any additional wetland or watercourse regulated activities are required as a result of other agency permitting to support the proposed activity, the Inland Wetland Commission reserves the right to reconsider the proposed regulated activity and may require modifications to minimize the impact to wetland resources.

In evaluating this application, the Commission has relied on information provided by the applicant. If such information subsequently proves to be false, incomplete and/or inaccurate, this permit may be modified, suspended, or revoked.