TOWN OF EAST GRANBY

INCORPORATED 1858

PLANNING
DEPARTMENT

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February 3, 2025

TO: Inland Wetland Watercourse Agency
FROM: Robin Newton, AICP, CZEO, Town Planner
RE: Application #24-12, of Kirk MacNaughton for Upland Review Area impacts associated with a Resubdivision of Lot 4 into 4 lots, Black Bear Run. Assessor Map 4, Block 6, Lot 2.

Staff has prepared this review for the application listed above.

General Comments:

This application is for consideration of upland review area impacts associated with the resubdivision of Lot 4 Rolling Green aka Black Bear Run. Total parcel area is 21.696 acres with 4.47 acres of wetlands on the parcel.

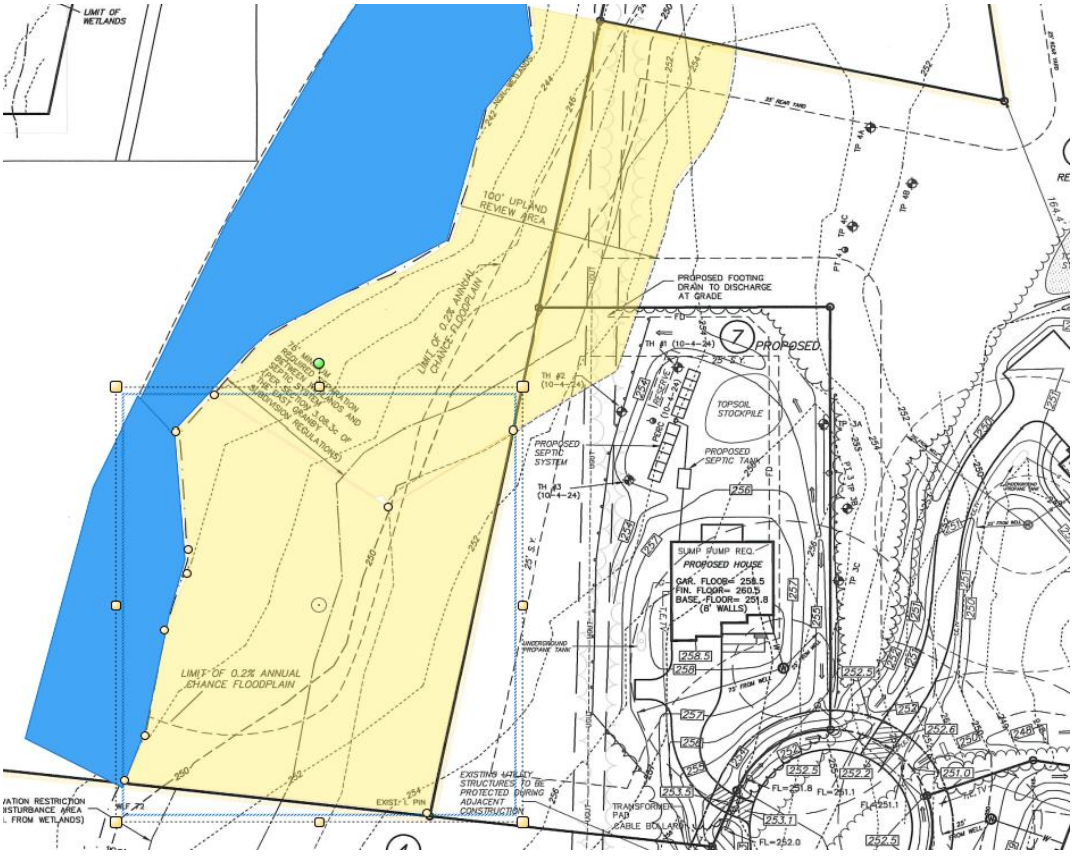


Figure 1: Proposed Lot 7- Yellow URA, Blue Wetlands

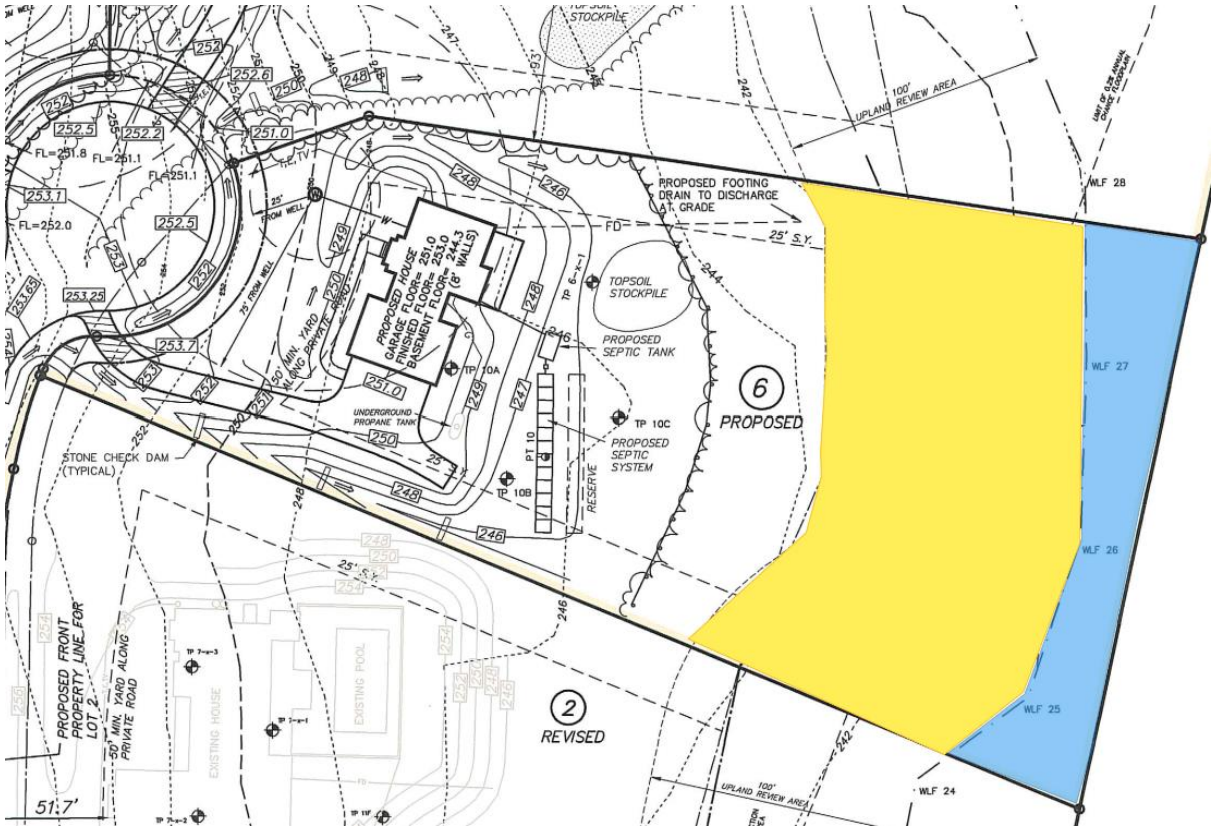


Figure 2: Proposed Lot 6, Yellow URA, Blue Wetlands

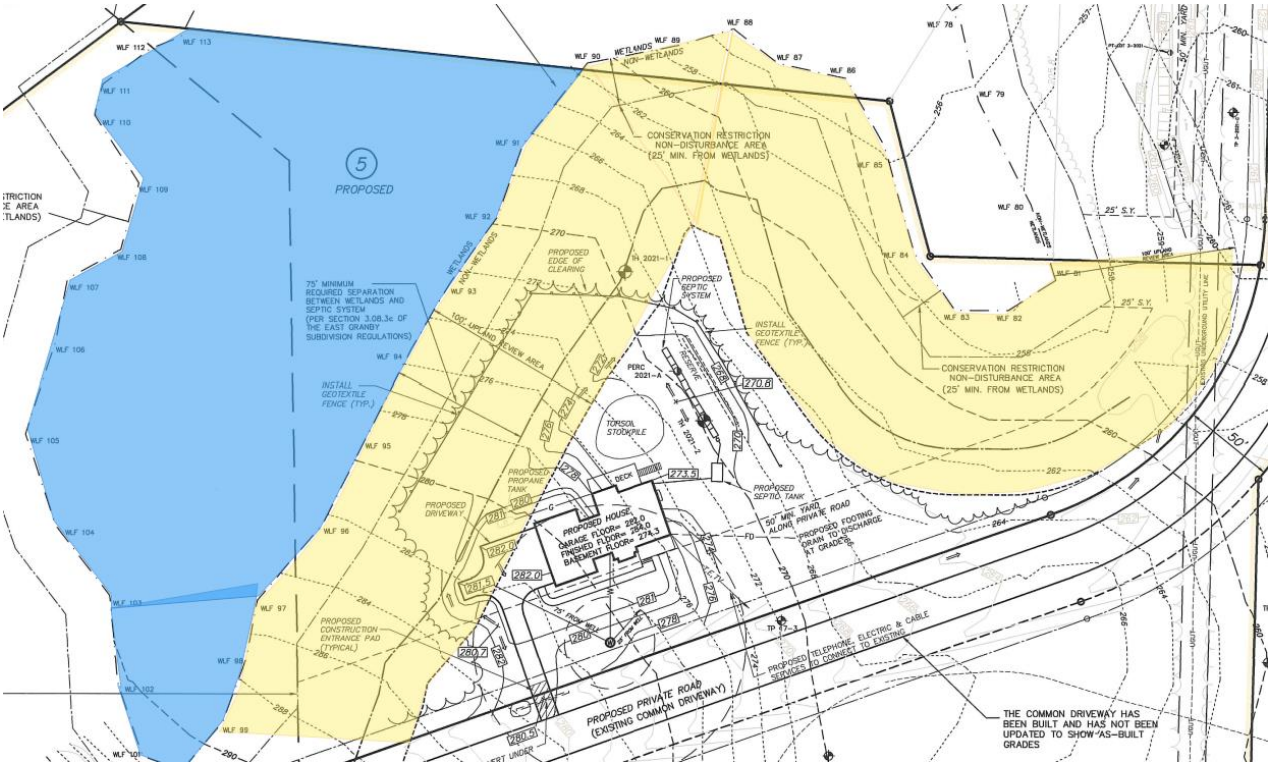


Figure 3: Proposed Lot 5, Yellow URA, Blue Wetlands-Previously Approved

Comments:

Lots 5 & 7 have grading associated with the URA. There are no wetland impacts proposed for any of the lots.

The plans lack a signature from the soil scientist verifying the wetland boundaries as shown are accurate.

If the Commission feels that all this application meets their regulations and all outstanding questions and/or concerns have been met, Staff has prepared a draft motion for the Commission's consideration:

Motion to approve Application #24-12, of Kirk MacNaughton for Upland Review Area impacts associated with a Resubdivision of Lot 4 into 4 lots, Black Bear Run. Assessor Map 4, Block 6, Lot 2 for activities in the upland review area only with the following conditions:

SPECIAL 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 will be considered a violation of the approval if it commences prior to necessary approvals.

3. Applicant shall have soil scientist sign plans and verify the surveyed location of the wetlands. If there is any discrepancy which affects this approval the applicant must come back for a modification to this permit.

STANDARD CONDITIONS:

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, March 2024.

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 another agency permitting to support the proposed activity, the Inland Wetland Conservation 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.

This permit is granted for a period of 5 years from the date of approval. Extensions may be granted at the request from the Commission.