TOWN OF BERLIN
Inland Wetlands and Water Courses Commission
240 Kensington Rd., Berlin, CT 06037
James P. Horbal, Agent 860-828-7069

Dial-in number: 978-990-5068
Access code: 600422#

AGENDA
Tuesday, June 2, 2020
7:00 p.m.

Call to Order

Audience of Citizens

Approval of minutes – May 5, 2020 Meeting

REGULAR MEETING

Application 20-04WF - Proposal by DF Realty, LLC to construct residential improvements within both a wetland and flood hazard zone on Lot #200, Block 74, Linden Drive.

Adjournment

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Inland Wetlands
and
Water Courses Commission
240 Kensington Road • Berlin, CT 06037
Office (860) 828-7069 • **Fax** (860) 828-7180

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TO: Inland Wetlands and Water Courses Commissioners
FROM: James P. Horbal, Wetlands Agent
RE: Commissioner's Memo for Tuesday, June 2, 2020

Application 20-04WF - Proposal by DF Realty, LLC to construct residential improvements within both a wetland and flood hazard zone on Lot #200, Block 74, Linden Drive.

The Applicant is proposing to construct a residential structure on the property located at the southwest corner of the intersection of Orchard Road and Linden Drive. The overall parcel (6.4 acres) contains approximately 4.5 to 5 acres of regulated areas (wetlands, Hatchery Brook, and floodplain). This parcel was created as a part of the Summit Wood Subdivision in the late 1970's and has yet to be developed due to a host of circumstances including a suitable septic system and the regulated areas. The current proposal depicts an engineered leaching field whereby sewage is pumped through a wetland area up to a suitable area in the southwest portion of the property. Portions of the proposed structure would be located approximately 30 feet from an area of wetland soils. The current layout lacks a plan of action to either buffer, or protect, the regulated areas. As per Staff's request, the Applicant has provided the Soil Scientist's Report on the wetland delineations and has staked out the proposed house and septic system locations (sent as attachments). Staff is recommending a Public Hearing be scheduled for the application due to the potential impact to the wetlands.

Please note that I will be out of the State, but available by phone (860-250-0320) if needed.
I plan on calling in to the meeting June 2nd.

INLAND WETLANDS AND WATER COURSES COMMISSION
MEETING MINUTES
OF
MAY 5, 2020

CALL TO ORDER:

The Inland Wetlands and Water Courses (Conference Call) Meeting was called to order by Chairman William Jackson at 7:00 p.m. on May 5, 2020.

ATTENDANCE:

Chairman William Jackson, Commissioners: Peter Nieman, David Rogan, Gary Pavano, Rick White, and John Zarotney. Absent: Michael Cassetta. Jim Horbal- Staff. Additional Callers: Lecia Paonessa, Monika and Sean Gunning, Matt Davison, Frank DiBacco, and Peter D'Addio

AUDIENCE OF CITIZENS: None.

MINUTES:

The minutes of the March 3, 2020 meeting were previously distributed for review.

Commissioner Rogan made a motion to accept the minutes of the March 3, 2020 meeting, seconded by Commissioner Nieman. The motion was unanimously approved.

The minutes of the March 11, 2020 Special Meeting were previously distributed for review.

Commissioner Rogan made a motion to accept the minutes of the March 11, 2020 Special Meeting, seconded by Commissioner Nieman. The motion was unanimously approved.

REGULAR MEETING:

Application 19-11WF - Proposal by BT 2008, LLC to construct residential and retail improvements within both wetland and flood hazard regulated area on Lot #12, 13A and 13C, Block 83 Berlin Turnpike.

Mr. Horbal reported that he received an email (on file) from Attorney Peter Alter (dated May 4, 2020), on behalf of the Applicant, withdrawing the application.

Application 20-04WF - Proposal by DF Realty, LLC to construct residential improvements within both a wetland and flood hazard zone on Lot #200, Block 74, Linden Drive.

Mr. Horbal reported that Staff has requested additional field information (survey work) be located on the site to better visualize the proposal impacts, and will deem the application as incomplete until such time as the information is received.

Mr. DiBacco was on the conference call and responded that he understood the request to field locate the property and submit a soil report before the next meeting.

Commissioner Pavano made a motion to table Application 20-04WF until the information is received, seconded by Commissioner Rogan. The motion was unanimously approved.

Application 20-02W- Proposal by Sean Gunning to construct a residential dwelling and associated improvements within an upland review area on Lot 10, Block 74B, Summit Wood Drive.

Mr. Gunning (and Mr. Matt Davison of Connecticut Consulting Engineers, Meriden, CT) were on the conference call. Mr. Gunning explained the revisions on the submitted site plan (dated March 19, 2020). After working with the State and Berlin Health Sanitarian, a location on the opposite side of the property was found. The building site remains the same.

Commissioner Nieman made a motion to approve the permit modification for Application 20-02W, seconded by Commissioner Rogan. The motion was unanimously approved.

ADJOURNMENT:

Commissioner Pavano made a motion to adjourn the meeting via conference call at 7:15 p.m. The motion was seconded by Commissioner Nieman. The motion was unanimously approved.

Lecia Paonessa
Recording Secretary

MEGSON, HEAGLE & FRIEND
CIVIL ENGINEERS & LAND SURVEYORS, LLC
81 RANKIN ROAD
GLASTONBURY, CONNECTICUT 06033
PHONE (860) 659-0587
FAX (860) 657-4429

May 18, 2020

Mr. Frank DiBacco
DF Realty, LLC
1850 Silas Deane Highway
Rocky Hill, CT 06067

Re: Soil Scientist Report
Lot #200, Block 74, Linden Drive
Berlin, CT

Dear Frank:

Per your request I am providing you with this report to serve as a summary of the delineation of wetland soils and watercourses I conducted on the above referenced property. This property is located on the corner of Linden Drive and Orchard Road. It is 6.37 acres in size. The intent of my work was to mark these boundaries with numbered flagging to allow a surveyed location to be reflected on the site plan.

The wetland boundaries were delineated with the aid of a Dutch Hand auger. The soil profiles were examined along the wetland boundaries to determine the limits of poorly or very poorly drained soils. This work was performed on 4-28-14. Blue flagging numbered WL 1 through WL 65 was used to demarcate the boundaries.

The watercourse boundaries were delineated by observing standing water conditions during the springs of 2014 and 2020. A small area of seasonal standing water was delineated with blue flagging numbered W-1 to W-8.

TOPOGRAPHY, VEGETATIVE & PHYSICAL FEATURES

A large portion of the lot is a flood plain consisting of wetland soils. This area has very little slope but does gently drain from south to north towards Hatchery Brook. Hatchery Brook is a small watercourse that flows to the north to a twin 36" RCP culvert underneath Orchard Road. This area is vegetated with a mature tree canopy of deciduous trees consisting primarily of Red Maples. A shrub and herbaceous layer of vegetation is present underneath the tree canopy. The area appears typical for a red maple swamp.

The southeasterly corner of the lot does slope up about 10' to Linden Drive with the steepest portion being immediately adjacent to the road at 20%. The area where the proposed house is

located is at an average slope of 2%. This area is vegetated primarily with Russian or Autumn Olive. These are non-native invasive shrubs.

The southwesterly corner of the lot consists of a knoll surrounded by wetland soils. This feature is about 20' high at its highest point on the property. It averages about 125' wide and 450' long as a general description. It is oriented slightly northeast and southwest. The slopes on the westerly side are approximately 25-35% and on the easterly side approximately 15-25%. This knoll is vegetated with a mature stand of deciduous canopy trees. The proposed leaching field portion of the septic system is proposed on the easterly side of this knoll.

SOILS

Wetland

A majority of the site is underlain by poorly and very poorly drained soils.

The NRCS Web Soil Survey depicts the wetland soils of the site to be of the **Saco silt loam series**. My onsite observations confirm this to be accurate. The NRCS Official Soil Series Description is as follows:

The **Saco series** consists of very deep, very poorly drained soils formed in silty alluvial deposits. They are nearly level soils on flood plains, subject to frequent flooding. Slope ranges from 0 to 2 percent. Permeability is moderate in the silty layers and rapid or very rapid in the underlying sandy materials. Mean annual temperature is about 50 degrees F. and mean annual precipitation is about 47 inches.

TAXONOMIC CLASS: Coarse-silty, mixed, active, nonacid, mesic Fluvaquentic Humaquepts

TYPICAL PEDON: Saco silt loam (Colors are for moist soil unless otherwise noted.)

A--0 to 12 inches; very dark gray (10YR 3/1) silt loam; gray (10YR 5/1) dry; weak coarse granular structure; very friable; many fine roots; moderately acid; clear wavy boundary. (10 to 15 inches thick)

Cg1--12 to 32 inches; gray (10YR 5/1) silt loam; massive; friable; few fine roots; common medium faint light brownish gray (10YR 6/2) iron depletions and common medium prominent strong brown (7.5YR 5/8) masses of iron accumulation; moderately acid; clear wavy boundary.

Cg2--32 to 48 inches; gray (5Y 5/1) silt loam with thin strata of very dark gray (10YR 3/1) silt loam; massive; friable; moderately acid; clear wavy boundary. (Combined thickness of the silty C horizon layers is 30 to 50 inches)

2Cg3--48 to 60 inches; gray (10YR 6/1 and 5/1) stratified coarse sand and medium sand; single grain; loose; moderately acid.

Upland

The upland soils in the southeast corner of the site are in the **Ellington silt loam series**. The NRCS Official Soil Series Description is as follows:

The **Ellington series** consists of very deep, moderately well drained soils formed in loamy over sandy and gravelly glacial outwash. They are nearly level to strongly sloping soils on glaciofluvial landforms, typically in slight depressions and broad drainage ways. Permeability is moderate or moderately rapid in the surface layer and subsoil, and rapid or very rapid in the substratum. Mean annual temperature is about 50 degrees F., and mean annual precipitation is about 47 inches.

TAXONOMIC CLASS: Coarse-loamy over sandy or sandy-skeletal, mixed, subactive, mesic Aquic Dystrudepts

TYPICAL PEDON: Ellington silt loam (Colors are for moist soil unless otherwise noted.)

Ap--0 to 8 inches; dark reddish brown (5YR 3/2) silt loam; pinkish gray (7.5YR 6/2) dry; weak medium granular structure; friable; few fine roots; 5 percent gravel; slightly acid; clear smooth boundary.
(6 to 12 inches thick)

Bw1--8 to 18 inches; reddish brown (5YR 4/4) silt loam; weak medium subangular blocky structure; friable; few fine roots; 5 percent gravel; moderately acid; gradual wavy boundary.

Bw2--18 to 26 inches; reddish brown (5YR 4/4) very fine sandy loam; massive; friable; 10 percent gravel; common medium distinct reddish gray (5YR 5/2) iron depletions and dark red (2.5YR 3/6) masses of iron accumulation; strongly acid; abrupt smooth boundary. (Combined thickness of the Bw horizons is 12 to 36 inches.)

2C--26 to 65 inches; dark reddish brown (5YR 3/4) stratified sand and gravel with a few thin lenses of sandy loam; single grain; loose; 50 percent gravel; few fine distinct reddish gray (5YR 5/2) iron depletions and few fine faint yellowish red (5YR 4/6) masses of iron accumulation; strongly acid.

The upland soils in the southwest corner of the site are in the **Manchester gravelly sandy loam series**. This is the area of the proposed septic system. The NRCS Official Soil Series Description is as follows:

The **Manchester series** consists of very deep, excessively drained soils formed in sandy and gravelly glacial outwash and stratified drift. They are nearly level to steep soils on outwash plains, terraces, kames, deltas and eskers. Saturated hydraulic conductivity is high or very high in the surface layer and subsoil, and very high in the substratum. Mean annual temperature is about 50 degrees F. and mean annual precipitation is about 48 inches.

TAXONOMIC CLASS: Sandy-skeletal, mixed, mesic Typic Udorthents

TYPICAL PEDON: Manchester gravelly sandy loam (Colors are for moist soil.)

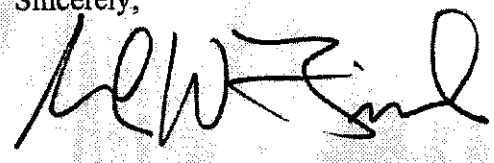
Ap--0 to 9 inches; dark brown (7.5YR 3/2) gravelly sandy loam; weak medium granular structure; very friable; many fine and common medium roots; 20 percent gravel; strongly acid; clear smooth boundary. (6 to 10 inches thick)

Bw--9 to 18 inches; reddish brown (5YR 4/3) gravelly loamy sand; very weak fine and medium granular structure; very friable; few fine roots; 25 percent gravel; strongly acid; clear wavy boundary. (4 to 20 inches thick)

C--18 to 65 inches; reddish brown (5YR 4/4) very gravelly sand; single grain; loose; 50 percent gravel; very strongly acid.

If you have any questions please feel free to contact me.

Sincerely,



Mark W. Friend, P.E.
Soil Scientist, LEED AP
Principal