



TOWN OF ENFIELD

ENFIELD INLAND WETLAND AND WATERCOURSES AGENCY

IW# 623 – 33 Post Office Road, Enfield, CT, 06082 – Map 047 / Lot 0030 – Driveway
Construction

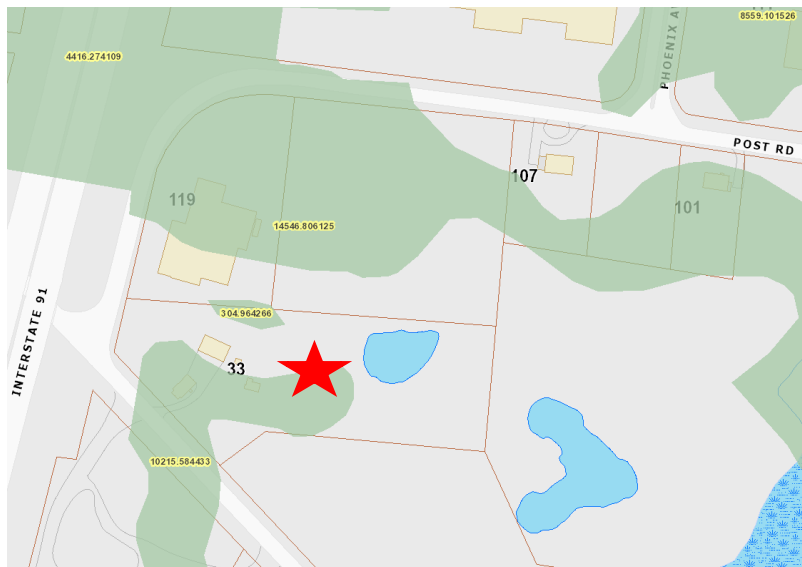
PRELIMINARY STAFF REPORT

JANUARY 14, 2021

BACKGROUND

This is an application for an Inland Wetlands and Watercourses permit to construct a new 12' wide driveway on 33 Post Office Road. The proposed construction would disturb +/- 960 square feet of wetlands.¹ The proposed driveway will allow 119 Post Road access to 33 Post Office Road.

An application for a map amendment for 33 Post Office Road was approved in 2017 under IW# 579. The notice of decision and site plan have been included for your review.



Per Section 2 - Definitions, all areas within 100-feet of the boundary of such wetlands or watercourses are a **regulated activity**.

Please refer to the site plan, the narrative, and the materials provided for IW# 579 attached to this application.

¹ See note on site plan (SP-1) dated 1-6-2021.



TOWN OF ENFIELD

STAFF COMMENTS

Planning and Zoning Department:

- The site plan references an easement that has not been recorded on the Land Records as of 1-15-2021. A condition to record the easement is outside of the purview of the Inland Wetlands and Watercourses Agency. However, the Agency should strongly recommend that the easement be filed as soon as possible.

The recording of the easement as referenced on the site plan dated 1-6-2021 should be a condition of approval when the applicant applies for permits to construct the proposed structural changes to the building at 119 Post Road.

- The USDA Soil Survey delineates the soil in the location of the proposed driveway to be Brancroft silt loam, 0 to 3 percent slopes. In addition, the survey depicts a wet spot symbol located in the general vicinity of where the proposed driveway cut appears to be. The Capitol Region Council of Governments has delineated the soil on 33 Post Office Road to be moderately well drained.

Ultimately, the soil survey from IW# 579 should be considered more accurate because the parcel was examined by a certified soil scientist. The proposed driveway will cause a loss to the wetlands. The Agency should inquire if this is truly the most prudent and feasible choice.

Engineering Department:

- John Cabibbo, Assistant Town Engineer, had the following comment:

Engineering has reviewed the site plan, dated January 6, 2021, for the proposed driveway between 119 Post Road and 33 Post Office Road. An easement is shown on the plan and mentioned on the draft resolution. For full access to Post Office Road the easement should extend all the way through the lot for 33 Post Office Road. An easement would not even be necessary if these two lots were merged. A detail cross section should be submitted for the proposed driveway and it should be heavy duty as this appears to be an access for delivery trucks. The cross section should also take into account the wet soils which the driveway is proposed through. More base material, than the standard cross section, is recommended under the driveway through the wetland soils, for stability. The plan notes grading in the wetlands area. Some proposed grading information should be shown on the plans, at least proposed spot grades and also indicating a limit of disturbance proposed in the wetlands area.



TOWN OF ENFIELD

Building Department:

- Ray Steadward, Building Official, had no concerns at this time.

Traffic Division:

- Sgt. Matthew Meier, Traffic Division Supervisor, had no concerns at this time.

Water Pollution Control Division:

- Daniel Parisi, Engineering Tech 2/WPC, had no concerns at this time.

Fire Department:

- Fire Marshal Edward Shirley had no concerns at this time.

RESOLUTION

MOTION TO APPROVE THE WETLANDS PERMIT FOR IW# 623 – 33 Post Office Road – Application for an Inland Wetlands and Watercourses Permit to construct a new 12’ wide driveway on the property known as 33 Post Office Road as referenced on the site plan dated 1-6-2021; Jeff Tingley, Owner/Applicant; Map 047 / Lot 0030; I-1 Zone. (DoR: 1/19/2021).

Site Specific Conditions:

- 1. If applicable, site specific conditions will be added before the Agency acts upon IW# 623.**

Prior to the Start of Construction:

1. Prior to the start of construction or, if applicable, the issuance of a building permit(s) the full-size plans as approved by the Agency (and the Planning and Zoning Commission) shall be submitted to the Inland Wetlands Agent;
2. The permittee/contractor shall schedule a pre-construction meeting (if required) with the Inland Wetlands Agent to be held no sooner than two (2) weeks before the regulated activities are to begin. The permittee shall, at that time, review with the Inland Wetlands Agent, the procedures to be taken to protect the regulated areas prior to and during construction;
3. The applicant must submit a Sediment & Erosion Control Bond in an amount to be determined by the Director of Planning and the Town Engineer. This bond can be returned to the applicant upon completion and inspection of all work to be done on the property;
4. The Inland Wetlands and Watercourses Agency or its designated Agent must be notified in writing within three (3) business days of the proposed commencement of permitted activities, and upon completion of said activities; a “business day” is a day when the Town Hall is open for business.
5. Prior to the start of construction, adequate erosion and sedimentation control measures shall be implemented, and shall be maintained throughout the entire construction phase and shall

Page 3 of 5



TOWN OF ENFIELD

meet or exceed the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control, as revised, until the site has become stabilized with permanent vegetative cover.

6. The Permittee shall submit a plan noting plant type and number of plants to be placed in affected area.
7. The Standard Town Notes must be added to the final plans submitted to the Planning Office.

General Conditions:

8. This approval shall be valid for five (5) years from the date of approval unless otherwise revoked or specifically extended;
9. All work and all regulated activities conducted pursuant to this permit shall be consistent with these terms and conditions hereof. Any structures, excavation, fill, obstruction, encroachments or regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in its modification, suspension, or revocation. Upon initiation of the activities authorized herein, the permittee thereby accepts and agrees to comply with the terms and conditions hereof;
10. This approval is not transferable without the written consent of the Enfield Inland Wetlands and Watercourses Agency or its designated Agent;
11. In issuing this approval, the Agency has relied on information provided by the applicant and, if such information subsequently proves to be false, deceptive, incomplete and/or inaccurate this permit shall be modified, suspended or revoked;
12. This approval shall be made a part of all construction contracts and sub-contracts pertaining to the proposed regulated activities and shall supersede all other contract requirements;
13. The permittee shall permit the Agency, its authorized representative(s) or designee(s) to make periodic inspections at any time deemed necessary in order to assure that the activity being performed under authority of this permit is in accordance with the terms and conditions prescribed herein;
14. No equipment or material including without limitation, fill, construction materials, or debris, shall be deposited, placed, or stored in any wetland or watercourse on or off site unless specifically authorized by this permit;
15. This approval is subject to and does not derogate any present or future property rights or other rights or powers of the Town of Enfield, and conveys no property rights or in real estate of material nor any exclusive privileges, and is further subject to any and all public and private rights and to any activity affected hereby;
16. The construction site shall be left in a stable condition at the close of each day. An adequate stockpile of erosion control materials shall be on site at all times for emergency or routine replacement and shall include materials to repair silt fences, hay bales, mulch,

Page 4 of 5



TOWN OF ENFIELD

stone-riprap filter dikes or any other devices planned for use during construction. Additional erosion/stormwater control measures are to be installed as directed by the Inland Wetland Agency, its authorized representative(s) or designee(s) if field conditions necessitate.

17. The permittee shall immediately inform the Planning Division of any problems involving wetlands or watercourses which have developed in the course of, or which are caused by, the authorized work;
18. All temporary barriers, including erosion and sedimentation controls are to be removed when the site is stabilized in suitable weather conditions. The site is considered stabilized when there is equal to or greater than 70% vegetative cover;
19. With the exception of the addition of the items stated in these conditions, this application is approved in accordance with the plans referenced above. Any changes that would potentially cause greater impact to wetlands or watercourses, such as enlargement of the area of disturbance or reorientation of building footprints, from the plans shall require the permittee to come before the Enfield Inland Wetlands and Watercourses Agency for a Determination of Permit Modification.
20. The Inland Wetlands and Watercourses Permit number shall be located on all future plans to any Town or State Agency.
21. The Wetland Permittee shall complete the permit prerequisites and file the permit on the Land Records within 365 days.

The Inland Wetlands and Watercourses permit, when issued, does not abrogate the applicant's responsibility to obtain permits that may be necessary from other agencies at the local, state or federal level prior to commencing the project.

REFERENCE PLANS

1/1 – "Site Plan" prepared for Jeff Tingley, 33 Post Office Road and 119 Post Road, Enfield, CT, 06082. Prepared by L.P. Consultants, LLC., Enfield, CT, 06082-5709, (860) 558-9887, dated 1-6-2021.

DATED this day 15th day of January 2021.