



TOWN OF ENFIELD

ENFIELD INLAND WETLAND AND WATERCOURSES AGENCY

IW# 632 – 30-32 Bacon Road, Enfield, CT. 6082 – Map 095/Lots 0031 and 0032; –
Construction of three new buildings, driveways, parking, utilities, and other amenities

STAFF REPORT

October 7, 2021

BACKGROUND

This is an application for an Inland Wetlands and Watercourses Permit to construct three new buildings on the parcels known as 30 and 32 Bacon Road-both covered in wetland soils. One building will be a 2,400 square foot office building and then two 4,800 square foot warehouse buildings. This application is coming before the Agency because it includes an anticipated wetlands disturbance of 4,207 square feet and an approximate anticipated wetlands mitigation of 4,300 square feet. Anticipated construction is between Fall 2021 and Fall 2022, public sewer connection is available for this project.

There are five proposed wetlands bioretention areas as seen on sheet C-2.1 of the Site Plans. The first retention area is 1260 square feet, second is 947 square feet, both areas are located in the front of the parcel. The third retention area is 497 square feet located in the front of the second proposed building to the left. The fourth is 945 square feet located on the left back side of the second proposed building and the fifth is 651 square feet located by the right side of the third proposed building in the back of the property.

Site Plan Sheet C-1.1 explains the erosion and sediment control plan. The project proposes to disturb approximately 0.9 acres of wooded area with the site topography sloping northeast to southwest, away from Bacon Road.

Approximately 1.10 acres will be disturbed by the project which includes the clearing of woodland and wetlands, stripping stockpiling and removal of existing top-soil. The contractor will be installing silt fencing and hay barrels as an ENS control. Dust migration will be mitigated periodically by dampening exposed soils with water with piles not in use for 30 days or more will be covered with tarp or temporary seeded to prevent airborne dust. It is also noted on the sheet C-1.1 that all sediment protection items will be checked on a weekly basis and after a storm generating a runoff to ensure good working condition.





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STAFF COMMENTS

Planning Department:

Engineering Department:

Building Department:

Zoning Department:

WPC:

Traffic:

Fire:

RESOLUTION

MOTION TO APPROVE THE WETLANDS PERMIT FOR IW# 632 – 30-32 Bacon Road – Application for an IWWA permit to construct 3 new buildings with associated driveways, utilities, and other amenities; Mark O’Neill, Applicant; Joseph Liquori, Owner; Map 097 / Lots 31 and 32; I-1 Zone. (DoR: 10/5/2021).

Site Specific Conditions:

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

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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 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



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- 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, 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 – Narrative-Provided by Wesley Wentworth, Soil Scientist

1/8-Site Plans-T-1.0-Title Sheet-August 18th 2021; Prepared by Benesch of 120 Hebron Ave, Glastonbury, CT. 06033

2/9- SV.01-Compilation plan and topographic survey; August 18th 2021; Prepared by Benesch of 120 Hebron Ave, Glastonbury, CT. 06033



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3/8-C-1.1-Erosion and Sedimentation control plan; August 18th 2021; Prepared by Benesch of 120 Hebron Ave, Glastonbury, CT. 06033
4/8-C-1.2-Erosion and Sedimentation Control Notes and Details; August 18th 2021; Prepared by Benesch of 120 Hebron Ave, Glastonbury, CT. 06033
5/8-C-2.1- Site Plan; August 18th 2021; Prepared by Benesch of 120 Hebron Ave, Glastonbury, CT. 06033
6/8-C-2.2- Planting Plan; August 18th 2021; Prepared by Benesch of 120 Hebron Ave, Glastonbury, CT. 06033
7/8-C-3.1- Parking Plan; August 18th 2021; Prepared by Benesch of 120 Hebron Ave, Glastonbury, CT. 06033
8/8-C-4.1-Site Details; August 18th 2021; Prepared by Benesch of 120 Hebron Ave, Glastonbury, CT. 06033
1/1-Stormwater Management Report and Soil Report; September 22, 2021; Prepared for Hamlet Homes, 15 Kenny Roberts Drive, Suffield, CT. 06078; Prepared by Benesch of 120 Hebron Ave, Glastonbury, CT. 06033

DATED this day 7th day of October 2021.