



TOWN OF ENFIELD

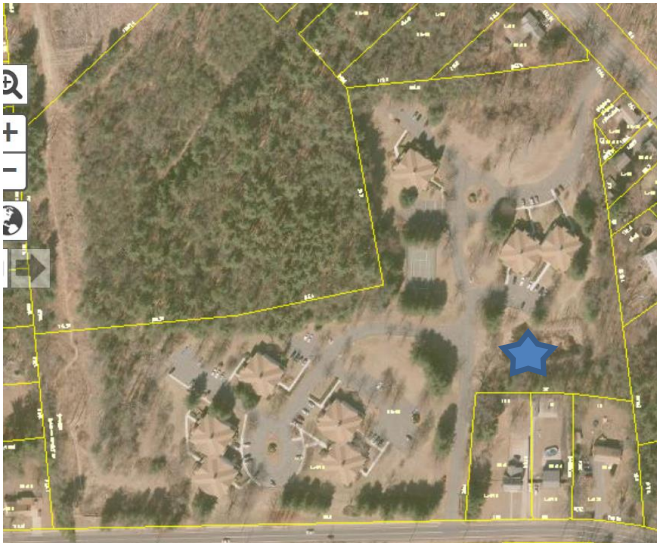
ENFIELD INLAND WETLAND AND WATERCOURSES AGENCY

IW# 666 - 327 Brainard Road- Application for a Wetlands Permit for maintenance of the Detention Pond; Betty-Jo O'Brien, Applicant; Ashmead Commons Condo Association, Owner; Map 77/ Lot 58; R-33 Zone.

STAFF REPORT
September 15, 2022

PROPOSAL

This is an application for a Wetlands permit for the maintenance of a stormwater detention pond. The property is located at 327 Brainard Road at the Ashmead Commons Condo Complex. The applicant is requesting future agent approval for future maintenance requests. The maintenance on the stormwater pond is in dire need. The applicant is proposing dredging to remove sediment and accumulated materials. Trees and bushes will be removed if necessary and any overgrowth will be removed from site. The applicant stated sediment and erosion controls will be added on the narrative but it is not reflected in the site plan. A site-specific condition is recommended to show erosion and sediment controls on the final plans.



Please refer to the site plan, the narrative, and the materials provided for IW# 666 attached to this application.

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Department of Development Services
Building/Community & Economic Development/Planning & Zoning
820 Enfield Street
Enfield, Connecticut 06082

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Fax (860) 253-6310
www.enfield-ct.gov



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STAFF COMMENTS: (As of 9/15/22)

Planning and Zoning Department: No Comments

Engineering Department: More details on the planned dredging of the retention pond are necessary for review. More specifically, how will the pond be dewatered and where will the water be pumped? Engineering has had a discussion with someone about this work prior to this application. The water should be pumped to the detention basin at the west end of the site, along the Brainard Road frontage, not directly into the Town's drainage system. Where will the dredged materials be dewatered before it is trucked off site? What erosion and sediment controls will be employed to keep the site clean and where will these be installed?

Building Department: No Comments.

Traffic Division: No Comments

Water Pollution Control Division: No Comments.

Fire Department: No Comments.

RESOLUTION

MOTION TO CONTINUE IW# 666 - 327 Brainard Road- Application for a Wetlands Permit for maintenance of the Detention Pond; Betty-Jo O'Brien, Applicant; Ashmead Commons Condo Association, Owner; Map 77/ Lot 58; R-33 Zone **TO THE NEXT REGULAR MEETING IN OCTOBER.**

MOTION TO APPROVE IW# 666 - 327 Brainard Road- Application for a Wetlands Permit for maintenance of the Detention Pond; Betty-Jo O'Brien, Applicant; Ashmead Commons Condo Association, Owner; Map 77/ Lot 58; R-33 Zone.

Site Specific Conditions:

1. Silt Fencing location will be shown on the final plans and remain until the maintenance of the detention pond has concluded.
2. The applicants are allowed to apply for Agent Approval for future maintenance requests.

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;

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- ~~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 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;



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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, 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 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- Submitted by the Applicant

1/1 – Site Plan – “Grading & Utilities Plan “ - Prepared by Fuss & O’Neil of Manchester, CT;
Prepared for Ashmead Commons Condo Association Phase II; Date: N/A ; Scale:

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1/1- Wetlands Applicant; Submitted by the Applicant



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