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# TOWN OF ENFIELD

## ENFIELD INLAND WETLAND AND WATERCOURSES AGENCY

**IW# 664 – 18 Mullen Road- Application for the expansion of outdoor storage in the upland review area; CML Realty, LLC, Owners; Map 16/Lot 51; I-1 Zone.**

### **STAFF REPORT**

**September 15, 2022**

## **PROPOSAL**

This is an application for a Wetlands permit for expansion of an outdoor storage yard with proposed detention ponds in the upland review area located at 18 Mullen Road in the Industrial-1 Zone. The applicant has hired Tim Coon and James Ussery from JR Russo as their professional engineer and land surveyor. Richard Zulick was their certified soil scientist who performed a wetlands delineation on site. It is important to note that 18 Mullen Road and 36 Mullen Road were approved for a Lot Line Revision previously. This adjusted the property lines, giving more land to 18 Mullen Road (this is where the outdoor storage is proposed). *Note: The GIS Aerial will not reflect this new lot line adjustment. Please refer to the Site Plan for the correct property lines.*

This project includes plantings in the 50' buffer on the North side of the property line where flagged wetland soils were delineated. The buffer consists of majority wetland soils, but also upland review area. The purpose of these plantings are to enhance the wetland ecosystem that exists in that buffer strip.

The total upland review area to be disturbed/impacted by this project is 61,353 square feet. 19,970 square feet will be surfaced with millings for the outdoor storage. The remainder will be graded for the stormwater management basin to the South. There is already a current detention pond located towards the South side of the property that is a functioning ecosystem.

Staff performed a wetlands site visit on 8/31/22 at 1PM where staff met onsite with the applicant, Brennan Sheahan. While walking the site, staff noticed a swale in the middle of the proposed storage yard that is identified on the site plans as topography lines. The applicant's soil scientist had determined this swale does not meet the requirements of an intermittent water course, but rather a man-made ditch that does not retain water. A screen of Pine Trees is proposed as a requirement by the Zoning Regulations. This can be seen on the Site Plans on the Eastern side of the property. A conversation was held on site about whether or not a different plant species would be more beneficial to the site and to the applicant. Staff was later informed via email that the applicant plans to keep the Pine Trees as their proposed screening.

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Please refer to the site plan, the narrative, and the materials provided for IW# 664 attached to this application.

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

***Planning and Zoning Department: No Comments***

***Engineering Department: No Comments***

***Building Department: No Comments.***

***Traffic Division: No Comments***

***Water Pollution Control Division: No Comments.***

***Fire Department: No Comments.***

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

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### **RESOLUTION**

**MOTION TO APPROVE IW# 664 – 18 Mullen Road- Application for the expansion of outdoor storage in the upland review area; CML Realty, LLC, Owners; Map 16/Lot 51; I-1 Zone.**

### **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 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,

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- 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, 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

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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**

1/5- Site Plans - "Cover sheet"-Prepared by J.R. Russo & Associates Land Surveyors and Professional Engineers, P.O. Box 938, East Windsor, CT. 06088; Prepared for Connecticut Organics, LLC; Scale: N/A; Date: 8-16-22

2/5- Site Plans – "Existing Conditions Plan"; Scale: 1"= 60'; Date: 8-16-22

3/5- Site Plans – "Site Plan"; Scale: 1"= 50'; Date: 8-16-22

4/5- Site Plans – "Erosion Notes & Details"; Scale: N/A; Date: 8-16-22

5/5- Site Plans – "Details"; No Scale; Date: 8-16-22

1/1- Drainage Report – Prepared by J.R. Russo & Associates, Land Surveyors and Professional Engineers, P.O. Box 938, East Windsor, CT. 06088; Prepared for Connecticut Organics, LLC of 18 Mullen Road, Enfield, CT. 06082; Date: August 16, 2022; REVISION Date: 9/2022

1/1 – Narrative - Prepared by J.R. Russo & Associates, Land Surveyors and Professional Engineers, P.O. Box 938, East Windsor, CT. 06088; Prepared for Connecticut Organics, LLC of 18 Mullen Road, Enfield, CT. 06082; Date: August 16, 2022;

1/1 – Soil Scientist Report – Prepared by Richard Zulick of Datum Engineering and Surveying LLC of 400 Nott Highway, Ashford, CT. 06278; Date: August 18, 2022