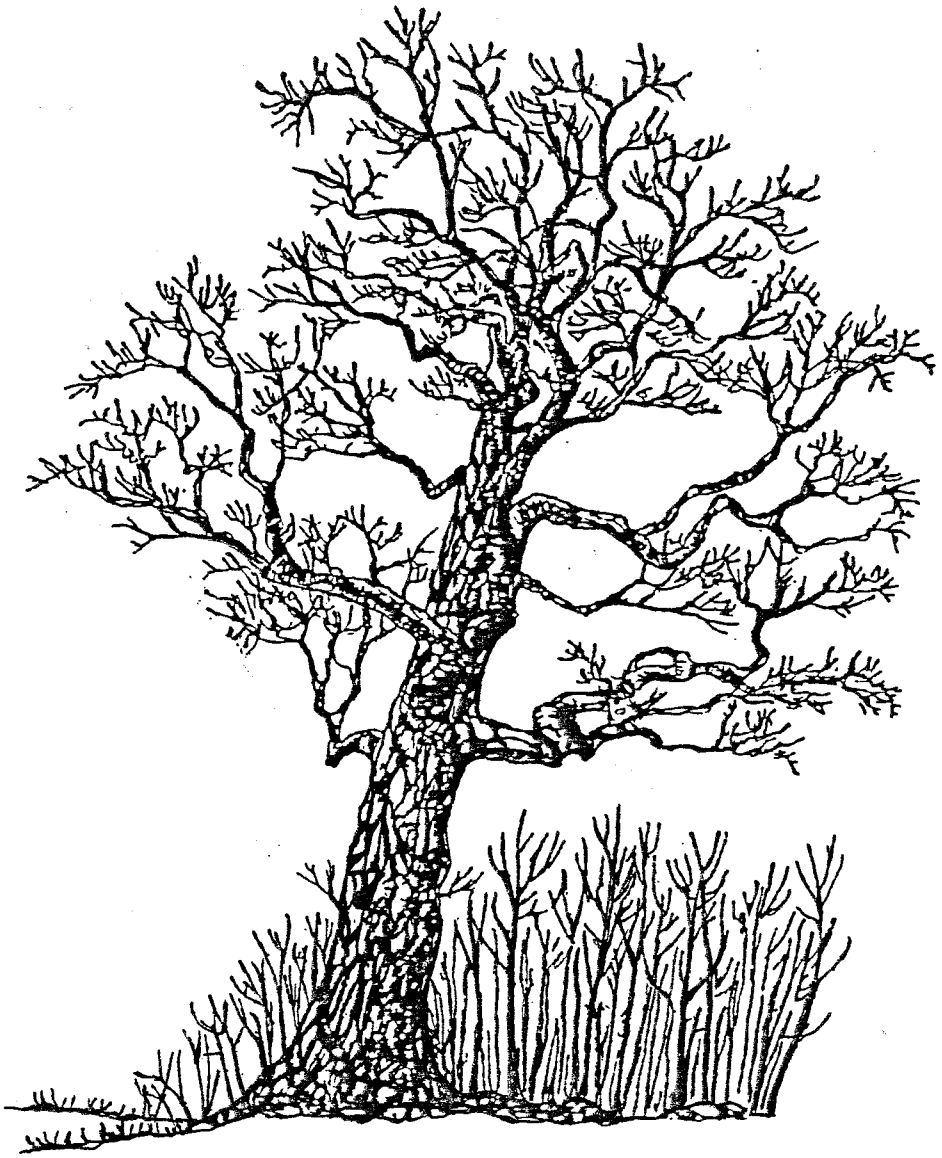
KING'S MARK
ENVIRONMENTAL REVIEW TEAM



REPORT FOR

High Vista Estates Subdivision

Ansonia, Connecticut

HIGH VISTA ESTATES SUBDIVISION

ANSONIA, CONNECTICUT

Environmental Review Team Report

Prepared by the King's Mark Environmental Review Team
of the King's Mark Resource Conservation
and Development Area, Inc.

Wallingford, Connecticut

for the

Ansonia Inland Wetlands Commission

This report is not meant to compete with private consultants by supplying site designs or detailed solutions to development problems. This report identifies the existing resource base and evaluates its significance to the proposed development and also suggests considerations that should be of concern to the Inland Wetlands Commission and the city. The results of the Team action are oriented toward the development of a better environmental quality and long-term economics of the land use. The opinions contained herein are those of the individual Team members and do not necessarily represent the views of any regulatory agency with which they may be employed.

JULY 1988

ACKNOWLEDGMENTS

The King's Mark Environmental Review Team Coordinator, Nancy Ferlow, would like to thank and gratefully acknowledge the following Team members whose professionalism and expertise were invaluable to the completion of this study:

* William Warzecha, Hydrogeologist
  Department of Environmental Protection - Natural Resource Center

* Kipen Kolesinskas, Soil Resource Specialist
  USDA - Soil Conservation Service

* Daniel Mayer, Inland Wetland Specialist
  Department of Environmental Protection - Water Resources Unit

* Robert Frey, Regional Planner
  Valley Regional Planning Agency

* Kevin O'Mara, Traffic Planner
  Valley Regional Planning Agency

I would also like to thank Susan Anderson, Secretary for the King's Mark Environmental Review Team for assisting in the completion of this report.

Finally, special thanks to William Urban, Chair, Ansonia Inland Wetlands Commission, Keith McGovern, engineer, DeCarlo & Doll, Charles Dimmick, consulting hydrogeologist, Kenneth Schaible, owner, and Lynn Sirowich, attorney for their cooperation and assistance during this environmental review.

Cover picture adapted from an illustration in A Guide to Nature In Winter by Donald W. Stokes, Illustrated by Deborah Prince and the author.

EXECUTIVE SUMMARY

Introduction

The Ansonia Inland Wetlands Commission has requested that an environmental review be conducted on High Vista Estates, a site proposed for a subdivision development. The site is located in the central portion of town. The 17-acre site is characterized by second growth, mixed hardwood forests, wetlands and rock outcrops. The eastern part of the site has been stripped of soil. The wetlands of Parker Pond separate the two sections planned for development. According to the Town, these are the only remaining wetlands on the stream.

The proposed subdivision would encompass 26 house lots. Three cul-de-sacs are proposed to serve the subdivision with access points onto Benz Street and Mountain View Drive. Storm water will be outletted to Parker Pond. The subdivision would rely upon municipal sewers and water.

The City was primarily concerned with the potential impact that the proposed development would have on: (1) existing wetland corridors; (2) effects of erosion and sedimentation; (3) stormwater drainage; and (4) site design compatibility. Therefore the City asked the ERT to inventory on-site resources and determine their suitability for the proposed development.

The review process consisted of four phases: (1) inventory of the site's natural resources; (2) assessment of these resources; (3) identification of resource problem areas; and (4) presentation of planning and land use guidelines. Based on the review process, specific resources, areas of concern and development limitations and opportunities were identified. The major findings of the ERT are presented below:

Setting and Land Use

The site consists of two areas proposed for development and a wetland separating the two. The east side has 20 lots proposed and will be served by two cul-de-sacs. The west side has 6 lots proposed and will be served by a cul-de-sac and a shared driveway. The site is zoned A, which has a 12,500 square feet minimum lot size. The east side will be developed as cluster which has a minimum lot size of 10,000 square feet.

The area was historically farm fields and woods. Since 1970, the unconsolidated materials have been mined from the east side. Slopes on both parts range from flat to gentle.

Geology

Bedrock has been mapped as schists and granofels, both of which are metamorphic rocks. The depth to bedrock is unknown. It probably does not exceed 10 feet throughout the site and would be closer to the surface in the areas that have been mined. The surficial geologic materials are called till. The till in the eastern sections appears to be loose and sandy. The till in the western sections may be siltier and have a seasonal high water table.

The wetland boundaries have been identified. It is suggested that the soil scientist sign the plans to certify that the information is correct.

Geologic Development Concerns

The site is to be served by municipal water and sewer facilities. Therefore, the major hydrogeologic impacts associated with development of on site facilities would not be expected.

Shallow bedrock on the site may require blasting. Blasting should be done with the state-of-the-art technology due to the high density residential land use. The major concerns would be undue seismic shock and air-blast.

The freshly blasted rock may be chemically active due to iron bearing minerals. Care should be taken with placement of the rock, especially close to bodies of water. The iron bearing minerals may be leached from the rock and can affect water pH and appearance.

The soils in the western section are characterized by high water tables. It is suggested that homes be protected by footing drains to keep the basements dry. The six homes in the western section will be served by grinder pumps. Special care will be needed to protect these lines from freezing in the winter.

Lots that contain wetlands are of special concern. Because of their small size, they will have little usable outdoor space without infringing on the wetlands. Wetlands are often filled by the homeowner to create more dry land. Even with deed restrictions or conservation easements, this type of activity is difficult to control. The cumulative impacts of filling can lead to the destruction of the wetlands or create drainage problems. The City should look closely at Lots 21-26. Consideration might be given to reducing the densities in this area.

The City expressed a concern about potential indoor radon levels. According to the maps, the site is in an area where approximately 22% of the homes will have a basement air radon level greater than the EPA recommended level.

Hydrology

Drainage from most of the site flows into the wetlands surrounding Parker Pond which ultimately drains into White Mare Brook and Beaver Brook. The eastern most part of the eastern section drains to the head waters of Two Mile Brook. Development of the site can lead to increases in runoff from the site. Parker Pond and its associated wetlands are in a hydrological position to accept post-development runoff. Because the densities are relatively low and the bare ground in the eastern section will be converted to lawn, the increases in runoff should be small. The wetlands and Parker Pond will help to handle the increases so that detention basins will not be required.

Increased runoff can cause streambank erosion and formation of gulleys. There is also a potential for siltation due to the silty soils. A comprehensive erosion and sediment control plan should be developed and properly enforced by the town.

Soil Resources

The soils on the site, formed from glacial till materials, are well to poorly drained. These soils have substratums ranging from loose and friable to firm and dense. The lowest part of the landscape is dominated by muck soils formed in decomposed organic materials.

Erosion and Sediment Control Plan

Only a preliminary sediment and erosion control plan was available for review. The development will require a detailed plan. The preliminary plan lacks important features such as details on storm water outlets, silt fence installation, sequencing and vegetative stabilization information. Additional concerns and comments include marking the wetlands in the field to prevent wetland intrusion, creating less of a slope down to the wetlands, additional stabilization for steep slopes, construction pads for entrances and improving the West Pond Outlet.

Wetland Considerations

The wetlands on the site are divided into two main systems, a common reed marsh and a red maple swamp. The swamp is densely vegetated and in good to excellent condition. The common reed marsh was once open water but the development of a controlled outlet structure altered the water flow and allowed the marsh to develop. The wetlands perform many functions including storm water detention, filtration and purification of water, wildlife habitat, a visual buffer and education/recreation for the local residents.

The eastern development appears to have little direct impact on the wetlands. The recreational use of the property will stop due to the development, and the area will no longer serve as a visual buffer. The discharge of storm water to the wetlands should have little impact. The lots should have either a conservation easement or deed restriction to protect the wetlands. Marking the wetlands in the field should reduce the chance for wetland intrusion.

The lots in the western section raise several points of concern. The slopes to the wetlands and the high percentage of wetland in each lot leaves little building and yard space. Four of the six houses are located within 40 feet of the wetland. The wetlands will be disturbed during construction and after the houses are occupied. Recommendations include a comprehensive sediment and erosion control plan, conservation easements or deed restrictions to protect the wetlands, marking the wetlands in the field, planting buffer vegetation along the wetlands and a reduction in the number of lots on the west side to reduce the disturbance of the wetlands.

Threatened and Endangered Plant and Animal Species

According to the DEP - Natural Diversity Database there are no Federally listed Endangered Species or Connecticut "Species of Special Concern" that occur within the study area.

Planning Considerations

Surrounding land use is single-family residences. The proposed development is compatible with this use. Protection of the watershed area is the primary concern. The Ansonia Plan of Development recommends single-family residences in the area. The site is located in the A zone of Ansonia. The western section is a relatively straight-forward subdivision. The eastern section is designed as a cluster subdivision and appears to follow the cluster regulations. The proposed development is in harmony with the zoning and land use in the neighborhood. Possible alternatives could include multi-family residences or parks/open space. Multi-family residences could reduce the length of the roads and reduce the threat of erosion, however a zone change would be required and the use is not as compatible as single-family residences. Using the land for park/open space would require that the City of Ansonia buy the property.

Traffic Considerations

High Vista Estates has routine traffic concerns. Reasonable sightlines are needed for all intersections. Stop signs are suggested for the intersections. In case of a brush fire, the access for emergency vehicles would be off of Cascio Street across private property.

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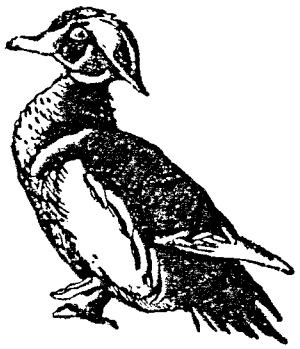


The review process consisted of four phases:

(1) Inventory of the site's natural resources (collection of data).

(2) Assessment of these resources (analysis of data).

(3) Identification of resource problem areas.

(4) Presentation of planning and land use guidelines.

The data collection phase involved both literature and field research. The ERT field review took place on June 8, 1988. Field review and inspection of the proposed development site proved to be a most valuable component of this phase. The emphasis of the field review was on the exchange of ideas, concerns or alternatives. Mapped data or technical reports were also perused and specific information concerning the site was collected. Being on site also allowed Team members to check and confirm mapped information and identify other resources.

Once the Team members had assimilated an adequate data base, it was then necessary to analyze and interpret their findings. The results of this analyses enabled the Team members to arrive at an informed assessment of the site's natural resource development opportunities and limitations. Individual Team members then prepared and submitted their reports to the ERT Coordinator for compilation into the final ERT report.

The primary goal of this ERT is to inventory and assess existing natural resources occurring on the site as well as providing planning and traffic/access information. Specific objectives include:

(1) assessment of the geological characteristics of the site, including geological development limitations and opportunities for roads and houses;

(2) assessment of the hydrological characteristics of the site, including wetland hydrology and stormwater drainage;

Figure 1

LOCATION OF STUDY SITE

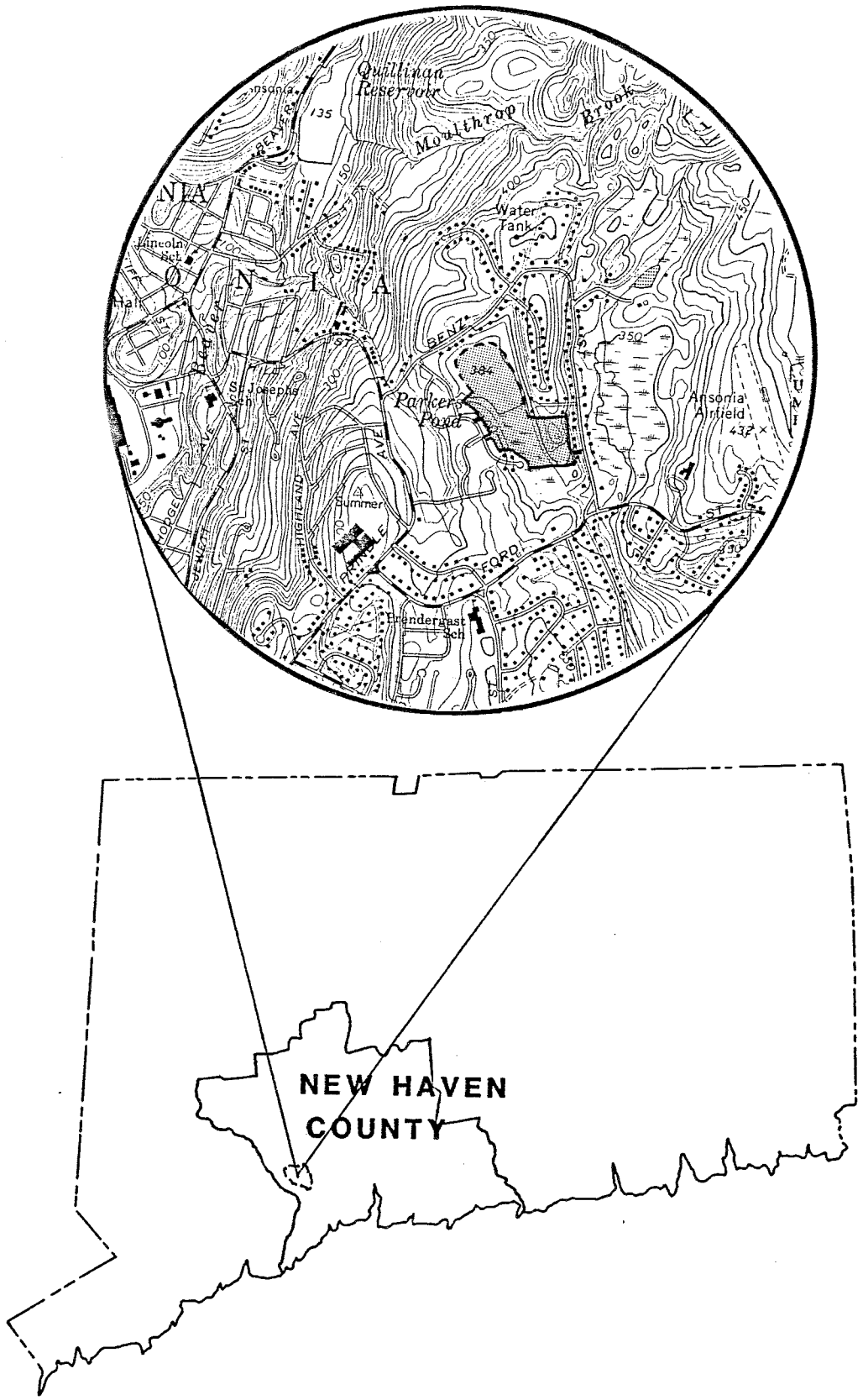
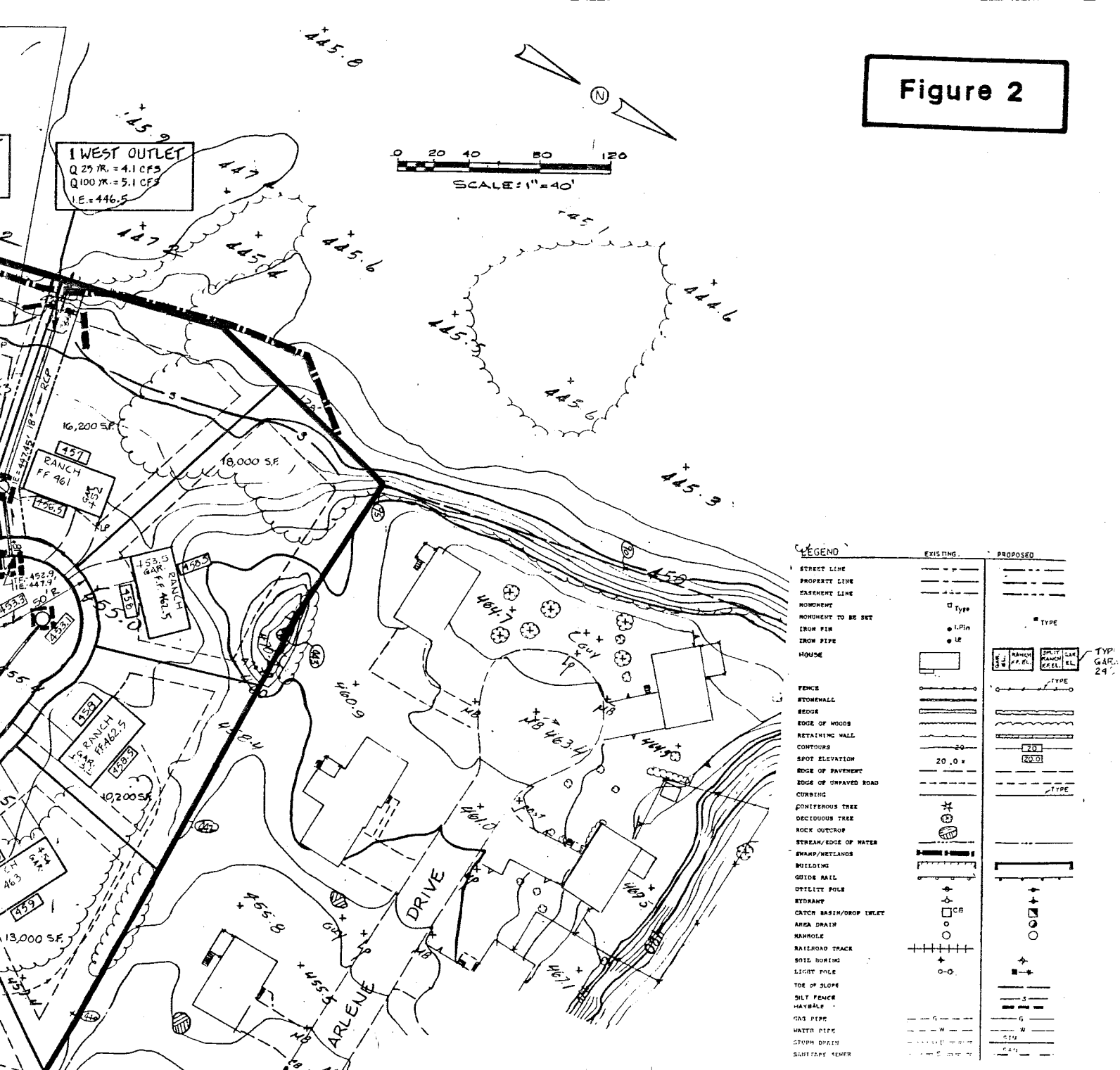


Figure 2



HIGH VISTA ESTATES SUBDIVISION

ANSONIA, CONNECTICUT

PROPOSED SUBDIVISION EAST SIDE

King's Mark Environmental Review Team

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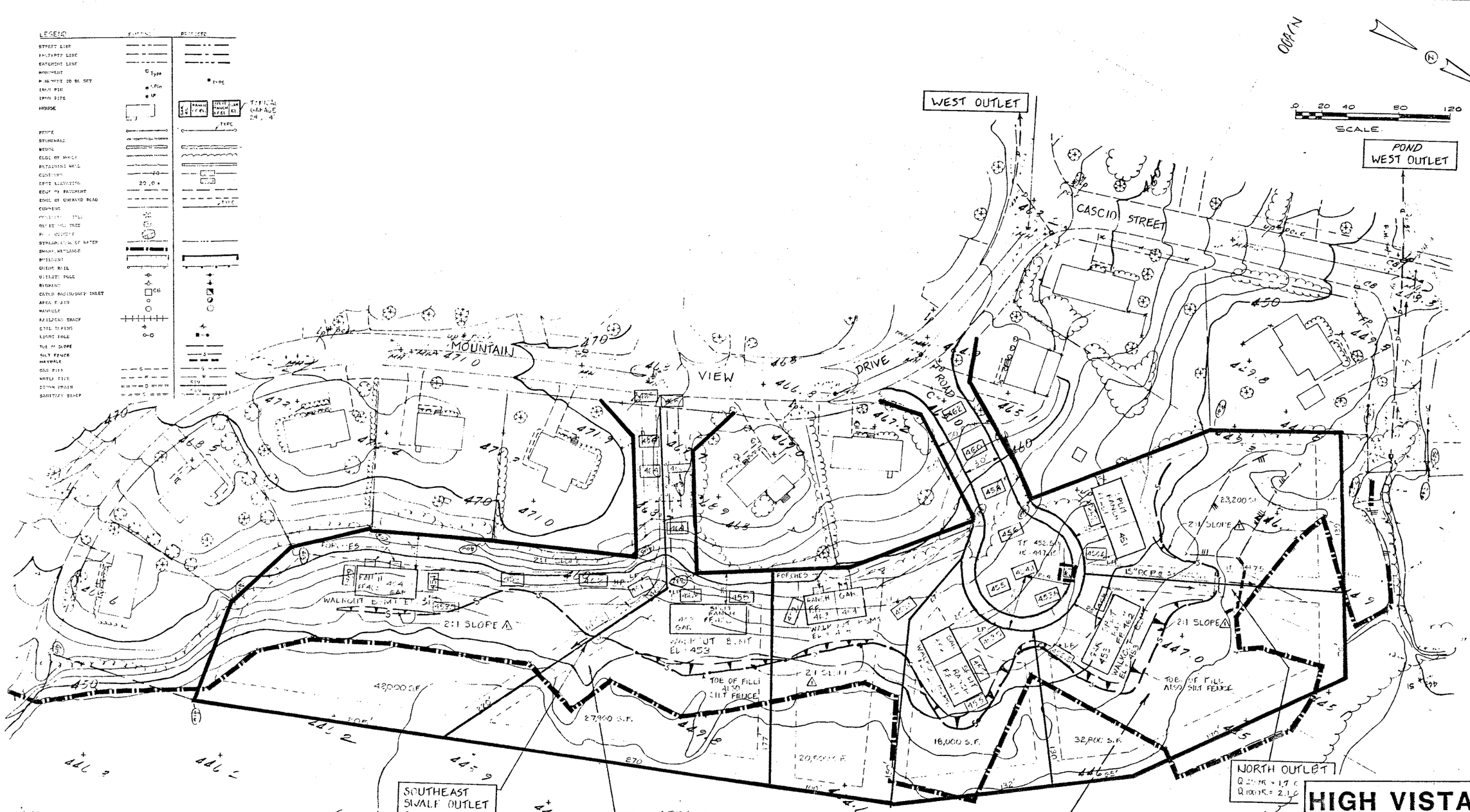
Information from Site Development Plan, DeCarlo & Doll.

Figure 3



HIGH VISTA ESTATES SUBDIVISION

ANSONIA, CONNECTICUT

PROPOSED SUBDIVISION WEST SIDE

King's Mark Environmental Review Team

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Information from Site Development Plan, DeCarlo & Doll.

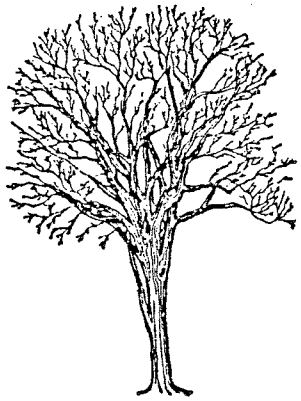
(3) determination of the suitability of existing soils to support the proposed development;

(4) discussion of soil erosion and sedimentation concerns;

(5) assessment of the impact of the development on the wetlands; and

(6) assessment of planning and land use issues, including traffic and access.

PHYSICAL CHARACTERISTICS



Generally speaking, change in land use since the 1930's includes a decrease in active farmland, an increase in forested acreage, an increase in residential density and an increase in area covered by paved roads and driveways.

The eastern section of the development is located at the southern end of a rock-cored hill. As mentioned earlier, unconsolidated materials were mined off most of the site in the past. As a result, slopes are generally flat to gentle. The steepest slopes will be along Road A near its entrance from Benz Street.

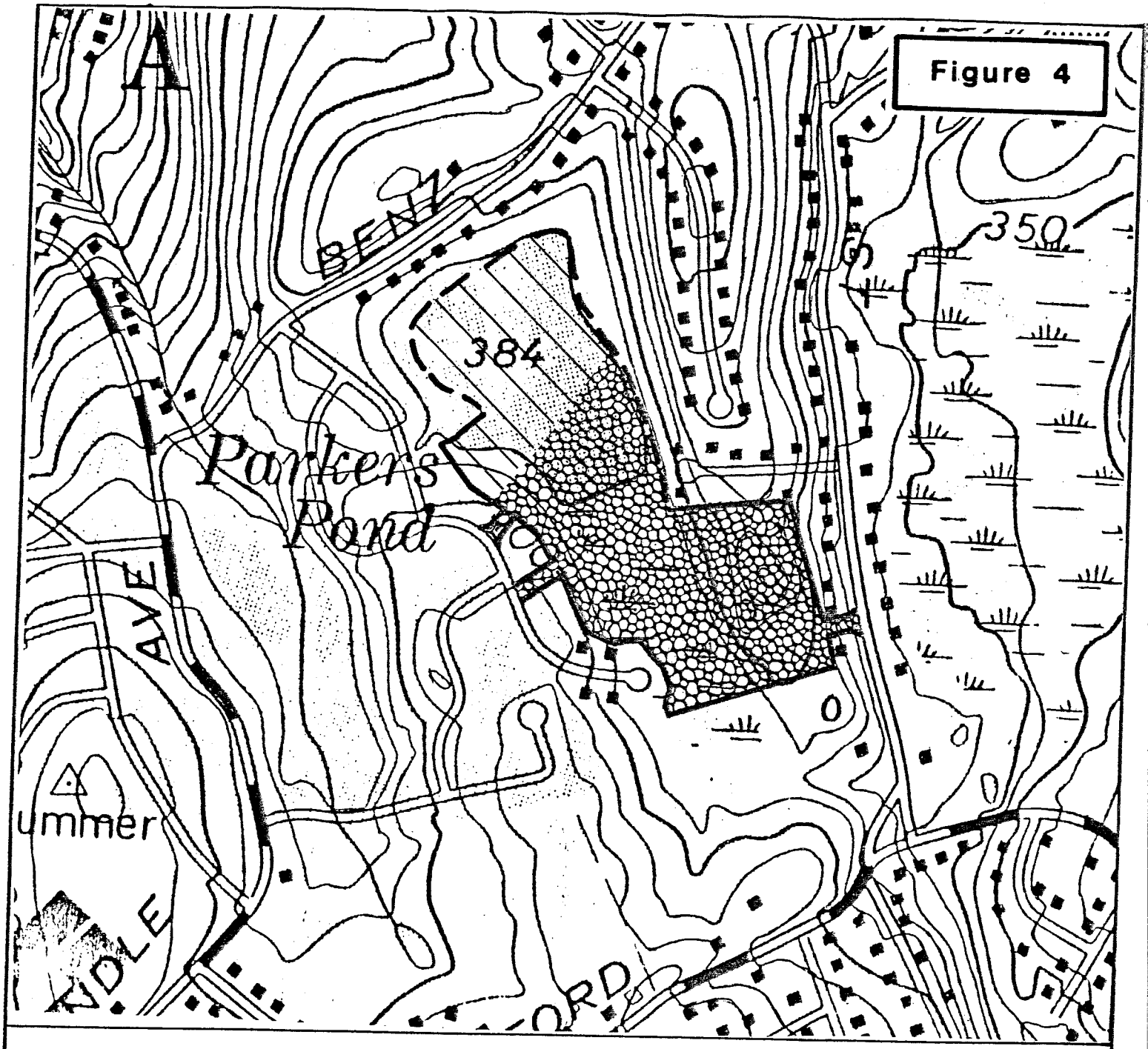
The western section of the development slopes gently toward the wetland that separates the areas to be developed.

GEOLOGY

The subdivision site is located entirely within the Ansonia topographic quadrangle. A surficial geologic map (QR-23 by R.F. Flint) and a bedrock geologic map (GQ-426 by C.E. Fritts) for the quadrangle have been published by the Connecticut Geological and Natural History Survey and U.S. Geological Survey, respectively.

The bedrock underlying the site is metamorphic; that is, it has been geologically altered by great heat and pressure within the earth's crust. For the most part, the bedrock underlying the site consists of a gray to silvery, medium grained schist and granofels. The northern limits of the western section is underlain by a gray to silvery partly rusty-weathering, medium grained schist (see Figure 4).

The terms "schist" and "granofels" refer to the textural aspects of the rock. "Schists" are generally cleavable rocks with layering defined by parallel arrangement of platy or flaky minerals. A "granofels" is a rock,



Grey to silvery partly rusty-weathering, medium grained schist

Grey to silvery, medium grained schist and granofels

Information from USGS Topographic Sheets
Ansonia Quadrangle

North and West boundaries approximate

HIGH VISTA ESTATES SUBDIVISION

ANSONIA, CONNECTICUT

BEDROCK GEOLOGY

King's Mark Environmental Review Team

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(P.A.) 72-155 as amended by Connecticut P.A. 73-571, Connecticut P.A. 87-338 and P.A. 87-533. The boundaries of these soils and of identified watercourses are accurately represented in the plot plan."

GEOLOGIC DEVELOPMENT CONCERNS

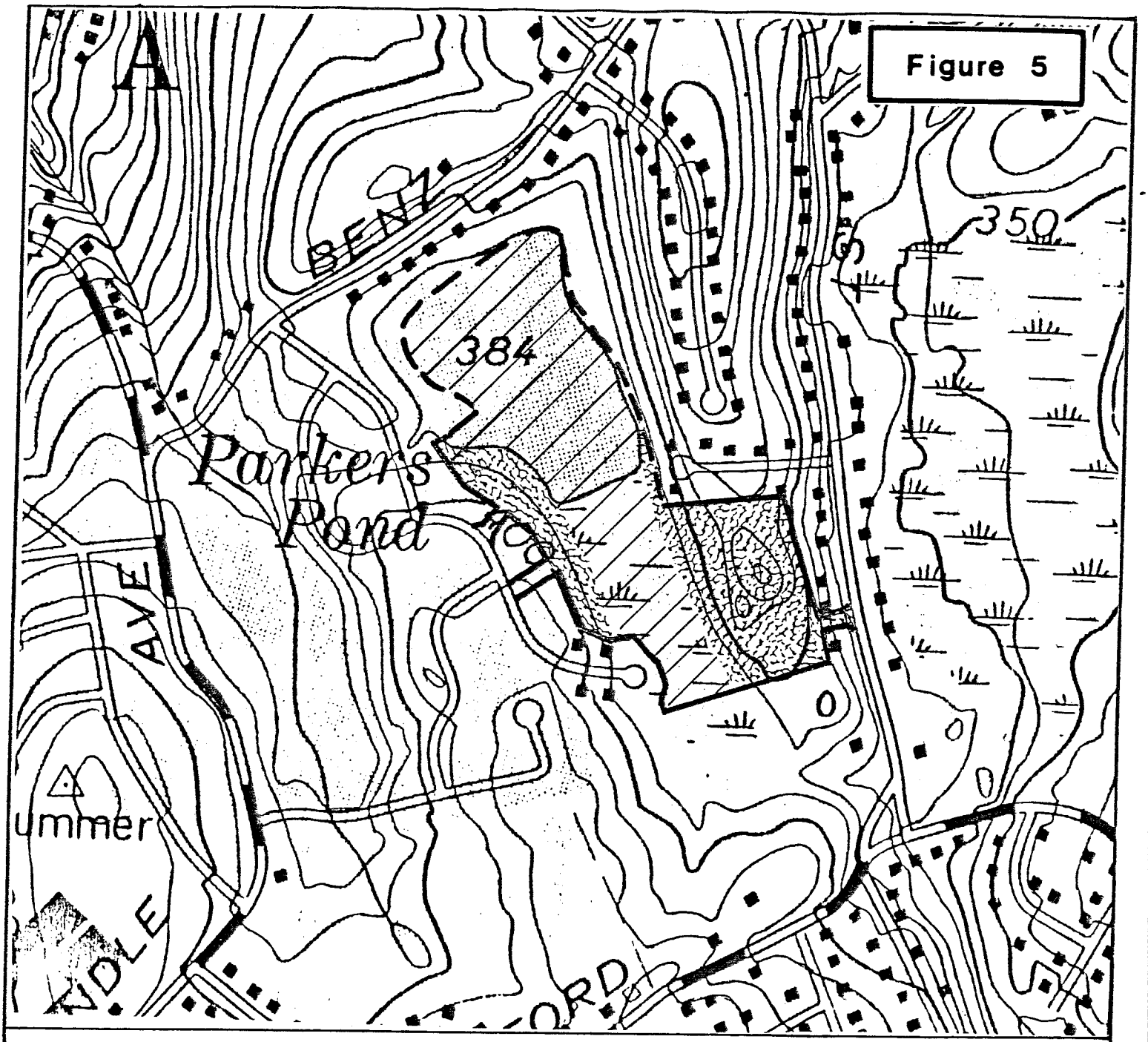
The accessibility of municipal water and sewer lines will help to alleviate the principal hydrogeologic concerns commonly associated with residential development where they are not available. Nevertheless, there are potential hydrogeologic impacts present in both sections that need to be carefully addressed. They include the following:

1) The presence of shallow bedrock throughout the eastern section;

2) The presence of till soils, which may be characterized by seasonally high water tables (mainly eastern parts); and

3) The presence of regulated inland-wetland soils.

The presence of shallow bedrock in the eastern section suggests that blasting may be required in order to place utilities such as electric, water and sewer lines, roads and house foundations. Any blasting that takes place on the site needs to be done very carefully and under the strict supervision of persons experienced with state-of-the-art blasting technology. Because of the high density residential land-use in the area, the major concerns with blasting in the area will be the chance for undue seismic shock and air-blast. It would probably be wise for the applicant's blasting contractor to conduct a pre-blast survey of the area. For the most part, it is only when blasting is conducted without regard to seismic shock or air blast impacts that there are problems to surrounding property. There are certain blasting techniques such as multiple small-charge blasting that can be employed to reduce the blasting shock impacts. The latter depends greatly on the blasting requirements of the site.



Till

Regulated wetland deposits (approximate)

HIGH VISTA ESTATES SUBDIVISION

ANSONIA, CONNECTICUT

SURFICIAL GEOLOGY

King's Mark Environmental Review Team

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Information from USGS Topographic Sheets
Ansonia Quadrangle

North and West boundaries approximate

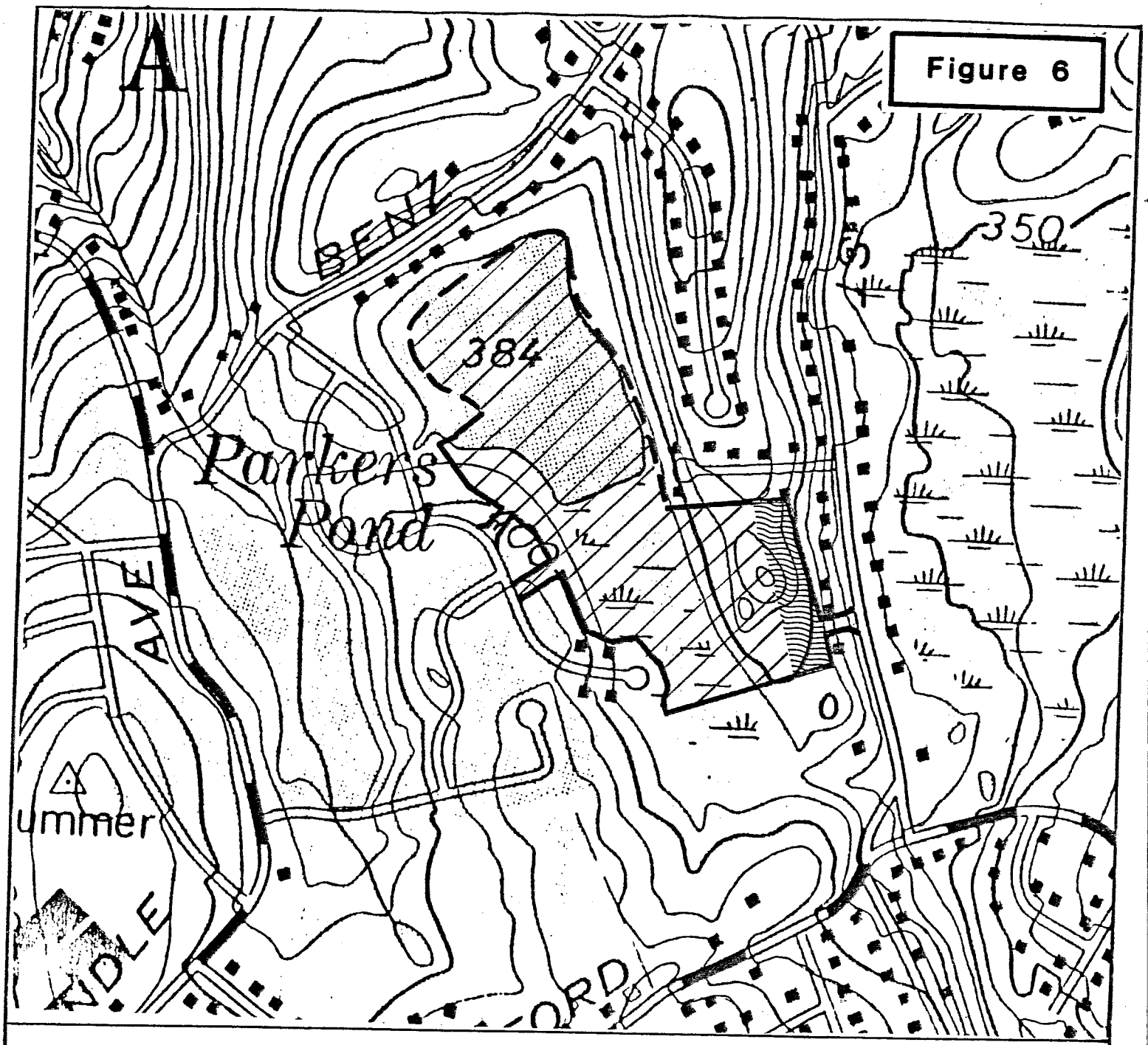
deed restrictions or conservation easements, this type of activity is very difficult to enforce by the City. The cumulative impact of several wetlands filling activities in a concentrated area can lead to the destruction of the wetland or create drainage problems in the area. In this regard, it is strongly suggested that City officials examine closely the layout for Lots 21-26. It seems likely that consideration should be given to reducing the proposed densities in this area.

City officials questioned on the review day whether or not there was potential for elevated indoor air radon levels in the proposed homes. Based on Map GP-359* (P. Popenoe, 1966), the proposed subdivision site is encompassed by an area where airborne gamma radioactivity levels range between 500-600 counts per second. According to statistical analysis recently performed by the Connecticut Geological and Natural History Survey, a gamma radioactive level of 500-600 counts per second, as depicted by GP-359, indicates that statewide, approximately 22% of the homes will have basement air radon levels greater than the Environmental Protection Agency (E.P.A.) recommended level of 4 pCi/l (picocuries per liter). For further information regarding this matter, it is suggested that persons contact Margaret Thomas, DEP-Natural Resources Center (203) 566-3540/7127 or Lynn Rothney, Dept. of Health Services (203) 566-8167.

HYDROLOGY

Except for the easternmost parts of the eastern section, the proposed development sites drain to the wetland area south of Parker Pond (see Figure 6). The outlet for Parker Pond is located on the western side, north of Lot

*Aeroradioactivity and Generalized Geological Maps of Parts of New York, Rhode Island and Massachusetts by Peter Popenoe, 1966, U.S. Geological Survey.



Portion of subdivision that drains to Parkers Pond and, ultimately, White Mare Brook

Portion of subdivision site that drains to Two Mile Brook

HIGH VISTA ESTATES SUBDIVISION

ANSONIA, CONNECTICUT

WATERSHED HYDROLOGY

King's Mark Environmental Review Team

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Information from USGS Topographic Sheets
Ansonia Quadrangle

North and West boundaries approximate

SOIL RESOURCES

The landscapes of the High Vista Estates Subdivision are dominated by deep, gently sloping to steep glacial till soils with loose friable substratums to firm dense substratums (hardpan). The soils range from well drained to poorly drained. The lowest part of the landscape is dominated by moderately deep to deep deposits of very poorly drained muck soils formed in decomposed organic materials. An area of disturbed soils is located in the southeast portion of the property.

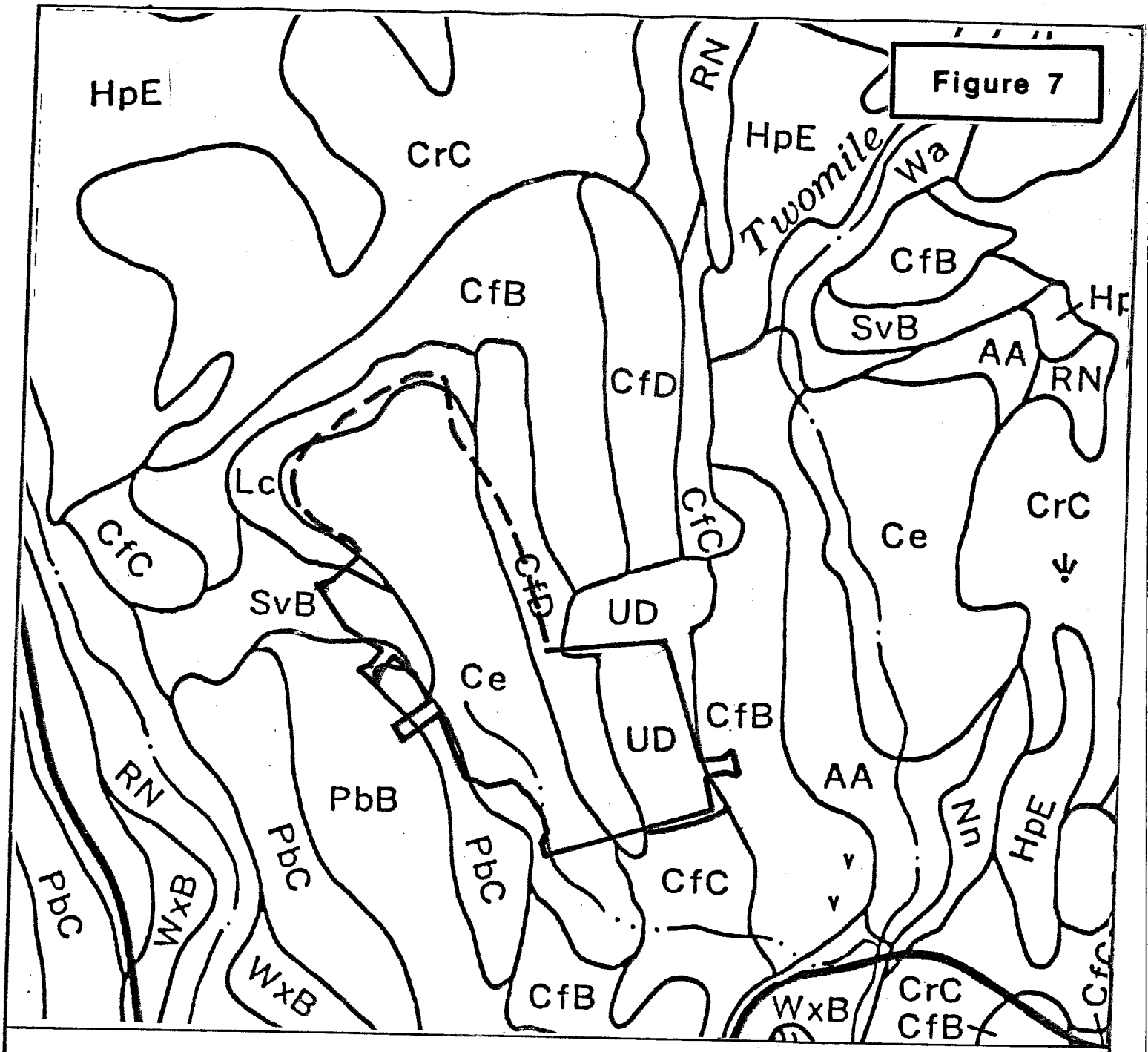
The soil map included with this report (Figure 7) is a copy of the map sheet from the Soil Survey of New Haven County, CT 1979. The soils on portions of the property were evaluated during the field review and resulted in a few changes on the map.

All discussions about inland wetland locations and boundaries should use the wetland boundaries mapped by Soil Science and Environmental Services.

A chart of important soil features and interpretations has been prepared (Appendix A).

EROSION AND SEDIMENT CONTROL CONSIDERATIONS

Only a "Preliminary Sediment and Erosion Control Plan" dated 1/13/88 was available for review. The proposed development will require a detailed erosion and sediment control plan. This plan should address items listed on the sediment and erosion control plan worksheet (Appendix B). The 1985 Connecticut Guidelines for Soil Erosion and Sediment Control should be used as a standard reference. The "Preliminary Plan" lacks many important features such as details on storm water outlets, silt fence installation, sequencing and vegetative stabilization information.



Ce - CARLISLE MUCK *
CfD - CHARLTON FINE SANDY LOAM, 15 to 25% SLOPES
Lc - LEICESTER FINE SANDY LOAM *
PbB - PAXTON FINE SANDY LOAM 3 to 8% SLOPES
PbC - PAXTON FINE SANDY LOAM 8 to 15% SLOPES
SvB - SUTTON FINE SANDY LOAM 3 to 8% SLOPES
UD - UDORTHENTS, SMOOTHED

* WETLAND SOILS

Information from New Haven County Soil Survey, Scale 1" = 1320'.

North and West boundaries approximate

HIGH VISTA ESTATES SUBDIVISION

ANSONIA, CONNECTICUT

SOILS

King's Mark Environmental Review Team

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The following are some additional concerns:

1) The lots on the western side of Parker Pond are narrow with a very limited area of non-wetland available for the construction of homes, driveways and yards. The "limits of construction" as shown may not be realistic. To prevent contractor error, clearing and/or wetland limits should be clearly marked in field with flagging or barriers.

2) A number of lots (especially on the western side) show 2:1 fill slopes. Areas of 2:1 slopes are not "usable yard space," are difficult for the homeowner to maintain and are difficult to stabilize initially. Slopes of 3:1 to 5:1 are more desirable. Homeowners with usable yards are less likely to encroach on wetlands.

3) Silt fences should be installed at least 6 feet from the toe of slope (natural or fill).

4) Additional stabilization of the steep slopes on the back of proposed Lots 17, 18, 19 and 20 may be needed.

5) Construction pads are needed for entrances onto Mountain View Drive and Benz Street.

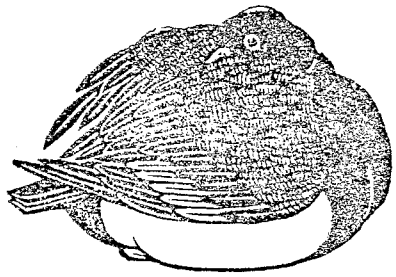
6) The silt fence should be extended on Lot 26.

7) Details on grading, stabilizing and outletting the swale between Lots 25 and 26 are needed.

8) The "West Pond Outlet" of Parker Pond needs to be improved. A thorough evaluation of the outlet pipe's structural integrity and any cleaning needs should be performed. Installation of a trash guard, brush and tree removal and bank stabilization are needed. Access and responsibility for future maintenance are also concerns.

9) Silt fence instead of hay bales should be used at all outlets.

BIOLOGICAL RESOURCES



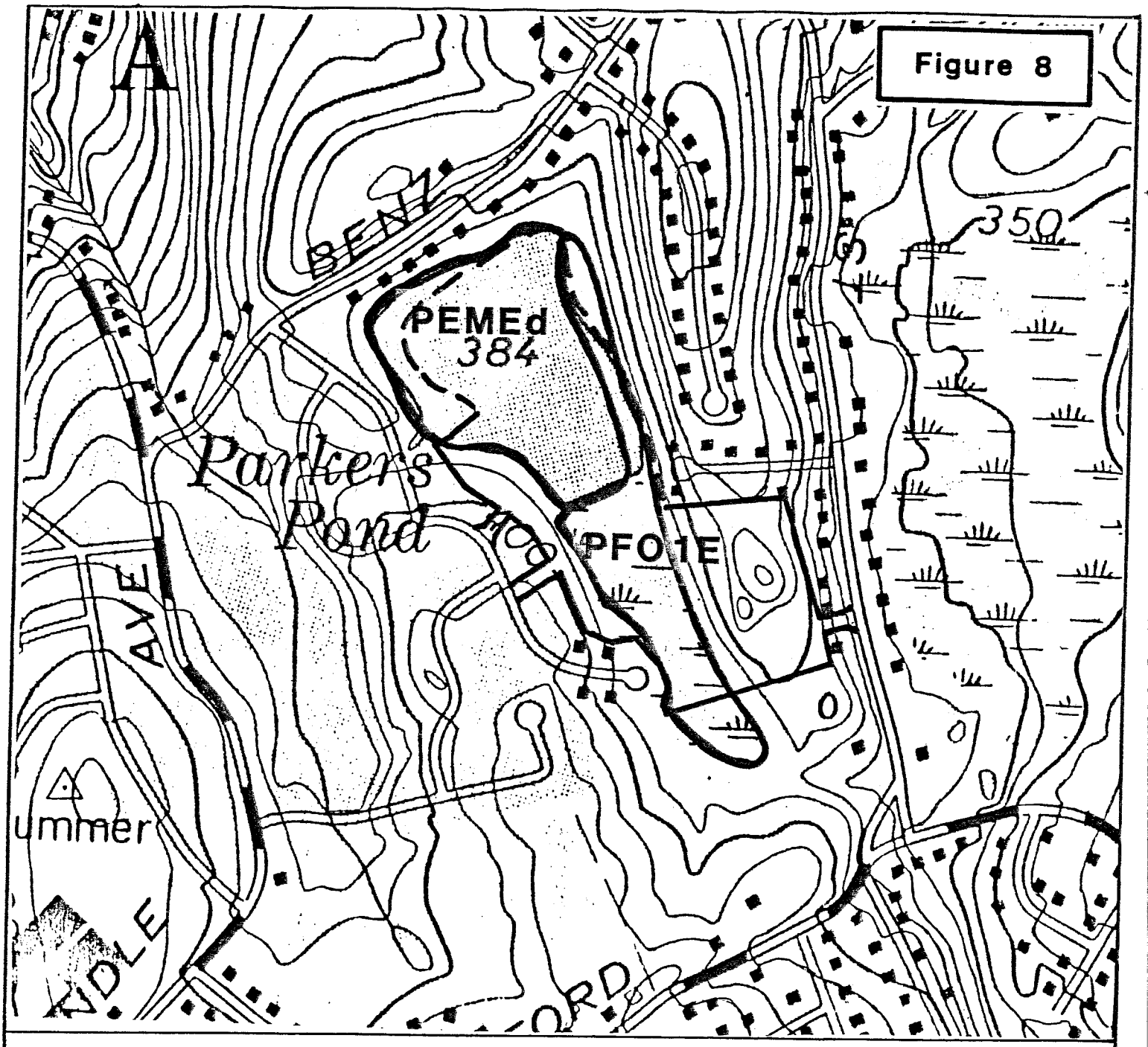
Overall, this is a very diverse wetland system of good to excellent quality consisting of emergent marsh areas, open water and a forested swamp. Despite past disturbances, it still performs important functions in an area of dense development.

Wetland Functions

This wetland performs many vital functions for the surrounding area despite its isolation from any large undisturbed natural environment. Foremost, this system acts as a collection area for runoff from the surrounding developments. Past construction work created a controlled outlet structure which makes use of the wetland as a detention basin for storm runoff. The creation of this structure and its influence on the wetlands has led to the establishment of the common reed marsh, which was formerly an open water body.

As was mentioned in Dr. Ostrander's environmental analysis, this wetland also acts as a filtration and purification system for area runoff. Due to the diversity of this system, its function as a habitat area is greatly increased. This diversity increases the number and size of transitional ecological communities (ecotones) which are prime areas for bird and wildlife activity. Numerous tracks of birds and small mammals were observed along the edges of open water areas.

Of major importance to the surrounding residents is the role this wetland performs as an educational and recreational area. This was evident by the many walking and biking paths found throughout the site. Though not all such activities are beneficial to the ecological health of the wetland, they accentuate the importance of this area as an open space resource for the City and area residents. In addition, this wetland provides a visual buffer or barrier between the developments on its east and west, increasing its aesthetic value. This function also contributes to increased privacy for the surrounding homes and consequently may increase their market values.



PFO1E Palustrine, forested, broad leaved deciduous, seasonally saturated

PEMEd Palustrine, emergent, seasonally saturated, partially drained/ditched

Information from USGS Topographic Sheets
Ansonia Quadrangle

North and West boundaries approximate

HIGH VISTA ESTATES SUBDIVISION

ANSONIA, CONNECTICUT

NATIONAL WETLANDS INVENTORY

King's Mark Environmental Review Team

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First, there is an abrupt transitional zone from wetland to upland on this portion of the site. This is due to a slope which extends from the back of the existing lots on Mountain View Drive, down to the wetlands. These factors, combined with the high percentage of wetlands which exist on several of these lots, leave little quality building space for the construction of houses. Secondly, four of the six houses proposed in this area are situated on a slope within 40 feet of the wetland boundary. The proximity of these structures to the wetlands will result in disturbance of the wetlands during construction and continued disturbance due to residential activity after the homes are sold. Again, development of these lots would eliminate the role of this wetland as a visual buffer for bordering residents. Because of the location of these lots within a transitional zone (ecotone), development will result in the removal and impact upon vegetation and prime wildlife habitat and functional area.

Recommendations and Conclusions

1) In Lots 1-20, the development of a comprehensive sediment and erosion control plan should be submitted by the applicant, including maintenance schedule and a sequence of construction activities.

2) Conservation easements or deed restrictions are recommended for all lots containing wetlands. Field markers should be placed along wetland boundaries.

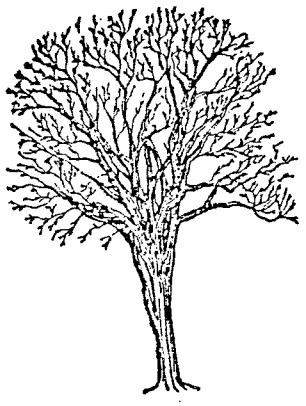
3) The planting of buffer vegetation is highly recommended along the back of all lots which abut the wetlands. This will minimize possible disturbance by future residents and create more privacy for wildlife which may occupy or use the wetlands.

4) In Lots 21-26, a reduction in the number of proposed lots or the elimination of all lots might be considered. Development in this area represents a significant risk to the indigenous character of the wetlands.

THREATENED AND ENDANGERED PLANT AND ANIMAL SPECIES

According to the DEP - Natural Diversity Database there are no Federally listed Endangered Species or Connecticut "Species of Special Concern" that occur within the study area. The Natural Diversity Data Base contains the most current biologic data concerning endangered or threatened plant or animal species. On-going research continues to locate additional populations of species or locations of habitats of concern as well as updating existing data.

LAND USE AND PLANNING CONSIDERATIONS



PLANNING CONSIDERATIONS

Land Use

The proposed development site is surrounded by areas containing single-family residences. Since the proposal calls for the construction of single-family homes, land use on the site would be entirely compatible with land use in surrounding areas. Protection of the watershed area is the primary issue to consider, therefore concerns about runoff and drainage are certainly warranted. The development would not occur on any of the marsh, for the site design makes proper use of developable land.

Plan of Development

Ansonia's Comprehensive Development Plan recommends single-family residences in the area. Since the Parker's Pond area is removed from downtown Ansonia and its older neighborhoods, single-family homes are a logical, less intensive land use with increasing distance from a city center.

Zoning and Subdivision

The development site is located in the "A" Residence District of Ansonia. This zone primarily allows single-family dwellings. Limited other uses (including churches, libraries and public parks) are permitted subject to site plan approval. The western section is a relatively straight-forward subdivision, and at this stage of the application, appears to conform to the Subdivision Regulations of the City of Ansonia. The eastern section uses the cluster regulations with a minimum of 10,000 square feet. It appears to conform to the cluster provisions for the "A" zone.

Site Design Compatibility

The proposed development is in harmony with the character and land use intensity of the surrounding neighborhood. Possible alternative planning development measures include multi-family residences or parks/open space.

Multi-family development would reduce the length of required roadways and possibly reduce the threat of erosion. However, a zone change would be required, and the use is not as compatible as single-family development. The property could be improved as a park or recreation area, especially in the East Side Development Area. This would require that the City of Ansonia purchase the property.

In general, the High Vista Estates proposal adequately conforms to surrounding land uses and overall planning guidelines.

TRAFFIC CONSIDERATIONS

From the standpoint of traffic concerns, High Vista Estates has routine traffic concerns. These concerns involve taking reasonable precautions for providing appropriate sightlines at intersections.

At the intersection of Road A and Benz Street, existing sightlines appear to be very good.

The following stop signs are recommended, subject to review and approval by the City's traffic authority:

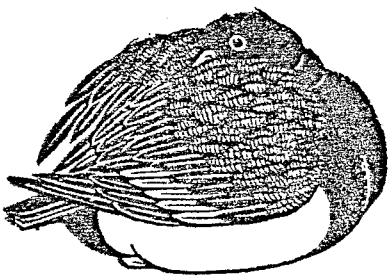
1) At the intersection of Road B and Road A, facing Road B;

2) At the intersection of Road A and Benz Street, facing Road A; and

3) At the intersection of Road C and Mountain View Drive, facing Road C.

Discussion of Parker Pond revealed that in case of a brush fire at Parker Pond, the likely access for emergency vehicles would be via private property off Cascio Street near the intersection of Benz Street.

APPENDICES



Appendix A: Soils Limitation Chart

MAP UNIT NAME	GENERAL SOIL PROPERTIES	DRAINAGE CLASS AND DEPTH TO SEASONAL HIGH WATER TABLE	MAJOR LIMITATIONS TO THE DEVELOPMENT OF: HOMES WITH BASEMENTS	HOMES WITHOUT BASEMENTS	ROADS AND STREETS
Ce - Carlisle muck	Soils formed in deposits of decomposed organic matter	Very poorly drained +1-0 ft.	Wetness, subsides	Wetness, subsides	Wetness, subsides
CfD - Charlton fine sandy loam, 15-25% slopes	Soils formed in deep loamy glacial till materials	Well drained >4 ft.	Slope	Slope	Slope
Lc - Leicester fine sandy loam	Soils formed in deep loamy glacial till materials	Poorly drained 0.5-1.5 ft.	Wetness	Wetness	Wetness, subject to frost action
PbB - Paxton fine sandy loam, 3-8% slopes	Soils formed in firm dense loamy glacial till materials	Well drained 1.5-2.5 ft.	Seasonal wetness	None	None
PbC - Paxton fine sandy loam, 8-15% slopes	Soils formed in firm dense loamy glacial till materials	Well drained 1.5-2.5 ft.	Seasonal wetness	None	None
SvB - Sutton fine sandy loam, 3-8% slopes	Soils formed in deep loamy glacial till materials	Moderately well drained 1.5-2.5 ft.	Wetness	None	Subject to frost action
UD - Udorthents, smoothed	Soils disturbed by cutting and filling	Well to moderately well drained 1.5-3 ft.	Seasonal wetness	None	None

Appendix B: Erosion and Sediment Control Plan Worksheet

NEW HAVEN COUNTY SOIL AND WATER CONSERVATION DISTRICT
EROSION AND SEDIMENT CONTROL PLAN WORKSHEET

This is a guide for the development and review of erosion and sediment control plans. Local commissions should be consulted for regulatory requirements concerning erosion and sediment planning.

Checked ( ) items are those that have been provided on the current erosion and sediment control plan. Items identified with a star (*) should be incorporated into final plans.

Name of development_____
Materials received_____
_____
_____
_____
Total Area_____Location_____
Engineer_____
Date Received_____Site Visit_____Reviewed by_____
Submitted by_____

NARRATIVE SECTION DESCRIBING:

_____ The development
_____ Major land uses of adjoining areas
_____ The number of total acres and acres to be disturbed in the project
_____ The schedule of grading and construction activities including:
-Start and completion dates.
_____ Application sequence of all E & S control measures
_____ The design criteria for all proposed E&S control measures
_____ Construction details and installation procedures for all proposed E&S control measures
_____ The operations and maintenance program for all proposed E&S control measures
_____ The name of the person or organization that will be responsible for the installation and maintenance of the E&S control measures
_____ Organization or person responsible for maintenance of permanent measures when project is completed. Measures include:_____
_____
_____

==========

A SITE PLAN AT A SUFFICIENT SCALE SHOWING:

Natural Features

_____Existing topography
_____Existing vegetation
_____Soils information, including test pit data if available
_____Identification of wetlands, watercourses, major drainageways and water bodies on the site
_____Name of soil scientist who performed wetlands delineations and flag numbers
_____Rock outcrop areas
_____Seeps, springs
_____Major aquifers
_____Floodplains (100 yr.) and floodways
_____Channel encroachment line (DEP permit required)
_____Coastal zone boundary
_____Public water supply watershed boundaries
_____Possible Army Corps Sec. 404 or Sec. 10 Permit Areas (Contact Corps @ 1-800-343-4789).

Project Features

_____The location of the proposed development
_____A plan legend
_____Adjacent properties
_____Property lines
_____Lot lines and setback lines
_____Lot and/or building numbers
_____Planned and existing roads
_____Proposed structures
_____Location of existing and planned utilities
_____Location of wells and septic systems
_____Proposed topography
_____North arrow

Clearing, Grading, Vegetative Stabilization

_____The sequence of grading, construction, and sediment and erosion control activities
_____The location of and construction details for all proposed E&S control measures
Recommended measures include_____
_____
_____
_____Limits of disturbed areas
_____Extent of areas to be graded
_____Disposal procedure for cleared material
_____Location of stockpiled topsoil and subsoil
_____Temporary erosion protection for stockpiles
_____Areas to be vegetatively stabilized
_____Temporary erosion control in disturbed areas
_____Method for protection of disturbed areas when time of year or weather prohibit establishment of permanent vegetative cover
_____Seedbed preparation (including topsoiling specifications)
_____Seeding mixture, rates, and seeding dates
_____Fertilizer and lime application rates
_____Mulch application rate
_____Mulch anchoring measures

Drainage System

_____Existing and planned drainage pattern
_____Drainage areas used in design of stormwater management system
_____Size and location of culverts and storm sewers
_____Drainage calculations for review by town engineer
_____Stormwater management measures and construction details
_____Groundwater control measures (footing drains, curtain drains
_____Planned water diversions and dams (DEP permit may be required)

House Site Development

_____Sediment and erosion control measures for individual lot development

Additional Comments

NOTES

ABOUT THE TEAM

The King's Mark Environmental Review Team (ERT) is a group of environmental professionals drawn together from a variety of federal, state, and regional agencies. Specialists on the Team include geologists, biologists, soil scientists, foresters, climatologists, landscape architects, recreational specialists, engineers, and planners. The ERT operates with state funding under the aegis of the King's Mark Resource Conservation and Development (RC & D) Area - a 83 town area serving western Connecticut.

As a public service activity, the Team is available to serve towns and/or developers within the King's Mark RC & D Area - free of charge.

PURPOSE OF THE ENVIRONMENTAL REVIEW TEAM

The Environmental Review Team is available to assist towns and/or developers in the review of sites proposed for major land use activities. For example, the ERT has been involved in the review of a wide range of significant land use activities including subdivisions, sanitary landfills, commercial and industrial developments, and recreational/open space projects.

Reviews are conducted in the interest of providing information and analysis that will assist towns and developers in environmentally sound decision-making. This is done through identifying the natural resource base of the site, and highlighting opportunities and limitations for the proposed land use.

REQUESTING AN ENVIRONMENTAL REVIEW

Environmental Reviews may be requested by the chief elected official of a municipality, or the chairman of an administrative agency such as planning and zoning, conservation, or inland wetlands. Environmental Review Request Forms are available at your local Soil and Water Conservation District, and the King's Mark ERT Coordinator. This request form must include a summary of the proposed project, a location map of the project site, written permission from the landowner/developer allowing the Team to enter the property for purposes of review, and a statement identifying the specific areas of concern the Team should investigate. When this request is approved by the local Soil and Water Conservation District and King's Mark RC & D Executive Committee, the Team will undertake the review. At present, the ERT can undertake two (2) reviews per month.

For additional information regarding the Environmental Review Team, please contact your local Soil and Water Conservation District or Nancy Ferlow, ERT Coordinator, King's Mark Environmental Review Team, King's Mark Resource Conservation and Development Area, 322 North Main Street, Wallingford, Connecticut 06492. King's Mark ERT phone number is 265-6695.