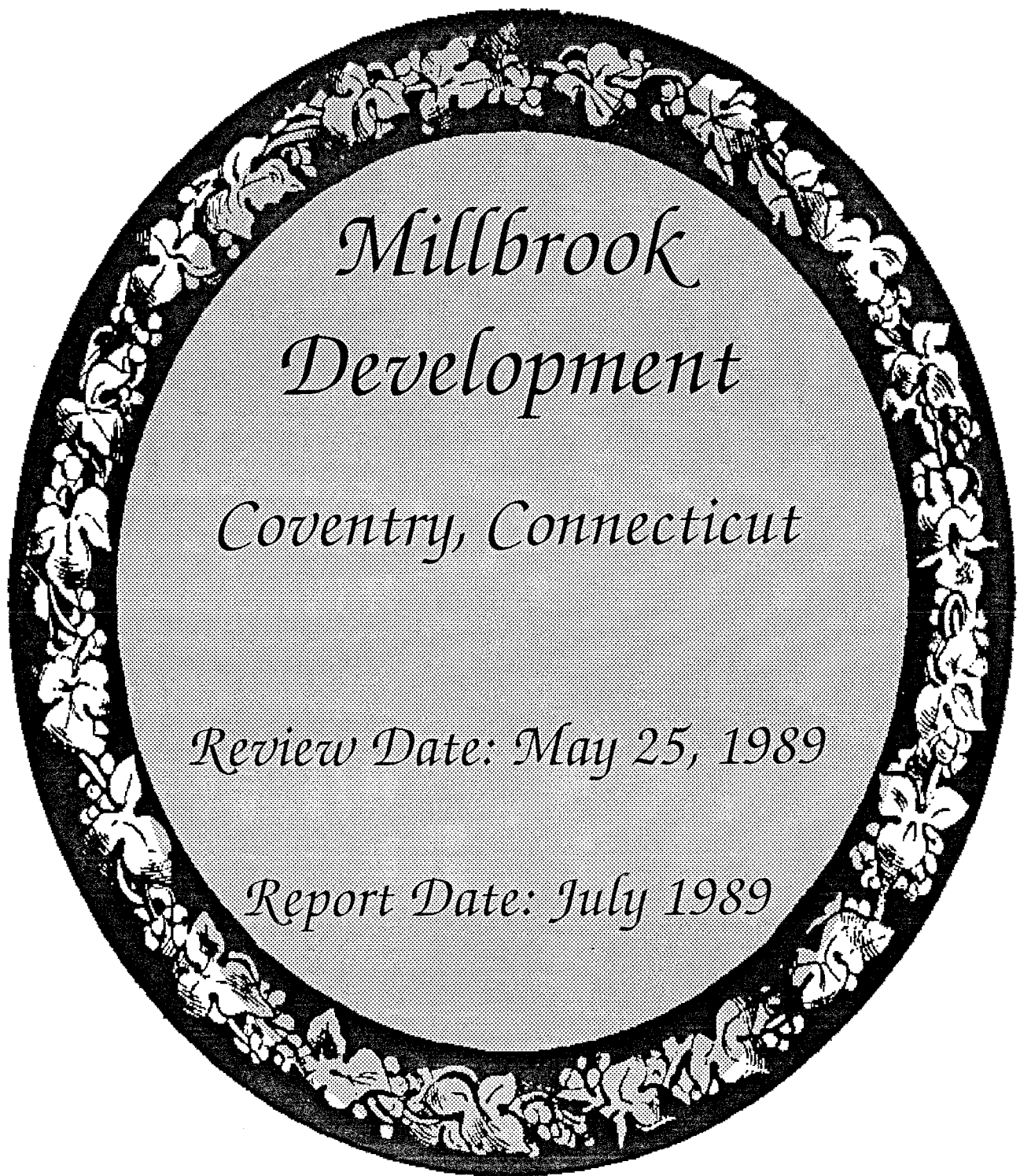


*EASTERN CONNECTICUT
ENVIRONMENTAL
REVIEW TEAM
REPORT*



Eastern Connecticut Environmental Review Team

Eastern Connecticut Resource Conservation and Development Area, Inc.

P.O. Box 70, Route 154

Haddam, Connecticut 06438

(203) 345-3977

*ENVIRONMENTAL REVIEW TEAM REPORT
ON*

*MILLBROOK DEVELOPMENT
(Residential and Office/Retail)*

COVENTRY, CONNECTICUT

This report is an outgrowth of a request from Coventry Planning and Zoning Commission and the Inland Wetlands Commission to the Tolland County Soil and Water Conservation District (SWCD). The S&WCD referred this request to the Eastern Connecticut Resource Conservation and Development (RC&D) Area Executive Council for their consideration and approval. The request was approved and the measure reviewed by the Eastern Connecticut Environmental Review Team (ERT).

The ERT met and field checked the site on Thursday, May 25, 1989. Team members participating on this review included:

<i>Nick Bellantoni</i>	<i>State Archaeologist</i>	<i>CT Museum of Natural History</i>
<i>Barbara Buddington</i>	<i>Senior Planner</i>	<i>Windham Regional Planning Agency</i>
<i>Brian Murphy</i>	<i>Fisheries Biologist</i>	<i>DEP - Eastern District Headquarters</i>
<i>Joe Neafsey</i>	<i>District Conservationist</i>	<i>USDA - Soil Conservation Service</i>
<i>Harry Siebert</i>	<i>Transportation Planner</i>	<i>CT Dept. of Transportation</i>
<i>Elaine Sych</i>	<i>ERT Coordinator</i>	<i>Eastern CT RC&D Area</i>
<i>Bill Warzecha</i>	<i>Geologist</i>	<i>DEP - Natural Resources Center</i>

Prior to the review day, each Team member received a summary of the proposed project, a list of the town's concerns, a location map, a topographic map, and a soils map. During the field review the Team members were given plans and additional information. The Team met with, and were accompanied by the Director of Planning, the Zoning and Inland Wetlands Agent, the applicant and his engineers. Following the review, reports from each Team member were submitted to the ERT Coordinator for compilation and editing into this final report.

This report represents the Team's findings. It is not meant to compete with private consultants by providing site designs or detailed solutions to development problems. The Team does not recommend what final action should be taken on a proposed project -- all final decisions rest with the Town and landowner. 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 developer and the Town. The results of this Team action are oriented toward the development of better environmental quality and the long-term economics of land use.

The Eastern Connecticut RC&D Executive Council hopes you will find this report of value and assistance in making your decisions on this multi-purpose development.

If you require additional information, please contact:

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1. Location and Land-Use

The site, ±27 acres in size, is located about 1/2 mile southeast of Coventry Center. The property abuts Bradbury Lane on the west, Main Street (Route 31) and private property on the north, Armstrong Road on the east, and private, undeveloped land to the south. Woods Lane, off Route 31, extends into the site and connects with Bradbury Lane. It serves several existing residences which are encompassed by the site. Vacant factory building(s) are located in the eastern parts near Armstrong Road. Present plans would be to renovate the historically significant parts of the factory buildings into office/retail space and demolish the remainder. Parking lots would also be constructed to serve this facility.

The site itself is located in a "floating zone" which would permit multi-family dwellings, office and commercial land uses. It is mostly wooded land that slopes towards Mill Brook which bisects the site northwest to southeast. An existing ±3.5 acre impoundment on Mill Brook called Roman Pond, which was used for industrial purposes in the past, is located northwest of the mill complex.

Another small impoundment called Lewis Smith Pond is located at the northwest corner. Two man-made ponds (unnamed) which outlet to Mill Brook are located in the south central parts.

The proposed development includes the construction of 51 condominium units (only 50 units could be found on the plans, see *Planning Comments* section) and parking area and office/retail space in the factory complex. A

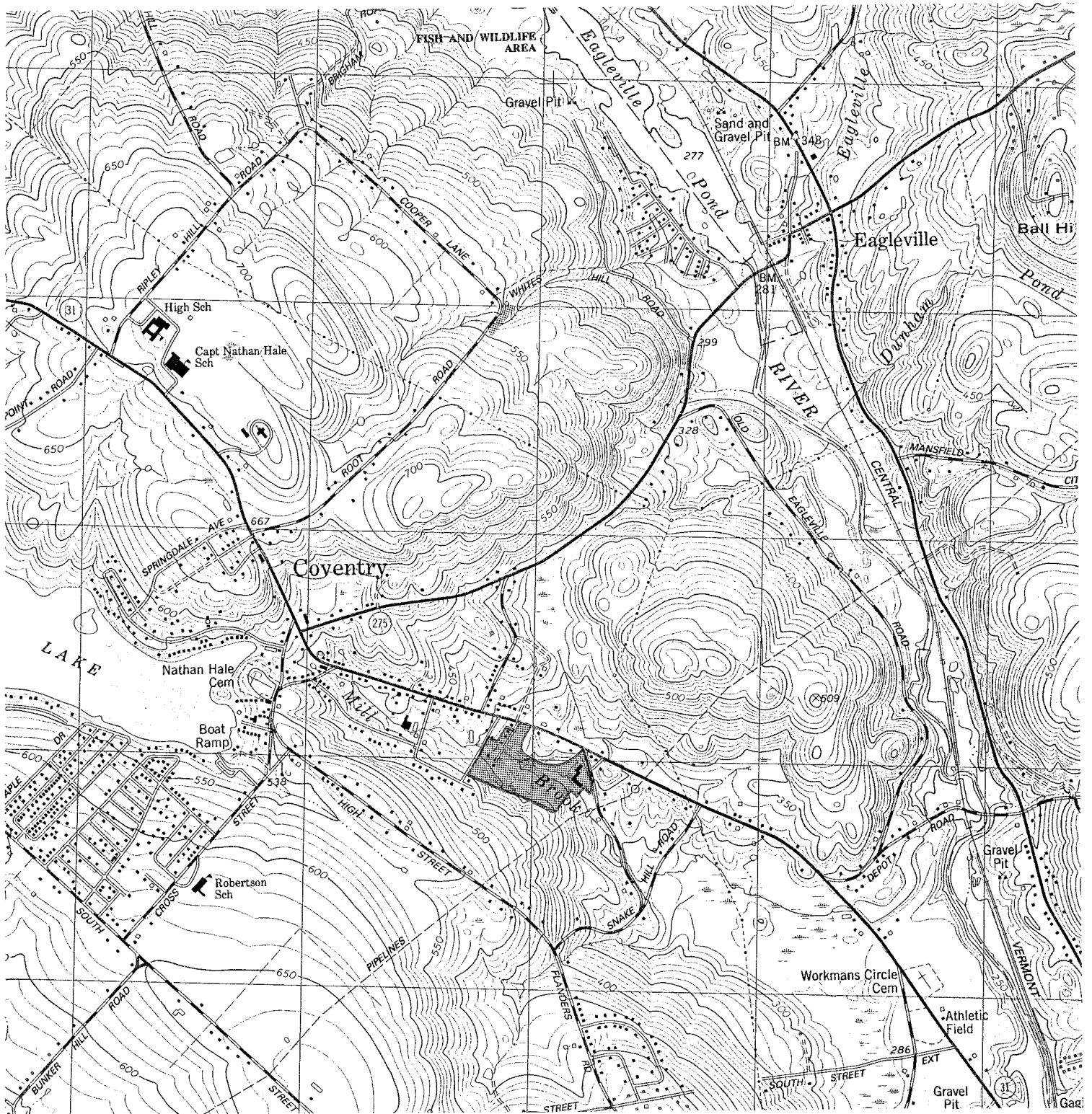
municipal sewer line will be extended to serve the development. Present plans indicate water will be made available to the residential units by private, on-site drilled wells that will most likely tap the underlying bedrock aquifer. It is understood that the office/retail complex will be served by the South Coventry Water Supply Company. (Please refer to *Water Supply* section)

The site and vicinity is characterized by mixed land uses that include industrial, residential and commercial.

LOCATION MAP

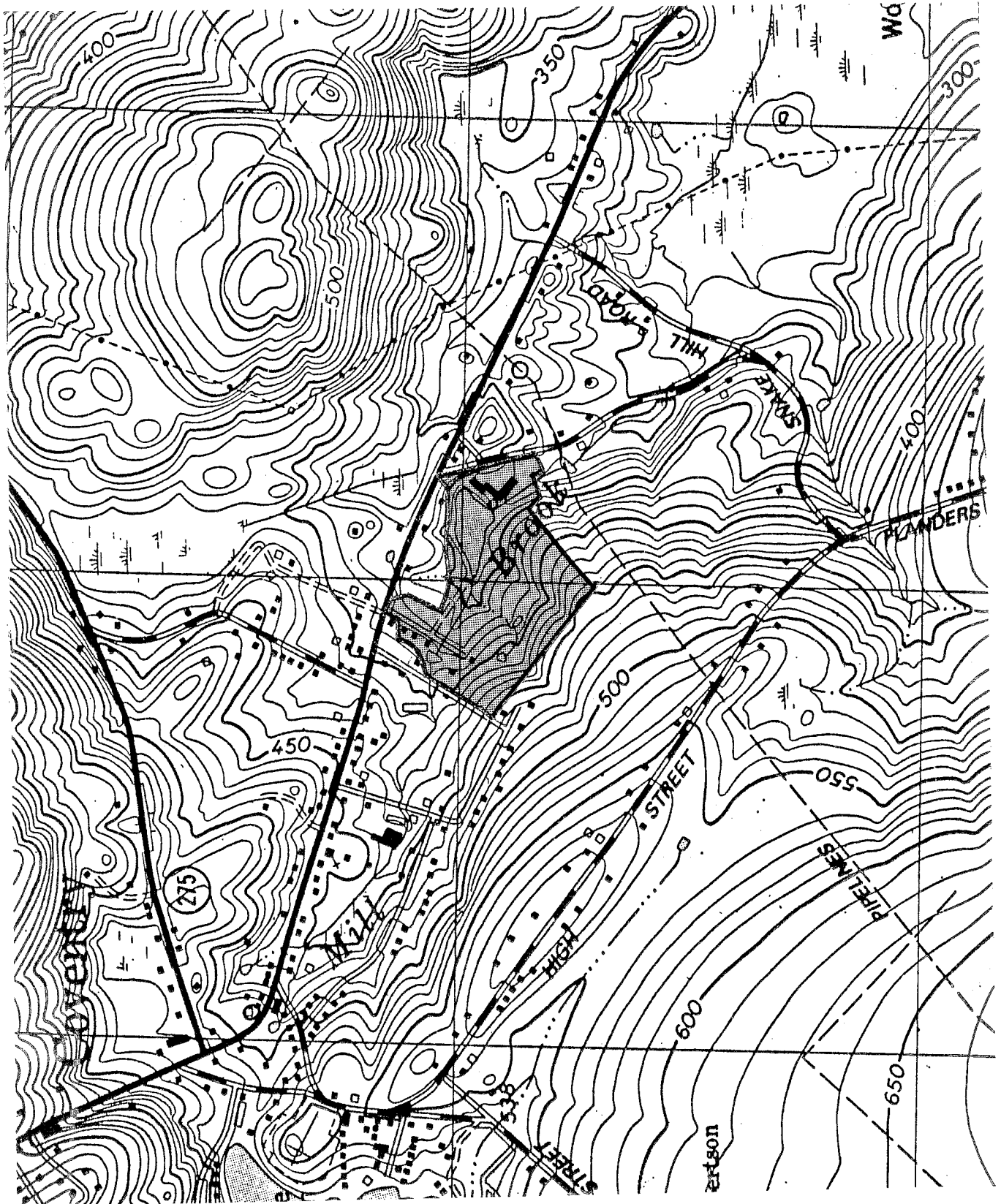
Scale 1" = 2000'

— Approximate Site Boundary



LOCATION MAP

Scale 1" = 1000'



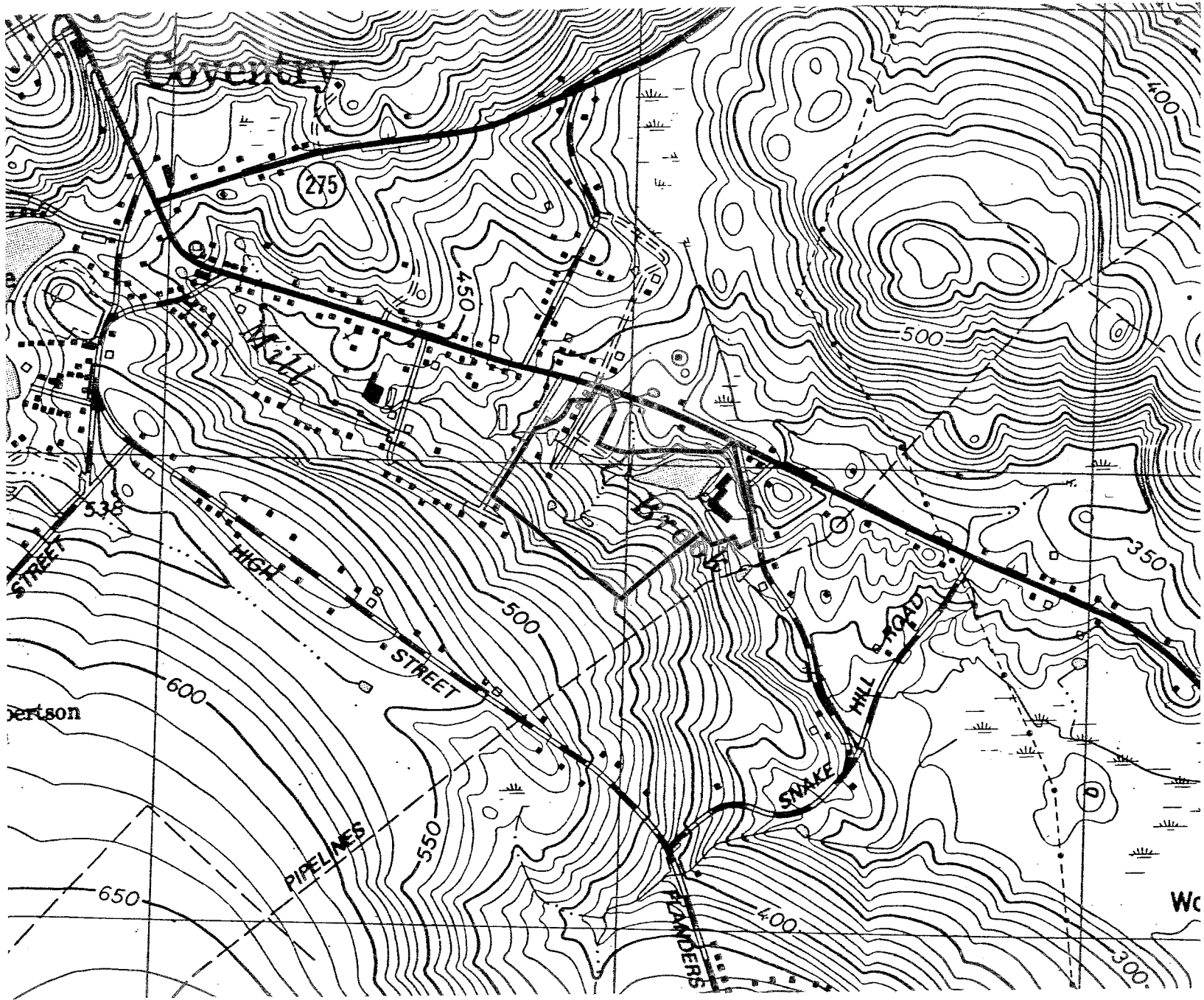
2. Topography

The major topographical feature of the site is Mill Brook, which bisects the site, and Roman Pond. Land surface on the site slopes moderately to Mill Brook Valley. Elevations range from about 330 feet above mean sea level near Roman Pond to 450 feet above mean sea level at the western limits.

TOPOGRAPHIC MAP

Scale 1" = 1000

Approximate Site Boundary



3. Geology

No bedrock geologic maps have been published to date for the Coventry quadrangle. For the purpose of this report the Team's geologist referenced the Soil Survey for Tolland County, unpublished Surficial Materials Map of Connecticut, 1985 (Stone, et. al.) and preliminary Bedrock Geologic Map of the South Coventry Quadrangle (Fahey and Pease, 1977) which encompasses the subject site.

Bedrock Geology

Bedrock does not outcrop extensively on the ground within the site. A single outcrop is noted at the western limits. Two subunits of Tatnic Hill Formation underlie the site. The Lower member underlies most of the site. It is described as a gray to dark gray, medium grained gneiss or schist. Underlying the western limit of the site is the Yantic member, a gray to dark gray, fine to medium grained schist (Rodgers, 1985).

"Schists" and "gneisses" are crystalline rocks that have been geologically altered by great heat and pressure within the earth's crust. The terms "schist" and "gneiss" refer to the textural and structural aspects of the rocks. The rocks underlying the parcel have undergone deformation (metamorphism) one or more times during the period following their deposition as deep ocean sediments. The stresses of deformation caused the alignment of platy, flaky and elongate minerals into thin sheets or bands. Where the alignment has resulted in a slabby rock (i.e., one that parts relatively easily along the surface of mineral alignment or foliation planes), the rock is termed a "schist". Where the alignment has resulted

in a banded but more massive rock, the rock is termed "gneiss". Both rock types may grade into another in a single outcrop.

A north-south trending fault aligned with Woods Lane separates the two units. The fault zone is a structural feature that formed during the geologic past and is no longer experiencing active movement. The presence of a fault in this area suggests that the bedrock may be fractured and weathered in the area.

The exact depth to bedrock is unknown on the site, but it is probably ten feet or less in most places. Deep test holes would be needed to verify this.



Unless public water supply can adequately meet the water demands of the proposed office/retail development the underlying bedrock will probably be the major source of water to wells drilled on the site.

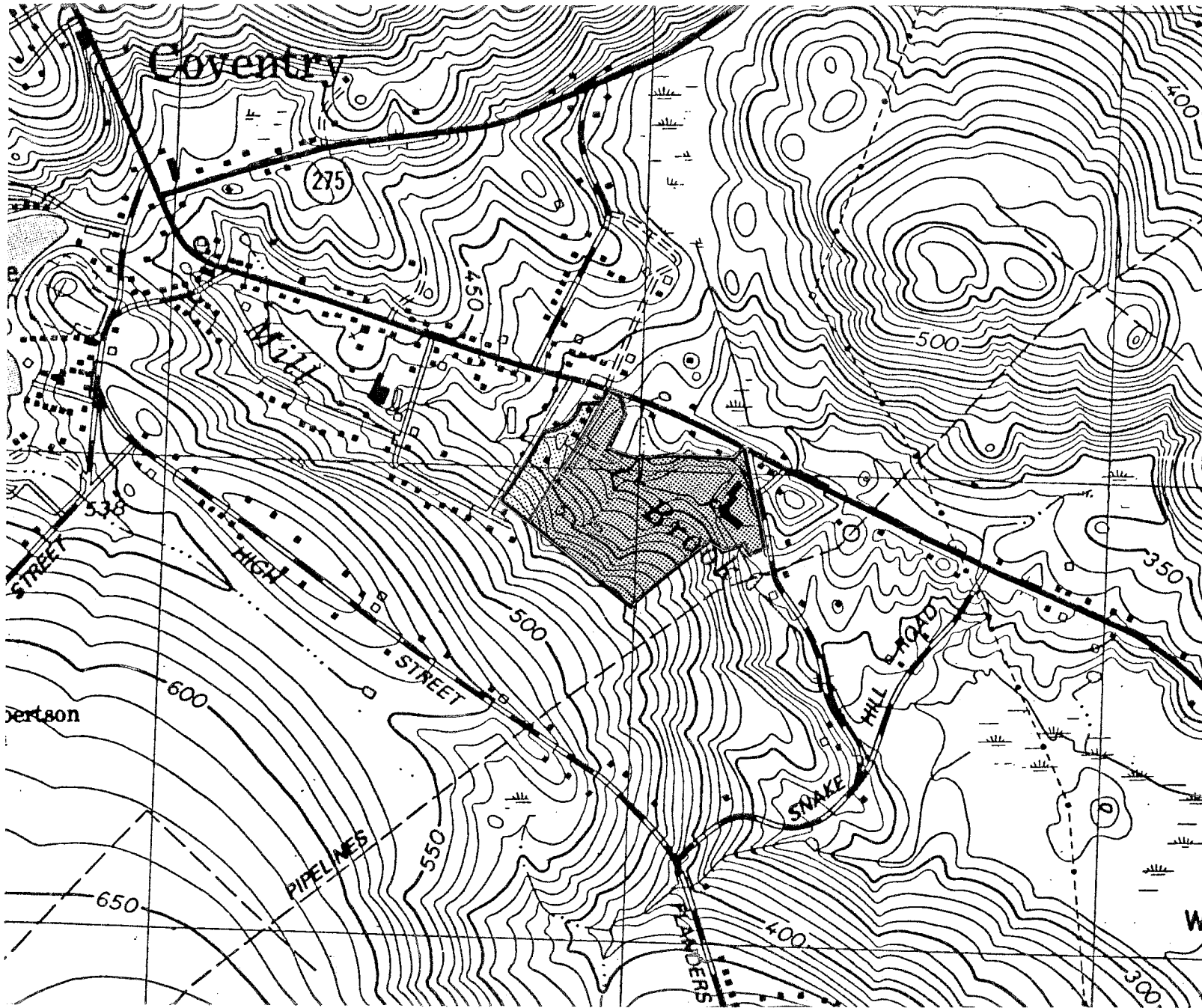
Cut areas will probably be required in the southern parts of the site in order to maintain satisfactory grades for interior roads. Because the bedrock is relatively shallow in these areas, there may be a need for blasting, if bedrock is encountered.

BEDROCK GEOLOGY MAP

Scale 1" = 1000'



-  Tatnic Hill Formation - Lower Member
-  Tatnic Hill Formation - Yantic Member



Surficial Geology

Except for some relatively thin (10' or less) sandy, gravelly deposits in the area of Roman Pond and factory buildings, the site is covered by glacial till. Till is a poorly sorted mixture of rock fragments and particles deposited directly by glacier ice. Rock fragments and particles found in the soil were derived from gneisses and schists in the area. Based on soil mapping data, the variety of till found on the site has a texture that is sandy, stony to very stony and loose. The till on the site probably does not exceed much more than 10 feet in most places.

Water Resources Bulletin No. 11 (Shetucket River Basin) reports sandy, gravelly deposits in the eastern parts. Additionally, it is understood that an environmental audit for the factory complex identified the presence of sand and gravel deposits in the general area. The latter is based on soil borings. These deposits are called stratified drift. Like till, the stratified drift deposits are of glacial origin. They were deposited by glacial meltwater streams that occupied Mill Brook Valley.

A review of the Soil Survey - Tolland County, Connecticut indicates that post-glacial sediments (regulated inland-wetland and/or alluvial soils) overlie till and/or stratified drift primarily along Mill Brook, around the perimeter of Roman Pond, and at the northern limits of the site. In addition to refining the wetland soil boundaries reported in the soil survey, the applicant's certified soil scientist mapped additional wetlands mainly in the area of the two small man-made ponds and along their respective outlet streams. Also, wetland pockets occur in the southeast and northwest (open space area) parts of the site. The applicant is proposing a 50 foot setback from the inland wetland boundary delineated by his soil scientist.

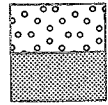
The soils comprising the swamp and alluvial deposits are regulated under Connecticut's Inland Wetland and Watercourse Act (General Statutes Sections 22a-36 through 22a-45, inclusive). Since these areas (swamps and floodplain) are subject to flooding during certain periods, these areas hold low potential for development purposes.

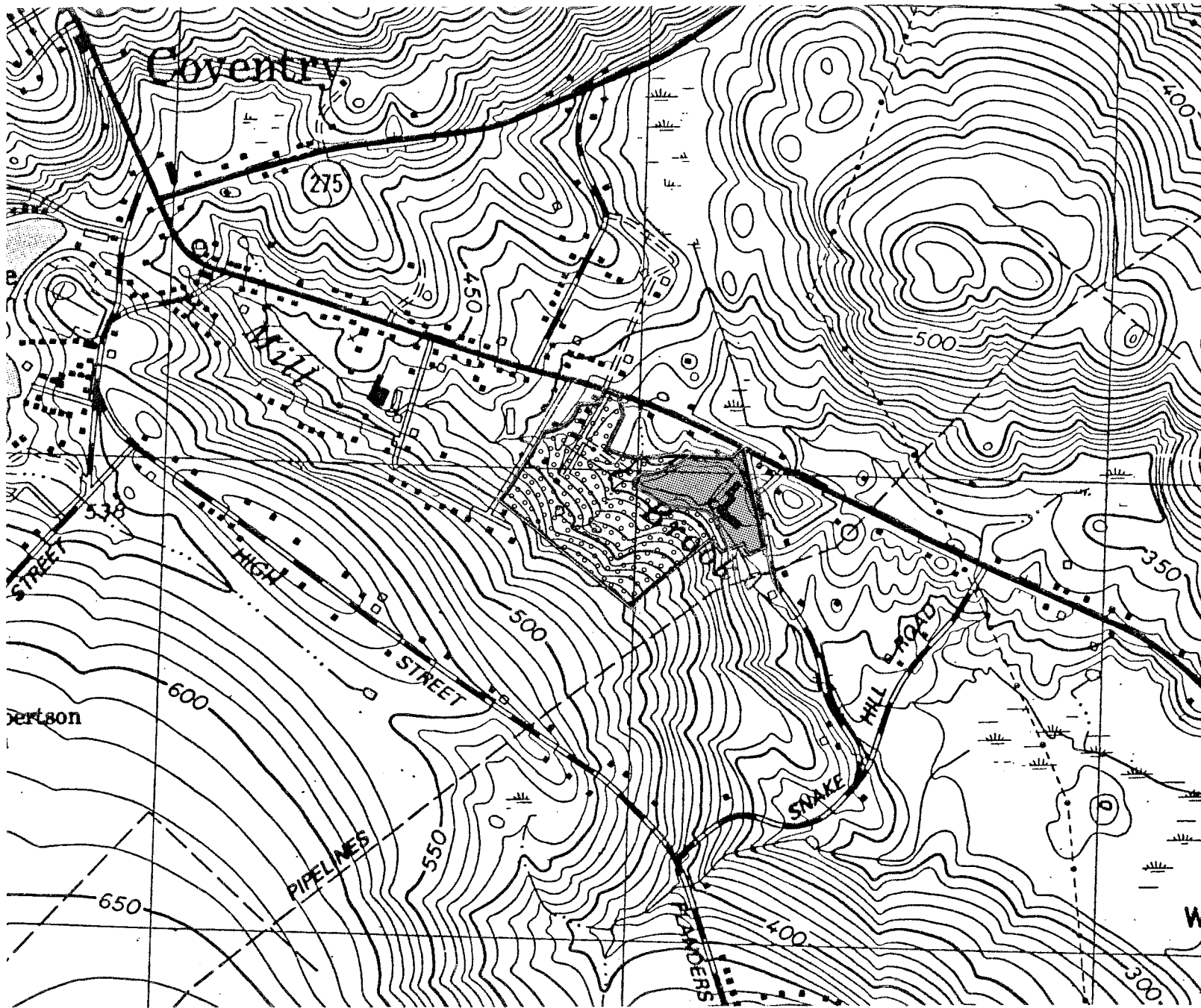
Any activity which involves modification, filling, removal of wetland or alluvial soils, etc., will require a permit and ultimate approval by the Town's Inland-Wetland Commission. Based on the plans submitted to Team members, the proposed road layout will require crossing regulated wetland areas in a few areas. The two major crossings will occur at Mill Brook near the abandoned factory buildings and between the two man-made ponds at the southern parts. Additionally, grading and filling activity along the proposed road may impact wetlands in some areas.

SURFICIAL GEOLOGY MAP

Scale 1" = 1000'



 Glacial Till
Stratified Drift



4. Soil Resources

General Soils Information

The information contained in the Soil Survey of Tolland County, CT appears to be adequate for planning purposes. If the commission requires additional information it is suggested that the applicant retain the services of a qualified private soil scientist to review the information contained in the Soil Survey of Tolland County, CT, examine conditions in the field and provide the Commission with a verified map and more detailed interpretive information for the site.

Wetland Boundary Information

Wetlands on this site were identified in the field by a soil scientist and located on the plot plan. Because of time constraints it was not possible to verify this information, but it is suggested that the wetlands agent do so prior to plan approval. On the final submittal it is suggested that the Commission require that the applicant have a qualified private soil scientist delineate wetland boundaries in the field. The boundaries should be flagged and numbered sequentially. This information should then be surveyed onto the plan map. The soil scientist should then review and sign a statement on the map(s) certifying that the information is substantially correct. The certification statement should be similar to the following: "The wetland soils on this site were identified in the field using the criteria required by Connecticut P.A. 72-155 as amended by Conn. P.A. 73-571, Conn. P.A. 87-338 and P.A. 87-533. The boundaries of these soils and of identified watercourses are accurately represented on the plot plan." This statement should be signed by the soil scientist who performed the field work.

If this procedure is followed and discrepancies are found, the Tolland County Soil and Water Conservation District can on request review the submitted information for adequacy.

Soil Erosion and Sediment Control Plan

A detailed and site specific soil erosion and sediment control plan should be developed and implemented for this site. Areas of concern include proposed roadway and trail crossings of the brook, steep roadway sections, storm drain outlets into wetlands, the pond, the brook, and stabilization of the cuts and fills that will be required to construct the road network and residences. Several fill areas above the pond were estimated at 15 feet and cuts along the southern and eastern edge of the property approach 20 feet. It should also be noted that the proposed 75 foot wide open space strip along the southern boundary of the parcel will probably require grading to blend the cuts into existing ground at the property line. The resulting slopes will be in the range of 25% to 35%. Stabilization of these slopes is a concern. A detailed plan should be developed using the criteria contained in the Connecticut Guidelines for Soil Erosion and Sediment Control (1985). The Tolland County Soil and Water Conservation District would appreciate the opportunity to review this plan prior to final approval.

Other

A hydrologic review and summary were not available for team review. It is suggested that these be prepared and submitted with the final proposal for the development. Adverse impacts due to increased stormwater runoff are not anticipated, however, the report should demonstrate this to the Commission's satisfaction.

SOILS MAP

Scale 1" = 1320'

Tolland County USDA-SCS
24 Hyde Avenue
Rockville, CT 06066
875-3881



5. Hydrology

The entire ±27 acre site is located within the Mill Brook drainage area. Precipitation falling on the site either flows downslope to discharge points such as streams, wetlands, surface water bodies, etc. or it is absorbed by the soils that cover the site. If it is absorbed by the soils, it percolates downward until it reaches the water table and is then pulled by the force of gravity to the brook. Where openings and cracks occur in the underlying bedrock, a small portion of the groundwater will flow into these zones providing recharge to the bedrock aquifer. Groundwater flow generally conforms to surface flow on the site. Mill Brook, which is tributary to Willimantic River, drains a total area of 5.60 square miles or 36,352 acres. The project site represents less than 1% of the total drainage area.

According to the Water Quality Classification Map of Connecticut (Murphy, 1985), Mill Brook and the impoundments on the site are classified as Bc This classification refers to surface waters where the water quality goal is a fishable/swimmable condition. The subscript 'c' means the surface waters support cold water (trout) fisheries. The surface waters have been degraded by industrial, chemical and septic system discharges to Mill Brook upstream of the site.

Both residential and office/retail development of the site would increase the amount of runoff during periods of rainfall. These increases would result from soil compaction, removal of vegetation, and placement of impervious surfaces (roofs, driveways, parking lots, etc.) over the soil. The major concern with increased runoff is the potential for flooding and streambank erosion. The applicant will

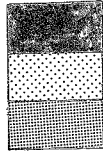
need to do his part in controlling post-development increases from the site so that downstream flooding is not created or further aggravated and local water resources protected from erosion and siltation. This can be accomplished satisfactorily with proper implementation of a detailed stormwater management plan. Connecticut's Guidelines for Soil Erosion and Sediment Control should be followed closely with respect to stormwater management on the site.

In order to determine the need for on-site detention basins, the applicant's project engineer will need to complete hydrological computations for various storm events, check the potential for downstream flooding, and examine all downstream culverts.

Because of the anticipated land disturbances and the site's proximity to Mill Brook, a detailed erosion and sediment control plan should be designed and enforced through all phases of the project. Every effort should be made to protect Mill Brook, Roman Pond and other surface water bodies on and off site.

WATERSHED BOUNDARY MAP

Scale 1" = 1000'



*Entire site drains to Mill Brook which bisects the site.

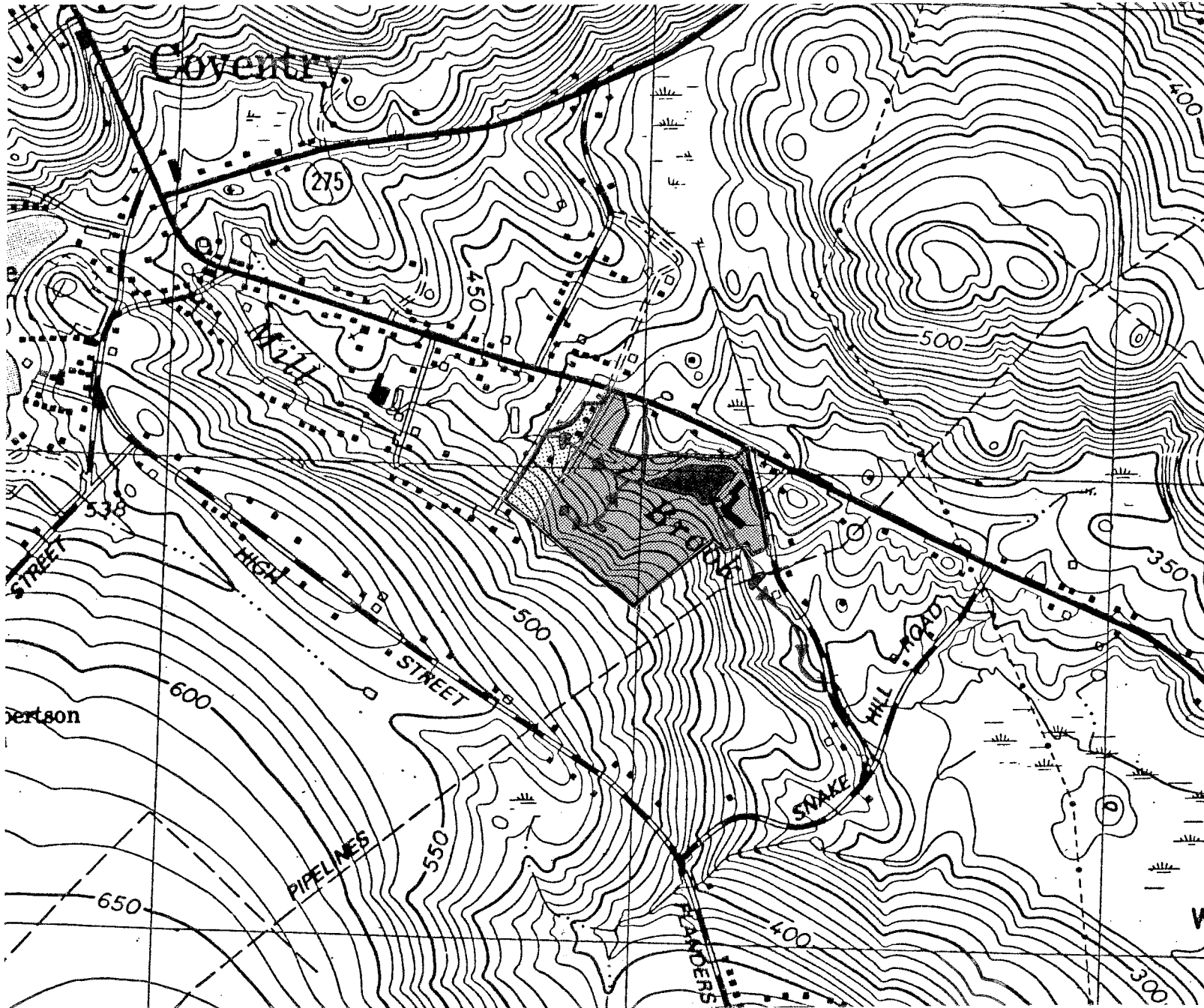
Surface water bodies

GB/GA area (approx.) See text

GA area (approx.) See text



Watercourses showing direction of flow



6. Flood Boundary

A flood insurance study has been conducted for Coventry by the Federal Energy Management Agency/Federal Insurance Administration in December 1979. A Flood Boundary and Floodway Map is included with their study. According to the map, a relatively narrow zone, which comprises the 100-year flood boundary and varies between 50'-200', parallels Mill Brook and the perimeter of its surface water impoundments on the site. A 100-year flood is a flood with a 1 chance in 100 or 1% chance that it will happen in any year. This does not mean that a flood of this size will occur only once in 100 years. The probability of occurrence remains the same each year regardless of what happened the year before.

In order to accurately determine whether or not building (residential and non-residential) will be subjected to flooding during the 100-year flood, the Base Flood Elevation (BFE) for the site should be superimposed onto the plan. The BFE is equivalent to the 100-year flood boundary. Development should proceed only in strict compliance with state, federal and local regulations regarding the placement of buildings in flood zones. In some cases buildings may need to be floodproofed and/or constructed above the BFE.

Because of the drainage work proposed (road crossings of Mill Brook), detailed hydraulics and hydrology should be analyzed and submitted to the town engineer to prove that there will be no increase in floodway heights along Mill Brook. It is recommended that the applicant's technical staff contact the Department of Environmental Protection's Water Resources Unit (Jay Northrup

or Chris Vann at 566-7244 in Hartford) regarding this matter.

The two dams impounding Mill Brook on the site should be checked for structural stability, especially if they are to be used for stormwater detention purposes. Additionally, if the dam structure is to be altered in any way a permit from the Department of Environmental Protection's Dam Safety Unit may be necessary. It would probably be beneficial for the applicant to contact the Dam Safety Unit (566-7245) regarding inspection of the dam on the site.

7. Water Supply

Although the South Coventry Water Supply Company service area is in the vicinity of the site, Team members were informed on the review day that they cannot meet the total water demands of the entire proposed project. Therefore, the developer is proposing the installation of 29 drilled wells which would serve the proposed residential development, but not the office/retail complex. The latter would be served by the South Coventry Water Company.

The two major aquifers on the site are stratified drift and bedrock. The thickness (less than 10 feet) of the stratified drift on the property does not make the drift seem favorable for groundwater supply development. The texture of the stratified drift is unknown. Additionally, groundwater quality in the stratified drift area may be degraded because of past industrial use in the vicinity. It is understood that the owners of the factory complex are under order by the Department of Environmental Protection's Hazardous Materials Management Unit for maintaining a source of pollution. An environmental assessment is currently underway on the site to determine the degree of soil and water contamination. For further information, interested persons should contact the Hazardous Materials Management Unit at 566-5473 regarding this matter.

Although not a prolific aquifer, the underlying metamorphic bedrock would be the likely source of water to serve the proposed residential development.

Obtaining water from any given bedrock well is dependent upon the number and size of water bearing fractures that are encountered by the well. Since

fractures in bedrock are irregular there is no practical way of predicting the yield of a bedrock well drilled in a specific location. Even with sophisticated geophysical equipment, it is extremely difficult to predict such yields. As such, the yield of a well tapping crystalline rock cannot be estimated with any certainty before drilling.

The metamorphic rocks underlying the site respond to geologic forces by fracturing and forming distinct open joints. If the underlying rock contains continuous and interconnected fractures and joints, then the availability of groundwater for domestic uses should be good provided the well intersects these zones. In the Shetucket River basin (the site is encompassed by this area) numerous wells were surveyed for Connecticut Resources Bulletin No. 11. Of all the wells (134) surveyed that tapped a type of bedrock similar to that underlying the subdivision site, 90 percent yielded about three (3) gallons per minute. In general, a yield of 3 gallons per minute or 3240 gallons per day is desirable for domestic purposes.

According to the site plan distributed to Team members, 29 bedrock wells are proposed to serve the residences in the project. The plan indicates that some residential wells will have two service connections, while others have one. Because of this layout and because the development comprises a contiguous piece of land (not subdivided) under one ownership, the proposed well or wells will first require approval by the State Department of Health Services (Public Water Supply Section) and the Department of Public Utilities Control.

Information on projected needs of the development in terms of water quantity, water quality testing and plans for pumpage, storage, treatment, if

necessary, and the distribution system would be necessary for a community water supply. Consideration should be given in advance to providing for proper operation and maintenance of the community water supply system (i.e., establishment of a homeowner's association or takeover by a private or municipal water supply company).

If it can adequately meet the demands of the project, a community well or wells may be a better approach than ± 29 individual wells. Ascribing a flow rate of 15,300 per day for the 51 residential units, a well yielding 14.2 gallons per minute would be required for the development. The latter is based on an 18-hour pumping period and does not account for fire protection water.

One can see that two or more bedrock wells would probably be required to meet the water demands of the project at the flow rates mentioned above. However, the flow rate figure mentioned above is only an estimate and will need to be looked at in more detail by the applicant's technical staff. Hydrologic testing of the bedrock aquifer on the site, which includes a test well would be helpful in assessing the site's community water supply capabilities.

Drilled well(s) should be located toward the high side of the site in a direction away from the normal expected flow of groundwater from any source of subsurface pollution. They must be properly separated from municipal sewer lines and other potential sources of pollution which could affect the safety and quality of the water. In residential developments, in addition to a potential for sewer line infiltration, particular concern must be given to any buried fuel storage tanks, on-site disposal for any waste water associated with water softening equipment utilizing salt, and road/driveway drainage. Consideration should be

given to prohibiting buried fuel storage tanks in the development.

Proper well construction and separating distances in accordance with State Public Health Code, Connecticut Well Drilling Board and Town regulations will allow for adequate protection of the quality of the bedrock aquifer.

Properly constructed drilled wells generally afford the greatest degree of protection against possible sources of pollution. They will also usually allow for more flexibility in actual site placement. All types of wells are to be constructed by persons who are state licensed for this profession. Proposed well sites should be inspected by the Town sanitarian or appropriate sanitation official before the issuance of a permit of approval to actually construct such wells. The sanitation or health official must generally insure that provisions of the State Public Health Code, State Well Drilling Board and local ordinances have been followed.

The natural quality of groundwater should be satisfactory. However, the bedrock beneath the site may have elevated amounts of iron and/or manganese minerals. If elevated, these constituents may lower the overall aesthetic quality of the water. There are suitable treatment filters available to improve water quality, if necessary as mentioned earlier, an environmental assessment is presently being conducted at the abandoned factory site to determine the extent of contamination to soil and water in the area. The town should use considerable caution in allowing groundwater development of the area until the study is completed and extent of contamination determined. In addition, the Water Quality Classification Map of Connecticut (Murphy, 1985) indicates that groundwater roughly between Wood Lane and Bradbury Lane is classified as GB/GA. This means the groundwater may not be suitable for direct human consumption

without treatment because of past waste sources or land use.

According to the Leachate and Wastewater Sources Map and Inventory which identifies sources of contamination, indicates that widespread septic system failures, salt storage, industrial and chemical discharges to on-site septic systems and hydrocarbon spills have occurred in and adversely impacted ground and surface water quality in the Mill Brook watershed, mainly upstream of the site. Groundwater in remaining parts of the site is classified by the Department of Environmental Protection as GA which means that it is suitable for private drinking water supplies without treatment. Pending the outcome of the environmental assessment of soil and water near the abandoned factory site, ground and surface water classification may be downgraded from its present GA classification.

8. Sewage Disposal

The proposed development would be accessible to existing municipal sewers. Sewer lines collect the domestic wastes and pipe it by gravity to a pump station located between Mill Brook and the parking lot serving the proposed office-retail building. Domestic type wastes would be piped, under pressure from the pump station to the sewer line in Route 31. It is recommended that a letter from the municipal sewer authority stating that the sewage treatment facility can handle the proposed flows without causing sewage backups in homes or overflowing sewer manholes. Also, provisions for maintenance of and accessibility to the pump station should be demonstrated to the town.

9. Fish Resources

Site Description

The proposed commercial/residential development includes a total of 51(?) condominium units and an undetermined amount of office/retail buildings. The project will be served by both on-site wells and public water/sewer lines. Total land parcel size is estimated at 27 acres. This report will address all major impacts to aquatic resources of Mill Brook and local ponds and delineate mitigation measures required to minimize impacts.

Mill Brook

Mill Brook is a tributary of the Willimantic River. The brook is impounded at two different locations. A small pond is located just south of Bradbury Lane and a much larger pond (Roman Pond) is found on the central portion of the site. These ponds are shallow and eutrophic (nutrient-enriched). Between the ponded areas, the main stream channel breaks up into numerous small channels that meander in a braided fashion. This stretch contains well defined pool and riffle habitat. Upper reaches of riffles are commonly used as feeding areas by fish since aquatic insects, their primary food source, reside in these areas, conversely, pools are used by fish for hiding and resting areas. Dominant streambed substrate is "cobble" (2-12" diameter) type rocks interspersed on sands and gravels. Excellent overhead shading is provided by streamside trees. Shading benefits aquatic resources by cooling stream waters.

Property Ponds

Two additional small ponds exist on the property. These ponds appear to

be very shallow, nutrient-enriched, contain a variety of aquatic weeds, and support a warmwater fish population.

Fish Population

Mill Brook is expected to support: native (wild) brook trout, longnose dace, blacknose dace, American eel, fallfish, and white sucker.

Warmwater species will inhabit ponded areas of Mill Brook. These will include: largemouth bass, bluegill, chain pickerel, pumpkinseed, yellow perch, white sucker, brown bullhead, and golden shiner.

The small ponds on the property support a largemouth bass and bluegill sunfish population complex.

Surface waters of Mill Brook are classified by the Department of Environmental Protection (DEP) as "Class Bc". Designated uses for this classification are: fish and wildlife habitat, recreational use, agricultural and industrial supply, and other legitimate uses.

Impacts

The following impacts of the proposed "Residences at Millbrook" development on aquatic resources can be expected if proper mitigation measures are not implemented:

- 1. Construction site soil erosion and sedimentation of Mill Brook through increased runoff from unvegetated areas* : During construction, topsoil within the proposed building lots will be exposed and susceptible to runoff events.

Erosion and sedimentation due to construction has been regarded as a major cause of stream degradation in eastern Connecticut. Excessive sediment deposition could damage the Mill Brook aquatic ecosystem in the following ways:

- * Reduce the amount of usable fish habitat used for spawning purposes - preferred substrate that becomes compacted with silt is no longer available for spawning. Fish will be forced to disperse to other areas not affected by siltation.
- * Reduce fish egg survival - water free of sediment particles is required for egg respiration (biological process of extracting oxygen from water) and successful hatching. Silt deposits will smother eggs.
- * Reduce aquatic insect production - sediment-free water is also required for successful aquatic insect egg respiration and hatching. Aquatic insects are the primary food source of young and adult fishes. Reduced insect levels will adversely affect fish growth and survival.
- * Contribute to the depletion of oxygen - organic matter associated with soil particles is decomposed by micro organisms contributing to the depletion of oxygen in waters overlying sediments.
- * Adversely affect "gill" function and impair feeding activities - studies have documented that high sediment concentrations and turbidity will disturb fish respiration and gill function.
- * Encourage the growth and survival of rooted aquatic plants and precipitate dense "algae blooms" - eroded soils contain plant nutrients such as nitrates and phosphates. Although algae and aquatic plants require these nutrients for growth, most ponds contain very limited amounts. Consequently, these nutrients act as fertilizers once they are introduced into a pond resulting in accelerated plant growth. Extensive algae blooms may turn the water a pea-soup or soupy brown color. Fish kills due to oxygen depletion in the summer called "summerkill" may occur when algae populations die. Dead algae are rapidly decomposed by bacteria in the

summer sometimes causing low oxygen levels. Unfortunately, summer pond dissolved oxygen levels are naturally at their lowest and the introduction of nutrients can only serve to make a bad situation critical.

2. Aquatic habitat degradation due to the influx of stormwater drainage from nearby residential housing : Stormwaters along the proposed road system will be outletted into two main locations; at a discharge location at the larger pond and into an area of Mill Brook below the dam. Stormwaters can contain a variety of pollutants that are detrimental to aquatic organisms. Pollutants commonly found in stormwaters are: hydrocarbons (gasoline and oil), herbicides, heavy metals, road salt, fine silts, and coarse sediment. Once introduced into stream and pond environments, stormwater runoff will fertilize waters causing water quality degradation. Additionally, fine silts in stormwaters that remain in suspension for prolonged periods of time often cannot be effectively removed from stormwater catch basins. More harmful still are spilled petroleum based chemicals or other toxicants that can precipitate partial or complete fishkills.

3. Road construction over Mill Brook : Development plans call for crossing Mill Brook at two separate locations, at Woods Lane (an existing road crossing) and the creation of a new crossing (below the dam) which will involve the installation of a bottomless arch culvert. If these preliminary plans are implemented, fish passage should not be impeded due to culvert placement; however, instream culvert placement in concert with placement of fill alongside the river may result in stream sedimentation problems if proper erosion and sediment controls are not followed. Impacts due to stream sedimentation were previously discussed.

4. *Transport of lawn fertilizers and chemicals* : Runoff and leaching of nutrients from fertilizers placed on lawns will stimulate filamentous algae growth in streams/ponds and degrade water quality. Introduction of lawn herbicides can result in "fish kills" and overall water quality degradation. Rooted or floating aquatic vegetation may proliferate in pond environments and in slower moving stream reaches of Mill Brook.

5. *Impacts to downstream environments* : Any water quality problems and habitat degradation that occurs within Mill Brook may eventually be observed in the main stem of the Willimantic River. The river supports one of the finest trout fisheries in eastern Connecticut. Therefore, it is important to reduce non-point pollution from the construction site so that downstream ecosystems are not impacted.

Recommendations

The following recommendations should be considered by the Town of Coventry to mitigate impacts to Mill Brook.

1. *It is highly recommended that at the minimum a 100 foot open space buffer zone be maintained along all wetland boundaries, in particular those that border Mill Brook* : This buffer can be an effective mitigation measure at this development location. No construction and alteration of existing habitat should be allowed in this zone. Research has shown that 100 foot buffer zones help prevent damage to wetlands and stream ecosystems that support diverse fish and aquatic insect life (USFWS 1984;USFWS 1986;ODFW 1985). Specifically in regards to streams, these buffers act to: (a) filter fine sediment, debris and man-induced pollutants from penetrating streams, (b) provide invaluable shading of

stream waters which maintain water temperature regimes necessary for survival of cold water fishes such as trout, (c) stabilize and prevent excessive undermining of streamside banks by maintaining masses of living roots, (d) assist in the regulation of stream hydrology, (e) provide fallen trees, woody debris, and leaves necessary for the survival of trout and aquatic insects, and (f) regulate the natural productivity of aquatic ecosystems by supplying organic detritus to streams.

2. Install and maintain proper erosion and sedimentation controls during site construction activities : Silt fences and haybales should be placed within excavated trenches to ensure that all runoff is properly contained. A town official should be responsible for inspecting this development on a daily basis to ensure that contractors have complied with all stipulated mitigation devices. Past stream siltation disturbances in eastern Connecticut associated with residential/commercial housing developments have occurred when individual contractors either improperly deployed mitigation devices or failed to maintain these devices on a regular basis. Proper installation and maintenance of these devices is critical to environmental well being.

3. All instream work and land grading/filling near Mill Brook should take place during low flow periods : This will help minimize the impact to the aquatic resources. Reduced streamflows and rainfall during the summer and early fall provide the least hazardous conditions in which to work near sensitive aquatic environments.

4. The developer should submit a detailed stormwater management plan for town review : The effective management of stormwaters and roadway runoff

can only be accomplished through proper design, location, and maintenance of catch basins. If possible, stormwaters should be only be outletted into non-wetland habitat; thus, avoiding direct contact with wetlands. Maintenance of catch basins is very critical. Roadway catch basins should be regularly maintained to minimize adverse impacts to riverine/wetland habitats. The use of road salt to deice roads should be prohibited. Catch basins will only trap heavy, coarse sediments reducing the likelihood of excessive stream sedimentation; however, waters that contain pollutants such as salts and even small amounts of fine enriched sediments will eventually cause water quality and aquatic habitat degradation. This impact can not be prevented since catch basins will not remove these materials.

5. Limit liming, fertilization, and the introduction of chemicals to subdivision lawns : This will help abate the amount of additional nutrients to aquatic resources. Non-phosphorus lawn fertilizers are currently available from various lawn care distribution centers.

Bibliography

ODFW (Oregon Department of Fish and Wildlife) 1985. The Effects of Stream Alterations on Salmon and Trout Habitat in Oregon. Oregon Department of Fish and Wildlife, Portland, Oregon. 70 pp.

USFWS (United States Fish and Wildlife Service) 1984. Habitat Suitability Information: Rainbow Trout. United States Fish and Wildlife Service, Biological Report FWS/OBS-82(10.124). 64pp.

USFWS (United States Fish and Wildlife Service) 1986. Habitat Suitability Index Models and Instream Flow Suitability Curves: Brown Trout. United States Fish and Wildlife Service, Biological Report FWS/OBS-82/(10.60). 65pp.

10. Planning Comments

Consistency with State, Regional, and Local Plans

State

The State Policies for the Conservation and Development of Connecticut 1987 - 1992 designates the portion of this parcel which lies between Main Street and Mill Brook as "urban conservation", and that portion uphill (southwest) from the brook as "rural". The conceptual plan for the residences at Millbrook is consistent with these designations.

Regional

The Windham Regional Planning Agency's Regional Growth and Preservation Guide Plan (1981) recommends the land included in this parcel for uses consistent with a Historic/Land Preservation District. Policies for land so designated include the preservation of historic sites and, where possible, the restoration of historic buildings. This particular parcel includes several historic mill sites and foundations, and one former old mill building which has undergone several modifications over the years. The conceptual plans for the "Residences at Millbrook" and the adjoining office and retail areas propose to preserve the old mill sites and to restore the surviving historic building, and is therefore consistent with the Guide Plan in this respect.

The general recommendations of the Guide Plan include the support of high density development in areas served by sewers to encourage the efficient use of these services and "to reduce the pressure to prematurely develop rural

land". If this parcel is served by sewers as planned, it would be able to support a higher density than the proposed two units per acre. The developer's (unsuccessful) petition for a zoning change to allow a higher density would have been more consistent with the regional plan than the current lower density application.

Coventry's Plan of Development

The Millbrook parcel lies to the south and west of Coventry's "Village Area" and therefore falls within an area for which the town's plan supports a higher than normal density of residential development. The town's plan recommends that multifamily development be limited to two units per acre, but that a higher density guideline be adopted for sewered areas. As with the regional plan noted above, a zoning change to allow a higher density of development for this parcel would also have been appropriate and more consistent with the town's long term plan of development.

Land Use

The total parcel under consideration consists of three areas for which Holmes and Henry Associates has provided the following break-down: (1) a 4.2 acre commercially zoned piece along Route 31, including 0.2 acre of wetlands. (2) a 4.29 acre commercially zoned piece (the old mill site) near the intersection of Route 31 with Armstrong Road, of which 0.89 acre is wetland, and (3) a 27 acre residential (RU-40) area, of which 9.6 acres are wetlands.

Of the 17 acres in the residential piece, the WRPA staff estimates that five acres are contained in the fifty-foot wetlands buffer (which exceeds the twenty foot conservation easement on both sides of all watercourses required by the

town's zoning regulations) and three acres in the conservation easement along the perimeter of the parcel. The plan suggests that these easements will be used for passive recreation (walkways, picnic areas).

The entire 27 acre residential parcel will support 51 housing units (the WRPA staff could identify only 50 units on the map provided (19 duplex and 12 singles) in accordance with the town's zoning regulations, which limit the density for such a project to two units per acre. It should be noted, however, that only seventeen acres are non-wetland soil types suitable for building. If this were a subdivision, the town would require that wetlands be excluded from available acreage in determining minimum lot size. On a comparable "buildable land" basis for the condominium development, the parcel would support 34 units. Alternatively, the proposed 61 units would give a density of three units per acre of usable land, more in line with the higher density recommended by the town and regional plans, but still a low density for a sewerred project.

Recreation

Clarification is needed for the intended disposition of all of the open space, will it be deeded to the town or owned by the condominium association?

The conceptual plan presented indicates walkways and picnic areas in the conservation easements and wetlands areas. It is not clear whether the open space contained in the parcel would be open to use by other residents of Coventry or restricted to use only by condominium owners. Both the regional and town plans encourage the preservation of public access to streams and historic areas for passive recreational use, and this should be considered as more detailed plans are developed for the open space.

A preliminary look at the soils map suggests that the large open space proposed along Route 31 near Woods Lane may be severely limited in its use for recreation since almost all of it is wetland soil types. If this area does prove to be suitable for recreation, its use should be consistent with the adjoining Village Area, and the types of uses proposed in the town plan. Public access to the brook and to the hiking trails from Main Street could be accommodated here, if found to be desirable.

Other Issues

Water Quality

The old mills which used to operate along the Mill Brook left deposits of what are now recognized as hazardous waste. A hazardous waste cleanup effort and monitoring program is currently underway.

While the residences and commercial offices/retail businesses will be served by town sewers, plans indicate that only the commercially zoned areas will be served by a public water supply. The residences will be served by individual on-site wells. Given the history of contaminants discharged onto the land and into the water at the old mill sites, the possibility of finding hazardous substances in the wells must be considered. The on-site wells should be drilled and thoroughly tested before the residential units are constructed, to ensure that a safe water supply will be available.

Traffic

Volume capacity ratios provided by ConnDOT and included in the WRPA's Regional Transportation Plan, 1988 Update, indicate that Route 31 in the area of the development should easily be able to handle additional traffic generated by the residences. The volume/capacity ratio on Route 31 north of the development between the east junction with Route 44 and Trowbridge Road however is relatively high (0.83). Although the traffic generated by 61 new residential units may not have a significant effect on this part of Route 31 as it nears Route 44, the total traffic resulting from this development, (which will depend on the type of offices and retail establishments that are eventually included in the plan), may be significant enough to have an effect.

The State's Master Transportation Plan includes improvements on Route 31 to the north of this parcel, from the Route 276 intersection to about 0.3 mile north of Root Road. This will include improved drainage, horizontal and vertical sight-line improvements, reconstruction of the intersection with Route 275, and the realignment of Lake Street perpendicular with Route 31 opposite Route 276. These are on ConnDOT's "fast-track" list of projects in the I-84 Trade-in Concept Plan, and therefore are planned for construction over the next two fiscal years.

Traffic volumes are summarized as follows:

	<u>81 Volume</u>	<u>86 Volume</u>
Route 31 North of 275	5,400	5,400
Route 31 South of 275	4,900	4,100
Route 275 East of 275	1,600	1,700
Route 31 East of the Intersection with Armstrong Road	4,100	3,200

The residential portion of the Route will will have access to and from Route 31 by existing Bradbury Lane, Woods Lane (new) and Armstrong Road or a new road. The sight-line and/or intersections with Route 31 will create some design problems. The proximity of Bradbury Lane with the Route 31 intersection and Woods Lane could have traffic conflicts. The existing Armstrong Road and Route 31 intersection has limited sight-line and the local road has an adverse approach grade.

It is suggested that the developer retain a traffic engineer to make roadway design recommendations and to prepare a report to obtain a State Traffic Commission Certificate.

Population

The increase in population that may result from the proposed residential development can only be estimated as a broad range. Demographic multipliers specifically for condominium developments are not available and the preliminary plans for the project do not include information on the average number of bedrooms per unit. It is assumed that the appropriate multipliers will be close to those for single family housing and for "Duplex, Triplex, Quadplex" units. The multipliers for these two types of housing are similar for units of comparable size. The following two tables show the resulting estimates of population increases for both the total population and school age children.

**Estimated
Total Population Increase
Based on 51 Units**

<u>Type of Housing</u>	<u>Multiplier*</u>	<u>Total Estimated Population Increase</u>	
Single Family - 2 BR	2.417	123	
- 3 BR	3.345	171	
Duplex, Triplex, Quadplex - 1 BR	1.398	71	
- 2 BR	2.326	119	(1.3%)
- 3 BR	3.430	174	(1.8%)
(All BR) Blended	2.527	129	

**Estimated
School Population Increases
Based on 51 Units**

<u>Type of Housing</u>	<u>Multiplier*</u>	<u>Estimated Increase in School Age Children Population</u>	
Single Family - 2 BR	.243	12	(0.8%)
- 3 BR	.793	40	
Duplex. Triplex, Quadplex - 1 BR	.020	1	
- 2 BR	.288	16	
- 3 BR	.824	42	(2.7%)
(All BR) Blended	.356	18	

Coventry might expect the development to result in between 119 and 174 new residents, and between 12 and 42 additional school-age children, depending on the average size of the units built. These represent total population increases of between 1.3% and 1.8% and a school population increase of between 0.8% and 2.7%.

* Demographic Multipliers for the New England region are from the US Dept. of Commerce, Bureau of the Census, U.S. Census of Population and Housing (Public Use Sample), 1980 as presented in Burchell, Listokin, and Dolphin, The New Practitioner's Guide to Fiscal Impact Analysis. 1989 Exhibits 12, 13.

11. Archaeological Review

The project area is located in an historically sensitive area of the Town of Coventry. Prominent are a series of 14 mills situated along the Mill River from Lake Wamgumbaug to the Willimatic River. The mills record the industrial history and development of South Coventry for almost two hundred years. Within the project area are the remains of two extinct mills, James A. Wood's Woolen and Globe Mills, and one extant mill, the Kenyon Mill.

The residences at Mill Brook are proposed as part of a heritage park incorporating a landscape restoration to include the preservation of these mill structures. This heritage park will provide the needed protection of the historic integrity of South Coventry. This town was once dependent on the mills for the livelihood of its people, they are an important cultural resource. As the area is bought up by developers who may not be sensitive to the historic significance of the district, much of this local town history is endangered. The proposed heritage park that Millbrook Associates plans to incorporate into their project design is in the very best interests of the Town of Coventry. It has been a rare experience to find a developer with any kind of restorative or historic preservation plan, and they are to be commended.

The proposed project will not adversely effect these historic resources. Open space and passive recreation are planned for the most sensitive areas. Restoration of existing ruins and plaques providing information and photographs of the extinct mills will help create public awareness as to their significance. The Office of State Archaeology sees the proposed heritage park as a model

development in the preservation and restoration of historic resources. The Master's Project by Albert Jacob, Department of Landscape Architecture and Regional Planning, University of Massachusetts, Amherst, is an excellent resource for the Town of Coventry in assessing the historical significance of the Mill Brook parcels.

Included in this section are copies of the **Barlow Fire Insurance Maps** from the 19th century. The J.M. Wood's Mill survey is dated to 1892, and the Kenyon Mill survey to 1874.

In summary, the proposed development project takes into consideration the historical significance of the mill ruins of South Coventry as part of their design. Open space and passive recreation in these areas will not only preserve the cultural resources, but will also create public awareness of the historic heritage of the town.

J.M. Woods's Woolen Mill Survey

Old No. 4463.

No. 10,805.

J. M. WOOD'S WOOLEN MILL,**South Coventry, Conn.****OWNED**—By Above.**GOODS**—Ladies Sacking and Cassimeres.**STOCK**—Wool; average about 50 per cent. Shoddy, Wool Extract and Cotton, in varying proportions.**CAPACITY**—Four sets.**POWER**—Water; Steam as auxiliary.**EXPOSURE**—Small frame dwelling about 35 feet north-west, frame woolen mill about 200 feet south-east.**SURVEYED**—Dec. 14, 1892. A. H. T.**DESCRIPTION.**

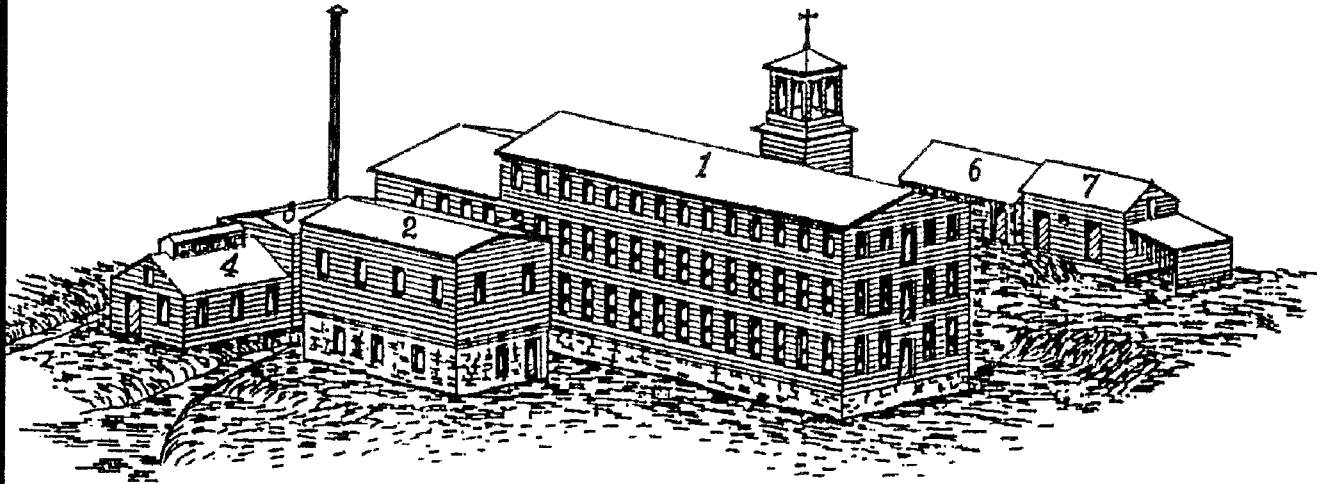
- No. 1—MAIN BUILDING**—Height—three stories. Size—about 36x135 feet. Walls—frame; covered passage from second story to No. 2 with wood doors; wood door in first story to No. 3. Roof—tin. Cornice—open. Scuttles—in tower. Floors—plank and board, mill construction, 7 feet bays. Ceilings—open. Stairs—in frame tower. Elevator—none
Occupation—First story, weaving and dry finishing. Second story, carding and spinning. Third story, spinning.
- No. 2—Picker House**—Two stories; first story, stone; second story, frame; roof, painted cloth; covered passage from second story to No. 1 and to No. 3. First story, wet finishing. Second story, picker room.
- No. 3—Boiler and Dry House**—Two stories, frame, tin roof. First story, boiler and wet work. Second story, dry room.
- No. 4—Dye House**—One story, frame, tin roof.
- No. 5—Drug Room**—One story, frame, shingle roof. Store drugs.
- No. 6—Storehouse**—One story, stone, shingle roof. Store stock and cased goods.
- No. 7—Stock House**—One story, frame, shingle roof.

SPECIAL FEATURES.**Heating**—Steam; pipes in No. 1 suspended from ceilings.**Lighting**—Kerosene in metal lamps.**Watchman**—None. One of the workmen lives near.**Pickers**—Picker and lumper in second story of No. 2; wood gauze room. Room is protected by a 1-inch steam jet near passage to No. 3. Power—from mill by outside boxed belt. Covered passage to Nos. 1 and 3, wood doors.**Drying**—Wool dryer in second story of No. 3, pipes around sides of room.**Oils**—Prepared wool oil on stock.**Waste**—Removed from mill daily, worked over.**Hours of Work**—Sixty per week.**Boiler**—One tubular, brick set, in first story of No. 3; fire room in one-story addition. Good space above. Steam carried at about 70 lbs.**FIRE APPLIANCES.****Fire Pump**—None.**Vertical Pipe**—None.**Tank**—None.**Hydrants**—None.**Hose**—None.**Sprinklers**—None.**Casks and Buckets**—Each story of mill and in picker room.**Steam Jet**—One in picker room, 1-inch; valve near door to No. 3 passage.**Extinguishers**—None.**Lightning Rods**—None.**Ladders**—One fixed wooden ladder.**Auxiliary Aid**—None.**CHARACTER.**

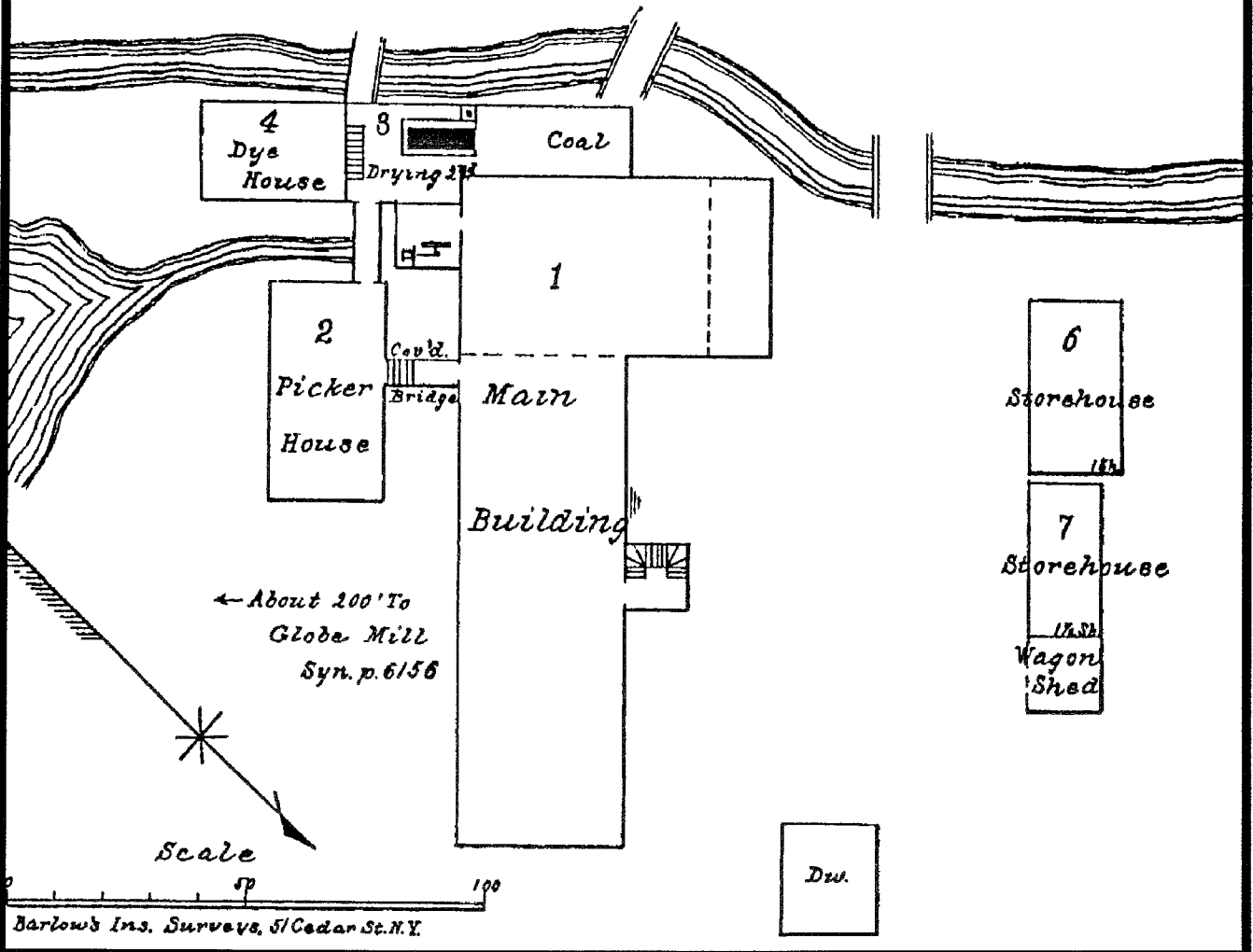
No. 1 is practically a new building, of good construction and in good order; stairs are in frame tower. Objectionable arrangement of picker house unchanged; communicating with mill and dry house by covered frame passages. Use a mixed stock, and depend upon casks and buckets for fire protection. By lining picker room with asbestos and tin, and having standard tin-clad floors at passages to adjoining buildings, the picker room would practically be fire-proof, very materially improving the risk. Business is under the direct supervision of Mr. Wood, and is evidently prosperous.

10,805.

J. M. WOOD'S WOOLEN MILL, SOUTH COVENTRY, CONN.



5
Drug Ho.



C.H. Kenyon's Woolen Mill Survey

No. 3374.

C. H. KENYON'S MILL.
GLOBE WOOLEN MILL.**C. H. KENYON'S WOOLEN MILL,**
South Coventry, Conn.OWNED by C. H. Kenyon.
GOODS—Fine doeskin jeans, all wool filling.
STOCK—Wool and cotton warps.
CAPACITY—Four sets.SURVEYED—September 15, 1874.
EXTERNAL EXPOSURE—None.
POWER—Water.

DESCRIPTION.

A—MAIN MILL.**Height**—Two stories and basement. **Size**, 150x40 feet. **Walls**, frame, basement stone. **Roof**, shingle. **Access** had to roof by scuttle and ladders. **Ladders**, three, with platforms. **Floors**, of double plank, average adaption for flooding. **Ceiling**, sides of rooms box ceiled, other parts approved open finish. **Stairs**, inside, enclosed.**Occupation**—First story, spinning. Second story, weaving. Attic, wool drying. Basement, divided by heavy stone wall, has carding in north, pickers in south part, iron covered door between, latter room is of good and unusual height, and sheathed above with tin.**B—Dye and Boiler House**—One story, frame (stone on west side), gravel roof, used for dyeing, contains a steam boiler, likewise a partitioned room where fire pump is situated.**No. 1—Storehouse**—One story, frame, shingle roof; used for storing wool in sacks.**No. 2—Storehouse**—One story, frame; used for storing clean wool and dye woods.**No. 3—Office, &c.**—One story and basement, frame; used to some extent for storing.

SPECIAL FEATURES.

Heating—Steam.**Lighting**—Kerosene (high test).**Watchman**—Nights with watch, uses sperm and lard oil in lantern.**Pickers** are in south basement, room of mill A. Room is high (about 16 feet), enclosed by thick stone walls, and sheathed overhead with tin. Door to other room of basement (card room) iron covered. Wood door to dye house rear, wood gauze room. Power is transmitted by shaft through wall; **Specially defended** by steam jets, one ¼ inch in gauze room, one 1¼ inch in picker room; hydrants convenient for use through windows, casks, buckets and extinguisher; also have an available means of flooding room from pond.**Drying**—Wool is dried in attic of mill on a chest, and by spreading on floor, the chest has a fan below it and a coil of steam pipes in a box at one end; (remote end of which is open) for supplying warm air.**Oils**—Best lard on stock, one pint to 100 pounds, paraffine and neats-foot mixed on machinery.**Waste** is daily removed from mill.**Hours of Work**—Eleven.**Boilers**—One of flue kind in dye house, in good order, good height above. Fuel coal.

FIRE APPLIANCES.

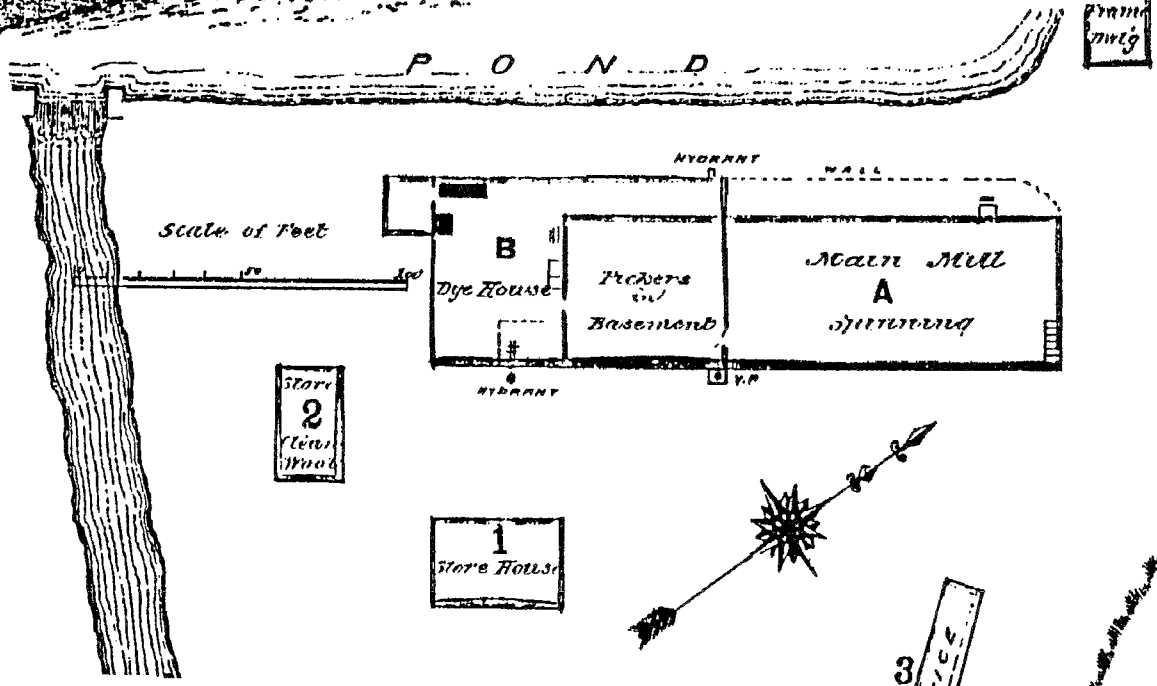
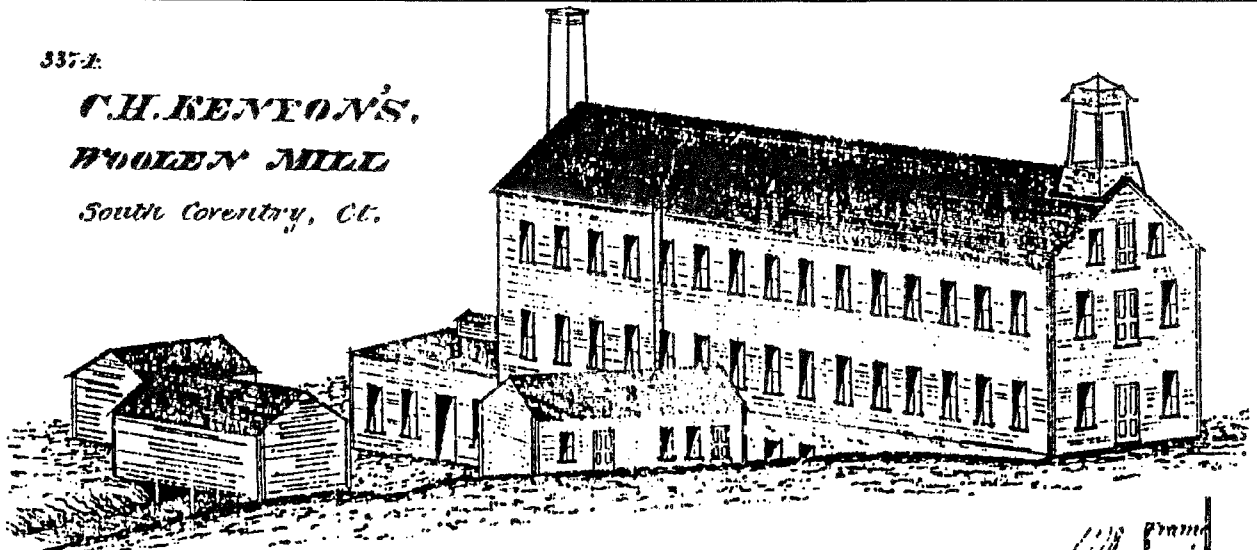
Fire Pump—One of Pitkin's, a rotary of good size, in a partitioned room of dye house, conveniently geared and favorably situated.**Vertical Pipe**—One outside, with ladder and platforms.**Tank**—None with "descending pipe" for fire purposes.**Hydrants**—Two outside, besides pipe attachments for hose.**Hose**—Two hundred feet.**Sprinklers**—None.**Buckets and Casks**—Good supply of both.**Steam Jets**—Each story of mill, 1½ inch diam. valves opened at a ladder, jets also in picker room.**Extinguishers**—One of Babcock kind.**Ladders**—Three in all, fixed.**Lightning Rods**—None.**Auxiliary Aid**—None.

CHARACTER.

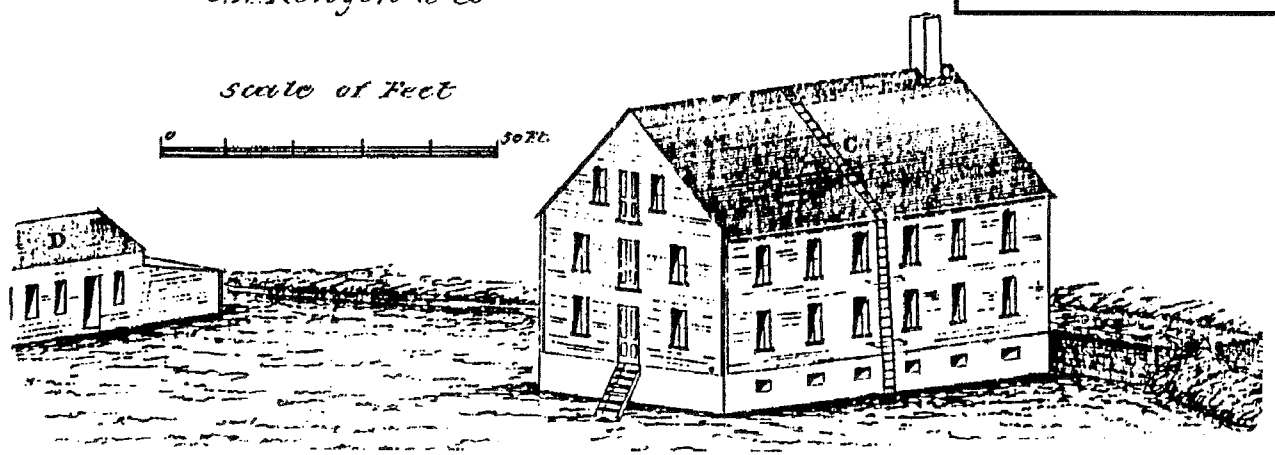
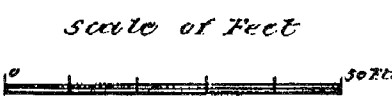
Building and Machinery very Good—No cotton or shoddy worked in stock, but very little oil used on wool, as goods are not scoured or washed. **Picking** appears to be quite securely arranged, although within the mill proper—we think no danger need be apprehended to mill. **Fire appliances are good.** Condition generally clean and orderly, judged to be under good and careful supervision.**GLOBE WOOLEN MILL.****Situated** several hundred feet west of former mill. Owned by C. H. Kenyon & Co., worked in conjunction with above mill. Goods, stock and supervision the same.**C—Main Building**—Size 48x28 feet. Two stories, frame, with brick basement, shingle roof. Ladder and platforms. Floors ordinary, open finish overhead, box ceiled at sides. Stairs inside, enclosed. No elevator. Used for weaving, spinning and carding; waste duster in basement. Water wheel outside, adjoining.**D—Store House**—One story, frame, shingle roof, situated 60 feet from mill; used for storing wool, waste, &c. No other exposure.**Power**—Water. Heat by coal stoves. Light with kerosene. No picking or drying on premises. No steam boiler. Depend on casks and buckets for subduing fire of which they have a good supply.**Character**—It is a small mill of light ordinary construction, clean and in very good working order. Operations involve but little comparative hazard, as there is no picking or drying done. It is under same supervision as the other mill, regarded as careful and good.

3372

**C.H. KENYON'S,
WOODEN MILL**
South Coventry, Ct.



Globe Mill
C.H. Kenyon & Co



ABOUT THE TEAM

The Eastern Connecticut Environmental Review Team (ERT) is a group of professionals in environmental fields drawn together from a variety of federal, state and regional agencies. Specialists on the Team include geologists, biologists, foresters, soil specialists, engineers and planners. The ERT operates with state funding under the supervision of the Eastern Connecticut Resource Conservation and Development (RC&D) Area — an 86 town region.

The services of the Team are available as a public service at no cost to Connecticut towns.

PURPOSE OF THE TEAM

The Environmental Review Team is available to help towns and developers in the review of sites proposed for major land use activities. To date, the ERT has been involved in reviewing a wide range of projects including subdivisions, landfills, commercial and industrial developments, sand and gravel excavations, elderly housing, recreation/open space projects, watershed studies and resource inventories.

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 project site and highlighting opportunities and limitations for the proposed land use.

REQUESTING A REVIEW

Environmental reviews may be requested by the chief elected official of a municipality or the chairman of town commissions such as planning and zoning, conservation, inland wetlands, parks and recreation or economic development. Requests should be directed to the chairman of your local Soil and Water Conservation District and the ERT Coordinator. A request form should be completely filled out and should include the required materials. When this request is approved by the local Soil and Water Conservation District and the Eastern Connecticut RC&D Executive Council, the Team will undertake the review on a priority basis.

For additional information and request forms regarding the Environmental Review Team please contact the ERT Coordinator: 203-345-3977, Eastern Connecticut RC&D Area, P.O. Box 70, Haddam, Connecticut 06438.