RECREATION LANDS

East Granby, Connecticut

AUGUST 1988

ENVIRONMENTAL REVIEW TEAM REPORT

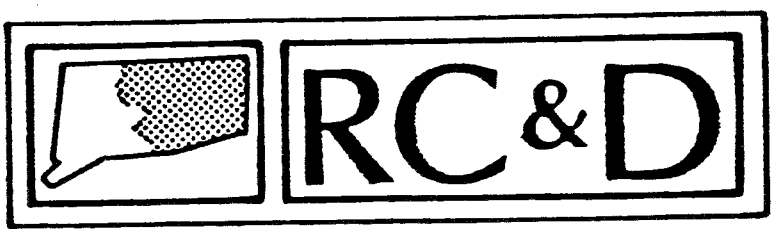
EASTERN CONNECTICUT RESOURCE CONSERVATION AND DEVELOPMENT AREA, INC.

RECREATION LANDS

East Granby, Connecticut

Review Date: JUNE 2, 1988

Report Date: AUGUST 1988



ENVIRONMENTAL REVIEW TEAM

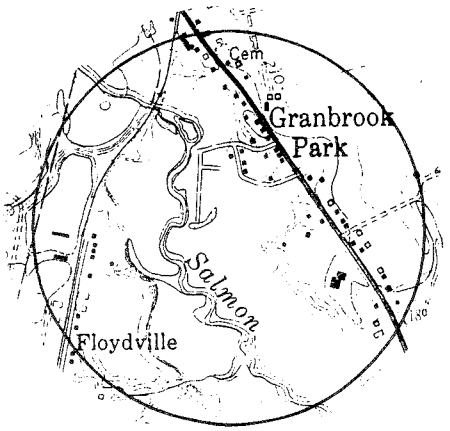
PO BOX 70

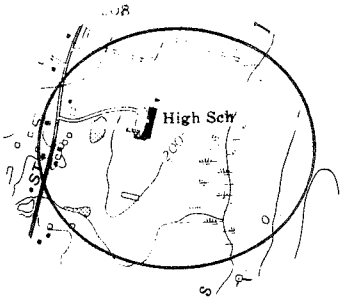
HADDAM, CONNECTICUT 06438

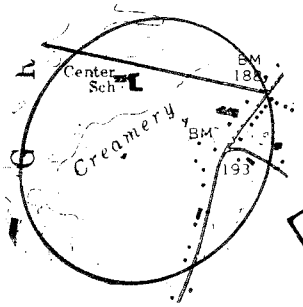
Site Location

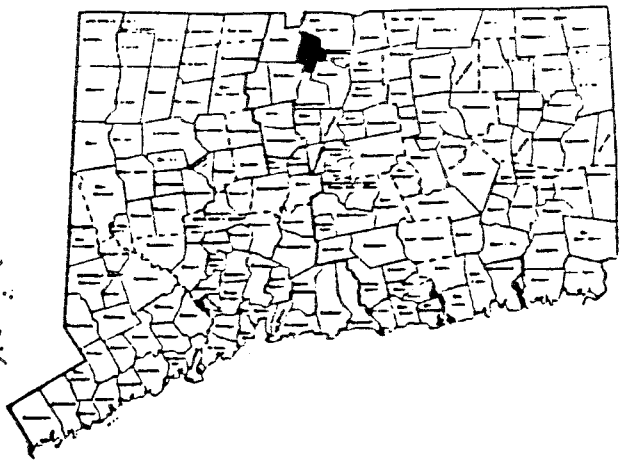
RECREATION LANDS

EAST GRANBY, CONNECTICUT









EASTERN CONNECTICUT

RESOURCE CONSERVATION

& DEVELOPMENT AREA

ENVIRONMENTAL REVIEW TEAM REPORT
ON
RECREATION LANDS
EAST GRANBY, CONNECTICUT

This report is an outgrowth of a request from East Granby Parks and Recreation Commission to the Hartford Soil and Water Conservation District (S&WCD). 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, June 2, 1988. Team members participating on this review included:

Nicholas Bellantoni	--State Archaeologist - CT Museum of Natural History
Joseph Hickey	--State Park Planner - DEP - Parks and Recreation
Kip Kolesinkas	--Soil Resource Specialist - U.S.D.A., Soil Conservation Service
Nancy Murray	--Biologist - DEP - Natural Resources Center
Donald Mysling	--Fisheries Biologist - DEP - Western District
Stuart Popper	--Senior Planner - Capitol Region Council of Governments
Elaine Sych	--ERT Coordinator Eastern CT RC&D Area
Bill Warzecha	--Geologist DEP - Natural Resources Center

Prior to the review day, each Team member received a summary of the proposed project, a list of the Town's concerns, location maps, topographic maps, and soils maps. During the field review the Team members were given proposed plans and additional maps and information concerning the three parcels. The Team met with, and were accompanied by several members of the Parks and Recreation Commission, the First Selectman and the High School Principal. 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 and conclusions 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 Committee hopes you will find this report of value and assistance in making your decisions on these parcels of town owned land.

If you require any additional information, please contact:

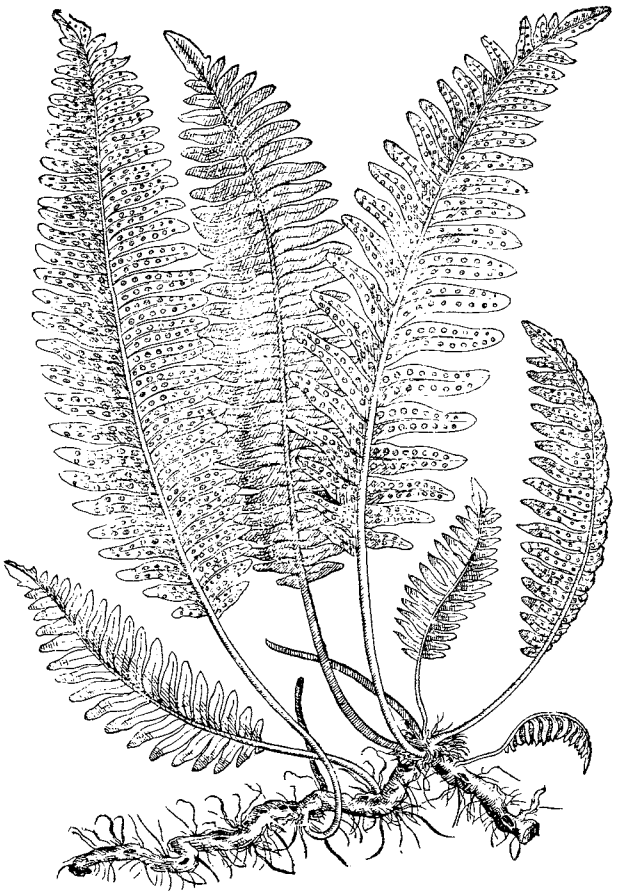
Elaine A. Sych
ERT Coordinator
Eastern Connecticut RC&D Area
P. O. Box 70
Haddam, CT 06438
(203) 345-3977

TABLE OF CONTENTS

TABLE OF CONTENTS (continued)

TABLE OF MAPS AND CHARTS

INTRODUCTION

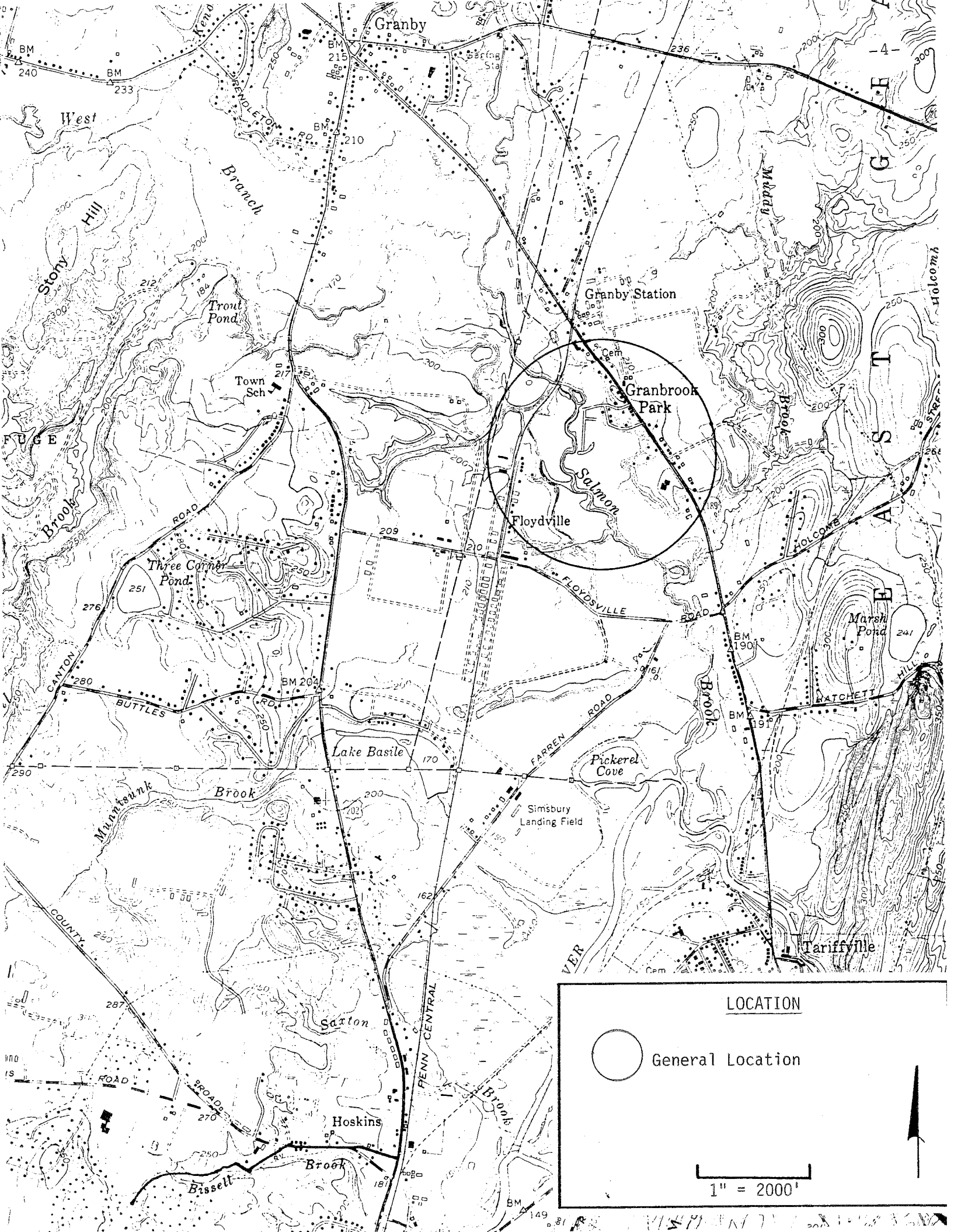


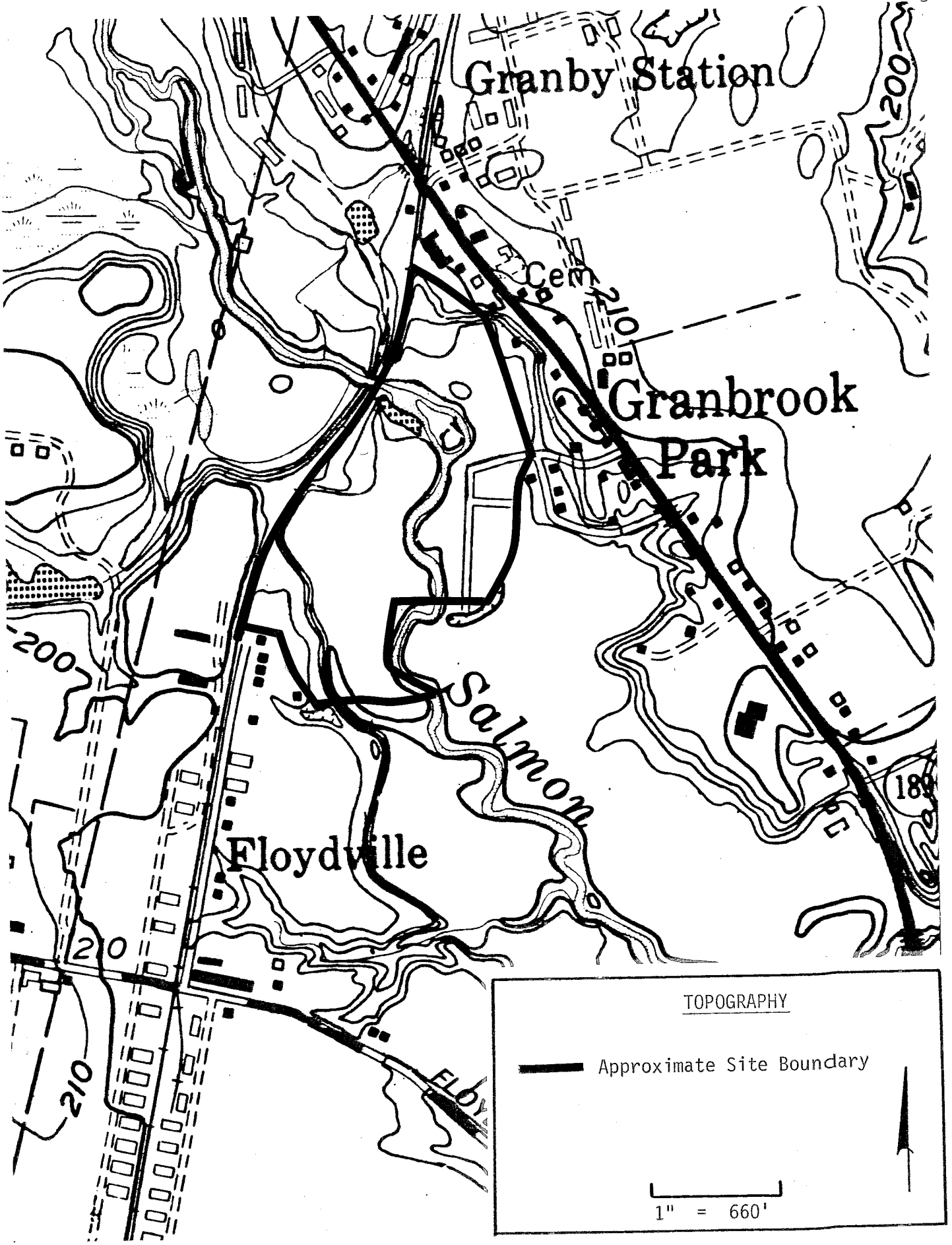
The Town of East Granby has requested assistance from the Eastern Connecticut Environmental Review Team through the First Selectman and the Parks and Recreation Commission. The Team has been asked to provide natural resource information for three parcels of town-owned land, as well as evaluate them for potential recreational facilities. This information will be used by a special Recreational Facilities Task Force to develop a master plan for expansion of facilities.

Section I of this report provides information on Granbrook Park, **Section II** deals with the High School/Middle School property and Allgrove School and the Adjacent Town Land is discussed in **Section III.** There is a separate section covering an **archaeological/historical** view of the sites. **Overall planning** considerations are discussed in the final section. The **appendix** contains a review of the **Roming Plan** for **Cowles Park** which was prepared in 1981, and also descriptive information about the historic distric.

SECTION I

GRANBROOK PARK


Granby
West Branch
Stony Hill
Trout Pond
Granby Station
Granbrook Park
Town Sch
Cem
Floydville
Salmon Brook
Three Corner Pond
FLOYDSVILLE ROAD
HOLCOMB
Marsh Pond
CANTON
BUTTLES RD
Lake Basile
FARREN ROAD
Pickerel Cove
Simsbury Landing Field
Mountsunk Brook
Tariffville
COUNTY
Saxton
PENN CENTRAL
Hoskins
Bissell Brook
BROAD
BM 240
BM 233
BM 215
BM 210
BM 204
BM 190
BM 191
BM 149
LOCATION
General Location
1" = 2000'


Granby Station
Granbrook Park
Floydville
Salmon
200
210
20
TOPOGRAPHY
Approximate Site Boundary
1" = 660'

1. Topography and Setting

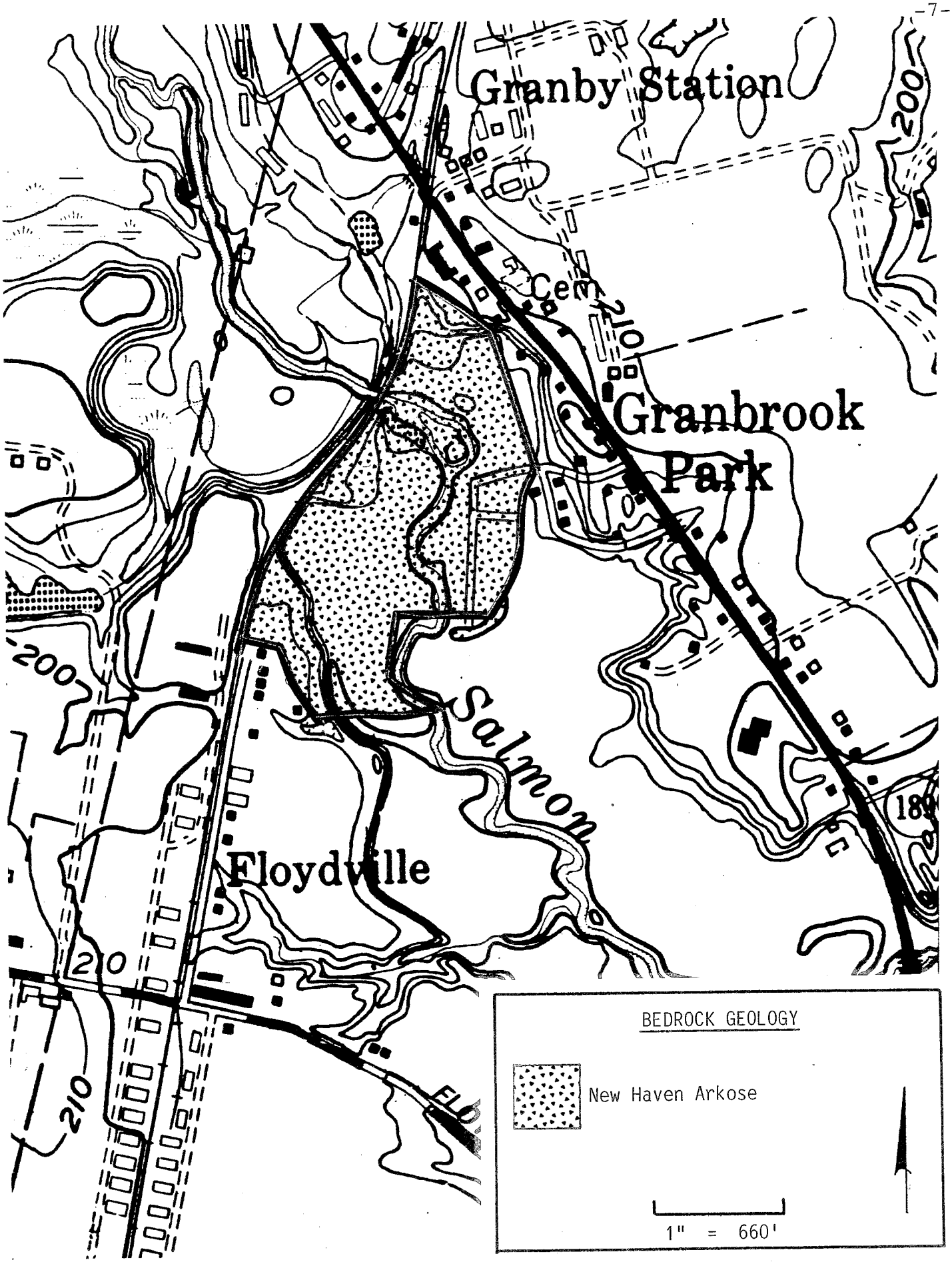
Granbrook Park, about 47 acres in size, is located in the western part of East Granby about ½ mile from the Granby Town line. Access to this existing Park is available from the east off of Route 189. It is bounded on the west by an abandoned Penn Central Railroad line. Salmon Brook, a Farmington River tributary, bisects the central part of the site. It is understood that Salmon Brook has been impounded in the past to create a swimming hole. Present facilities at the Park include two abandoned, unused tennis courts, 1 baseball diamond, restroom facilities and picnic area. Most of the site lies within the floodplain of the Salmon River and as a result, slopes are generally flat. The steepest slopes (scarp) are associated with the artificial fill material placed in the western part.

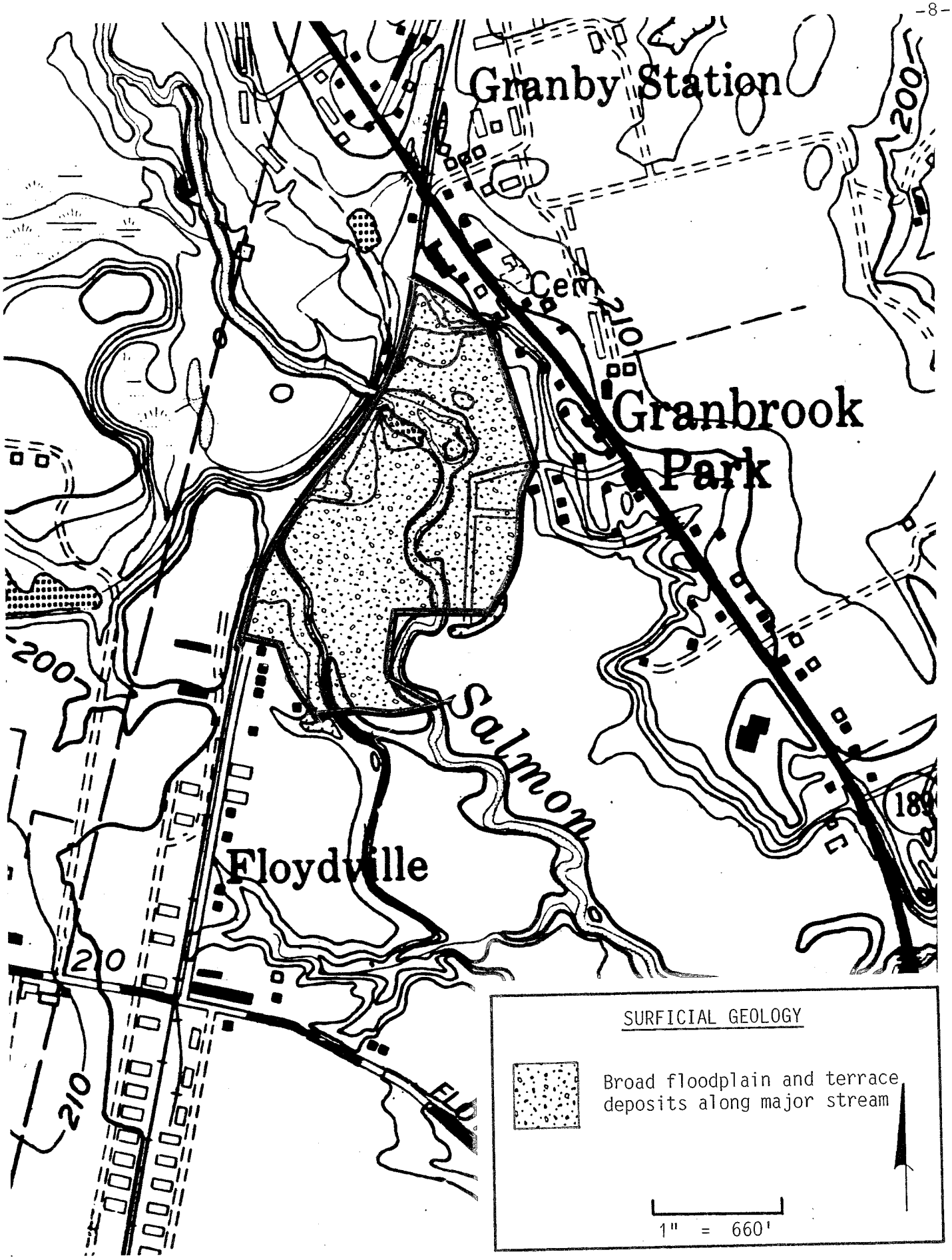
2. Geology

Bedrock does not appear to be exposed on the site. According to John Rodgers' **Bedrock Geological Map of Connecticut 1985,** bedrock underlying the entire park is New Haven Arkose. It consists of a reddish, poorly sorted feldspathic and micaceous siltstone. Test or well boring data indicates that the bedrock surface throughout the Park ranges between 100 and 120 feet below ground surface. Because bedrock is deep seated, it should pose no major problems in terms of managing Granbrook Park.

According to the surficial geologic map of the Tariffville quadrangle (map GQ-798 by Allan D. Randall), Granbrook Park is covered by broad floodplain deposits. These sediments which consist of silt to medium sand were deposited during recent time by Salmon Brook. Underlying the alluvium are stratified sands and gravels. The latter deposits called stratified drift were laid down by glacial meltwater about 10,000 to 20,000 years ago. Sand and gravel are the major components of stratified drift.

Because the Park is prone to flooding during certain storm events, its usefullness may be somewhat limited for some recreational purposes. For example, the water table is probably at or near ground surface during the late winter and spring months, which would limit the use of the land for active recreation. However, during the late spring and fall and dry times of the year, its potential for active and passive recreational uses would be high.


Granby Station
Granbrook Park
Floydville
Salmon
200
210
20
BEDROCK GEOLOGY
New Haven Arkose
1" = 660'


Granby Station
Granbrook Park
Floydville
Salmon
200
210
SURFICIAL GEOLOGY
Broad floodplain and terrace deposits along major stream
1" = 660'

Areas comprised of alluvial soils are very important because of the hydrologic and ecologic functions performed there. Some important functions include:

(1) Forming natural floodways to convey flood waters from upstream to downstream points.

(2) Reducing runoff by storing water during times of flooding, and slowly releasing it to the downstream areas, thereby restricting flood peaks.

(3) Maintaining water quality.

(4) Provide wildlife habitat.

3. Soil Resources

Original landscapes and soils consisted of excessively drained to very poorly drained sandy to loamy soils on the floodplain of Salmon Brook. Many areas have been modified by man where existing recreational facilities were installed. Land levelling and filling modified the soils. Currently, undisturbed areas on both sides of Salmon Brook are dominated by sandy excessively drained floodplain soils tht frequently flood. Also included are small areas of poorly and very poorly drained soils in old channels.

Original landscapes and soils consisted of excessively drained to very poorly drained sandy to loamy soils on the floodplain of Salmon River are dominated by sandy excessively drained floodplain soils that frequently flood. Also included are small areas of poorly and very poorly drained soils in old channels.

Frequent flooding, sediment deposition, and droughty soils limit the development of active recreational facilities. Even the development of additional playing fields would require grading, possible filling and the addition of topsoil in a regulated wetland area. New and/or existing facilities may be difficult and expensive to maintain because of sediment and scouring during flood events. The problem could be exacerbated by the rock dams created for the swimming area.

The soil map has been created from on-site investigation, air photo interpretation, and the Soil Survey of Hartford County, 1962. Basic information about the soil properties and interpretations is included with the map. The legend used is a combination of unique map units and map units from the Hartford County Soil Survey. Any further soils information needed to make decisions on the location of recreational facilities would be site specific and should be examined by a qualified soil scientist. This includes the delineation of wetland boundaries.

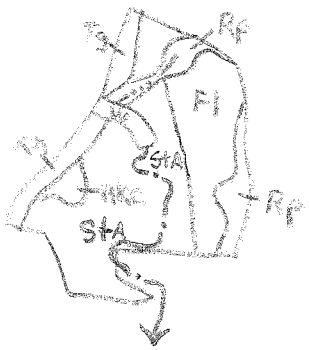
United States Department of Agriculture

Soil Conservation Service

Hartford County USDA_SCS
Midway Office Park
1101 Kennedy Road, Room 105B
Windsor, CT 06095
688-7725

SCALE 1" = 1000'

GRANBROOK PARK



MAP UNIT NAME	GENERAL SOIL PROPERTIES	DRAINAGE CLASS AND DEPTH OF SEASONAL HIGH WATER TABLE	PLAYING FIELDS
AfB-Agawam fine sandy loam, 3-8%slopes	Formed in loamy over sandy and gravelly glacial outwash materials.	Well drained >4 ft.	Slope if >6%
Fl-Fluvents	Sandy soils formed in floodplain deposits that have been modified by cutting and filling.	Excessively drained to moderately well drained. 1.5 to >6ft.	Flooding
HkC-Hinkley gravelly sandy loam,3-15%slopes	Formed in sandy and gravelly glacial outwash materials.	Excessively drained >6 ft.	Small stones, Droughty.
PkA-Peats and mucks	Formed in shallow to moderately deep deposits of decomposed organic materials over sandy mineral materials.	Very Poorly drained +1 - .5 ft.	Ponding
StA-Suncook loamy sand, Ø-3% slopes	Formed in sandy Floodplain deposits	Excessively drained >4 ft.	Flooding, Droughty
Tg-Terrace escarpments sand& gravel.	Formed in sandy and gravelly glacial outwash materials.	Excessively drained >4 ft.	Slope, Droughty
Rp-Rippowam Fine sandy loam	Formed in loamy Floodplain deposits	Poorly drained Ø-1.5 ft.	Wetness, Flooding
Ud-Udorthents	Loamy to gravelly soils that have been highly modified by cutting and filling.	Excessively drained to moderately well drained, 1.5 to >6 ft.	Variable, Slope if >6%
Ur-Urban Land	Dominated by buildings, parking lots, and other impervious areas.	Dominated by non-soil areas.	

4. Hydrology and Water Resources

As mentioned earlier, Salmon Brook flows in a southerly direction through Granbrook Park. At its point of outflow to the Farmington River near Tariffville, the brook drains an area of 66.6 square miles or 42,624 acres.

Precipitation resulting in surface runoff flows across the site until it reaches Salmon Brook or its accompanying floodplain.

Precipitation may also be absorbed into the ground, especially since the area is covered by permeable sands and gravels. Once it is absorbed, the water may either be returned to the atmosphere through evaporation and plant transpiration or percolate downward to the groundwater table. When it reaches the groundwater table, it moves slowly downslope by the force of gravity, ultimately discharging to the brook.

According to a map entitled, **Groundwater Availability in Connecticut** (Meade, 1978), most of Granbrook Park is underlain by fine-grained stratified drift (primarily fine to very fine sand, silt and clay). These deposits have a water saturated thickness of 10 feet or greater. It is expected that given this type of geologic setting, the unconsolidated deposits covering the site might be capable of yielding small to moderate amounts of water (1-100 gallons per minute) to individual wells.

The sedimentary rock (i.e., arkosic siltstones and sandstones) underlying the study area are also capable of providing water for individual wells. Bedrock transmits water by means of an interconnected system of fractures or seams. The amount of water withdrawn from a bedrock well depends upon the number of water bearing fractures or seams it intersects and on the mineralogy of the rock formation through which the fractures pass.

According to **Connecticut's Water Quality Standards and Criteria for the Upper Connecticut River Basin,** published by the DEP - Water Compliance unit, the portion of the Salmon Brook passing through the study area is classified as "B/A". A surface waterbody with a 'B' classification means the water quality goal is a fishable/swimmable condition. Waste water discharges may be allowed under permit. An 'A' classification means that the surface water would have the following designated uses; potential drinkng water supply, fish and wildlife habitat, recreational use, agricultural and industrial supply and other legitimate uses including navigation. A 'B/A' classification means that the State's goal is to upgrade the brook from 'B' to 'A'.

Groundwater beneath the site is classified as GA. This means that the groundwater is within the area of influence of private and potential public water supply wells presumed suitable for direct human consumption. The State's goal is to maintain that condition by banning almost all discharges to groundwater.

5. Floodprone Areas

A flood boundary and floodway for (East Granby) has been published by the Federal Emergency Management Agency (FEMA), Federal Insurance Administration. Based on the flood boundary map, most of the study area lies either within the floodway fringe* or the 100-year flood boundary. The 500 year flood boundary touches the outside portions of the 100 year flood boundaries.

A 100-year flood is a flood with a one chance in 100 or one percent (1%) chance of occurring in any given year. A 500-year flood is a flood with a one chance in 500 or 0.2 percent chance of occurring in any given year. It should be pointed out that this does not mean floods of the magnitude mentioned above will occur only once in a 100 or 500 year period. The probability of occurrence remains the same each year regardless of what happened the year before.

Town officials questioned whether or not the continued impounding of the Salmon River in Granbrook Park should be used for bathing purposes. Although the water quality map indicates that present ('B/A') and future ('A') conditions can support bathing/swimmable conditions, it seems likely that the swimming area is too small and that low flow conditions experienced by Salmon Brook during the summer months would be the major hindrance for developing a bathing area. If the Town wishes to further consider this area for bathing, the State Health Department should be contacted at 566-1259. (See **Fisheries Resources** section for further discussion.)

*The floodway includes the channel of a river and the adjacent floodplain that must be reserved in an unobstructed condition in order to discharge the base flood (100-year flood) without increasing flood levels by more than one foot.

6. Fisheries Resources

A. Site Description

East Branch Salmon Brook flows through the park property. The stream is coldwater in nature and is classified as Class B/A surface waters. Designated uses for waters of this classification are recreational use, fish and wildlife habitat, agricultural and industrial supply, and other legitimate uses. Waters of this classification do not meet one or all of the Class A standards, but the ultimate goal of Class B/A waters is to reach Class A status.

Within the immediate area of concern the development along East Branch Salmon Brook is relatively light with the exceptions being the grounds of Granbrook Park and residential housing. The stream varies in width from approximately 20 to 40 feet and depths of 2 to 4 feet. The stream flow is of deep riffle and shallow to deep moving pool. The stream substrate is composed of sand (fine and coarse grained), cobble, and small boulder. Small random bounders, the depth afforded by pools, undercut banks, and fallen or overhanging vegetation comprise the in-stream fisheries habitat. Dense riparian vegetation provides the stream with summertime cooling.

B. Aquatic Resources

The Bureau of Fisheries, of the Connecticut Department of Environmental Protection, annually stocks East Branch Salmon Brook with adult brook, brown, and rainbow trout. The stream is classified as a "Major Trout Stream" by the Bureau of Fisheries and is allotted a yearly total of 7,500 trout. The trout are liberated throughout all areas open to public fishing, with Granbrook Park being one location.

In addition to the hatchery reared trout it is conceivable that the stream contains a population of "wild" brook and brown trout. These individuals would be the offspring of those hatchery reared trout escaping angling mortality and surviving to spawn. Further investigation is required for confirmation.

East Branch Salmon Brook can be expected to contain a population of the following coldwater stream fish: blacknose dace, longnose dace, common shiner, creek chub, tesselated darter, white sucker, and American eel.

C. Impacts

The greatest impact to the stream ecosystem from recreational development is the dredging and damming of East Branch Salmon Brook to provide a swimming area. The dredging locally destroys in-stream habitats and the sedimentation caused by the dredging can severely degrade downstream reaches of stream. Damming creates a point of impass preventing the free upstream movement of fish, critical during spawning "runs" when the fish are attempting to reach suitable spawning sites.

D. Recommendations

1. **DO NOT** allow the continuation of activities associated with the creation of the in-stream swimming area. alternatives should be explored for the development of a swimming area such as:

   a) Creation of an excavated pond at the Granbrook Park site with a water supply being of groundwater and surface flow. Should a pond be excavated it should be equipped with a control structure which would have the ability to vary the pond water level and be able to completely drain the pond water volume. This would allow for a regular maintanence program.

   b) Construct a cement swimming pool with a filtration and disinfecting system, however preferably not at this site. Locating a chlorinated pool at this location increases the liklihood of chlorine entering the stream, either accidentally or maliciously, and causing a kill of fish and other aquatic life.

2. Dismantle the existing dam structure. The materials composing the dam can be placed randomly within the stream to provide in-stream cover.

3. Establish and enact a plan to protect riparian vegetation forming a streambank "corridor".

7. Natural Diversity Data Base

The records of the Data Base indicate that Cottus cognatus, Slimy Sculpin was documented in 1965 (W. Whitworth) from Salmon Brook. The Slimy Sculpin is a "Species of Special Concern". We do not have additional information regarding the current status of this population.

Natural diversity Data Base information includes all information regarding critical biologic resources available to us at the time of the request. This information is a compilation of data collected over the years by the Natural Resources Center's Geological and Natural History Survey and cooperating units of DEP, private conservation groups and the scientific community. This information is not necessarily the result of comprehensive on-site specific field investigations. Consultation with the Data Base should not be substituted for on-site surveys required for environmental assessments. Current research projects and new contributors continue to identify additional populations of species and locations of habitats of concern, as well as, enhance existing data. Such new information is incorporated into the Data Base as it becomes available.

8. Recreation Evaluation

Granbrook Park was developed following a redevelopment project after the 1955 floods, the park historically was used as a swimming area, with other facilities including a ballfield, picnic shelter, several tennis courts, basketball court, etc. However, it has today a rather decrepit, semi-abandoned look. Reportedly, the lack of maintenance and use is the result of a poor image in the community, although the converse also may be true to some degree.

From the outsider's standpoint, several observations can be quickly reached, including:

(1) The park has the disadvantage of being located at the far periphery of the town.

(2) Due to lack of maintenance and a less-than-ideal entrance drive, the park has a rather seedy image.

(3) The historic (but now abandoned) use of an instream pool for swimming provided a facility of marginal quality and requiring annual dredging.

Nevertheless, this property has some interesting possibilities, foremost among which is access on Salmon Brook. Water is always a popular visual and recreational feature and can readily become the focal point of a park.

Salmon Brook is without doubt the water feature in East Granby most likely to become such a focal point. Therefore Granbrook Park should be managed to be an important Town resource.

The basic elements of a park at this location should be the brook and a mowed grass area, fronting on the brook. The maintained grass area should be used for picnicking, including group picnics, and for a ballfield ancillary to the picnic area. (Despite negative reports about poor drainage, the ballfield seemed in good shape save one damp pocket in center field perhaps caused by seepage off the hill. If so a curtain drain should solve the problem.) In general, developed recreational facilities are not needed at a location such as this, remote from the center of the town or other recreational nodes such as the high school. Nevertheless, the existing facilities adjacent to the picnic shelter such as basketball and tennis courts could be retained as other resources serving picnickers.

The brook should be primarily a visual asset. Nevertheless fishing is possible, as would be casual wading in the shallow pool.

On the south side of the brook is further park acreage, accessible only by a high railroad bridge. This section of the park should be maintained as a natural area. (Eventually the abandoned railroad R.O.W. may become a state recreational trail under the "rails-to-trails" program. This could provide the opportunity for off-road access within the community to Granbrook Park linking Granbrook Park with other recreational areas along the R.O.W.

A questionable area concerns the two overgrown tennis courts and environs at the south end of the park. Presumably these can be repaired and again become an integral part of the maintained central portion of the park. However, the need for tennis courts at this isolated corner of the Town should be evaluated.

While reviewing Granbrook Park, the issue of a swimming facility for East Granby should be discussed. The various options available to the Town, by increasing order of cost, include:

(1) Restore the former casual swimming area in Salmon Brook, involving variable water quality and requiring expensive annual dredging. This would be the least expensive approach, but would not be popular with many townspeople.

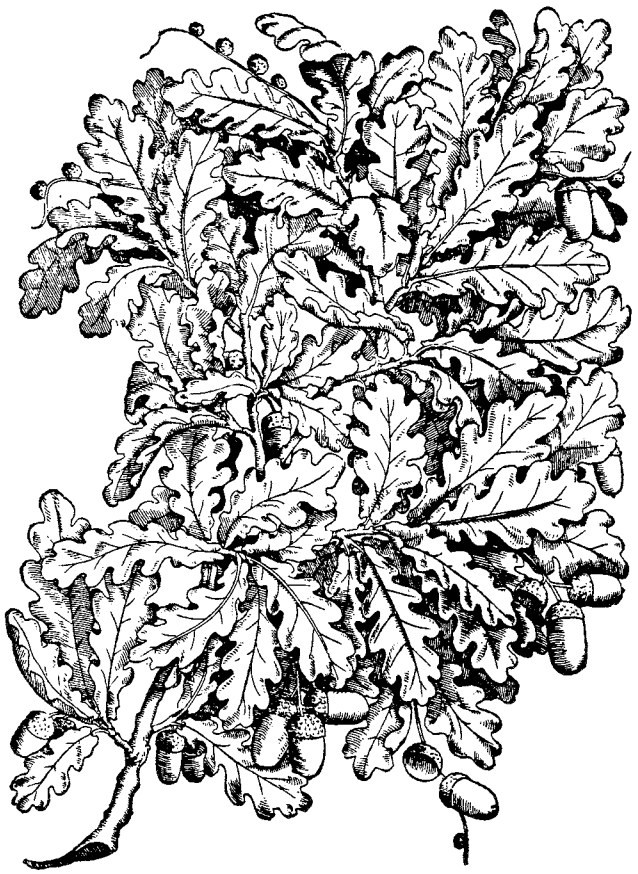
(2) Develop a bypass pool comparable to that seen at Stratton Brook State Park in Simsbury. This would sidestep the problem of siltation in the existing instream pool (Similarly Stratton Brook evolved from an instream to a bypass pool for the same reason). In addition, closing off the intake pipe during periods of heavy rain would limit pollution from upstream sources, a management technique which has proved successful in solving a serious storm-related pollution problem at the Mashamoquet Brook State Park bypass pool in Pomfret.

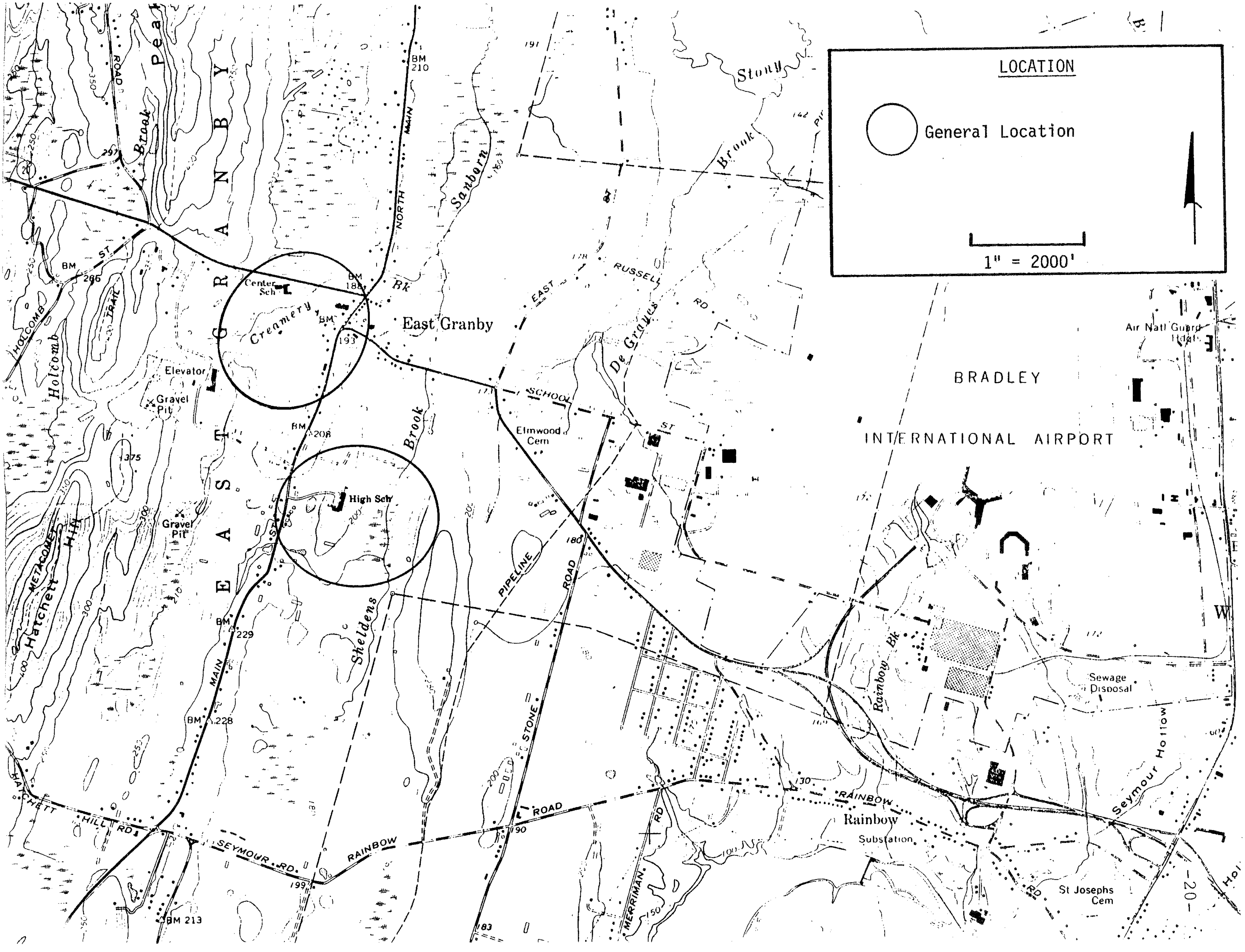
(3) An artificial outdoor pool with chlorination and filtration systems, preferably in a central location in the community. Such a pool would involve a substantial capital investment as well as maintenance. For further discussion of this option, please refer to section on Open Space adjoining the Town Hall-Civic Center Complex.

(4) An indoor pool connected to the High School-Middle School. A facility of this type would be a very desirable year-round amenity for the Town, but would be very expensive. East Granby may not have reached the threshold population size to be able to support a facility of this scope.

SECTION II

HIGH SCHOOL/MIDDLE SCHOOL PROPERTY




LOCATION
General Location
1" = 2000'
BRADLEY
INTERNATIONAL AIRPORT
East Granby
EAST GRANBY
Center Sch
Creamery
High Sch
Elevator
Gravel Pit
Elmwood Cem
Air Natl Guard Hdqs
Sewage Disposal
Rainbow
Substation
St Josephs Cem
Stony Brook
Sanborn
De Grayes
Sheldens Brook
Rainbow Bk
Seymour Hollow
Holcomb
Hatchett Hill
METACOMET
NORTH MAIN
MAIN ST
EAST
RUSSELL RD
SCHOOL ST
PIPELINE ROAD
STONE ROAD
RAINBOW ROAD
RAINBOW RD
SEYMOUR RD
HATCHETT HILL RD
MERRIMAN RD
HOLCOMB ST
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BM 229
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BM 266
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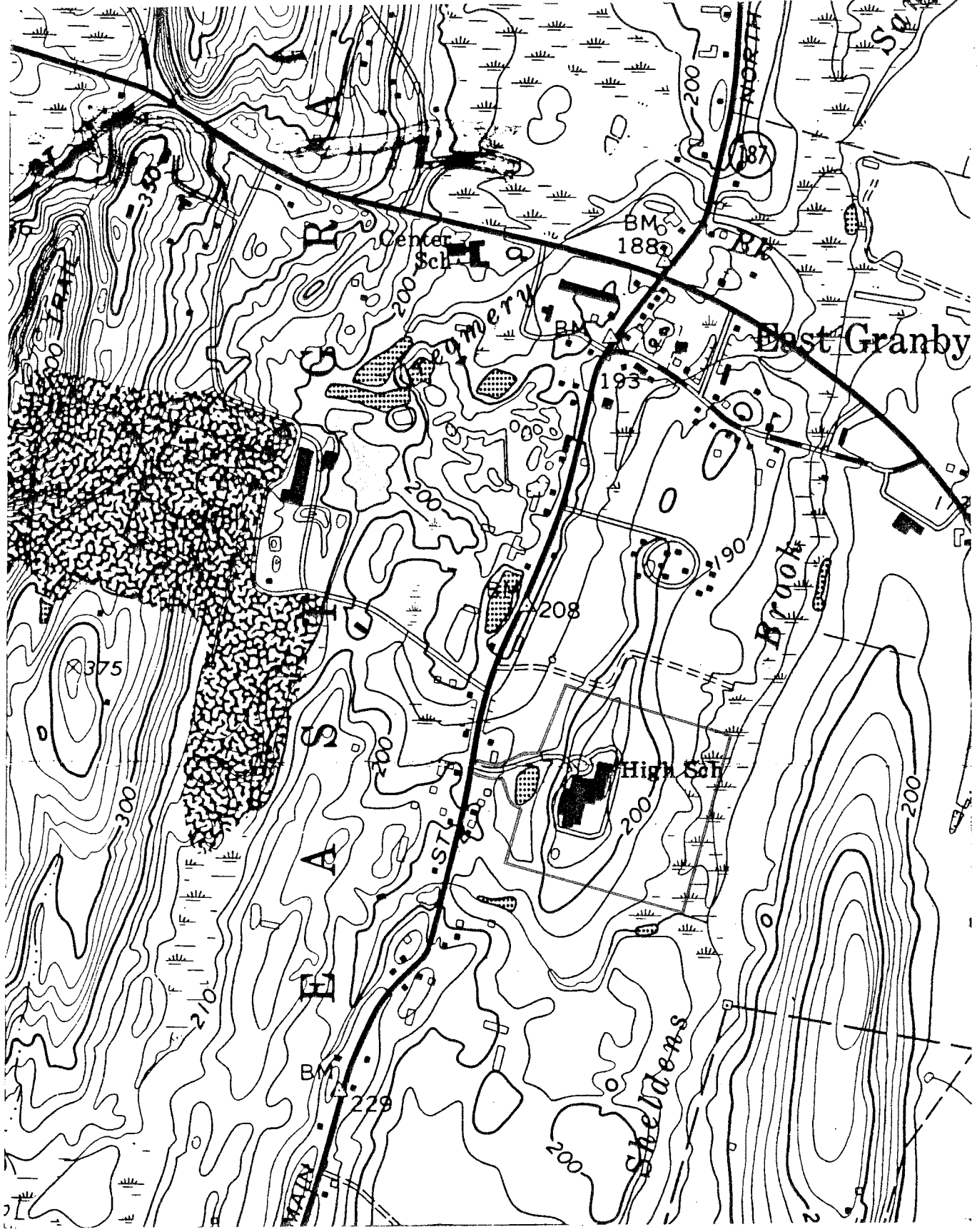


TOPOGRAPHY

Scale 1" = 1000'

1. Topography and Setting

This ± 50-acre site is located just over 1/2 mile south of East Granby Center. The site, which is located on the east side of Route 187, largely occupies a topographic saddle between two streamlined bedrock cored hills. Sheldens Brook and it accompanying wetlands bisects the western part. It flows in a southerly direction enroute to the Farmington River. The land surface slopes gently from the rear part of the high school and the eastern property line to Sheldens Brook. Baseball fields and soccer fields have been constructed in the area between the high school and Sheldens Brook.

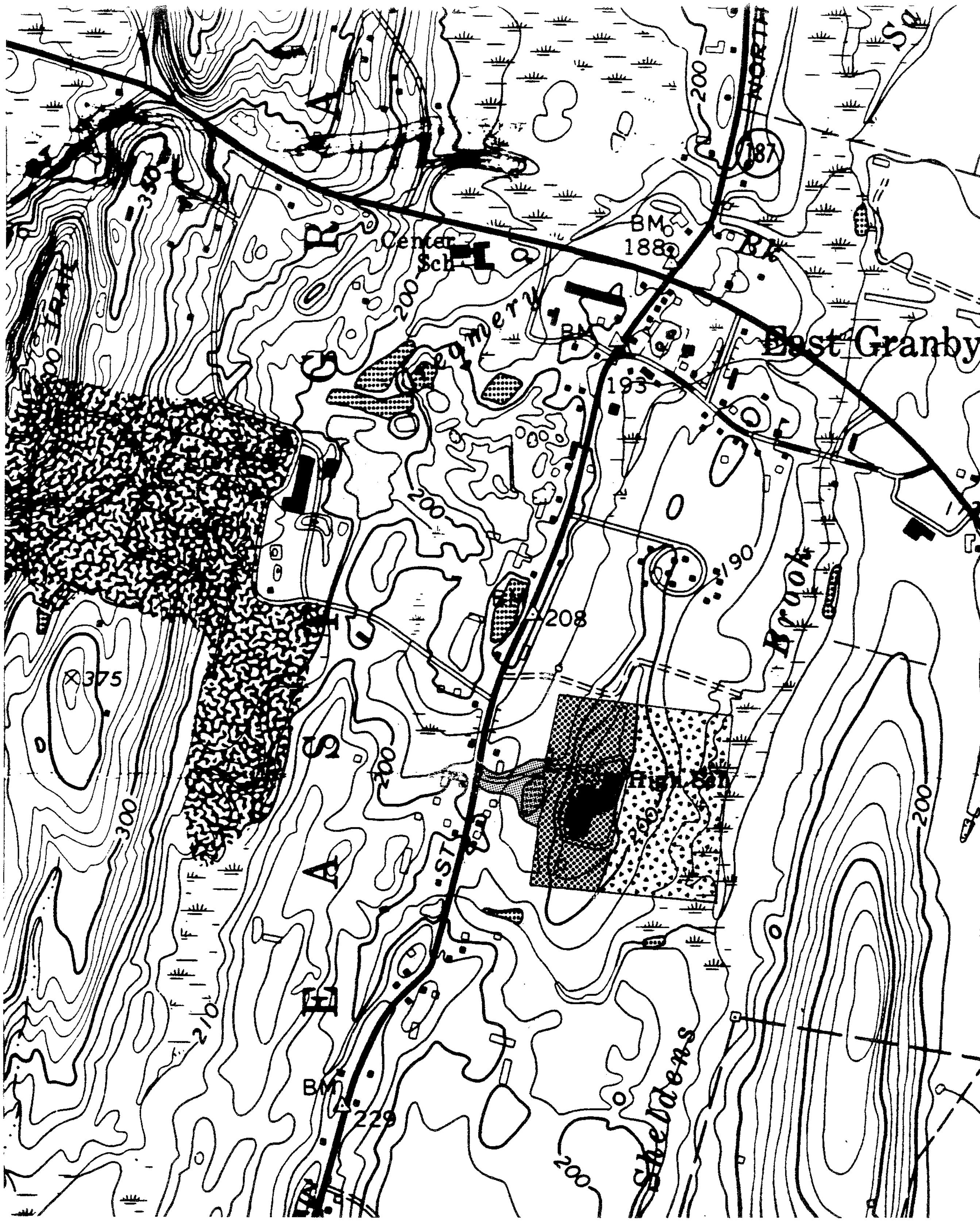
2. Geology

Bedrock or ledgerock was observed on the hillside at the rear portion of the high school. According to the bedrock geologic map for the Windsor Locks Quadrangle (GQ-388--R.W. Schnablel and J.H. Eric), the main axis of the streamlined hill comprises a medium to fine-grained, medium dark gray to dark greenish gray, basalt called Hampden Basalt. Flanking the west side of Hampden Basalt is a thinly bedded, medium gray to reddish brown arkosic (feldspar-rich) siltstone called the East Berlin Formation. Flanking the east side of the Hampden Basalt is Portland Arkose, a reddish brown arkose (brownstone).

As mentioned earlier, the bedrock (Hampden Basalt) surface is exposed behind the school. Because the basalt is much harder and resistant to erosional processes, exposures of it are much more widespread than Portland Arkose and East Berlin Formation. The latter two formations, which are comprised mainly of siltstone, are much more susceptible to erosion and are easily weathered.

Glacial till, which is probably less than ten (10) feet thick covers bedrock in most places on the site. It consists of a non-sorted mixture of clay, sand, silt, gravel and boulders. The till was deposited directly onto the bedrock surface by a sheet of glacier ice.

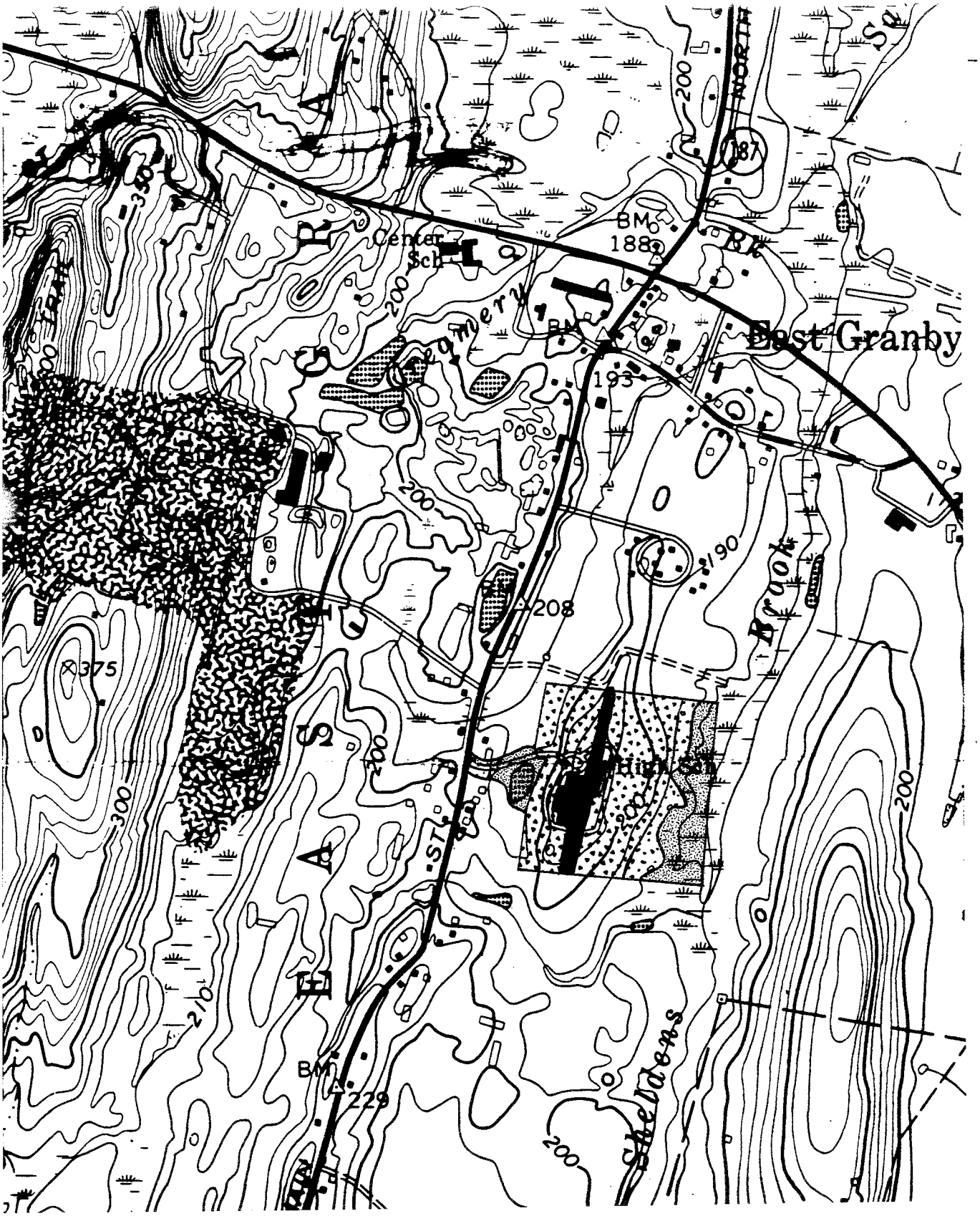
Overlying till in the topographic saddles (Sheldens Brook Valley) and western limits of the site are stratified drift deposits. Stratified drift is composed of rock materials that were washed by meltwater streams emanating from glacier ice, which occupied the area 10,000 to 12,000 years ago. Sand and gravel are its major components.



BEDROCK GEOLOGY

- Portland Formation
- East Berlin Formation
- Hampton Basalt

Scale 1" = 1000'



SURFICIAL GEOLOGY

Stratified Drift

Till

Swamp Sediments

Bedrock Exposures

Scale 1"=1000'

Because stratified drift was reworked by the glacial meltwater, it is commonly well-sorted and is bedded according to particles or grain size. The exact thickness of the stratified drift is unknown, but it probably does not exceed twenty (20) feet.

A post glacial sediment overlying sand and gravel in eastern and western parts are swamp sediments. They consist of grayish-brown peat, muck, silt, sand and clay. Because these soils range from poorly to very poorly drained and because they are saturated most of the year with standing water, they are generally unsuitable for most active recreational uses.

Since playing fields (soccer, softball, and hardball) have been developed at the rear of the high school, there is little land area available to create a 1/4 mile track unless the swamp deposits (regulated wetland soils) in the western parts are infringed on. Consideration should be given to re-arranging the existing fields or to construct the track around an existing field. It is understood that the septic system serving the high school was installed on the playing fields behind the high school. This should be kept in mind should any excavation take place behind the school. Disrupting or the need to relocate the septic system could prove to be quite costly.

3. Soil Resources

Original landscapes and soils consisted of a till ridge of sloping well drained loamy soils with a firm dense substratum (hardpan) at about two feet, surrounded by well drained to very poorly drained floodplain and organic soils along Sheldens Brook. Current conditions, however, are quite different and the soils have been cut and filled for the construction of the school, parking areas, and playing fields.

The area in the vicinity of the playing fields on the eastern side were evaluated to determine the possibility of expanding the area for playing fields and/or a track. All of the playing fields are bordered by very poorly to poorly drained wetlands to the east and any major extensions would significantly impact wetlands. The playing field in the southeast corner is bordered by gently sloping to sloping non-wetland (moderately well to well drained) soils. This additional small area of terrace abuts the field, leaving

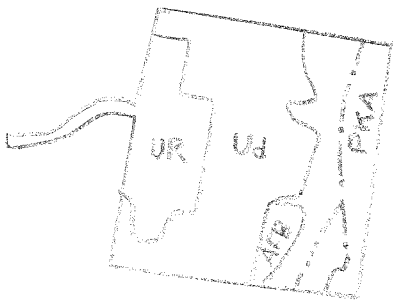
United States Department of Agriculture

Soil Conservation Service

Hartford County USDA-SCS
Midway Office Park
1101 Kennedy Road, Room 105B
Windsor, CT 06095
688-7725

SCALE 1" = 1000'

HIGH SCHOOL AND MIDDLE SCHOOL



MAP UNIT NAME	GENERAL SOIL PROPERTIES	DRAINAGE CLASS AND DEPTH OF SEASONAL HIGH WATER TABLE	PLAYING FIELDS
AfB-Agawam fine sandy loam, 3-8%slopes	Formed in loamy over sandy and gravelly glacial outwash materials.	Well drained >4 ft.	Slope if >6%
Fl-Fluvents	Sandy soils formed in floodplain deposits that have been modified by cutting and filling.	Excessively drained to moderately well drained. 1.5 to >6ft.	Flooding
HkC-Hinkley gravelly sandy loam,3-15%slopes	Formed in sandy and gravelly glacial outwash materials.	Excessively drained >6 ft.	Small stones, Droughty.
PkA-Peats and mucks	Formed in shallow to moderately deep deposits of decomposed organic materials over sandy mineral materials.	Very Poorly drained +1 - .5 ft.	Ponding
StA-Suncook loamy sand, Ø-3% slopes	Formed in sandy Floodplain deposits	Excessively drained >4 ft.	Flooding, Droughty
Tg-Terrace escarpments sand& gravel.	Formed in sandy and gravelly glacial outwash materials.	Excessively drained >4 ft.	Slope, Droughty
Rp-Rippowam Fine sandy loam	Formed in loamy Floodplain deposits	Poorly drained Ø-1.5 ft.	Wetness, Flooding
Ud-Udorthents	Loamy to gravelly soils that have been highly modified by cutting and filling.	Excessively drained to moderately well drained, 1.5 to >6 ft.	Variable, Slope if >6%
Ur-Urban Land	Dominated by buildings, parking lots, and other impervious areas.	Dominated by non-soil areas.	

room for expansion to the east. In some areas as much as 8 to 10 feet of fill would be needed to achieve grades compatible with the existing field. Grading of sideslopes should not exceed 3:1 for maintenance and stability, and should not encroach upon wetlands. An E & S plan should be developed and followed. A small amount of expansion into the wooded area to the north could also be realized.

The soil map has been created from on-site investigation, air photo interpretation, and the Soil Survey of Hartford County, 1962. Basic information about the soil properties and interpretations is included with the map. The legend used is a combination of unique map units and map units from the Hartford County Soil survey. Any further soils information is needed to make decisions on the location of recreational facilities would be site specific and should be examined by a qualified soil scientist. This includes the delineation of wetland boundaries.

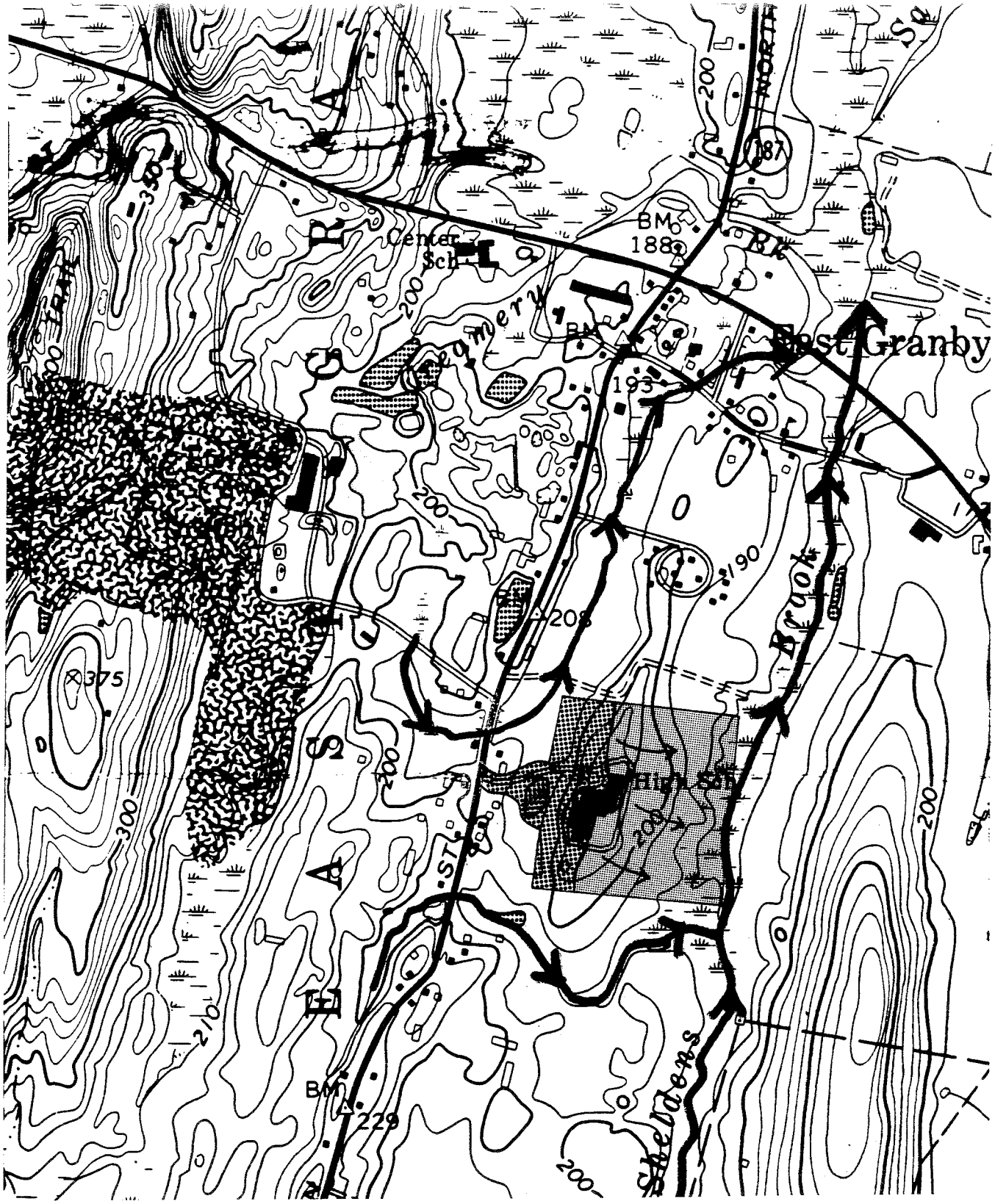
4. Hydrology and Water Resources

The western part of the site lies within the drainage area of an unnamed tributary to Sheldens Brook. Surface runoff arising from this part of the site flows to wetland areas in the western part. It is then routed northward to the stream which transports it to Sheldens Brook. The remainder of the site drains directly to Sheldens Brook which bisects the east-central part of the site. It flows in a northerly direction to Sanborn Brook.

The wetland that occupies the eastern tract of the property has several important hydrological functions, including streamflow regulation, erosion control, and surface-water quality protection. It may, in addition, be a valuable ecological asset.

It is not known if the stratified drift aquifer in Sheldens Brook Valley would be hydraulically favorable for yielding large quantities of water to wells. According to the map Groundwater Availability In Connecticut, Meade, 1970, the texture of the stratified drift, which is saturated and of sufficient thickness, is generally capable of providing high yields to individual wells.

The bedrock underlying the site should be capable of providing small yields to wells. The sedimentary rock underlying the eastern and western portions is generally more productive than the basalt rock in the central part.



WATERSHED BOUNDARY

Portion of site that drains to Sheldens Brook

Portion of site that drains to an unnamed tributary of Sheldens Brook

Direction of surface flow

Watercourses showing direction of flow

Scale 1" = 1000'

The natural quality of water below the site should be good. The sedimentary rock in the area is generally hard to very hard. Also, it occasionally produces water that is high in iron, manganese and sulfate.

Groundwater in the area is classified by DEP as GA, which means that it is suitable for private drinking water supplies without treatment.

5. Recreation Evaluation

The area in question lies between the school to the west and the wetland to the east which blocks possible site development for playfield purposes in that direction. Within this area is a major recreational complex serving both school and town sports activities and consisting of a baseball field, two soccer fields, and two softball fields. As this complex is being intensively used and has few apparent site problems as poor drainage, few major recommendations can be offered. Several observations include:

(1) A problem of a relatively short left field (307 feet at the foul line) on the baseball field apparently could be improved by moving home plate to the rear of the present third base and orienting center field in a more westerly direction.

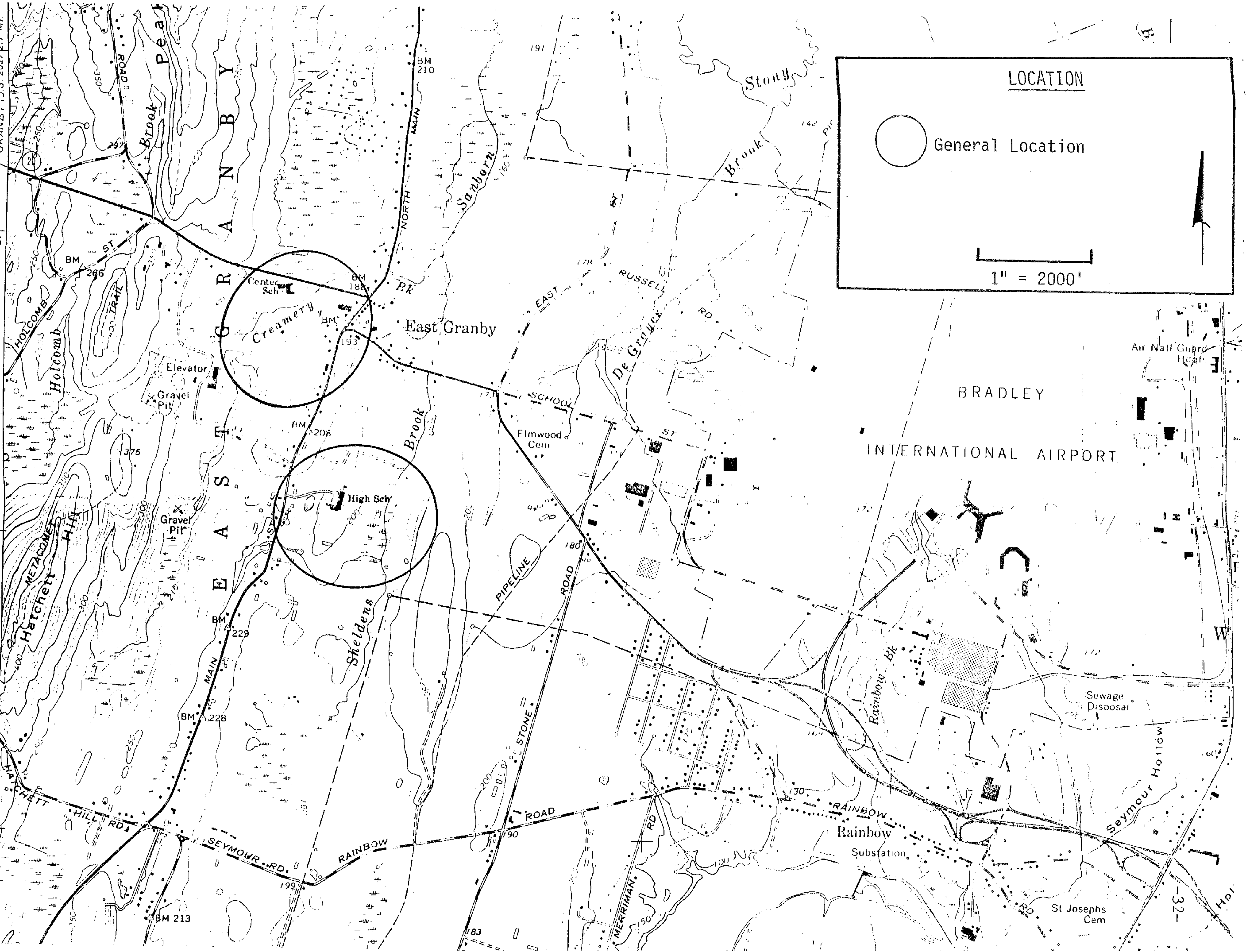
(2) Installation of a desired quarter mile track surrounding the more southern soccer field should be feasible within existing Town property if the soccer field were relocated a short distance northerly. Although some land clearing and minor cuts and fills would be required, sufficient space is available and there may be no serious engineering problems.

(3) Perhaps some minor levelling should be considered to improve the informal softball field westerly of the southern soccer field.

(4) Improve pedestrian access should be considered from the parking lot on the south side of the school to the more southern soccer field. Such improvements could include a well-defined walkway plus steps down a steep bank.

SECTION III

ALLGROVE SCHOOL AND ADJACENT TOWN LAND


LOCATION
General Location
1" = 2000'
BRADLEY
INTERNATIONAL AIRPORT
Air Nat'l Guard
East Granby
EAST GRANBY
Center Sch
Creamery
High Sch
Elevator
Gravel Pit
Gravel Pit
Elmwood Cem
Sewage Disposal
St Josephs Cem
Rainbow
Substation
Seymour Hollow
Stony Brook
Sanborn Bk
De Graues
Brook
Sheldens
Rainbow Bk
Holcomb
Hatchett Hill
METACOMET
NORTH MAIN
MAIN
EAST
RUSSELL RD
SCHOOL ST
PIPELINE
STONE ROAD
RAINBOW ROAD
RAINBOW
SEYMOUR RD
HATCHETT HILL RD
HOLCOMB ST
TRAIL
MERRIMAN RD
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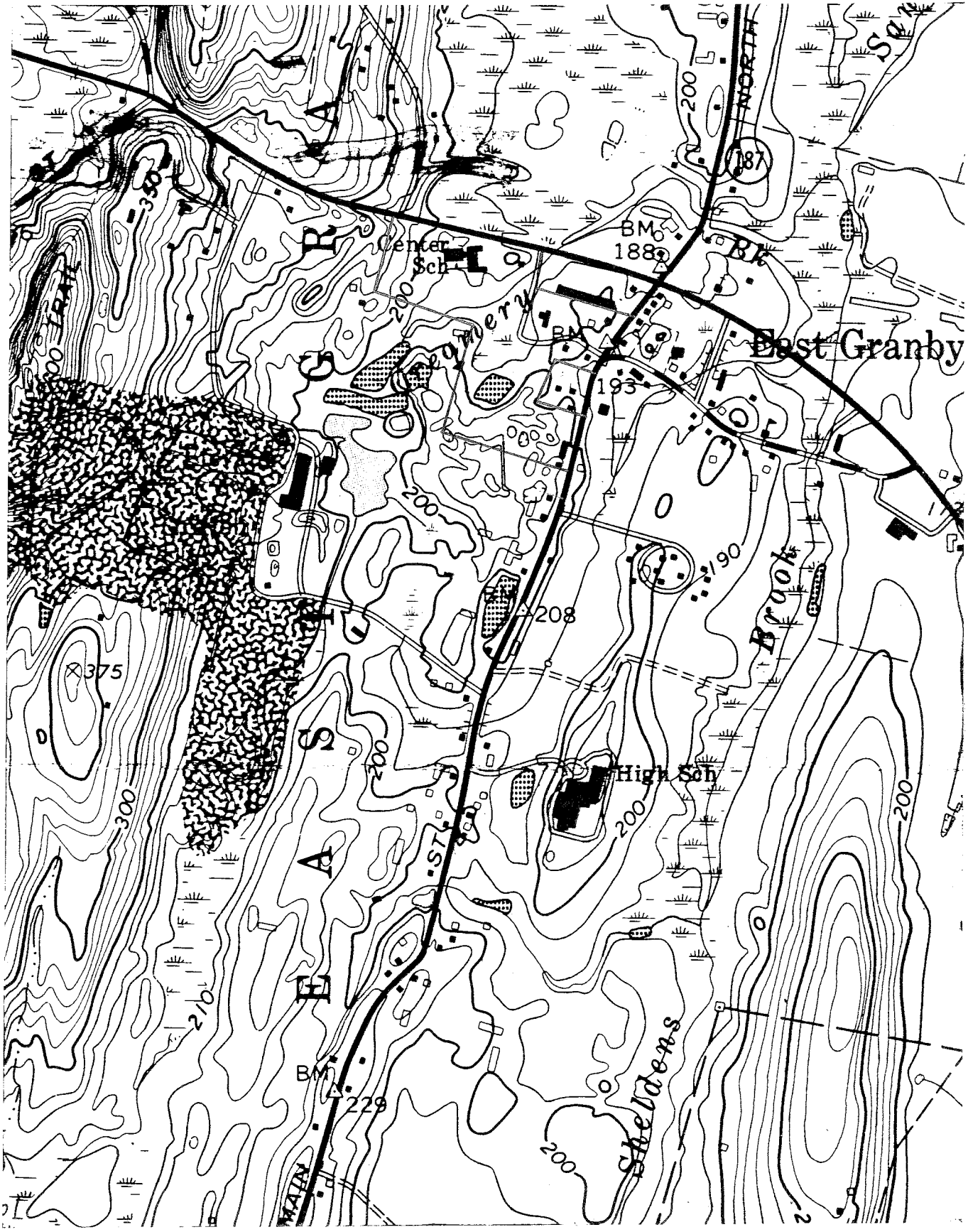
183
130
297
375



TOPOGRAPHY

Scale 1" = 1000'

1. Topography and Setting

This site is about 33 acres in size and is located in East Granby Center. It presently comprises the Public Safety Building and Town Hall. Present plans are to expand the site into a municipal complex including Fire and Police Departments and also multiple community uses. The site, which is accessible to municipal sewers and a public water main, is accessed on the north by Route 20 and on the East by Route 189. It is bounded on the west and south by private undeveloped land. A small pond is located at the southwest corner. Except for the southern limits which are wooded, the remainder of the site has been developed and landscaped. The topography of the site is relatively flat throughout.

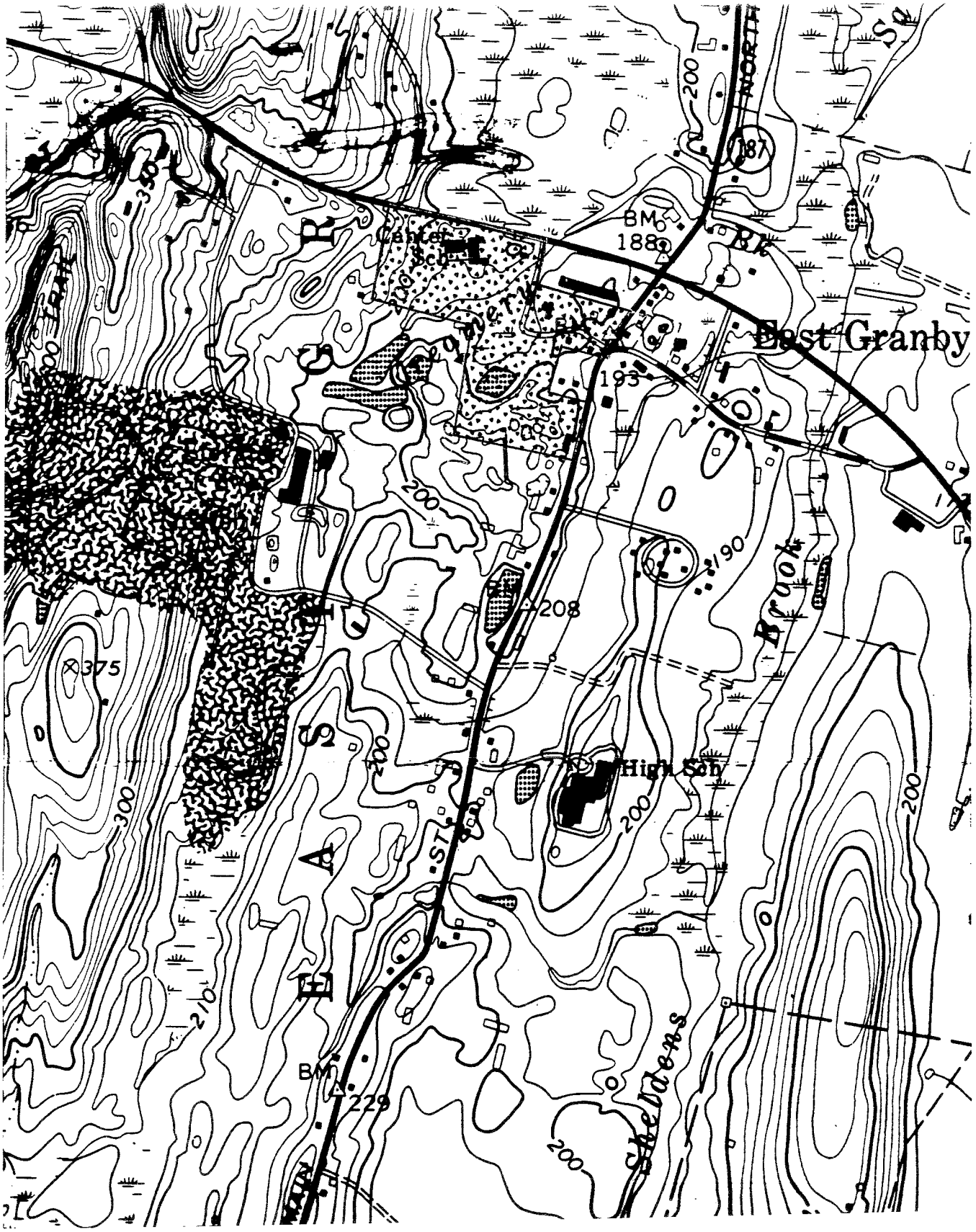
2. Geology

The entire parcel is covered by stratified drift deposits. These deposits were laid down by melting glacier ice 10,000 to 12,000 years ago. Sand and gravel are the major components of the stratified drift. The texture of the stratified drift deposits is believed to be coarse grained, and the exact thickness of the deposits on the site unknown.

In the southwest corner the stratified drift is overlain by alluvial deposits. They consist of recent stream deposits of laminated gray silt and sand along Creamery Brook.

No bedrock outcrops were observed on the site. The bedrock underlying the parcel is classified as the East Berlin Formation, a reddish, brown silty shale.

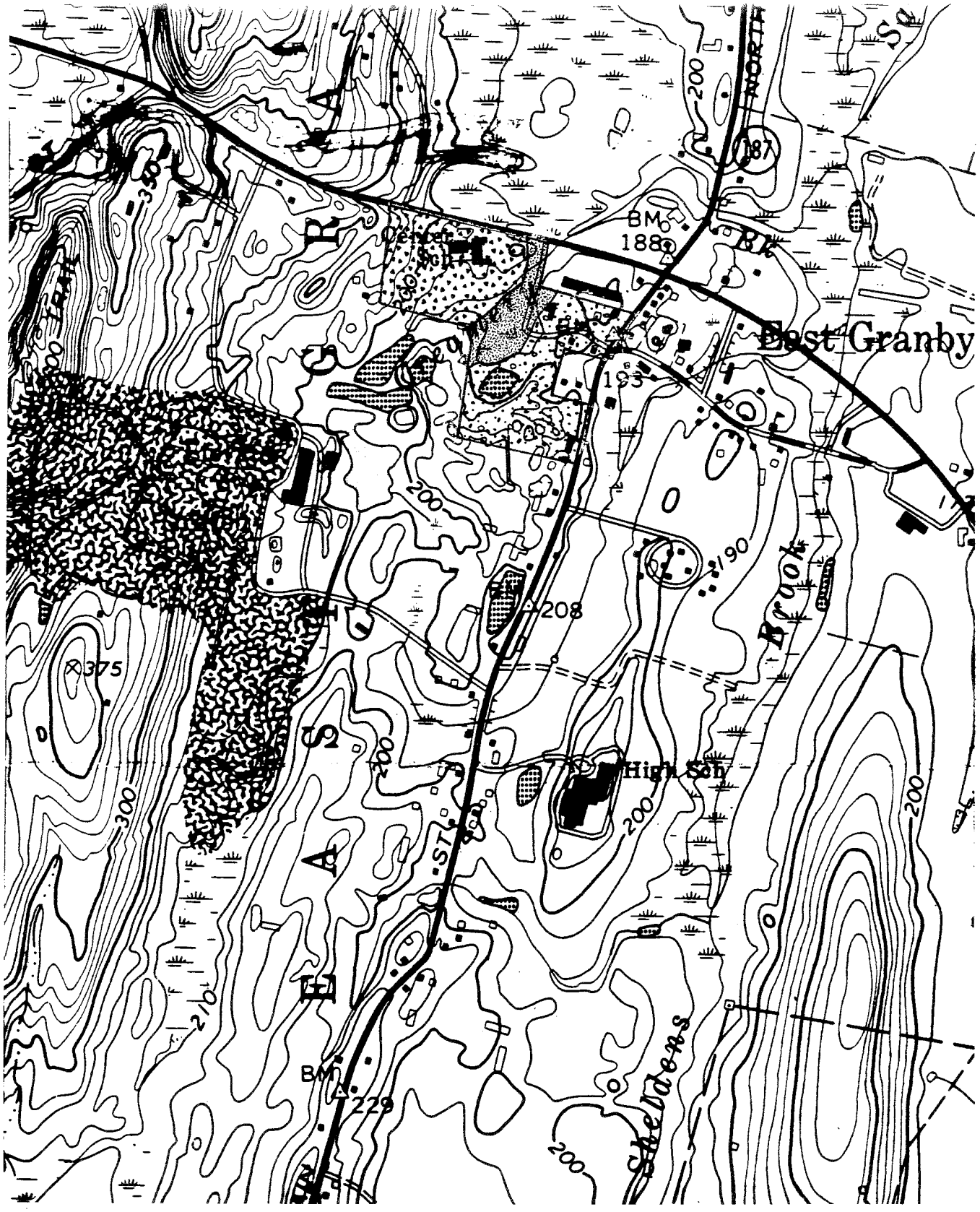
The geology of the site should pose no problem in terms of passive recreational uses. Because of seasonal wetness, the alluvial deposits near the pond would have limited use. This area would probably be restricted during the late winter and spring. Also, future development of the site for municipal facilities should not be overly problematic especially since public water and sewers are available to the site. The availability of these utilities should help to allay most hydrogeologic concerns.



BEDROCK GEOLOGY

East Berlin Formation

Scale 1" = 1000'



SURFICIAL GEOLOGY

Till

Alluvial Deposits

Stratified Drift

Scale 1"=1000'

3. Soil Resources

Original landscapes and soils consisted of a till ridge in the vicinity of the Allgrove School site, with well drained to very poorly drained soils formed in sand and gravel deposits to the east and south, and very poorly drained organic soils to the south. The entire parcel bordering Routes 20 and 187 has been highly modified by man. Areas have been cut and filled for the construction of the School, Town Hall, and other buildings. Most of the remainder of the site has been modified by past sand and gravel excavations. The remaining undeveloped land consists of poorly and very poorly drained soils, a shallow pond, and areas of gently sloping to strongly sloping sideslopes of loamy overburden from past gravel excavations. The upland soils are dominately to the east of the pond.

There is little potential area available for the siting of active recreation that would not involve a great deal of cutting and filling and/or wetland impact. Currently there is an open field south of the access road dominated by moderately well drained to well drained soils that is suitable for development of recreational facilities.

The soil map has been created from on-site investigation, air photo interpretation, and the Soil Survey of Hartford County, 1962. Basic information about the soil properties and interpretations is included with the map. The legend used is a combination of unique map units and map units from the Hartford County Soil Survey. Any further soils information needed to make decisions on the location of recreational facilities would be site specific and should be examined by a qualified soil scientist. This includes the delineation of wetland boundries.

4. Hydrology and Water Resources

The entire site lies within the drainage area of Creamery Brook. Creamery Brook is located northwest of the site. It flows in a northeasterly direction enroute to Sanborn Brook.

According to the Groundwater Availability Map of Connecticut, Meade, 1978, the stratified drift beneath the site is believed to be coarse grained and as a result it may be capable of providing large volumes of water to individual wells. However, hydrogeologic data are incomplete and verification requires further investigation. The East Berlin Formation underlying the site also has potential for low, moderate or possibly even high yields, depending upon the number of water bearing fractures the well(s) intersects.

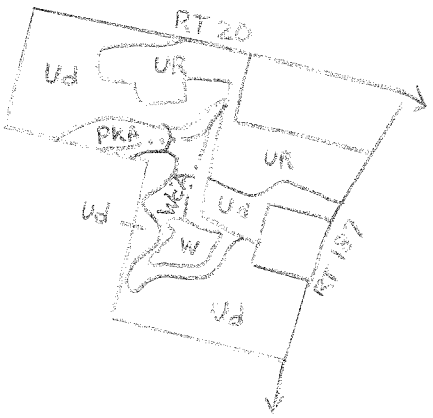
United States Department of Agriculture

Soil Conservation Service

Hartford County USDA-SCS
Midway Office Park
1101 Kennedy Road Room 105B
Windsor, CT 06095
688-7725

SCALE 1" = 1000'

ALLGROVE SCHOOL AND TOWN HALL



MAP UNIT NAME	GENERAL SOIL PROPERTIES	DRAINAGE CLASS AND DEPTH OF SEASONAL HIGH WATER TABLE	PLAYING FIELDS
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HkC-Hinkley gravelly sandy loam,3-15%slopes	Formed in sandy and gravelly glacial outwash materials.	Excessively drained >6 ft.	Small stones, Droughty.
PkA-Peats and mucks	Formed in shallow to moderately deep deposits of decomposed organic materials over sandy mineral materials.	Very Poorly drained +1 - .5 ft.	Ponding
StA-Suncook loamy sand, Ø-3% slopes	Formed in sandy Floodplain deposits	Excessively drained >4 ft.	Flooding, Droughty
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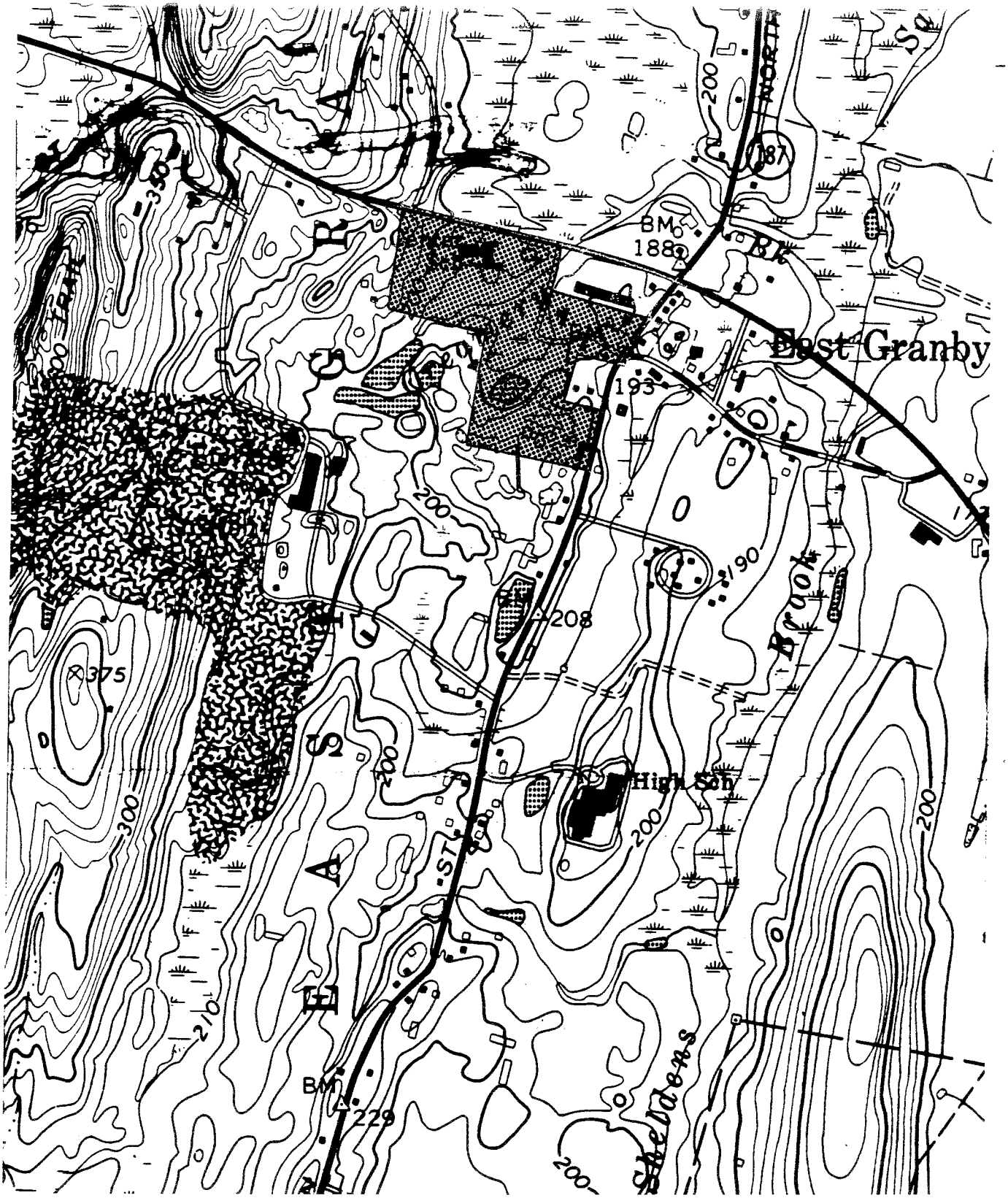


WATERSHED BOUNDARY

Entire site drains to Creamery Brook

Scale 1" = 1000'

Groundwater beneath the site is classified as GA, which means that it is suitable for private drinking water supplies without treatment.

5. Fisheries Resources

A. Site Description

The site potentially slated for development of East Granby Town facilities, contains a small pond and section of Creamery Brook. These waterbodies do not have classified surface waters.

The pond is less than one acre in surface area and appears to be extremely shallow and in a state of advanced eutrophication with aquatic plant growth in abundance. The pond is natural in occurrence being the apparent result of former beaver activity. A small overflow from the pond becomes a tributary to Creamery Brook. The shoreline of the pond is extensively wooded.

Creamery Brook flows within a channel of less than five (5) feet and has water depths of two (2) or less feet. The flow is of riffle and pool over a substrate of silt, fine and coarse sand, and gravel. The stream is overtopped by a canopy of dense vegetation. A portion of the stream is contained within culverts as it exits the Town-owned property.

B. Aquatic Resources

The physical appearance of the pond would classify it as warmwater. Fish species associated with a pond of this classification would include largemouth bass, bluegill sunfish, common sunfish, chain pickerel, golden shiner, and brown bullhead. There were no fish species evident the date of the field review.

Creamery Brook can be classified as coldwater. Likely inhabitants of this stream would be longnose dace, blacknose dace, tesselated darter, and white sucker. Brook trout are possible inhabitants however previous development within the immediate watershed may have eliminated the potential for their continuation. There were no observable fish species the date of the field review.

C. Impacts

The following potential impacts on the pond and Creamery Brook can be expected to occur if proper mitigative measures are not taken:

1. During any construction soil erosion and sedimentation of the water systems through increased surface runoff from unvegetated zones which, as research has shown, is the major cause of watercourse degredation.

2. Introduction of road salts, sands, and oils to the watercourses. This scenario will result in water quality and watercourse degredation.

3. Transport of lawn fertilizers and chemicals to the watercourses - runoff and leaching of nutrients from fertilizers will stimulate excessive aquatic plant growth. Introduction of lawn chemicals may result in "fish kills" and water quality degredation.

4. Impacts to downstream areas of Creamery Brook - any water quality problems and habitat degredation within this area of Creamery Brook due to increased sedimentation, road and stormwater drainage, and lawn chemicals and fertilizers will eventually be observed in downstream areas.

D. Recommendations

The impact of development within this site can be minimized by implementing the following precautionary measures:

1. Maintain at the minimum a 50 to 100 foot open space buffer zone along the edges of all water courses - no construction or alteration of riparian habitat shall take place within this zone. The buffer zone should be widened in areas of steeper terrain or areas of high groundwater tables.

2. A comprehensive erosion and sedimentation control plan should be submitted and installed prior to the start of construction and maintained through all construction phases. Mitigative measures should include, but not be limited to detention basins, catch basins, silt fences, and hay bales. Surface runoff must not be allowed to directly enter any watercourse. Once construction is initiated, officials of the Town of East Granby should regularly police this development to ensure that all erosion and sedimentation controls are properly emplaced and are being regularly maintained.

3. An effective stormwater management plan should be designed and implemented - stormwater should not directly enter the watecourses.

4. Limit fertilizing and the introduction of chemicals to manicured lawns close to the watercourses - this restriction will help abate the amount of additional nutrients to the watercourses.

6. Recreation Evaluation

Part of this land appears to be a swampy, wooded wetland area with little active use potential. However it could serve as a buffer defining the western edge of the Civic Center complex. In addition, it may provide some opportunity for environmental education for students at the Allgrove School on the far side of the wetland.

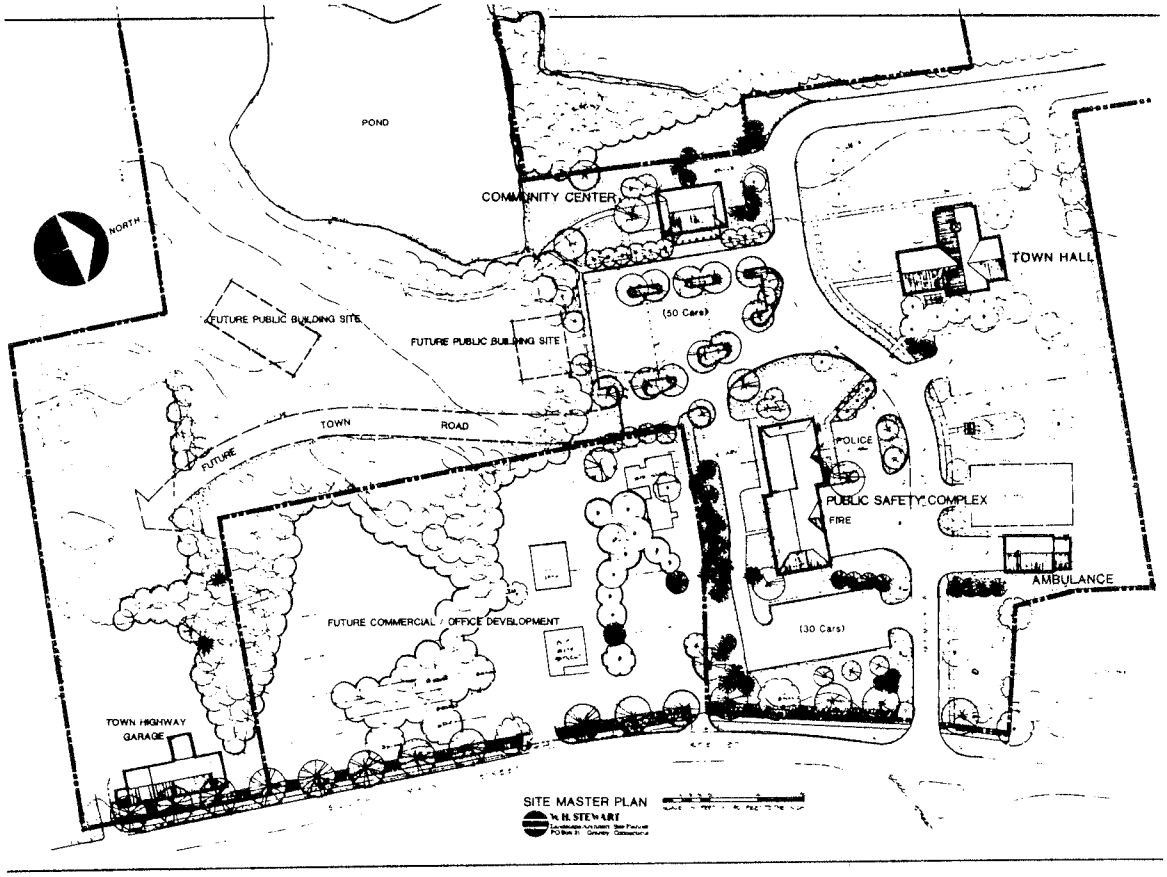
A local proposal is to develop the shallow stump pond behind the proposed Community Center building as an ice skating pond and to build a nature trail around the pond. The skating pond may be feasible, but the damp nature of the soil will make use of earthmoving machinery problematical. Similarly, a nature trail will not be feasible unless the trail tread is "hardened" (fill, puncheon, corduroy, etc.) as done at Dinosaur State Park for example.

East Granby has a need for a municipal swimming area. One of the options available would involve an artificial pool with chlorination and filtration system, fed by aquifer, municipal water supply, or a combination of both. A possible location for such a facility would be in the Civic Center complex, perhaps on flat, open ground lying south of the parking lot on the south side of the Town Hall. The main advantages of this general site would be a central location in town, availability of municipal water supply (and possibly groundwater from the adjacent wetland streambelt), joint usage of an existing town parking lot, and close proximity to emergency services.

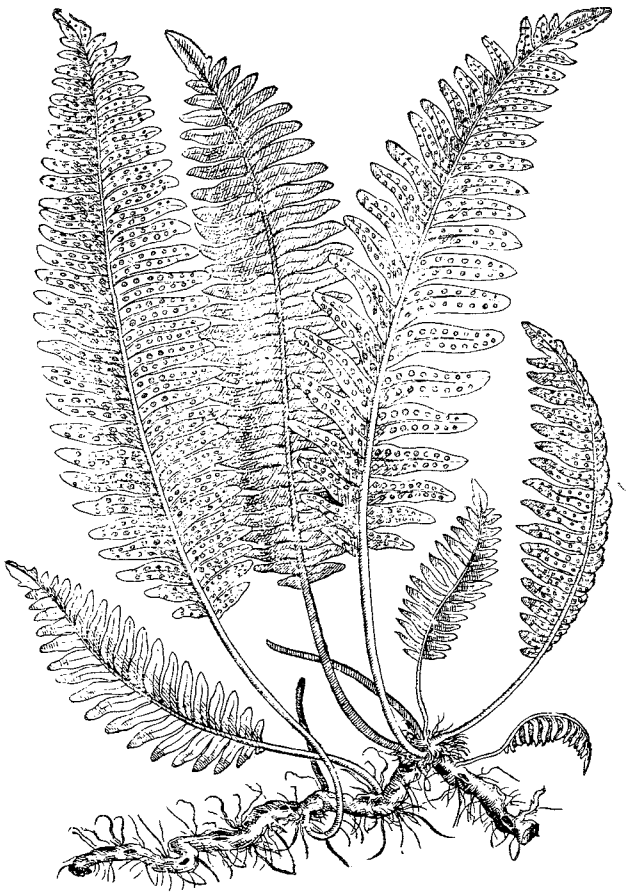
PROJECT SCOPE

The Municipal Complex Committee has developed a comprehensive plan to provide for a number of significant community needs, utilizing Town owned property located adjacent to the existing Town Hall. The site has been planned to allow for coordinated future uses as well as immediate purposes. Consideration has been carefully given to the size and spacing of buildings, vehicle and pedestrian circulation, and integration with adjacent property development.

Two new buildings are proposed, one to provide space for Fire and Police Departments and the other for multiple community uses. The existing Firehouse will be remodeled to serve the needs of the Ambulance Association. The Town Highway Garage will be renovated to provide new toilet and shower facilities, roof, paving and landscaping, repainting, and other improvements. Existing Town Hall space, that is made available by moving Police and Town Meeting functions to the new buildings, will be allocated to expanding Town office needs.



ARCHAEOLOGICAL REVIEW

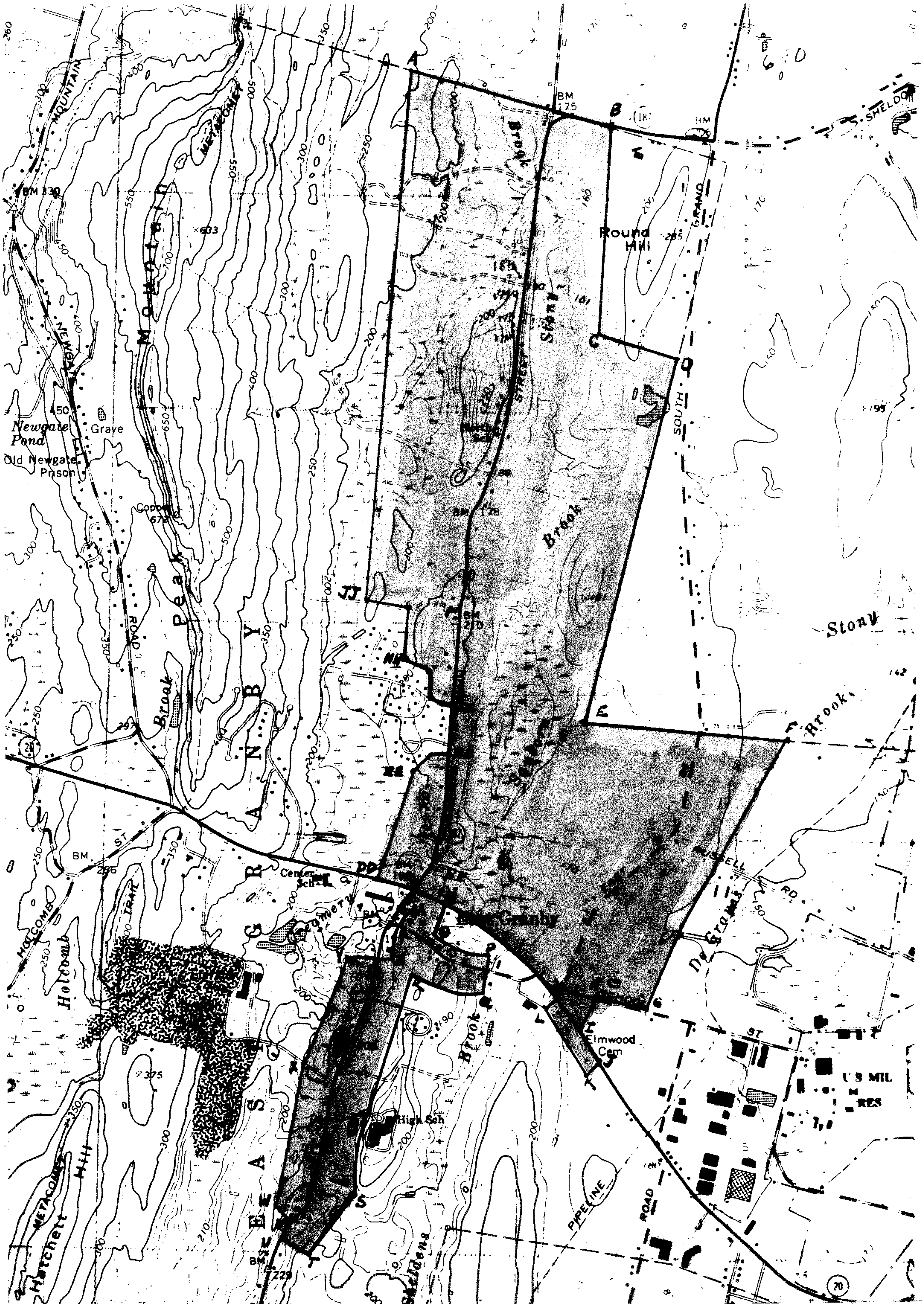


The State Historic Preservation Office notes that the proposed recreational facilities on the high school/middle school property and the public safety and community buildings on Town land are located in immediate proximity to the East Granby Historic District, which has been nominated for the National Register of Historic Places (See map). The National Register inventory-nomination form describes the historic and architectural significance of this historic area (See Appendix). However, review of the proposed project indicates that land use changes should have no adverse effect on the nature of the historic area.

A review of the State of Connecticut Archaeological Site Files and Maps shows a single prehistoric site located immediately outside the project area at the high school property. The site is a multi-component occupation having been occupied at 4,000 years ago, and, again, within the last thousand years of prehistory. This archaeological site will not be adversely impacted by the proposed improvement of recreational facilities at the high school.

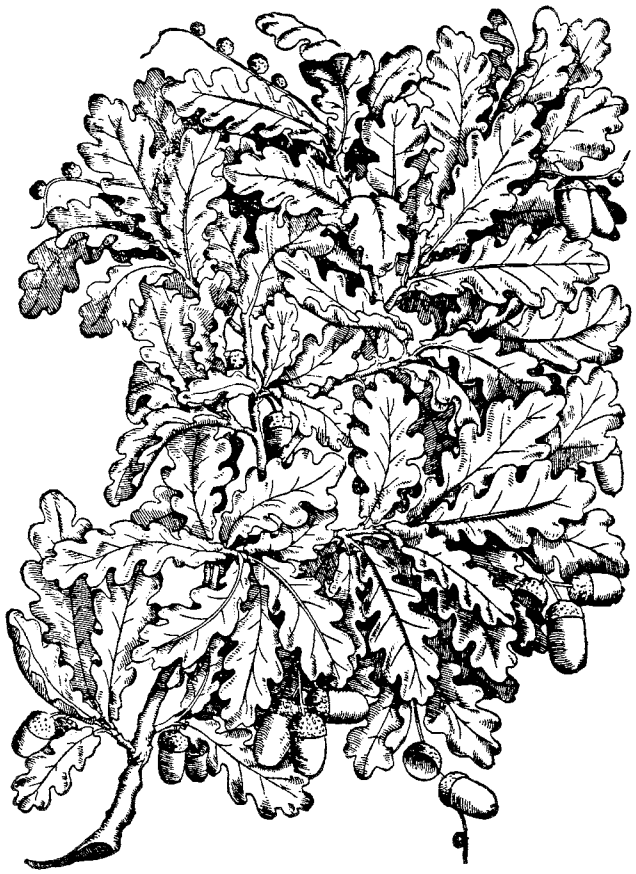
On-site inspection of the Granbrook Park, Allgrove school and high school/middle school properties suggest a medium-to-low potential for archaeological resources within the project area. In addition, no prehistoric sites were located during the walkover inspection.

In summary, the project area is located in immediate proximity to the East Granby National Register Historic District currently being nominated. However, the proposed project will have no adverse effect on this historic place. similarly, no prehistoric cultural resources will be adversely impacted with the construction of the proposed recreational facilities.



EAST GRANBY HISTORIC DISTRICT

OVERALL PLANNING CONSIDERATIONS



The demand for more and better recreation facilities in the Town of East Granby will continue to grow as the population grows over the next few years. The following figures excerpted from, "Population Projections for Connecticut Municipalities and Regions of the Year 2000, Office of Policy and Management Comprehensive Planning Division, June 1982", illustrate the future growth of East Granby.

Population:	1980	1990	2000
	4,102	4,540	4,870

According to a memorandum entitled: "Critical Recreation Needs - Town of East Granby" the town has identified three major, recreational Capital Improvements. They are:

1. Safe, high-quality swimming facility for all town residents.

2. Development of additional softball and baseball diamonds to accommodate growth of the girls' softball league and the need for practice facilities for the High School's junior varsity programs.

3. Development of a professional designed and constructed multi-purpose High School track facility, especially an all weather 1/4 mile oval track.

This section will address some general concerns regarding the use of the proposed sites in relationship to the proposed capital improvements.

I. Site Information:

The three sites which were inspected were Granbrook Park, located off of Route 189; the High School/Middle School Property, located on Route 187 and Sheldens Brook running through the rear portion; and the open space adjoining the proposed Town Hall-Civic Center Complex.

II Capital Improvements:

1. Safe High Quality Swimming Facility

As was noted in the Granbrook Park Recreation Evaluation section, the Town of East Granby has not reached the threshold population size to support a facility such as an indoor pool located in the High School. The U. S. Department of the Interior has established "Outdoor Recreation Minimum Supply Standards". The recommended standard for a swimming facility is:

a. Man-made Outdoor Pool - 1 pool per 15,000 residents.

Due to a number of factors, including location and community attitude, it appears that further development and reopening of the swimming hole at Granbrook Park would not be appropriate at this time. The Town should consider constructing a seasonal inground pool facility adjacent to the Town Hall-Civic Center.

2. Softball and Baseball Fields

The U. S. Department of the Interior recommended standards for softball and baseball fields are:

a. Baseball Diamond - 1 per 6,000 residents
b. Softball Diamond - 1 per 3,000 residents
c. Little League Diamond - 1 per 2,000 residents

In order to make the best use of the existing recreational facilities and adjoining space at the High School/Middle School site, the town should consider hiring a professional site planning firm. The firm or site planner hired should have prior experience in planning and designing of municipal recreation facilities. They should also be skilled in the construction and layout of playing fields.

During the actual design process, efforts should be made to preserve and protect the wetlands adjoining the playing areas at this site.

3. High School Track Facility (1/4 Mile Track)

The best site for this facility is the southern-most soccer field at the high school. Again careful attention should be paid to the design and layout of the field. Use of the site by the general public will require the construction of a road, additional parking and walkways to provide access to the fields.

In conjunction with the construction of the 1/4 mile track the town is proposing to renovate and relocate the soccer field. The U.S. Department of the Interior recommended standard for a soccer field is:

a. Soccer Field - 1 per 15,000 residents.

APPENDIX

1. Review of Roming Plan for Cowles Park
2. National Register of Historic Places Registration Form
   a. Description
   b. Significance

7-29-88

STATE OF CONNECTICUT
DEPARTMENT OF ENVIRONMENTAL PROTECTION

OFFICE OF STATE PARKS AND RECREATION

July 11, 1988

RE: REVIEW OF PLAN FOR COWLES PARK, GRANBY

Ms. Elaine A. Sych
ERT Coordinator
Environmental Review Team
Route 205
Box 198
Brooklyn, CT 06234

Dear Elaine:

As requested, I have reviewed the Roming Plan for Cowles Park and generally agree with its findings. More specifically I agree with the following conclusions:

1. The area is basically suitable for preservation and passive recreation oriented to trail use.

2. The park needs a vehicular access point/parking lot, with the optimal location in area J as recommended.

3. The parking lot should serve as the trailhead for the trail system within the park.

4. The proximity to Talcott Mountain provides an opportunity for linkage with the Metacomet Trail (and for protection of the east flank of the ridge).

5. An open field for casual play purposes in the vicinity of the parking lot may be desirable.

6. Youth group camping also may be a suitable activity.

However I have reservations about the scale (and cost) of development proposed by Roming. Cowles Park is an irregularly-shaped property of varying physical character, located a substantial distance from the center of the town. The Town of East Granby must first decide what and how may facilities are needed and where they should optimally be located. It is quite likely that, in a geographically-small community such as East Granby, the decision will be to concentrate many recreational facilities in the town center, particularly at schools. Where facilities may be required in outlying areas to serve specific neighborhoods, a decision again must be made as to the most appropriate site in terms of location and physical suitability.

Phone: (203) 566-2304
165 Capitol Avenue • Hartford, Connecticut 06106

As stated above, Cowles Park is basically a piece of open space, best suited to preservation and passive recreation. Therefore there may be no need to invest the moneys suggested by Roming, at least for the foreseeable future. Specific items of questionable value include:

1. Parcourse - Although a desirable asset to a community, is this the best location in town? Probably the high school - ballfield complex would be a better site and where the parcourse would get more use.

2. "Hardened" trails - using stone dust, wood chips, or boardwalks. These are desirable, but relatively expensive to build and maintain. A system of simple hiking trails, designed to follow suitable terrain, should in general suffice, except where stream/wetland crossings are unavoidable.

3. Playfield - Is there a need for a play field in this part of town and is this physical site particularly suitable for playfield use? A cleared, grassy area for informal play may be desirable, but I question whether the Town is prepared to spend $23,100 (1981 prices) for a developed play field in this location in terms of costs versus likely benefits.

4. Picnic Area - I question the desirability of a picnic area in Cowles Park. Picnicking generally is ancillary to a primary recreational activity. Therefore picnic areas should be centered on a focal point which attracts people, with the typical focal point usually some form of water. The Cowles Park site has no water and in my opinion is not likely to attract many people. On the other hand, a Granbrook Park has water, a ballfield, and a picnic shelter. It has the potential to be a very attractive community resource and therefore I feel that any effort by the Town of East Granby to develop picnicking facilities and related activities should be concentrated at that location. As stated in my recent ERT comments, the major problem is the image that Granbrook Park has. Nevertheless it has far more intrinsic natural as well as man-made resources than Cowles Park in terms of potential for satisfying demand for active recreation. Therefore it should be managed as a developed park and Cowles Park managed basically as a wild or natural area.

Sincerely,

Joseph Hickey,
State Park Planner

/jf
cc: File
D. Poirier

6. Function or Use

Historic Functions (enter categories from instructions)	Current Functions (enter categories from instructions)
DOMESTIC/single dwelling/secondary structure	DOMESTIC/single, multiple dwelling/secondary
AGRICULTURE/animal facility/fields/tobacco shed/outbuilding	AGRICULTURE/animal facility/fields/outbuilding
RELIGION/church EDUCATION/school	RELIGION/church EDUCATION/library

7. Description

Architectural Classification (enter categories from instructions)

COLONIAL/ New England Colonial, Georgian
EARLY REPUBLIC/ Federal
MID-19TH CENTURY/ Greek Revival
LATE VICTORIAN/ Queen Anne, Italianate, Gothic
20th CENTURY REVIVALS/ Georgian Revival, Colonial
20th CENTURY MOVEMENTS/ Bungaloid

Materials (enter categories from instructions)

foundation Stone
walls Weatherboard, brick, stone
roof Asphalt
other

Describe present and historic physical appearance.

The East Granby Historic District encompasses a large rural residential/agricultural area (approximately two square miles) which extends from the Suffield town line on the north to about one mile below the East Granby town center. It is located on a broad open plain of rolling farmland on the east side of the Talcott Range, a ridgeline that divides the town almost in half. The district contains a large number of historic farmsteads, along with individual houses, strung out along three principal north-south streets: North Main, South Main, and East streets. At the town center, Route 20, known as Rainbow Road, and School Street run from east to west.

Since the economy has been based on agriculture since settlement, approximately two-thirds of the land in the district is occupied by historic farms. Many are still working farmsteads, which consist of a farmhouse with a cluster of associated detached and attached outbuildings set near the road, surrounded by open farmland. Some of the individual barns and sheds are large free-standing buildings; other barns are large composite structures built over a period of years. Together these agricultural buildings account for about half of the contributing buildings in the district. Some of the barns are attached to the rear of the house by one or more ells in a linear fashion. Some of these ells are apparently older than the main house. This type of arrangement of attached farm buildings is more common in northern New England where the winters are more severe.

The historic rural appearance of the district still predominates despite some modern intrusion. Its rural character is especially evident north of Route 20 where open fields run behind the houses on North Main Street and between North Main and East streets. The latter street is the location of four undisturbed eighteenth-century farms. While the majority of the historic properties along North Main Street have retained their outbuildings and open land, some modern development has taken place there. Several clusters of houses have been built on small lots subdivided from extensive farm acreage. Open fields still continue behind the houses on the east side; those on the west side now abut two small residential developments, one accessed from Route 20, the other from North Main Street. The farm properties along South Main Street below the town center have been somewhat reduced in size, a process that apparently began in the nineteenth century. The lots there are generally smaller; some compatible modern residential infill has taken place along the road. A good portion of the open land behind the house lots in the southern part of district has been developed. A trap rock quarry, a new school, and a recreational club now make use of this land, but all of them are set well back from the road.

[X] See continuation sheet

Most of the recent changes have taken place in the town center, the location of two historic institutional buildings, a church and a school, the latter now used as the library, and the first town cemetery dating from 1722. Some of the modern development there has been excluded from the district but it has had an impact on the historic appearance of the village. (See district map for boundaries.) Several modern commercial buildings border the cemetery, such as a gas station and a restaurant. An industrial office building of considerable size occupies the southwest corner of Route 20 and South Main Street, the former location of the Samuel Clark Mansion House, which was demolished about 1920. A small shopping center on Route 20, just to the east of the center, almost totally isolates two colonial farms on the south side of the highway from the rest of the district. Other changes at the center include the widening of Route 20 and Church Road which resulted in the destruction of several historic buildings, including the former Congregational Church parsonage built in 1846. Following a fire in 1968, the Town Hall and firehouse were rebuilt on Center Street on the west side of the town center. They now occupy two Neo-Colonial Revival-style buildings. A modern bank now occupies their former site on School street.

Most of the contributing buildings, the houses as well as the agricultural buildings, are of woodframe construction, set on stone foundations of granite or locally obtained brownstone. There are only five exceptions: a stone church in the center of the district, and four brick buildings, a school, two houses, and a hipped-roof carriage house (Inventory # 118, 140, 95, 129, 167). The historic houses in the district are one-and-one-half to two-and-one-half stories in height and range in date from about the middle of the eighteenth century to 1936. Roughly one-third were built in the eighteenth century (37%), with an almost equal number in the nineteenth century (42%).

The eighteenth-century houses are generally large five-bay, center-chimney colonials often with overhangs and gabled roofs. Two examples of this form are the Isaak Gillett House at 33 East Street and the Ezekiel Phelps, Jr., House at 39 North Main Street (Inventory #7, 42; Photographs #1, 2). Several display exceptional original Connecticut Valley doorways, such as the hand-carved surround of the Richard Gay House at 123 North Main Street, or the Georgian surround with its pulvinated frieze on the Luke Thrall House at 46 East Street (Inventory #79, 9; Photographs #3, 4). Some of the later Georgian-style houses are more detailed. Two prime examples are the Edmund J. Thompson House and the William Rockwell House, both distinguished by a finely-detailed Palladian window over the entrance (Inventory #173, 141; Photographs # 5, 6). The former house also has a colonnaded portico on the south with a pediment dating from the Greek Revival period.

Three of the houses dating from the colonial period were built with an unusual

interior feature.[1] On the second floor, a swinging partition between chambers could be raised and hung from the ceiling to make a ballroom. These include the James Moor Tavern, the Gay House (Inventory # 95, 79), and the Samuel Clark House that was demolished in the town center.

Other colonial forms, such as the gambrel or saltbox, are uncommon in the district. Only two houses still have the saltbox form with the leanto at the rear, the Deacon Samuel Owen House and the John Holcomb, Jr., House (Inventory #125, 34; Photograph #7). Some may have originally been built in this configuration such as the Ebenezer Mills House (Inventory #175; Photograph #8). The gambrel roof also was rarely used, although some of the original ells have this form. Again, there are only two examples: the small Oliver Moor House at 20 School Street and the James Moor Tavern, a brick house built by the same family at 171 North Main Street and used as a tavern (Inventory #136, 95; Photograph #9). The latter building has several unusual features for this period. The roof pitches are flattened and extended to accommodate the the unusual width of the building and the single end chimney is located at the rear. Also the use of the end elevation as the principal facade is more common in eighteenth-century commercial buildings.

Houses from the nineteenth century are well represented in the district. A number were built in the Greek Revival style and some were remodelled in this mode. Three of the four almost identical temple-fronted buildings at the head of South Main Street remain (Inventory #142, 143, 146). Two of these were originally built as stores; today all three are in commercial use. Simple farmhouses utilizing the temple form can be found along both ends of Main Street. A typical example is the farmstead on North Main Street known as the Charles T. Hillyer House (Inventory #30; Photograph #10). A slightly more elaborate version is located at the intersection of East Street and Rainbow Road, the Isaac Owen II House (Inventory #120; Photograph #11). An earlier house (1730) is incorporated into the building. A late example built of brick at 11 School Street in 1860, the Thomas H. Lee House, owes more to the Gothic style with its scroll-sawn bracketed porch (Inventory #129; Photograph #12). Its roof with exposed rafter ends in the gables is probably a replacement.

The most architecturally distinguished Greek Revival-style building in the district is the East Granby Congregational Church (United Church of Christ) designed by the noted Connecticut Valley master builder, Isaac Damon of North Hampton, Massachusetts. A solid masonry building of ashlar granite, it has a square belfrey tower which has been recently resided (Inventory #118; Photograph #13).

Very few of the Victorian era styles are found in the district. Most of the farmhouses built after 1850 are simple vernacular buildings, displaying little adornment. The Gothic Revival-style James H. Alderman House, near the north end of

North Main Street, is one of the few exceptions (Inventory # 101; Photograph #14). Some of the houses display stylistic features which are the result of remodellings in this period, such as the turret and veranda added to the circa 1750 Joseph Phelps, Jr., House about 1900 (Inventory #59) and the addition of Italianate-style porches to the late Federal-style Phelps-Forward House, both on North Main Street (Inventory # 53; Photograph #15). The latter house is located on a corner with its large detached composite barn visible from the public roadways (Photograph #16). A few farm cottages, which may have been used to house farm workers in the nineteenth century, remain in the district (Inventory #s 19, 21; Photograph # 17).

Three of the thirteen contributing houses built or remodelled after 1900 are bungalows. One at 91 South Main Street is part of a complex with several large barns, an unusual juxtaposition of forms (Inventory #169; Photograph #18). This house was originally built with a center chimney about 1820 and completely remodelled as a bungalow about 1915.

Colonial Revival-style houses of several types were built in the 1930s. They range from a reproduction Cape on North Main Street (1936) to a brick Georgian Revival at the corner of East Street and Nicholson Road (Inventory #77, 18). The latter property is a formal interpretation with a Georgian-style doorway and quarter round lights on the gables. Today this house is somewhat overshadowed by its immediate neighbor, a brick office building on the north. Although the new building has a residential appearance, it is much larger in scale than the house.

A complete listing of the buildings in the district follows. The criteria for the inclusion of a building in the inventory list, either contributing or non-contributing, is as follows: Individual houses, detached barns, and larger sheds, especially tobacco sheds, are counted as separate buildings. Barns or sheds attached to houses are not counted separately. Small outbuildings, especially those which do not have a full foundation, are not included in the building count. Dates of probable construction and names of historic owners are taken from several sources, including the "Architectural and Historical Survey of East Granby," the "Report of the Historic District Study Committee," and the more recent community history, East Granby: the evolution of a Connecticut town. Occasionally, dates from these sources have been modified after a visual inspection of the exterior of the building by the consultant. Farm outbuildings are listed as contributing if they appear to be at least 50 years old and have retained sufficient integrity to contribute to the significance of the district.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☒ statewide ☐ locally

Applicable National Register Criteria ☒ A ☐ B ☒ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)	Period of Significance	Significant Dates
ARCHITECTURE	1730 - 1936	N/A
SOCIAL HISTORY	1715 - 1938	N/A
AGRICULTURE	1715 - 1938	N/A

Cultural Affiliation: N/A

Significant Person: N/A

Architect/Builder: Various, see Item 8

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The East Granby Historic District is a historically significant farming community which illustrates the broad patterns of agrarian history and rural town formation in Connecticut in the eighteenth and nineteenth centuries (Criterion A). An architecturally significant group of historic rural properties, the district is distinguished by a superb collection of well-preserved farmsteads dating from the Colonial and Federal periods (Criterion C).

Historical Significance

The East Granby Historic District encompasses most of the Turkey Hills Ecclesiastical Society, as the community was known for over 100 years.[2] Its historical development follows a now familiar pattern common to second and third generation villages in Connecticut. Due its small size, limited natural resources, and geographic isolation, it never really achieved full autonomy but remained part of a larger geographic and political enity throughout most of its history.

East Granby evolved from the division of three towns. It was part of Simsbury until the Town of Granby was formed in 1786. Despite the efforts of the Turkey Hills citizens to become a part of Windsor, the district remained a section of Granby until 1858. In that year East Granby was established and the district became the political and institutional center for the new town. The town (and some of the district) boundaries that exist today were the result of the settlement of several border disputes. A portion of the Windsor Half Mile was annexed in 1858. This area, which encompasses the East Street section of the district, was historically associated with the Turkey Hills Society since settlement. The earlier resolution of a border dispute with Suffield on the north had resulted in the addition of one lot at the north end of North Main Street.

The district was the last arable land to be laid out in the Farmington River Valley. It was first surveyed by the Simsbury proprietors in 1688, but it was not until 1715 that any settlement took place. The first settlers, some descendants of the settlers of Windsor and the parent town of Simsbury, built small, often crude houses,

☒ See continuation sheet

sometimes little more than a cellar house. In a few cases log cabins were also mentioned in the probate inventories of the period.[3] Lots of 60 to 100 acres were laid out in strips running perpendicular to the present day North and South Main streets. Although there has been some subdivision, the general configuration of these properties has been maintained. Some of the houses built in the district from this period were incorporated in later buildings or became the rear ell of the mansion houses built in the later eighteenth century (Inventory #22, 59, 79, 99, 120, 125, 175).

From the very beginning the mountain ridge that divides East Granby contributed to the isolation of the people of Turkey Hills. By 1729, the settlers in the district were petitioning the General Court to have their own church society rather than travel nine miles over the mountain to Simsbury for church services. This petition was not granted until 1736. In that year, construction began on the first meeting house, but the building was not ready for services and town meetings until 1744. The delay was not unusual for an outliver town such as Turkey Hills, but the usual problems of limited resources were compounded by claims to the church site by the neighboring property owner.[4] The Reverend Ebenezer Mills, the first minister, built the first parsonage, now part of the house at 100 South Main Street (Inventory #175).

Turkey Hills was a largely self-sufficient community of subsistence farmers with a barter economy from settlement through the early nineteenth century. Most goods and services were supplied by local men. Housewrights in the district, such as Isaak Gillett and Joseph Phelps and his sons, probably built their own homes and those of their neighbors. It is known the Gillet House was partially finished by Isaak at his death and completed by his sons (Inventory #7). Reuben Barker, a joiner who had his shop across the street from 23 East Street (he was the second owner), supplied the woodwork and windows for Ezekiel Phelps, Jr., at 39 North Main Street (Inventory #42). Oliver Moor, a jack of several trades, owned a shop near his small gambrel on School Street. He employed three men to make glass, locks, and furniture (Inventory #136).

While all of these men were farmers as well as craftsmen, some had other trades as well. Joseph Cornish, who built his house at 143 North Main Street (Inventory #90), made potash; Joseph Phelps was also a shoemaker. The latter was a wealthy man who owned several slaves; they were inherited by his family, with each slave being allowed to choose his new master among the surviving Phelps children.

Other household needs were met by district men. John Holcomb, Jr., was a tailor (Inventory # 34), as was Nathaniel Mather (Inventory #122). Ezekiel Phelps, one of several blacksmiths, is said to have made the hardware for the unusual cupboard in the base of his chimney (Inventory # 42). William Rockwell and Samuel Forward were

tanners; Rockwell had tanning vats in the stream behind his elegant Georgian-style house on School Street (Inventory #s 141, 53). Part of the house at 81 North Main Street was used for a coopering and chairmaking business (Inventory # 65). Charles Tudor and George Thompson were carriage makers (Inventory #s 180, 165); the latter's sons followed him in the business and built several houses on South Main Street, including the remarkable Georgian/Greek Revival with the Doric portico at #99 (Inventory #173).

With the general prosperity of the early nineteenth century, there was an increased demand for imported goods in Turkey Hills. Several stores were opened in the district: a general store in the ell of the house at 1 North Main Street (Inventory #22), and several new buildings constructed for this purpose. John Viets, whose descendants still live in the district, was a horse dealer, with a store at 7-9 South Main Street (Inventory #142).

Horse breeding has a long history in the district. Near the site of a modern horse farm on East Street (Inventory #17), John Thrall raised horses for export in the early eighteenth century (Inventory #12). His house was bought by Matthew Griswold, a brick maker, who appears to have had few customers in the district. Griswold, along with several other men of the district, served as overseers at the Newgate Prison, East Granby's famous historic landmark.

The general exodus from Connecticut towns which took place after the Revolution began in the district by the mid-eighteenth century. East Granby had a limited amount of arable land, most of which is located in the district. Family farms were not large enough to divide among all the heirs and there was little room for expansion. Although the sons who stayed in the community and inherited were clearly prosperous as evidenced by the large mansion houses built from the eighteenth century through 1820, natural increase in the next thirty years did not compensate for outmigration. The population dropped from an estimated high of 1500 in 1820 to 1200 by 1850.[5] In the last half of the nineteenth-century, East Granby suffered even greater population losses. By the Civil War the population was only 851 and dropped to a low of 661 by 1890.

Although the industrial development which took place in most Connecticut towns passed East Granby by, a new cash crop rescued the economy. Tobacco, introduced in 1850, became a major crop by 1870, with 117 families participating. This labor-intensive crop required not only the work of all family members, but imported labor as well. In addition to Blacks from the south, the district farmers may have drawn upon an unusual labor source. For 30 years, state paupers, who were auctioned off to district farmers and housed in sheds behind two houses on North Main Street, may have worked in the fields or at rolling cigars, the related cottage industry (Inventory #25, 34).[6] More barns were built in the district than houses; some of the large

tobacco storage sheds built in this period are still standing today. Anson Bates, a local attorney and tobacco dealer, built his new house on Main Street, one of the few constructed in the district in the late nineteenth century (Inventory #70).

Improved methods of transportation opened the district to the outside world after the Civil War. A regular stagecoach left East Granby for Windsor and Hartford from 21-23 School Street (Inventory #137). By 1902, the trains of the Central New England Railroad ran through the center, providing farmers with a better and more direct access to markets. District high school students took the train to Simsbury High School until 1918. Although the tracks and the station house in the center have been removed, the station master's house at 4 North Main Street is still standing (Inventory #23). The automobile era was ushered in when David Viets opened a commercial garage in the district behind 11 South Main Street about 1915 (Inventory #144).

Tobacco remained a major cash crop in the district in the twentieth century. It was successfully combined with dairy farming because cow manure could be utilized to fertilize the tobacco fields. The tobacco-dairy farmers of the district remained independents and did not participate in the growing of the new shade leaf tobacco, leaving this specialized crop to the large syndicates in neighboring towns such as Windsor.[7] For the first time, however, tobacco was purchased in the field rather than after storage, subjecting the local tobacco growers to the fluctuations of the marketplace. The lean years were balanced out by the relatively steady income provided by supplying Hartford dealers with wholesale milk from their dairy herds. Eventually, however, because of economic pressure, district farmers became part of a dairymen's cooperative, the Connecticut Milk Producers Association. Today only seven farms are still operating in East Granby, with six of the seven in the district, all to the north of the center. Tobacco is no longer a cash crop, but dairy and beef cattle are still raised.

Architectural Significance

Few rural areas in Connecticut have remained as unchanged as the East Granby Historic District. Fewer still contain such large numbers of eighteen- and nineteenth-century historic farms which have retained their historic fields and meadows. The historic pattern of these fields is imprinted on the land. Old property boundaries are still defined by stone walls or tree lines and scrub growth. They follow the original plot lines of the land division of Turkey Hills over rolling pastures, broken only by the marshland in the swales, where brooks run through the land.

The district's exceptional collection of historic farmhouses is almost perfectly

preserved. With few exceptions, the eighteenth-century houses still display their simple exterior features, the clapboard siding, wooden sash, overhangs, and center stone chimneys. Most of these buildings have the typical straightforward, unembellished rectilinear form popular in Connecticut until well after the Revolution. While a few of the houses may have been restored to their original appearance, very few built in this period display the later architectural features commonly added in the nineteenth century. Most of the farmhouses built after 1800 are equally austere, simple functional buildings where the only concession to architectural fashion may be a different orientation to the road.

East Street is an remarkably undisturbed eighteenth-century enclave, providing a glimpse at how the entire district must have appeared at that time. The only intrusion in this area has been the later nineteenth- and early-twentieth-century barns. Given the fact that the form and method of construction of agricultural buildings has changed very little in Connecticut since 1800, these barns reinforce, rather than diminish, the historic rural ambience of this area. A more typical developmental pattern is found elsewhere in the district where equally fine examples from the colonial period are interpersed with later nineteenth- and twentieth-century houses.

Several houses from the 1800s are individually significant. They include the Luke Thrall and Richard Gay houses, both of which display exceptional doorways. The surround of the Thrall House, probably added after the Revolution, is quite formal. With its pulvinated frieze and protruding cornice, it has a Georgian appearance (Inventory #9). The doorway of the Gay House is probably original, a simply executed, but fine example of the craftsmanship of the period (Inventory #79). The plinths do not have the elaborate carving found in other Connecticut Valley doorways, but the proportions and form are similar to this genre. Unique to the district and is the brick tavern built by the Moor family (Inventory #95). The gambrel form constructed of brick is not that unusual and is found in neighboring towns to the east, such as Windsor and East Windsor, but both the end chimney placement and the orientation of this house to the road are rare in Connecticut. The Moor Tavern is also noted for its fine, well-preserved, but uncommon brickwork. The soldier courses over the windows are quite tall and the end facade displays several string courses that protrude from the wall surface. These latter features do not extend the full width of the building and are apparently purely decorative in nature.

Two late Georgian houses are particularly notable for their degree of style. The relatively elaborate facades of the Rockwell and Thompson houses, with their Palladian windows and modillion courses, were a common sight in entrepot towns in the Post-Revolutionary period, but unusual in an isolated rural community (Inventory #141, 173). In fact, the Thompson House with its colonnaded end portico has several

counterparts in Litchfield, where attempts were made to duplicate Mount Vernon, albeit on a smaller scale, creating an enduring architectural genre for that town.[8] While the residential construction of the next century produced a fine group of buildings which illustrate the history of East Granby, none ever approached the individual significance of these Georgian examples.

Roughly one third of the nineteenth-century houses are the typical temple form farmhouses of the Greek Revival style, with side or rear ells, built until the Civil War. Well-preserved and maintained, these houses make an important contribution to the district. It is the Greek Revival-style East Granby Congregational Church, however, that makes an architectural statement (Inventory #118). Eliminating the colonnaded portico commonly used in religious and institutional buildings in this period, the designer/builder settled for a minimalist approach to this style with a simple pediment and brick pilasters. The lack of a spire is also unusual, but can be attributed to Damon's preference for the square belfrey tower. The recent residing of this tower, however, does have an impact on a full appreciation of his original intention.

Most of the contributing buildings of the late nineteenth and early twentieth century are barns of various types, including the large tobacco storage sheds, commonly called barns. Once more numerous throughout the district and throughout the central Connecticut Valley, these vacant unused buildings are gradually falling into decay, but remain as important artifacts of the tobacco agriculture practiced in the district for almost a century. Better preserved because they remain in use are the animal barns which were built in great numbers and make a significant contribution to the historic rural character of the district.

Notes:

1. Report of the Historic District Study Committee: East Granby, Connecticut." n.d., pp. 17, 18.

2. The following history is drawn from several sources. In addition to the "Report of the Historic District Study Committee" cited above, see Mary Jane Springman and Betty Finnell Guinan, East Granby: the evolution of a Connecticut town, (Canaan, New Hampshire: Phoenix Publishing, 1983), an exemplary community history based on extensive primary source research.

3. The "cellar house," or log house, as a temporary first dwelling has been an persistent, but undocumented, tradition in Connecticut local history. It now has been confirmed by East Granby probate records. "Report of the Historic District Study Committee," p. 4.

4. Samuel Clark erected a fence around the church construction site and refused to sell the land. The church society did not get clear title until 1773, when Clark's son deeded it over after his father's death.

5. The estimate is based on half of the total population of the Town of Granby which reached a high of 3012 in 1820. In 1860, the first year that census figures are available for both Granby and East Granby, the population of East Granby was roughly half of the original town. For this and the following population figures, see the Federal Census of the United States, 1790, 1820, 1860, 1890.

6. The custom of bidding on paupers and their living quarters is well documented in Springman and Guinan, East Granby, p. 195. For example, census records indicated that 37 paupers of both sexes, ranging in age from two to 100, lived at 5 North Main Street in 1860. Although clearly the aged and the insane, or the very young, would not be able to work, it seems reasonable to assume that the rest of this group could have provided field labor, an assumption that has not yet been documented.

7. Some of the large syndicated cooperative farms that raised Sumatra leaf in shaded fields did overlap East Granby borders, but none were located in the district. These cooperatives were established to help defray the added expense of raising this type of tobacco. See Springman and Guinan, East Granby, p. 230 ff.

8. See Janice Cunningham, Litchfield National Landmark Historic District, National Register of Historic Places, 1985.

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 specialsits, 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.