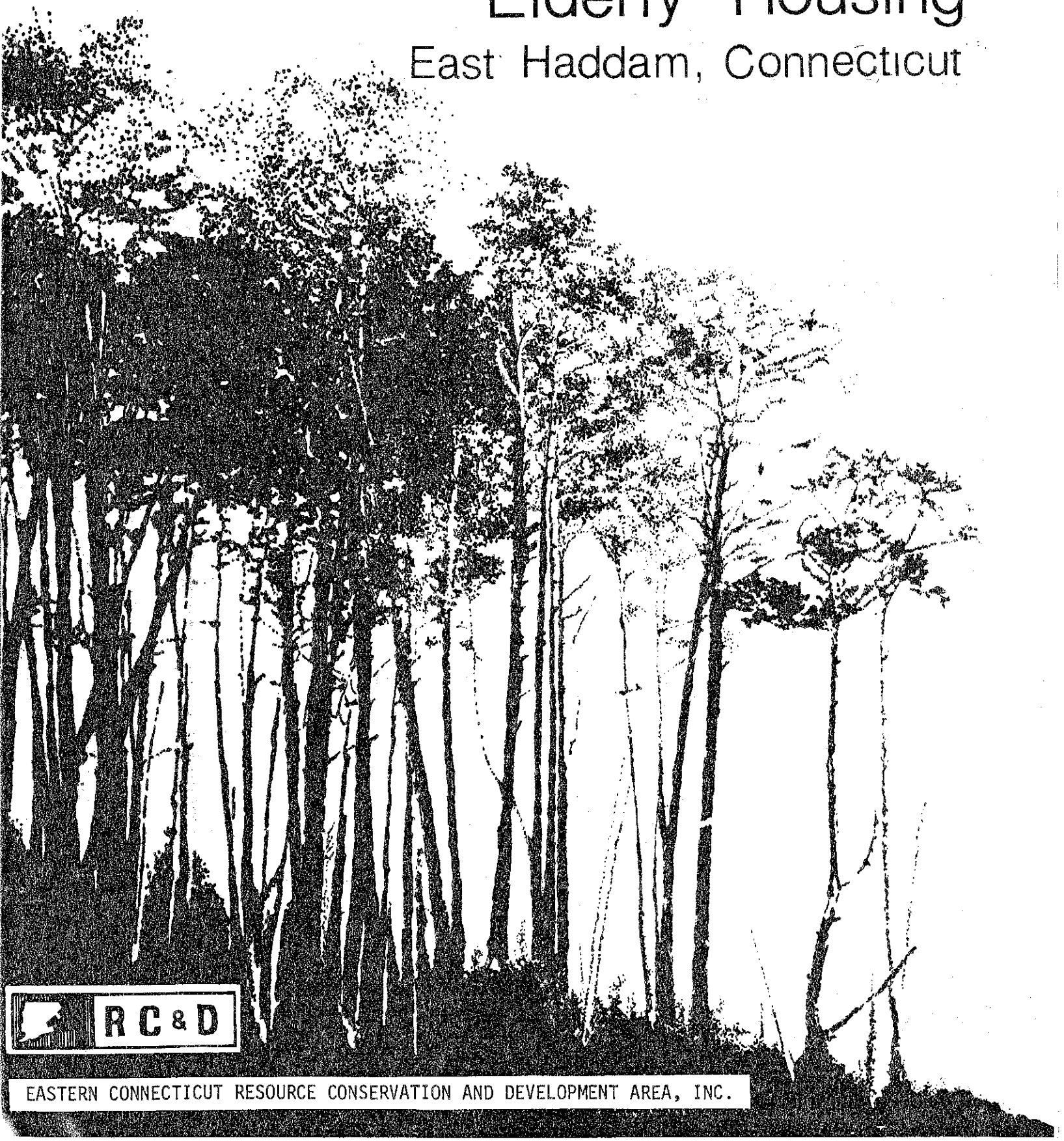
Environmental Review Team Report

Elderly Housing

East Haddam, Connecticut



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EASTERN CONNECTICUT RESOURCE CONSERVATION AND DEVELOPMENT AREA, INC.

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on

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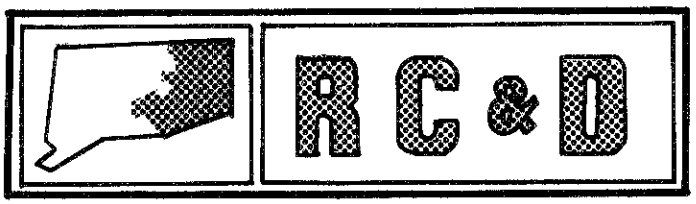
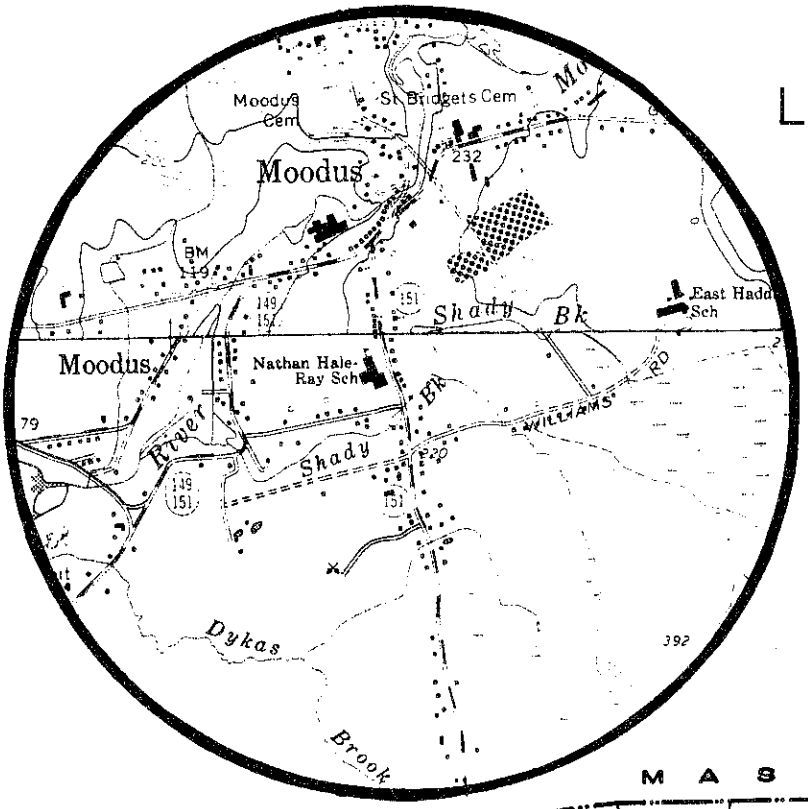
October 1979



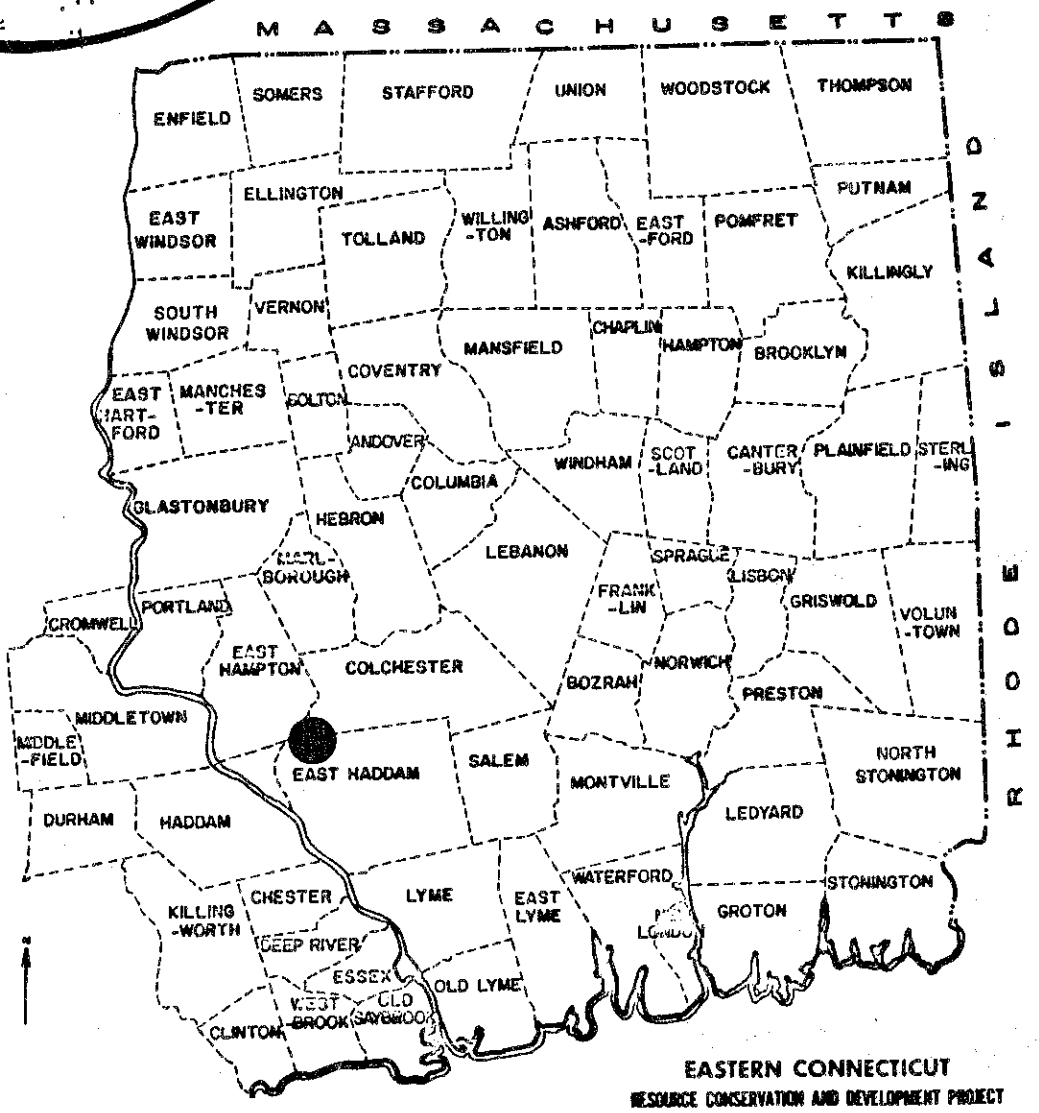
eastern connecticut resource conservation & development area

environmental review team
139 boswell avenue
norwich, connecticut 06360



Location of Study Site

ELDERLY HOUSING
EAST HADDAM, CONNECTICUT



ENVIRONMENTAL REVIEW TEAM REPORT
ON
ELDERLY HOUSING
EAST HADDAM, CONNECTICUT

This report is an outgrowth of a request from the First Selectman of East Haddam to the Middlesex County 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 Committee for their consideration and approval. The request was approved by the RC&D Executive Committee and the measure was reviewed by the Eastern Connecticut Environmental Review Team (ERT).

The soils of the site were mapped by a soil scientist from the United States Department of Agriculture, Soil Conservation Service (SCS). Reproductions of the soil survey map, a table of soils limitations for certain land uses and a topographic map showing property boundaries were distributed to all Team members.

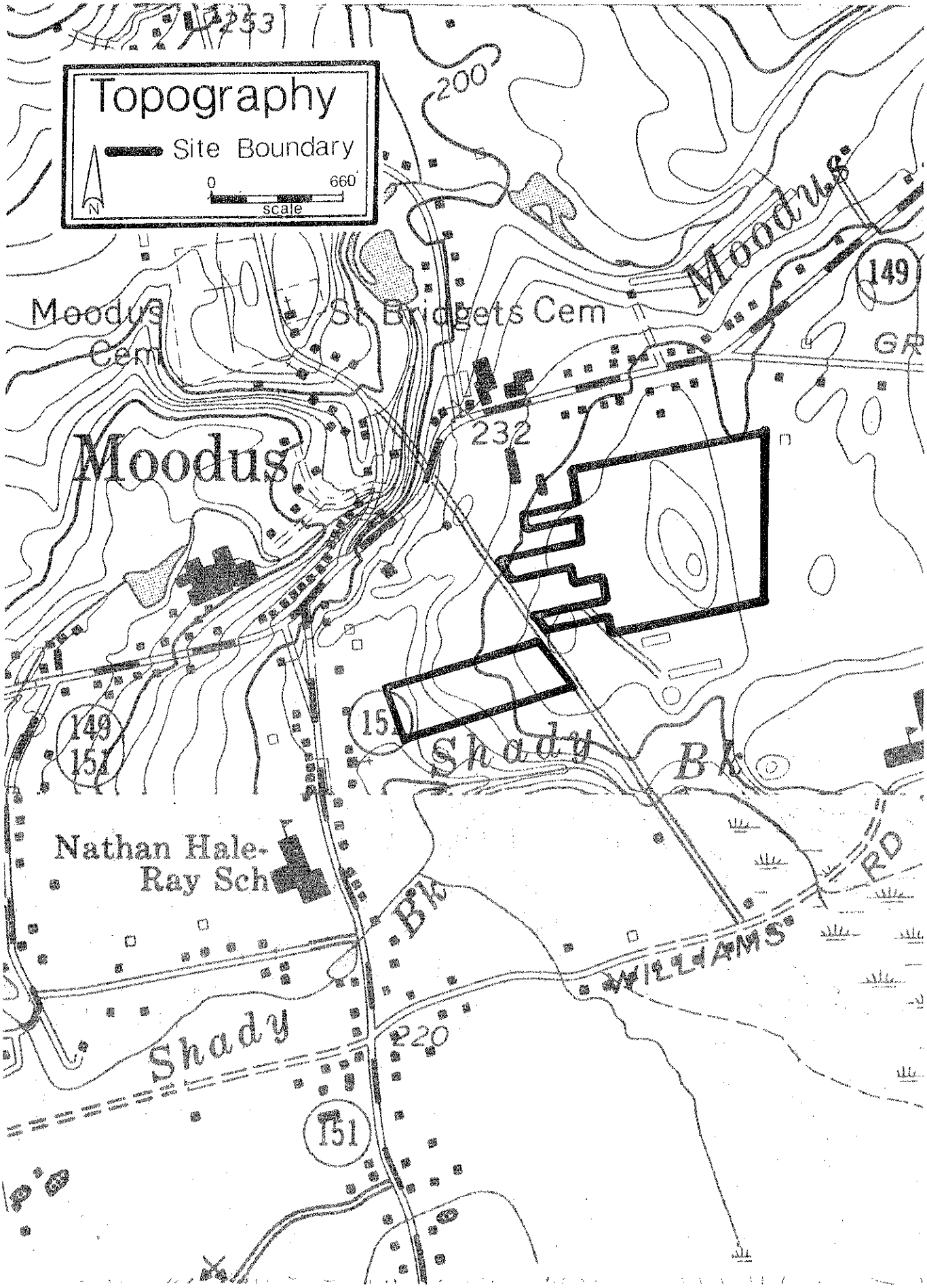
The ERT that field-checked the site consisted of the following personnel: Joe Neafsey, Soil Conservationist (SCS); Mike Zizka, Geologist, Connecticut Department of Environmental Protection (DEP); Rob Rocks, Forester, DEP; Steve Holmes, James Dunn, Paul Marcella, Regional Planners, Midstate Regional Planning Agency; Frank Homiski, Sanitarian, State Department of Health; Jim Gibbons, Community Development Agent, Extension Service (Ext.); and Jeanne Shelburn, ERT Coordinator, Eastern Connecticut RC&D Area.

The Team met and field checked the site on Thursday, August 16, 1979. Reports from each contributing Team member were sent to the ERT Coordinator for review and summarization for the final report.

This report is not meant to compete with private consultants by supplying site designs or detailed solutions to development problems. This report identifies the existing resource base and evaluates its significance to the proposed development and also suggests considerations that should be of concern to the developer and the Town of East Haddam. The results of this Team action are oriented toward the development of a better environmental quality and the long-term economics of the land use.

The Eastern Connecticut RC&D Area Committee hopes that this report will be of value and assistance in making any decisions regarding this particular site.

If you require any additional information, please contact: Ms. Jeanne Shelburn, Environmental Review Team Coordinator, Eastern Connecticut RC&D Area, 139 Boswell Avenue, Norwich, Connecticut 06360, 889-2324.


Topography
Site Boundary
0
660'
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200
Moodus
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Moodus Cem
St Bridgets Cem
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INTRODUCTION

The Eastern Connecticut Environmental Review Team was asked to prepare an environmental assessment for two properties to be considered for elderly housing in the town of East Haddam. The sites under review are located in the village of Moodus, near a commercial area at the intersection of routes 149 and 151. The properties have frontage on the east and west sides of William F. Palmer Road. For ease of identification, the site to the west will be known as Parcel A and the site to the east will be known as Parcel B.

Parcel A is a six acre parcel with rolling topography. The area is not forested at present. Several apple and black walnut trees can be found here as well as some tree and bushy growth along the stone wall perimeters. Most vegetation in this area is characteristic of a mowing field. Parcel B is 20± acres in size. Topography on this site is variable. Vegetation ranges from a cultivated field to abandoned field to forest land. Part of this area was at one time used for a race track. Soils in the track area were excavated as evidenced by deep test pits in this section of the site.

The Town wishes to establish 24 units of elderly housing and a senior citizen center on one of these tracts. All units would be serviced by on-site wells and on-site septic disposal systems. No preliminary plan was available at the time of the review as the town also wanted to determine which of these potential sites was more suitable for the proposed development. It was also understood that they would be applying for federal funding assistance for this project.

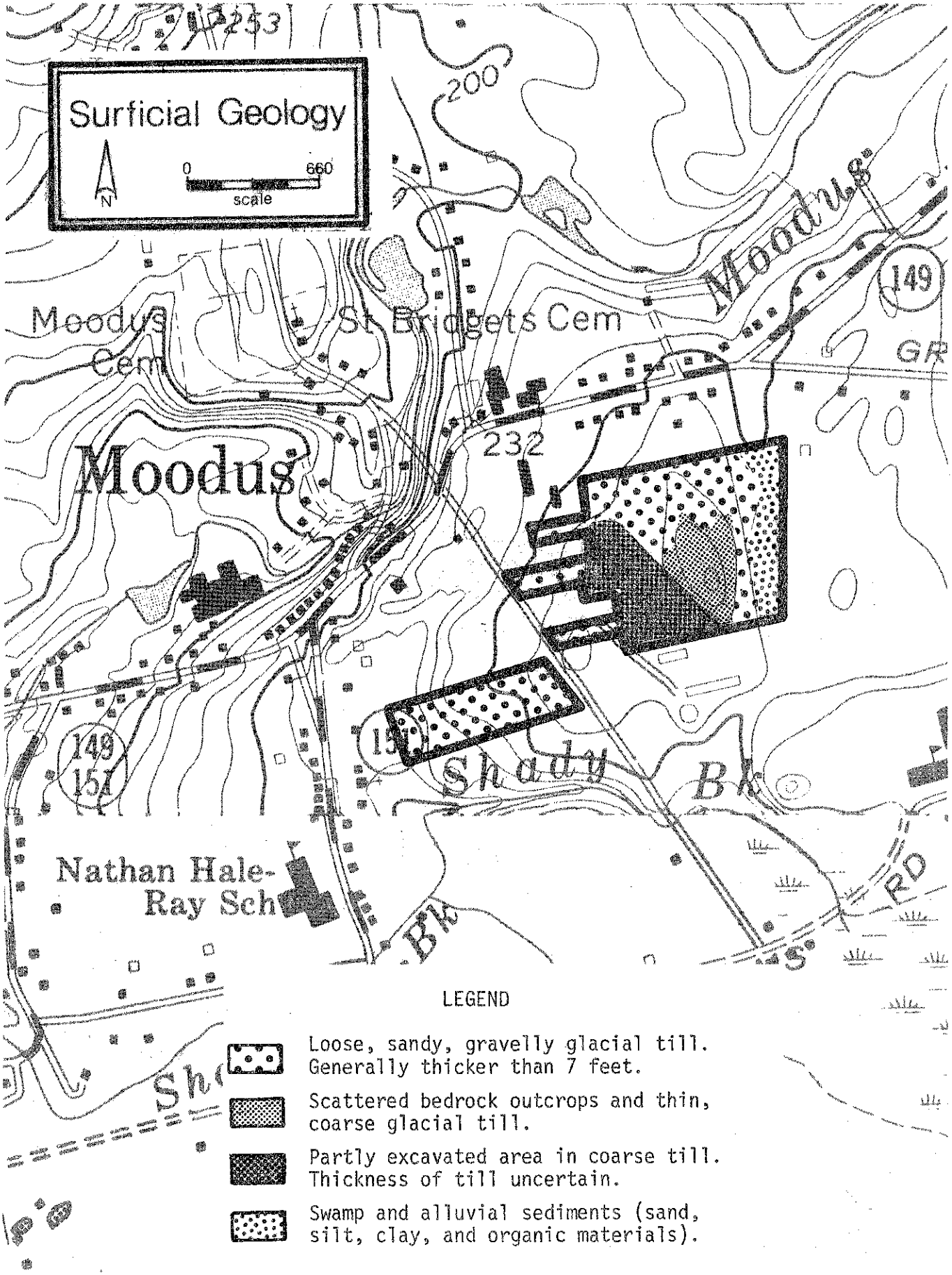
ENVIRONMENTAL ASSESSMENT

GEOLOGY

The proposed elderly housing sites are located within the Moodus topographic quadrangle area. Both the surficial and the bedrock geology of that quadrangle have been mapped. Publications containing these maps are, respectively, U.S. Geological Survey Map GQ-1205, by D.W. O'Leary (1975) and Connecticut Geological and Natural History Survey Quadrangle Report No. 27, by L. Lundgren, Jr., L. Ashmead, and G.L. Snyder (1971).

Bedrock is exposed in the central section of the larger prospective site. Classified as part of the Hebron Formation, this rock consists of thinly bedded, nonresistant schists and calcium-silicate granofelses. The schists are rich in muscovite, but also contain noticeable amounts of quartz and biotite. "Schist" is a textural term referring to a metamorphic rock with a characteristic alignment of platy or flaky minerals; the alignment allows the rock to be split into thin slabs. "Granofels" is another textural term that refers to a metamorphic rock whose grains are not noticeably aligned. Pegmatite, a light-colored, coarse-grained granitic rock, crops out on the highest part of the larger site, forming a "cap" on the schists and granofelses. The resistant nature of the pegmatite explains its relatively elevated status.

The layering of the bedrock, which dips toward the east-northeast at approximately 15 degrees, and the forces of both glacial and nonglacial weathering and erosion along


Surficial Geology
N
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scale
200
Moodus
Moodus Cem
St Bridgets Cem
Moodus
149
GR
232
Nathan Hale-
Ray Sch
149
151
Shady
Bk
RD
LEGEND
Loose, sandy, gravelly glacial till. Generally thicker than 7 feet.
Scattered bedrock outcrops and thin, coarse glacial till.
Partly excavated area in coarse till. Thickness of till uncertain.
Swamp and alluvial sediments (sand, silt, clay, and organic materials).

fractures in the rock have resulted in a step-like bedrock surface. A blanket of glacial sediment known as till, covers the bedrock thinly in the larger prospective site and more deeply in the smaller site. The till, which consists of rock particles of widely varying shapes and sizes, was deposited directly from glacier ice without substantial reworking by meltwater. Nevertheless, the till is very coarse-textured and noticeably low in fines (silt and clay), implying some meltwater winnowing. Another factor in the coarse texture of the till has been the disaggregation of large chunks of bedrock that had been incorporated into the deposit. The surficial geology of the two sites is shown in the accompanying illustration.

The exact location of bedrock in relation to the surface poses potential problems for septic-system placement. The shallow-to-bedrock area depicted in the accompanying illustration would be the least acceptable for septic systems; however, in the northernmost part of this area, it is possible that till depths of 7 feet or more exist between the risers of the irregular bedrock "steps". It is possible, then, that septic systems could be placed in this northern portion. More test holes are needed to examine the area and to determine the feasibility of its use for waste disposal. The old racetrack area appears to have been at least partly excavated. Fill may be needed in some parts of this area to establish properly designed systems. Till depths in the smaller prospective site seem to be adequate.

HYDROLOGY

Both prospective sites lie within the watershed of Moodus River. The eastern half of the larger site drains eastward into a wetland and a man-made channel, which carries water north to the river. Most of the remainder of the larger site drains directly into the river. The smaller site and a negligible piece of the larger site drain into Shady Brook, a tributary of Moodus River.

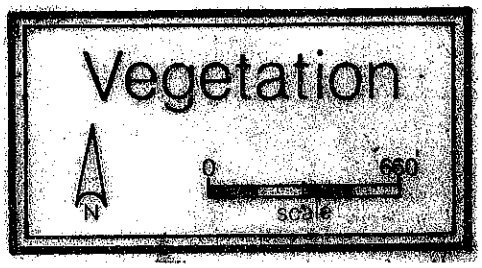
Development of either site will probably lead to increases in runoff. The amount of the increase depends upon the extent of development, the particular part of the site to be developed, the amount of vegetation removed, etc. Runoff increases from the larger site as a whole would probably be minor, but local increases may be significant. A careful sediment-and-erosion control plan should therefore be developed and followed. The percentage of increase in runoff from the smaller site would be higher because the development would have to be more concentrated. Hence, the potential for erosion and the need for controls would be greater.

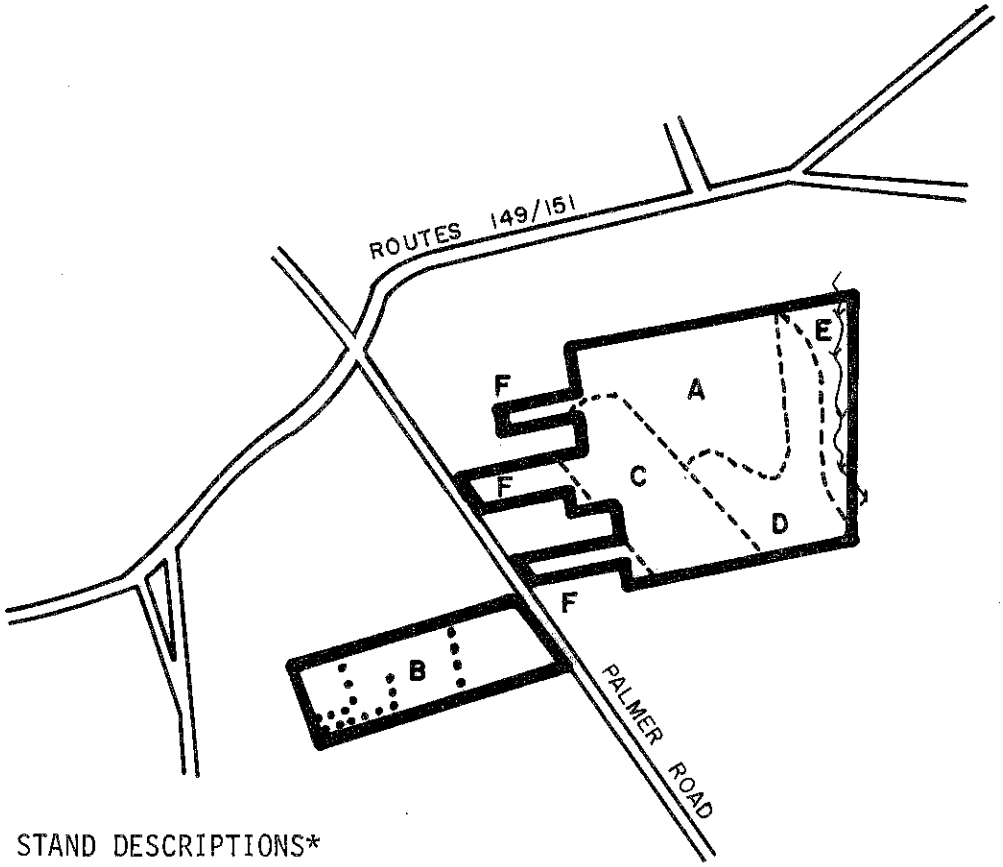
VEGETATION

Approximately twelve acres of the larger tract proposed for development of elderly housing is forested. The remaining acreage in the two parcels is at present open field, agricultural land or cleared right of ways (see vegetation type map and vegetation stand descriptions).

The highest quality trees on this property have great potential value for aesthetics and should be preserved if possible.

The tall, crowded trees in the hardwood swamp area are susceptible to windthrow. Development in or near this area will increase this hazard.





VEGETATION STAND DESCRIPTIONS*

STAND A Mixed hardwoods, understocked to fully-stocked, sapling to pole-size, 7 acres.

STAND B Open field/stonewall, 6 acres.

STAND C Agricultural land, corn, 5 acres.

STAND D Mixed hardwoods, fully-stocked, sapling to pole-size, 4 acres.

STAND E Hardwood swamp, over-stocked, pole-size, 2 acres.

STAND F Right of way, grasses and assorted weed species, 2 acres.

LEGEND

Road

Site Boundary

Vegetation Type Boundary

Stream

Stonewalls

* Seedling-size = trees 1 inch and smaller in diameter at breast height (dbh).
Sapling-size = trees 1 to 5 inches in dbh.
Pole-size = trees 5 to 11 inches in dbh.
Sawlog-size = trees 11 inches and greater in dbh.

Vegetation Stand Descriptions

Stand A. (Mixed Hardwoods). This 7± acre stand is in the process of reverting from an old-field type to a mixed-hardwood type. This stand ranges from fully stocked, in areas where adequate moisture is available, to understocked, where moisture reserves are used up early in the growing season. Sapling to small pole-size sugar maple, red maple, white ash, and red oak are present with quaking aspen, big tooth aspen, red cedar, flowering dogwood, graybirch, and winged euonymus. Seedling size white pine, American elm, and black cherry are becoming established on the drier portions of this site. Grasses and goldenrod are common throughout this stand along with poison ivy, smooth sumac, staghorn sumac, highbush blueberry, huckleberry, sweet fern, bayberry, barberry, steeplebush, and raspberry.

Stand B. (Open field). Grasses are the dominant form of vegetation in this 6± acre area, with medium-quality pole to sawlog-size sugar maple, black walnut, tulip tree, white ash, honey locust, shagbark hickory, and black cherry growing along the stone walls which pass through this stand. Several poor-quality pole-size apple trees are present in the open field adjacent to Palmer Road.

Stand C. (Agricultural Land). This 5± acre field is presently planted with corn. Weed species, grasses, raspberry, Oriental bittersweet, and smooth sumac are encroaching around the edges.

Stand D. (Mixed hardwoods). Sapling to pole-size red oak, white oak, black oak, scarlet oak, sugar maple, and red maple are present in this 4-acre uncrowded, fully stocked stand. Occasional poor-quality sawlog-size white oak with large dead branches are also present, but in low numbers. The understory in this stand is made up of hardwood tree seedlings, bluebeech, arrowwood, and patches of huckleberry. Grasses and poison ivy form the ground cover in this area.

Stand E. (Hardwood swamp). This two-acre over-stocked stand is made up of medium-quality pole-size red maple and widely scattered sawlog-size white pine. A dense understory of sweet pepperbush, highbush blueberry, spice bush, arrowwood, and white ash seedlings are present. Poison ivy, sedges, sensitive fern, hayscented fern, cinnamon fern, royal fern, and skunk cabbage form the ground cover in this area.

Stand F. (Right-of-way). Three right-of-ways to Palmer Road, which total two acres, are presently vegetated with grasses and assorted weed species. One right-of-way has a gravel surface which will be used for access to the complex if it is developed.

In Stand A there are many sapling and pole-size trees that are aesthetically pleasing and have great potential for becoming high-quality shade trees. If this portion of the property is developed it would be advantageous to identify the valuable trees and preserve them. These trees should be incorporated into the design plan of this housing complex, if possible.

The soil should not be disturbed within the entire area under the crowns of the trees that are to be preserved. Disturbances which alter the balance between soil aeration to trees, soil moisture level, and soil composition near trees, and direct mechanical injury to trees may cause a decline in health and vigor and even death within three to five years.

The practice of preserving trees in groups will help to limit damage caused by soil disturbances and mechanical injury.

Some of the smaller trees in Stand A, including flowering dogwood and sapling-size sugar maple, could be transplanted during the spring and used for landscaping. It is very important during the transplantation of "wild"trees to preserve as much of the root system and original soil as possible.

There are a great variety of tree species growing near the stone walls in Stand B that have aesthetic value. These trees should be preserved to the maximum extent possible.

Windthrow is a potential hazard in the hardwood swamp (Stand E). The trees in this stand have very shallow root systems and as a result the trees are unable to become securely anchored. The tallness and crowded condition of the trees in this stand increases the potential for windthrow. At present these trees rely on each other for stability. If linear openings are made in this stand, the windthrow hazard may be increased, as wind may pass through rather than over, this stand. A light thinning in this stand, implemented during the winter months when the ground is frozen, will reduce crowding the increase tree stability over time.

The poor-quality sawlog-size trees and large dead trees in Stand D, although not numerous, are a potential hazard to users of this area. If this stand is developed in any way, including the establishment of a trail network, the trees that present a hazard should be removed. These trees could be utilized as fuelwood.

WILDLIFE

The site and surrounding land uses are a mixture of mature hardwood, second growth of saplings, overgrown field dominated by cedar, pines, and fruiting shrubs, cropland (cornfield), and hayland (mix of grasses and legumes). A number of nut trees exist on the eastern portion of the property along the edge of the wetlands. Small mammals and deer as well as indigenous bird species most likely utilize the property for food, cover, and nesting sites, and the wetland for water and cover. The area to be developed is primarily in the overgrown field and second growth vegetative zones. This area can be enhanced for birds by retaining as many of the native trees, shrubs, and grasses as possible, leaving or planting clumps of vegetation, creating edge areas, clearings and cutback borders in wooded areas, and establishing a series of feeding stations on the site.

Some of the mammal population will be displaced, but the impacts should be minimized due to the larger area of open land adjacent to the site.

If a good wildlife plan is developed and implemented, the area has excellent wildlife habitat enhancement possibilities.

SOILS

Detailed soils maps of these sites are included in the Appendix to this report, accompanied by a chart which indicates soil limitations for various urban uses. As the soils maps are enlargements from the original 1,320'/inch scale to 660'/inch, the soil boundary lines should not be viewed as absolute boundaries, but as guide-

lines to the distribution of soil types on the site. The soil limitation chart indicates the probable limitations for each of the soils for on-site sewerage, buildings with basements, buildings without basements, streets and parking, and landscaping. However, limitations, even though severe, do not preclude the use of the land for development. If economics permit large expenditures for land development and the intended objective is consistent with the objectives of local and regional development, many soils and sites with difficult problems can be used. The soils map, with the publication Special Soils Report, Connecticut River Estuary Planning Region, can aid in the identification and interpretation of soils and their uses on this site. Know Your Land: Natural Soil Groups for Connecticut can also give insight to the development potentials of the soils and their relationship to the surficial geology of the site.

Soils typical of the sites include the Agawam series, the Canton-Charlton series, the Charlton-Hollis series, the Sudbury series and the Scarboro series. Most soils found here are well- to moderately well-drained. The Scarboro series, however, is a regulated wetland soil under Public Act 155.

The Agawam series consists of deep, well drained soils on outwash plains and stream terraces. They formed in water deposited sands. Typically these soils have a dark grayish brown fine sandy loam surface layer 10 inches thick. The subsoil from 10 to 25 inches is yellowish brown fine sandy loam. The substratum from 25 to 30 inches is light olive brown loamy fine sand and from 30 to 40 inches is olive fine sand. Slopes range from 0 to 35 percent.

Canton series consists of deep, well-drained soils on uplands. They formed in a fine sandy loam mantle underlain by gravelly sandy glacial till, derived mainly from granite and gneiss. Typically, these soils have a dark brown fine sandy loam surface layer, 2 inches thick. The subsoil, between 2 and 22 in. is very friable yellowish-brown and light yellowish-brown fine sandy loam. The substratum, from 22 to 60 in. is friable light olive gray and olive gray gravelly loamy sand. Slopes range from 0 to more than 35 percent.

The Charlton series consists of deep, well drained soils on uplands. They formed in glacial till derived mainly from schist and gneiss. Typically these soils have a dark brown fine sandy loam surface layer 6 inches thick. The subsoil from 6 to 26 inches is yellowish-brown and light olive brown fine sandy loam. The substratum from 26 to 60 inches is grayish brown gravelly fine sandy loam. Slopes range from 0 to 45 percent.

The Hollis series consists of shallow, well drained and somewhat excessively drained soils on uplands. They formed in acid glacial till derived mainly from schist and gneiss. Typically these soils have a very dark grayish brown fine sandy loam surface layer 2 inches thick. The subsoil between 2 inches and 15 inches is dark yellowish brown and yellowish brown friable fine sandy loam and gravelly fine sandy loam which overlies schist bedrock. Slopes range from 0 to 45 percent.

The Scarboro series consists of deep, very poorly drained soils on terraces and outwash plains. They formed in thick sand deposits. Typically these soils have a 4 inch black mucky peat layer over a 6 inch black mucky loamy sand surface layer. The subsurface layer from 6 to 16 inches is gray loamy fine sand. The mottled substratum from 16 to 60 inches is olive gray loamy sand and sand. Below 40 inches the substratum may be stratified. Slopes range from 0 to 3 percent.

The Sudbury series consists of deep, moderately well-drained and somewhat poorly-drained soils on outwash plains and high terraces. They formed in water-sorted material. Typically, these soils have a very dark grayish-brown, fine sandy loam surface layer, 13 inches thick. The yellowish-brown, mottled subsoil, from 13 to 19 inches, is sandy loam and from 19 to 26 inches, is gravelly coarse sand. The substratum, from 26 to 50 inches, is mottled, light olive brown, stratified sand and gravel. Slopes range from 0 to 15 percent.

Four deep test pits were dug. All pits correlated well with the information shown on the soil map. Pits #1 and 2 were dug within the area being considered for housing unit construction. Soils in this area are mapped as Agawam and a small area of Charlton-Hollis.

The Agawam has slight limitation for homesites, on-site septic systems, streets and landscaping, while the Charlton portion has moderate limitations due to slope.

Pit #3 was dug alongside the southern access road. Soil in this area is mapped as Canton and Charlton, which both have slight limitations for development.

Pit #4 was dug on the western edge of the corn fields. Soil in this area is mapped as Sudbury, which has moderate to severe limitations for building site development due to wetness. It is anticipated that the area will be left as open space with construction limited to access roads. Some fill may be required for drainage and grading purposes.

Approximately 10.5 acres of Agawam soil is located on the northern and western areas of the site, according to the soil map. This represents about 50% of the site. This would be the most favorable area to develop clustered housing units. The remainder of the site can be utilized for open space access roads or recreation.

The wetlands (Scarboro soil) on the eastern property boundary are associated with a small stream which flows in a northerly direction toward Route 149. The area is an excellent natural buffer and barrier and should be left undisturbed.

The Sudbury soil is generally confined to the existing corn field. This area has good potential for use as cropland, community gardens, open space, or a combination of these. In the past this area was the site of a horse-racing track.

The Charlton-Hollis soil area is located in the central and southern area. Rock outcrops and mature hardwood trees lend the area to use as recreation-open space area.

An erosion and sediment control plan should be developed for the site. The plan should emphasize retaining as much natural vegetative cover as possible and disturbing as little of the site as is feasible.

WATER SUPPLY

It is proposed that the housing project be serviced by both on-site wells and on-site septic systems. If it may be assumed that each housing unit would contain two residents, a total of 48 residents would have to be served by this arrangement (it is likely that the total number of residents would actually be smaller). If each resident needed 50 gallons of water per day to meet his/her needs, a total of

2880 gallons per day would be needed. A single bedrock well yielding 4 gallons per minute continuously would provide twice that amount. Of course, the peak demand on any given day may be much greater than 4 gpm; hence, a storage system of some kind would have to be provided. This could be a single tank or an individual tank in each building.

The chances of obtaining a yield of 4 gpm from a bedrock well are good. A survey of wells in southeastern Connecticut, an area whose geology is similar in many respects to that of East Haddam, indicated that 9 out of every 10 wells yielded at least 3 gpm. This statistic suggests that the probability of obtaining a yield of 4 gpm would be about 80 percent. Of course, the yield of any well drilled into bedrock depends upon the number and size of water-bearing fractures encountered by the well.

It may also be possible to provide each building with its own well. This alternative may make water distribution easier, but it could make the siting of septic systems more problematic, especially where percolation rates are rapid. Such problems may be more critical in the smaller parcel because of the necessary concentration of buildings.

Reddish stains were observed in a number of places in and around the schist bedrock. This could be an indication of iron deposits which could give the water an objectionable iron content. However, there are filters which can be used to treat the water and make it suitable for drinking.

WASTE DISPOSAL

Based on test hole observations, soil mapping data of this property and consideration of the various physical features, it is apparent that a considerable portion of this area would have limitations for the installation of subsurface sewage disposal systems. In addition to wetlands and slope, there are some portions with bedrock at or close to the surface.

Test hole #1 was located in the Charlton-Hollis soil series just north of a major bedrock outcropping. The hole was approximately 7 feet deep with a number of boulders being excavated. Rotten rock was observed at approximately 4 feet and bedrock was located at 7 feet. The soil above the rotten rock was a sandy and gravelly till.

Test hole #2 was located in the northwest portion of the property in the Agawam soil series. The hole was approximately 10 feet in depth with no evidence of boulders, hardpan, or bedrock. The soil appeared to be well-drained with no mottling noted.

Test hole #3 was located at the end of the southernmost access road just as it meets with the cornfield. The hole was approximately 5 feet deep when bedrock was uncovered. At about 2 1/2 to 3 feet rotten rock was noted; above this was a 2-foot layer of glacial till. It is quite possible that at one time this portion of the property had soil removed from the surface to make this area level for the horse race track that once existed on this site. This could explain why the subsoil, rotten rock, and bedrock were located at such shallow depths.

It is apparent from the test hole observations that bedrock presents a major problem in the location of subsurface sewage systems. Of the 3 areas tested, the

north west portion of the property appears the best suited to accept septic systems. Other areas may also be acceptable with further testing and review.

The smaller parcel of land proposed for senior citizen housing and a senior citizen center is located on the west side of William F. Palmer Road. The total acreage of this property would not appear to be sufficient to accept on-site subsurface sewage disposal systems and keep separating distances as required in the Public Health Code.

LAND USE

From the point of view of land use interrelationships, the 20 acre site (Parcel B) examined for the East Haddam Elderly Housing Complex is very attractive. The site is adjacent to the Moodus Commercial district and, thus, residents of the development will have access to the commercial areas, banks and doctors offices, without using private automobiles. In light of current energy concerns, this would appear to be a very desirable and important factor in siting such a project.

In order to insure that the elderly housing project easily meshes with existing commercial development and the single family housing located on Falls Road, Great Hillwood Road and on Plains Road, adequate buffering should be included on the site. Parcel B is large enough to allow for the necessary buffers.

The 6 acre (Parcel A) site, while good from a locational standpoint, would not be adequate for the construction of 24 units of housing and the provision of appropriate buffering. As a result, it does not appear to be a viable alternative.

The 1967 Plan of Development for the Town of East Haddam foresaw much of these areas being developed as office and research park. While the proposed elderly housing complex appears to be in conflict with the Plan on this point, from the perspective of a general policy, this is not the case. First, the Planning and Zoning Commission, perhaps realizing that office and research was unlikely, changed the zone to commercial in 1973. Second, the general policy established by the plan calls for higher intensity use close to Moodus Center, including higher density housing. Thus, this current proposal is in harmony with the general intent of the plan and also reflects the realities of development potential of the Town.

ROADS/TRAFFIC CONCERNS

There would appear to be no adverse traffic impacts created on W.F. Palmer Road by the construction of the elderly housing project. This position is based upon the following information and assumption.

Assumption - Having no traffic data for W.F. Palmer Road we will assume conditions on W.F. Palmer Road will not be any worse than those on adjacent State routes for which information is available.

Data

- Rte. 149 from Rte. 151 to E. Haddam-Colchester town line
  - 1977 average daily traffic - 2,900 vehicles

- Rte. 151 from Rte. 82 to Rte. 149
  - 1977 average daily traffic - 1,900 vehicles
- Connecticut Department of Transportation formulae used to calculate volume and capacity of the roads produced the following:
  - $\text{Capacity}_{149,151} = 2{,}000$ vehicles per hour
  - $\text{Volume}_{149} = .13(2900) = 377$ vehicles per hour
  - $\text{Volume}_{151} = .13(1900) = 247$ vehicles per hour

The volume to capacity ratios, which give an indication of how much the roads are being utilized in a given time period, for the routes are:

- $\text{Volume}/\text{capacity}_{149} = 377/2000 = 1.188$
- $\text{Volume}/\text{capacity}_{151} = 247/2000 = 1.123$

These numbers indicate that the road is operating at the best rate possible. There is little or no restriction in manueverability due to the presence of other vehicles (conditions relative to the road itself are not considered here), and drivers can maintain posted speeds with little or no delay.

A substantial increase in traffic would be necessary to create unstable flow, characterized by little freedom to manuever, low comfort and convenience. Rough calculations indicate that over 1,200 additional vehicles per hour would be required for this to occur, or 51 trips per unit. Previous studies also indicate that a development of this nature could produce 100 person-trips per day from its residents. In the worst case this translates into 100 vehicles-trips per day. Visitors to the development could not possibly generate enough traffic to create unstable flow.

On the subject of internal road construction, there are no specific requirements or guidelines for the type of use being proposed. However, some precedents are set in the Zoning Regulations, in which references to various features of access ways are made. These references may have a bearing on this proposal and are highlighted as follows:

A. Off Street Parking and Loading Requirements

"Section 11.2.5 In all zones, required parking areas and truck loading spaces shall have a safe and adequate access to a public street either by a driveway on the same lot, or by means of permanent easement across an adjoining lot.

Section 11.2.8 Parking areas and off-street truck loading spaces shall be suitably paved, drained, and lighted and appropriately planted and fenced for the protection of adjacent properties, and shall be arranged for convenient access, egress, and safety of vehicles and pedestrians. Such facilities shall be maintained in good condition by the owner."

B. Special Exception

"Section 14.B That all proposed structures, equipment or materials shall be readily accessible for fire and police protection."

C. Planned Recreational Development

"Section 17.5.3 Access and circulation ways shall be designed to permit fire fighting equipment, furniture moving vans, fuel trucks, refuse collection, deliveries, and snow removal equipment to operate in a safe and efficient manner. Such accessways are not to serve as car storage areas.

Section 17.5.4 The developer shall label all traffic ways on the Site Development Plan in one of the following ways: driveways, streets to remain in private ownership, and streets to be dedicated to the Town of East Haddam. The Commission shall approve the designation of all trafficways. The developer shall clearly specify and/or supply appropriate legal documents assuring the Commission of adequate and continuing maintenance of all streets and driveways designated to remain in private ownership.

Section 17.5.5 Street design should follow natural contour and drainage channels in order to minimize grading and drainage problems, be compatible with the natural features and encourage their preservation. Block size should be the maximum consistent with the best use of the site and the safety and convenience of the residents. The street pattern should discourage unnecessary through traffic.

Section 17.5.6 Streets designated on the Site Development Plan and approved by the Commission to be dedicated to the Town shall conform to the specifications prescribed by the subdivision regulations of the Town of East Haddam.

Section 17.5.7 Streets designated on the Site Development Plan to remain in private ownership shall have a minimum pavement width of twenty-two (22) feet.

Section 17.5.8 The Commission may require the street system to connect to two or more existing Town streets in order to provide for a safe and efficient circulation system within the Town, except where topography or other physical considerations do not permit such streets or where such street connections would adversely affect the neighborhood."

The Town's Subdivision Regulations also address road construction as follows:

Proposed Streets

4.1 All interior lots in subdivisions shall have a frontage effective for access purposes of not less than twenty-five either on a public street or on a street that is included in an approved plan of subdivision. Private streets shall comply with the same regulations provided for other streets. All lots shall comply with the Zoning Regulations.

4.2 Proposed streets in a subdivision shall be compatible with existing or projected thoroughfares; they shall have free access to or be a continuation on one or more accepted public roads, and shall be so constructed as to present no safety hazard at their intersections with such roads. Streets planned for the present or future use of other than strictly local traffic, and streets indicated on the plan of development as thoroughfares shall be of such width as considered necessary by the Commission. All other streets right-of-way shall be not less than 50 feet wide.

4.3 Streets shall follow natural contours wherever practicable, and shall have grades of not less than 1.0% nor more than 7.0%. Banks adjoining a street right-of-way shall have a slope of not more than one vertical to two horizontal, except when necessarily modified by rock formation. Grade requirements shall apply to the full width of street right-of-way, except again that where modified by rock formation a graded width of a minimum of thirty-two feet may be approved. Dead-end streets shall end in a turning circle of at least fifty radius. All streets in subdivisions shall be constructed and surfaced in accordance with standards as shown in Fig. 1 and 2. As built plans are required for approval by the Planning and Zoning Commission prior to release of the road bond."

While we are not suggesting that the roads be built to subdivision road standards or to the various zoning standards and requirements summarized earlier, the Planning and Zoning Commission, the Town Engineer and the Board of Selectmen should take the aformentioned standards into consideration in the event that revisions to the Zoning Regulations are made and in the preparation and review of internal roadway plans.

CONFORMITY TO LOCAL ZONING

According to town officials only 4 of the total 6 acres comprising Parcel A would be available to the Town. Parcel A is presently zoned Commercial. Under the Town's current zoning regulations single-family dwellings, two-family dwellings and three-family dwellings are permitted in Commercial Districts subject to Site Plan review approval by the Zoning Commission.

Based on the 4 acres available for development, present zoning would allow either 8 detached single-family units on 1/2 acre each, 4 detached two-family units on 1 acre each, or 2 detached three-family units on 1 1/2 acres each plus 1 two-family unit on the remaining acre. Thus development on this site could range from 3 to 8 separate buildings accommodating a total of 8 families.

Town officials voiced a desire to provide an elderly housing complex of 24 units as well as a community center. Based on this desire, Parcel A is inadequate under present zoning to provide the necessary number of dwelling units and the community center.

The twenty-acre site to the east of Palmer Road (Parcel B) is also zoned Commercial. Present zoning would permit either 40 detached single-family units on 1/2 acre lots or 20 detached two-family units on 1 acre lots. A third option would allow 13 detached three-family units on 1 1/2 acre lots. Multiple dwelling units of greater than three families per unit are not presently allowed in Commercial Districts.

As a rule of thumb, when developing any parcel of land, planners often subtract 25% from the site's total area as land that might not be built upon due to road construction, poor soil conditions, or required open space. On Parcel B this would mean a reduction from 20 to 15 acres available to support the dwelling units and associated community center. If the Town desires 24 units of elderly housing, twelve two-family units or eight three-family units could each be built on 12 acres. The community center would have to be built on a separate 1/2 acre lot.

Development on Parcel B must conform to requirements established for lots in Commercial Districts. Hence each building must be on a lot with the following requirements:

Minimum Lot Width	100 ft.
Minimum Front Yard	30 ft.
Minimum Side and Rear Yards	30 ft.
Maximum Building Coverage	20%
Maximum Lot Coverage (including parking)	60%
Maximum Building Height	25 ft.

While minimum floor area per dwelling unit is not specifically established for development in Commercial Districts, Section 10.1.4.13 states that "every building designed or intended for human habitation...having living space of at least six hundred square feet." The Town should review construction standards for elderly housing to determine whether the 600 sq. ft. requirement is excessive for elderly citizen's needs.

The zoning regulations also require one parking space per family in Residential Districts. As the proposed development will occur in a Commercial District an interpretation of parking standards will be required. Once again a review of existing elderly housing developments might provide valuable guidance on parking needs. Parking requirements for the community center must also be determined.

In conclusion, while Parcel B appears large enough to accommodate the proposed 24 units of elderly housing and the community center, a decision must be made as to whether present zoning regulations provide enough design flexibility to construct a cost-efficient complex. If the Town would like more flexibility than present regulations allow, the following options might be considered:

1. By vote of a town meeting, exempt town property from the town's zoning regulations. Section 8-2 of the General Statutes of Connecticut Revised to 1977 states "Any city, town or borough which adopts the provisions of this chapter may, by vote of its legislative body, exempt municipal property from the regulations prescribed by the zoning commission of such city, town or borough; but unless it is so voted municipal property shall be subject to such regulations." While such action would allow the Town to develop an elderly housing complex free from the requirements of zoning, it would also permit other community projects such as fire houses, refuse areas, town offices, etc. to be built without zoning board review and approval.

2. Rezone Parcel B - A petition brought before the zoning commisison for a zone reclassification of Parcel B from Commercial to R-1/2 or some other applicable zone might be considered. This change of zone would permit four-family dwelling units or other larger family units than are presently allowed in Commercial Districts. Care should be taken to avoid spot zoning in which a zone change benefits a particular landowner rather than the good of the community.

3. Amend zoning regulations to permit multiple-family dwellings of greater than 3 families in Commercial Districts. A review of the impact such a change might have on other commercially zoned properties would be needed before "option 3" was exercised.

Section 17 of the Zoning Regulations deals with "Planned Recreational Development." This section provides greater flexibility of design and establishes performance criteria for residential uses "with no school age children." Planned Recreational Developments must be built on parcels of at least 25 acres and must contain a minimum of 25 dwelling units. Lot size and frontage requirements are waived and minimum living area requirements range from 450 sq. ft. for an "efficiency unit" to 1,000 sq. ft. for a 3 bedroom unit. Buildings with no more than eight dwelling units are permitted on any one acre. If the Town feels the Planned Recreational Development provides the flexibility needed to plan an elderly housing complex, an amendment could be sought to either section 9.5.1 or 9.5.2 to include Planned Recreational Developments as permitted uses in Commercial Districts.

4. Develop a new section of the zoning regulations designed specifically for public housing, elderly housing, or housing for the handicapped. Several communities have developed a "floating zone" for elderly housing developments. Under this approach elderly housing is a permitted use in certain zones or any zone subject to Zoning Commission approval of the development as a special exception. (See Old Saybrook's Zoning Regulations, Appendix B.) Legal advice should be obtained in developing such a regulation as some court decisions have not looked favorably on zoning regulations that restrict residence to persons of certain ages. (See Hinman vs. Southbury Planning and Zoning Commission, Appendix C .)

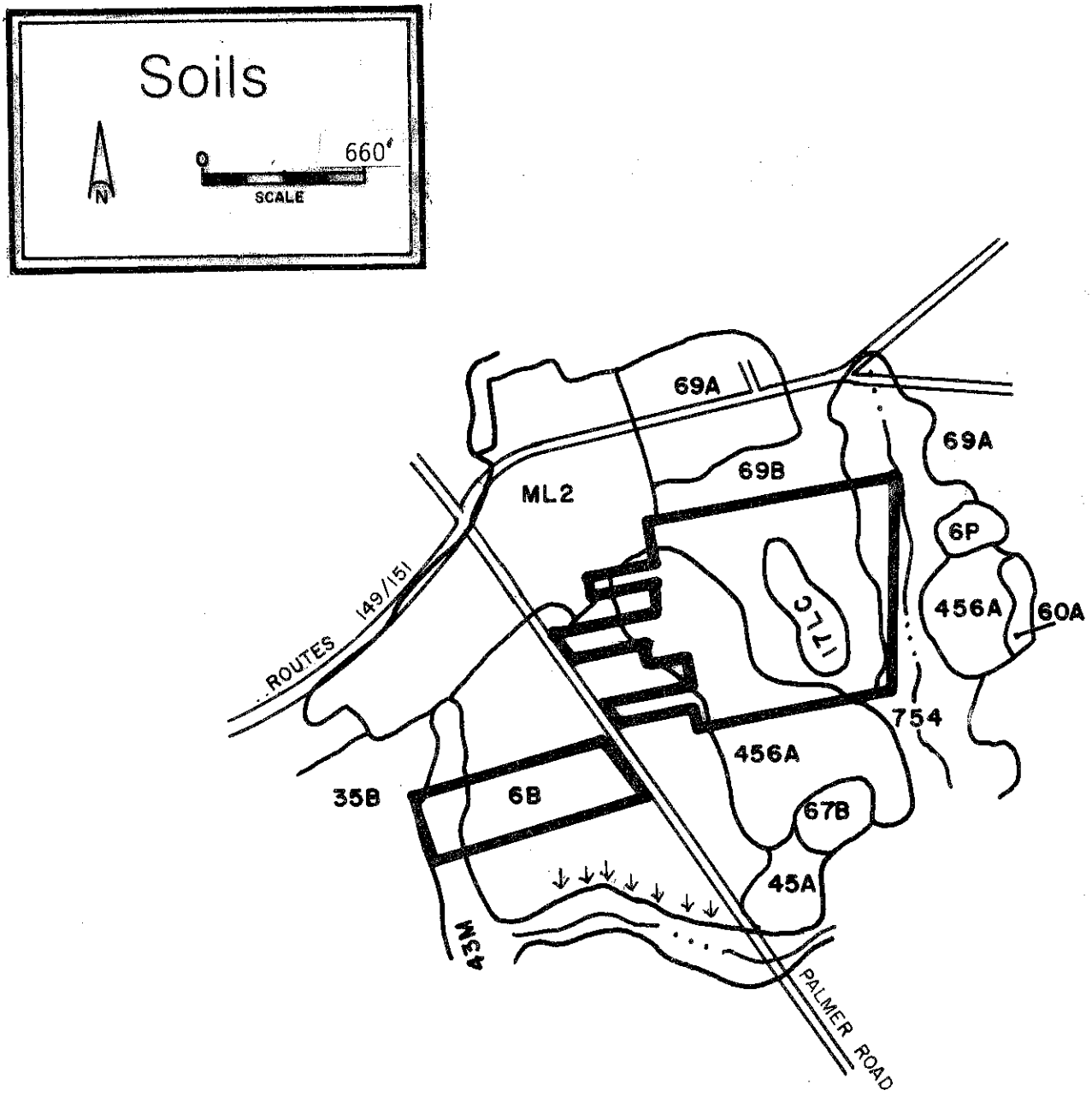
SOURCES AND SIGNIFICANCE OF IMPACTS

Evaluation of the natural resource base of both Parcels A and B has pointed out areas of potential concern to the town. Soil depth to bedrock and possible resultant difficulty in locating areas for septic systems is the chief concern. Parcel B was found to have a step-like bedrock surface, covered with a thin mantle of till. As shallow-to-bedrock areas are least acceptable for location of septic systems, exact location of the bedrock in relation to the surface is important in septic-system placement. The northern section of Parcel B, however, has the potential for a seven foot depth of till existing between the risers of the irregular bedrock steps. Additional test pits in the planned location of systems should be done to verify existence of ample space and depth of till.

Development of the elderly housing complex on either site will increase storm water runoff. These increases will depend upon the extent of development, the soil types disturbed, the amount of vegetation removed and the slope of the land disturbed. Preliminary indications show less runoff increase on Parcel B than on Parcel A. A sediment and erosion control plan should be developed and implemented during construction of this project.

Parcel B appears to be more favorably suited for the proposed uses than Parcel A. It is doubtful that the acreage of Parcel A could support the density of development planned and meet the separating distances required by the State Health Code. Parcel B, however, has ample acreage for the proposed development and high potential for locating septic systems and wells in the northern section of the site.

Appendix



Information taken from: Special Soil Report, Connecticut River Estuary Planning Region; July, 1975; soil survey sheet no. 1743; prepared by the United States Department of Agriculture, Soil Conservation Service. Advance copy, subject to change.

ELDERLY HOUSING
EAST HADDAM, CONNECTICUT

PROPORTIONAL EXTENT OF SOILS AND THEIR LIMITATIONS FOR CERTAIN LAND USES

	Soil Series	Soil Symbol	Approx. Acres	Percent of Acres	Principal Limiting Factor	Urban Use Limitations* On-Site Sewage	Buildings with Basements	Streets & Parking	Land-Scaping
PARCEL A	Canton-Charlton	6B	5.5	85		1	1	1	1
	Sudbury	456A	1.0	15	Frost action, wetness	3	3	2	1
			6.5	100					
PARCEL B	Agawam	69A	1.0	5		1	1	1	1
	Agawam	69B	8.0	40		1	1	1	1
	Charlton-Hollis	17LC	2.0	10					
	Charlton Part					2	2	2	2
	Hollis Part				Depth to bedrock	3	3	3	3
	Scarboro	754	6.0	30	Wetness, frost action	3	3	3	3
	Subdury	456A	3.0	15	Wetness, frost action	3	3	2	1
			20.0	100					

Limitations: 1 = slight, 2 = moderate, 3 = severe.

SOIL INTERPRETATIONS FOR URBAN USES

The ratings of the soils for elements of community and recreational development uses consist of three degrees of "limitations:" slight or no limitations; moderate limitations; and severe limitations. In the interpretive scheme various physical properties are weighed before judging their relative severity of limitations.

The user is cautioned that the suitability ratings, degree of limitations and other interpretations are based on the typical soil in each mapping unit. At any given point the actual conditions may differ from the information presented here because of the inclusion of other soils which were impractical to map separately at the scale of mapping used. On-site investigations are suggested where the proposed soil use involves heavy loads, deep excavations, or high cost. Limitations, even though severe, do not always preclude the use of land for development. If economics permit greater expenditures for land development and the intended land use is consistent with the objectives of local or regional development, many soils and sites with difficult problems can be used.

Slight Limitations

Areas rated as slight have relatively few limitations in terms of soil suitability for a particular use. The degree of suitability is such that a minimum of time or cost would be needed to overcome relatively minor soil limitations.

Moderate Limitations

In areas rated moderate, it is relatively more difficult and more costly to correct the natural limitations of the soil for certain uses than for soils rated as having slight limitations.

Severe Limitations

Areas designated as having severe limitations would require more extensive and more costly measures than soils rated with moderate limitations in order to overcome natural soil limitations. The soil may have more than one limiting characteristic causing it to be rated severe.

Appendix B

ZONING REGULATIONS

TOWN OF OLD SAYBROOK, CONNECTICUT

Proposed Amendment (Elderly Housing)
7/17/79, Rev. 7/22/79

A. Amend subparagraph 8.12.1 under Par. 8.12 Minimum Building Size of SECTION 8 - ADDITIONAL STANDARDS by providing an exception from minimum floor area requirements for dwellings for elderly and/or handicapped persons, so that subparagraph 8.12.1 reads as follows:

8.12.1 All dwellings in any district, where permitted and other than dwellings for elderly and/or handicapped persons approved under a SPECIAL EXCEPTION as specified in Par. 52.7.10, shall have a minimum of 750 square feet of ground coverage.

B. Amend subparagraph 24.2.5 under Par. 24.2 Special Exception Uses of SECTION 24 - RESIDENCE A DISTRICT by adding "dwellings for the elderly and/or handicapped" to the list of uses which may be conducted by a non-profit corporation subject to approval of a SPECIAL EXCEPTION, so that such subparagraph reads as follows:

24.2.5 The following uses when conducted by a non-profit corporation and not as a business or for profit: churches and places of worship; parish halls; schools; colleges; universities; general hospitals; cemeteries; /and/ educational, religious, philanthropic and charitable institutions; and dwellings for elderly and/or handicapped persons.

C. Amend Par. 52.7 Special Standards of SECTION 52 - SPECIAL EXCEPTIONS (Zoning Commission) by adding a new subparagraph 52.7.10 Dwellings For Elderly and/or Handicapped Persons, establishing the Special Standards for approval of a SPECIAL EXCEPTION for such dwellings in Residence A Districts, as follows:

52.7.10 Dwellings for Elderly and/or Handicapped Persons: Dwellings for elderly and/or handicapped persons shall conform to the following Special Standards:

a. Such dwellings shall be owned by a non-profit corporation, established under the laws of the State of Connecticut for the specific purpose of owning, constructing and operating such dwellings. A copy of the articles of incorporation, as well as a copy of a management plan, shall be submitted with the application for a SPECIAL EXCEPTION.

b. Such dwellings and dwelling units shall be designed and equipped specifically to meet the special needs of elderly and/or handicapped persons, and each dwelling unit shall be occupied by at least one (1) person who is either 62 years of age or older and/or is physically handicapped.

c. Such dwellings may i) contain not less than two (2) nor more than eight (8) dwelling units or ii) consist of one or more clusters of up to six (6) single detached dwellings per cluster for one (1) family. No dwelling unit shall contain more than two (2) bedrooms. Each one-bedroom dwelling unit shall contain not less than 400 square feet of enclosed floor space and each two-bedroom dwelling unit shall contain not less than 550 square feet of enclosed floor space. No separate dwelling unit shall be located above any other dwelling unit unless such upper unit has at-grade access (principal door sill not more than 24 inches above the grade of the adjoining land).

d. Such dwellings shall be located on a lot having a minimum area of two (2) acres that have an average seepage rate of one (1) inch in 10 minutes or less. Dwellings shall be located on suitable building land on the lot, and the total number of dwelling units shall not exceed 12 per acre of land having the above seepage rate. All such dwellings shall be served by public water supply.

e. No such dwelling, or building or structure accessory thereto, shall extend within less than 25 feet of any street line or property line, and no parking spaces or access aisles in connection therewith shall extend within 25 feet of any street line or within 15 feet of any property line. No such dwelling shall extend within less than 15 feet of any other dwelling on the lot.

f. The use may include accessory community rooms and facilities for the use of the occupants of the dwellings, as well as utility and maintenance buildings and facilities necessary for support of the dwellings on the lot.

D. Amend subparagraph 62.3.1 Dwellings under Par. 62.3 Parking Spaces of SECTION 62 - PARKING AND LOADING by establishing a standard of not less than

one (1) parking space for each dwelling unit for elderly and/or handicapped persons, so that subparagraph 62.3.1 reads as follows:

62.3.1 Dwellings (and rented rooms): two (2) spaces for each family or dwelling unit plus one (1) space for each bed in the rented room for tourists or roomers, and located on the same lot with the dwelling, provided however that not less than one (1) space shall be provided for each dwelling unit for elderly and/or handicapped persons approved under a SPECIAL EXCEPTION as specified in Par. 52.7.10.

26 Conn.Sup. 125

Edward HINMAN, Jr., et al.

v.

PLANNING AND ZONING COMMISSION OF the TOWN OF SOUTHBURY et al.

No. 20972.

Court of Common Pleas of Connecticut, Judicial District of Waterbury.

Aug. 18, 1965.

Proceeding on an appeal from decision of town planning and zoning commission. The Court of Common Pleas, Doherty, J., held that planning and zoning commission for rural town of less than 5,000 persons did not have statutory authority to enact a new zoning classification for housing development for older persons which would be erected on tracts of 400 acres or more and which, in general, would be restricted to occupancy by persons of 50 years or older.

Appeal sustained.

1. Zoning ⇐167

Planning and zoning commission for rural town of less than 5,000 persons did not have statutory authority to enact a new zoning classification for housing development for older persons which would be erected on tracts of 400 acres or more and which, in general, would be restricted to occupancy by persons of 50 years of age or older. C.G.S.A. § 8-2.

2. Zoning ⇐353

Zoning authorities can exercise only such power as has been validly conferred upon them by the Legislature. C.G.S.A. § 8-2.

3. Zoning ⇐357

Regulations set forth in zoning statute empowering zoning authorities to adopt uniform regulations for each class or kind of buildings, structures or use of land throughout each district are designed for benefit of all people of the community. C.G.S.A. § 8-2.

4. Zoning ⇐27

While zoning authority has a wide discretion in creating comprehensive plan for regulation of the type, size and height of structures and uses which land and buildings may be put to in various districts throughout a community, it is not vested with unlimited authority, even in an endeavor to promote what it believes to be best for the health and general welfare. C.G.S.A. § 8-2.

5. Zoning ⇐27

The issue of public welfare with respect to zoning regulations must be decided in the light of the facts of each case.

6. Zoning ⇐615

Wisdom of valid zoning regulations is not the concern of court, it being an exercise of legislative authority.

Carmody & Torrance, Waterbury, for plaintiffs.

Upson, Secor, Greene & Cassidy, Waterbury, for named defendant.

Sturges & Mathes, Woodbury, for defendants Paparazzo.

DOHERTY, Judge.

This is an appeal from a decision of the defendant planning and zoning commission of Southbury. After a public hearing, it adopted an amendment to the zoning ordinance, thereby creating a new type of zoning classification known as "A Senior

Citizen Planned Community District," and it also adopted numerous zoning regulations pertaining to such district.

The plaintiffs, who are citizens and taxpayers of the town of Southbury, have brought this appeal. Inasmuch as the action of the defendant commission affects the comprehensive plan of zoning for the town of Southbury as a whole, the court finds, and the parties hereto have so stipulated, that the plaintiffs are aggrieved by the decision and are entitled to prosecute this appeal.

The zoning amendment which was adopted was petitioned for by Louis H. Paparazzo, Otto J. Paparazzo, Henry J. Paparazzo, and Frank J. Paparazzo. They have been made parties defendant to this appeal on their own motion. The record indicates that they are owners of, or control, in excess of 400 acres of land in the town of Southbury which they hope will be given the zoning status provided for in the new zoning classification. Their motion to be admitted as parties defendant in this appeal alleged that "they are in danger of suffering substantial and irreparable loss should said zoning Regulations be declared illegal."

The court heard no evidence, having taken this appeal on the record made before the defendant commission. However, a motion picture film was projected for the court's benefit which depicted the type of a community which the new zoning regulations hope to achieve and which portrayed various phases of such community life by so-called elder citizens. The general purpose of this new zoning classification, as set out in the enactment, is to the effect that "it has been determined that there is a need for housing developments located and designed to meet the special needs and habits of older people." It states, in the form of a preamble, that such housing developments "will tend to contribute to the dignity, independence, welfare and activities of older people in retirement and semi-retirement years."

Such a housing development, under the zoning amendment, would be allowed, subject to approval of the planning and zoning commission, after a public hearing and the production at such public hearing of a general plan, including a map of land contours. The general plan would include an outline of the improvements to be erected upon the tract of land proposed for such use, the open spaces to be provided, the nature and location of the proposed uses and similar general information concerning the contemplated housing project. If, on such a showing, after a public hearing, the general plan is approved, the tract of land designated therein and as depicted on the accompanying map shall be designated as a "Senior Citizen Planned Community." The amendment to the zoning regulations then makes provision for the further approval of the details of the new community, including location of buildings, land elevations, etc., by the planning and zoning commission and purports to set out the standards and conditions for guidance of said commission as a basis for approving or disapproving the same.

It would serve no useful purpose to write herein all of the terms of the zoning amendment related to this new type of zoning district. However, there are a few features of the amendment which are of major import. The first is that such projects would be limited to tracts of land containing a minimum of 400 acres. The second is that the occupancy of such a community shall be restricted to persons who are fifty years of age or over, subject to certain exceptions, such as a spouse under fifty years married to one over that age, children over eighteen years, residing with at least one parent over fifty years, and adults under fifty years if his or her presence is required to minister to an occupant over fifty years of age.

of aged people undoubtedly is a matter of concern to the state and federal government, but it is not ordinarily a matter of local governmental concern, and certainly not in towns the size of Southbury.

[5] The court said in Clark v. Town Council, supra, 145 Conn. 482, 144 A.2d 331: "Zoning legislation, be it statute or ordinance, to be constitutionally valid must serve some phase of the public health, safety, convenience or welfare in a reasonable, impartial and considerate way. * * [Cases cited.] If the legislation is an ordinance, it must comply with, and serve the purpose of, the statute under which sanction is claimed for it." It added (p. 483, 144 A.2d p. 331): "The limit of the exercise of the police power is necessarily flexible. We must consider the constitutional validity of the present zoning legislation in the light of the development of the modern metropolitan area, with its growing population, its heavy traffic and the purchasing habits of its people." By this it is meant, in the light of the facts of each case the issue of the public welfare must be regarded.

[6] It does not appear to the court that the public welfare of Southbury can be served by the zoning amendment appealed from. Furthermore, in view of the provisions of this amendment it is obvious that the matter of enforcement of such a zoning regulation would create problems of considerable magnitude. While the wisdom of valid zoning regulations is not the concern of the court, it being an exercise of legislative authority, the obvious enforcement problems which this zoning amendment must create are further reason for the court's conclusion that the legislature did not intend to authorize the enactment of any such local ordinance.

For the foregoing reasons and for the further reason that the proposed zoning amendment appears to be designed to promote the financial interests of the petitioners for its adoption rather than the public welfare, the appeal is sustained.

3 Conn.Cir. 336

Thomas J. AGNEW et al.

v.

I. R. STICH ASSOCIATES, INC.

No. CV 12-6404-4173.

Circuit Court of Connecticut,

Appellate Division.

Aug. 4, 1965.

Action by prospective purchasers under real estate contract against vendor to recover a deposit paid. The Circuit Court, Holden, J., gave judgment for vendor on the complaint and on vendor's counterclaim, and appeal was taken. The Appellate Division of the Circuit Court, Pruyn, J., held that where parties specifically incorporated in the written agreement a provision for extension or termination and a condition that if prospective purchasers could not obtain $14,000 mortgage the agreement would be null and void and the deposit returned, but failed to include provision for return of deposit if other property of prospective purchasers was not sold, it would be unreasonable to suppose that parties would agree to this additional provision without reducing it to writing, and that on counterclaim for damages caused by prospective purchasers' breach of real estate sales contract, vendor was entitled to recover such compensation as would leave it as well off as it would have been if contract had been fully performed, including nominal damages and expense incurred in preparing to carry out agreement.

No error.

1. Vendor and Purchaser ⇐82

Real estate sales agreement which provided for extensions of closing date was in effect at the time prospective purchasers demanded return of their deposit, where such extensions had been mutually agreeable to the parties.

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, climatologists, soil scientists, landscape architects, archeologists, recreation specialists, engineers and planners. The ERT operates with state funding under the supervision of the Eastern Connecticut Resource Conservation and Development (RC&D) Area.

The Team is 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, sanitary landfills, commercial and industrial developments, sand and gravel operations, 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 officials 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. This request letter should include a summary of the proposed project, a location map of the project site, written permission from the landowner allowing the Team to enter the property for purposes of review, and a statement identifying the specific areas of concern the Team should address. 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 regarding the Environmental Review Team, please contact Jeanne Shelburn (889-2324), Environmental Review Team Coordinator, Eastern Connecticut RC&D Area, 139 Boswell Avenue, Norwich, Connecticut 06360.