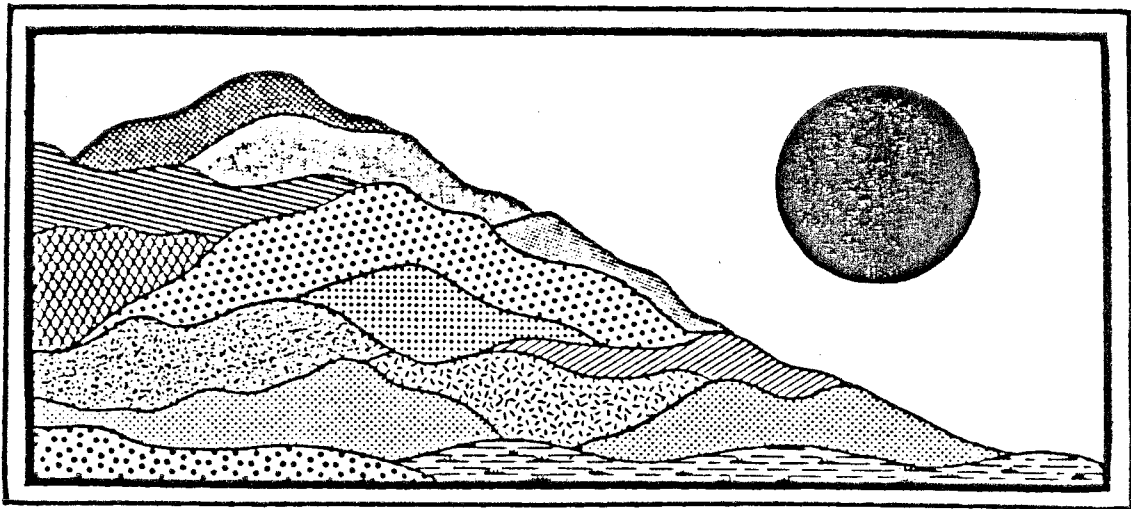


# Ellenberg Property

Hebron, Connecticut

May 1987



ENVIRONMENTAL

REVIEW TEAM

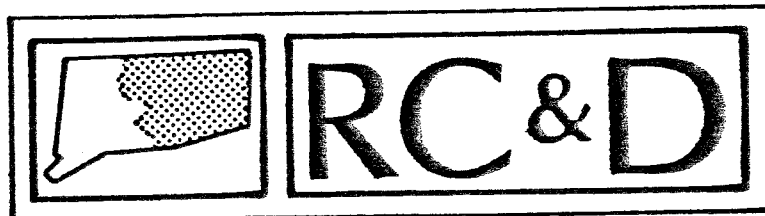
REPORT

# Ellenberg Property

Hebron Connecticut

**Review Date:** MARCH 30, 1988

**Report Date:** MAY 1988



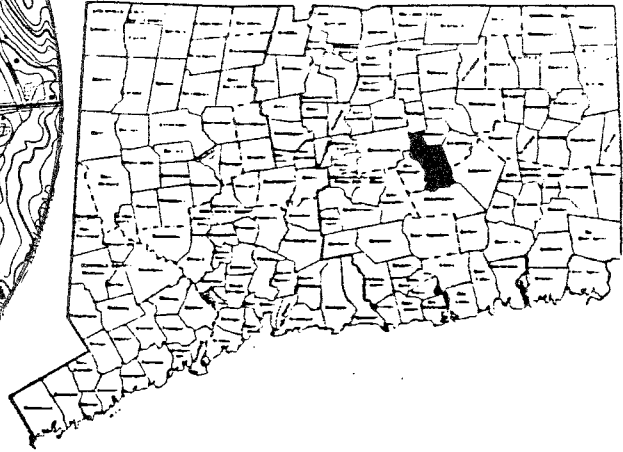
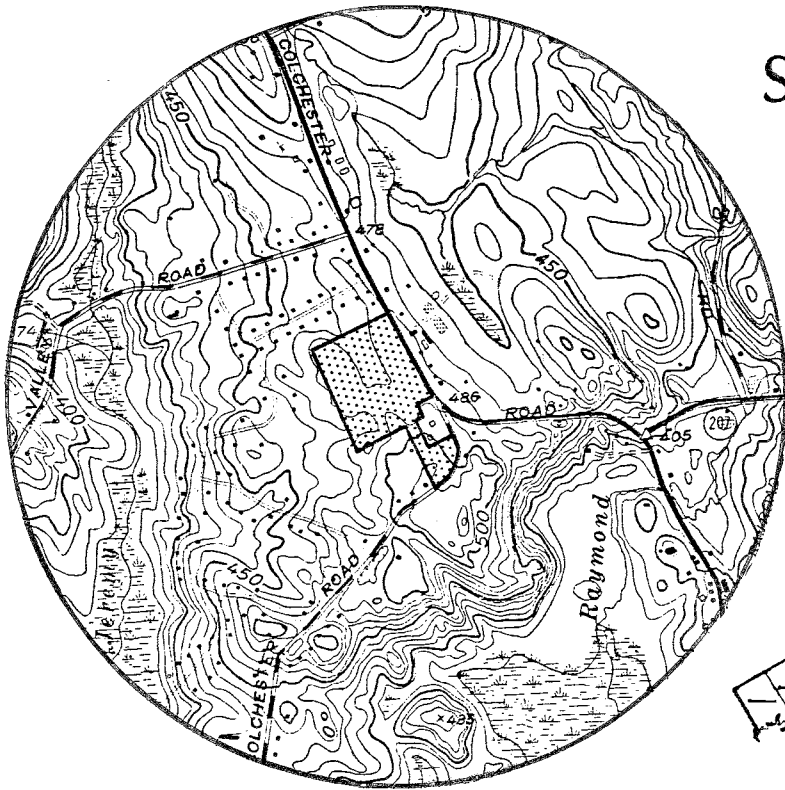
ENVIRONMENTAL REVIEW TEAM

PO BOX 198

BROOKLYN, CONNECTICUT 06234

# Site Location

ELLENBERG PROPERTY  
HEBRON, CONNECTICUT



EASTERN CONNECTICUT

RESOURCE CONSERVATION

& DEVELOPMENT AREA

**ENVIRONMENTAL REVIEW TEAM REPORT**

**ON**

**THE ELLENBERG PROPERTY**

**HEBRON, CONNECTICUT**

This report is an outgrowth of a request from the Hebron Board of Selectmen to the Tolland 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 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 Wednesday, March 30, 1988. Team members participating on this review included:

Joe Neafsey	--District Conservationist - U.S.D.A., Soil Conservation Service
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, a location map, a topographic map, and a soils map. During the field review the Team members were given preliminary plans. The Team met with, and were accompanied by the Town Planner, the Town Sanitarian, and a member from the Board of Selectmen and the Conservation Commission. 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 decision on this proposed acquisition for a school facility.

If you require any additional information, please contact:

Elaine A. Sych  
ERT Coordinator  
Eastern Connecticut RC&D Area  
P. O. Box 198  
Brooklyn, CT 06234  
(203) 774-1253

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LOCATION



Approximate Site

Scale 1" = 2000'



## 1. INTRODUCTION

The Eastern Connecticut Environmental Review Team has been asked by the Hebron Board of Selectmen to review the suitability of a parcel of land for use as a school and recreation facility. The Town is considering the purchase of this property.

The Ellenburg Property consists of ±27 acres of land located on Old Colchester Road and Church Street (Route 85) in the eastern portion of town. The site is bordered on the east by Route 85, on the south by Old Colchester Road, on the north by the rear portions of residential homes, and undeveloped land to the west. Generally speaking, the eastern third of the site is characterized by an open hay field, the middle third by wooded wetlands, and the western third by former pasture land.

The site consists of ±20 acres zoned Residence 1 and ±7 acres zoned Neighborhood Convenience. Access to the site is available from Route 85 and Old Colchester Road.

## 2. TOPOGRAPHY

The site encompasses a topographic saddle; in general, the eastern and western parts of the site slope gently to the wooded wetlands in the central part. Surface water that collects in the wetland is routed northward toward Brennan Road and ultimately discharges to Jeremy River. Drainage in the southeastern part is intercepted by road drainage on Old Colchester Road and ultimately flows to Raymond Brook.

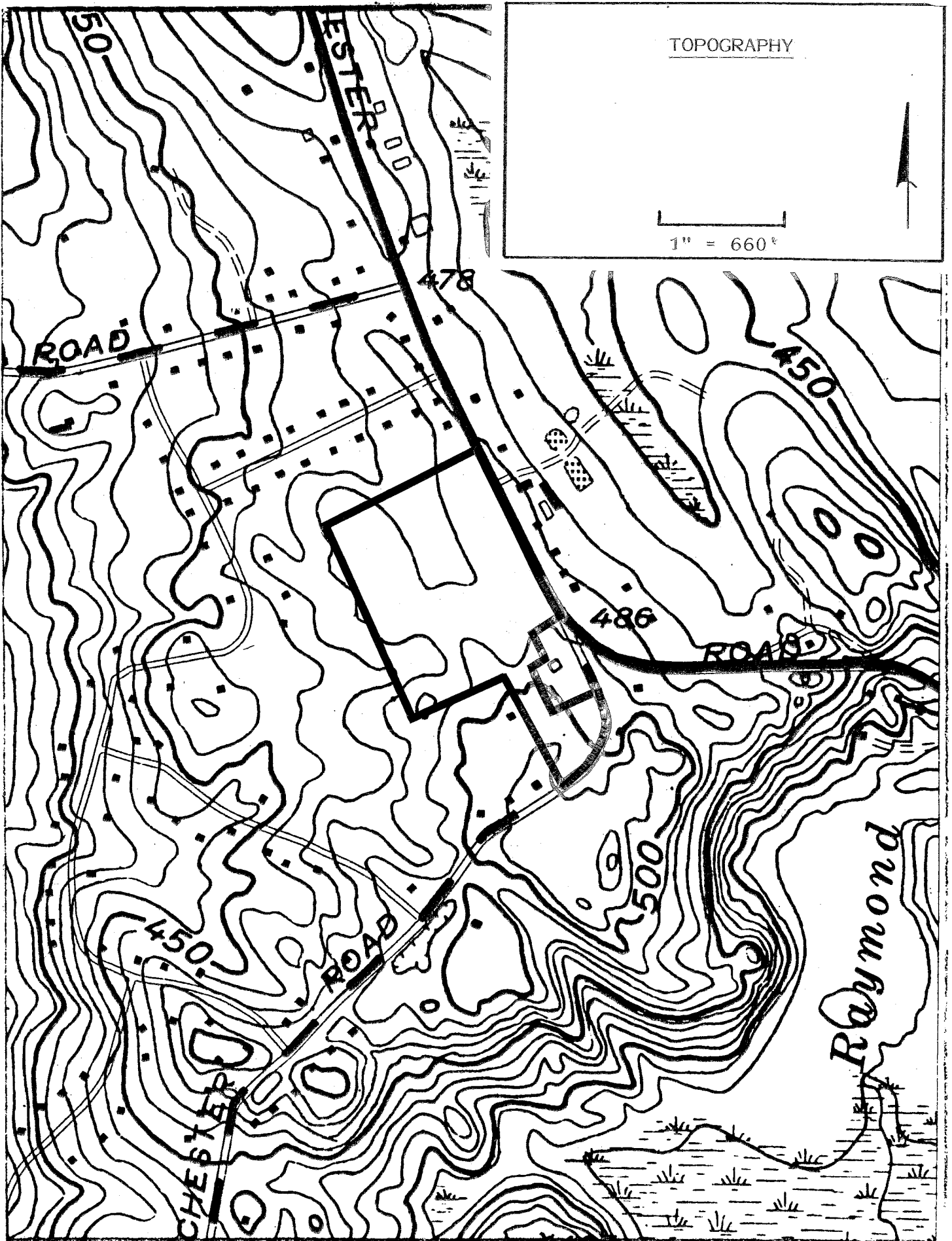
## 3. GEOLOGY AND LIMITATIONS TO DEVELOPMENT

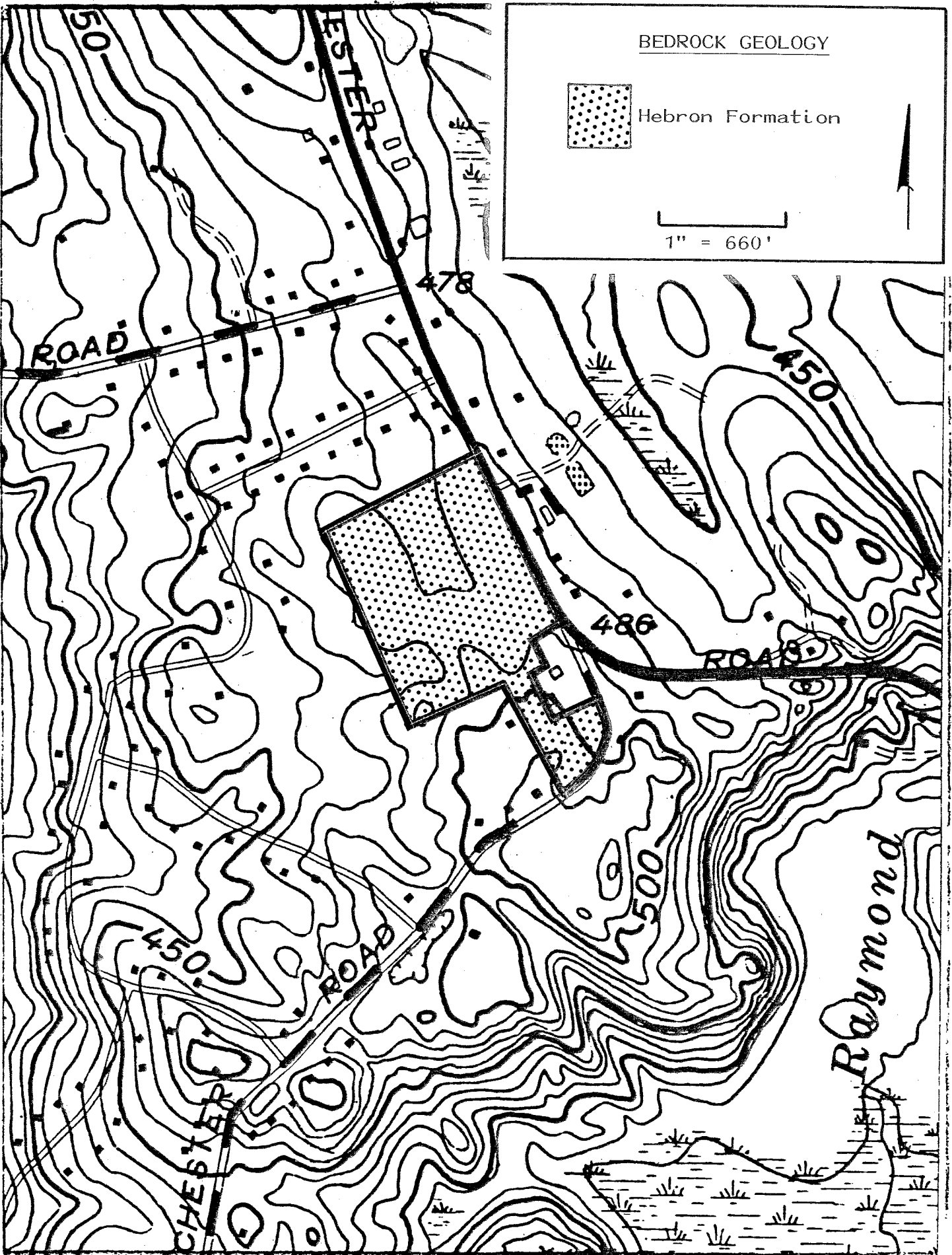
Bedrock outcrops were not visible during the field review. Based on deepest hole data for subsurface exploration for septic system(s), the bedrock surface was not encountered at depths of about 7 feet below ground surface. Bedrock geologic mapping data\* available for the area indicates that the site is underlain entirely by the Hebron Formation. It is described as an interlayered dark gray schist and greenish gray, fine to medium grained calc-silicate gneiss. Schists and gneisses are metamorphic rocks which have very complex histories. The rocks, which probably range in age between 505 million and 408 million years old, have been subjected to the heat and pressure of mountain building periods. They are greatly changed since their deposition as mud, silt, sand and volcanic material.

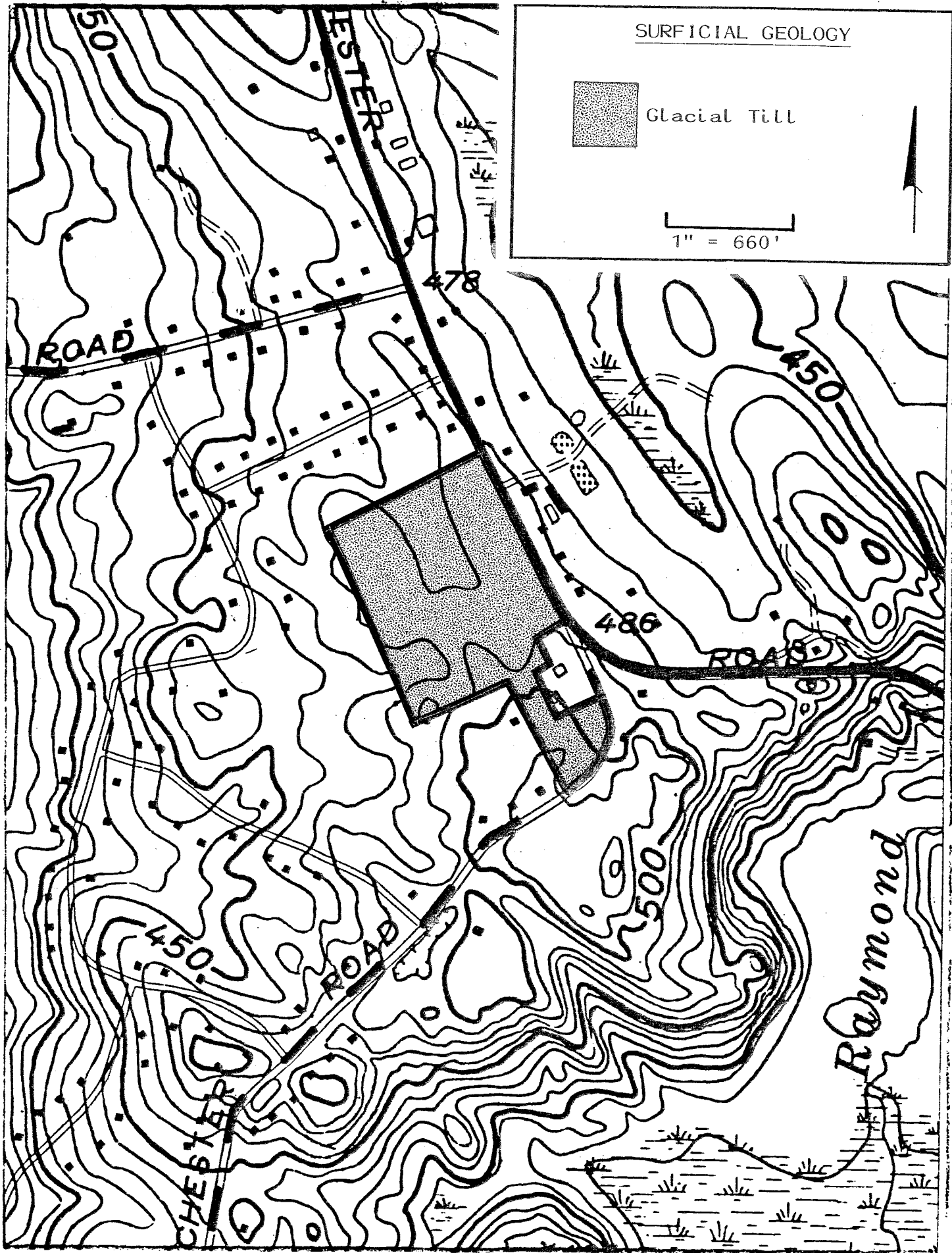
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\*Bedrock Geologic Map for the Columbia Quadrangle by George Snyder 1967 Maps, GQ 592









Foliation (layering of the platy minerals) has developed as micas that grew along preferred directions in response to heat and pressure.

The underlying bedrock is the principal source of domestic water to residences throughout Hebron. It will also be the source of water to development which may take place on the site.

Based on soils mapping data and preliminary surficial geologic data for the Columbia quadrangle, the unconsolidated material (overburden) covering bedrock within the site is till, a non-sorted glacial deposit consisting of rock particles of widely varying sizes and shapes. As a result of the mode of deposition by glacial ice, a relatively shallow "hardpan" has developed below the weathered or rooted surficial soil zone on most of the site. Geologists name this type of glacial deposit as lodgement till. Because the "hardpan" layer characterizing the soils on most of the site is quite compact, it has a low vertical permeability. During the wetter times of the year, the more permeable soil zone above the "hardpan" layer often becomes saturated with groundwater resulting in a seasonally high water table. This condition was visible on the review day throughout the central and western portions of the site.

The seasonally high water table condition will be a hindrance in terms of developing the site. Of particular concern is the central and western parts of this site where groundwater levels were observed at or near the ground surface. The careful installation of curtain drains/underdrains is essential on the site in order to protect buildings and the usefulness of the playing fields from surface and subsurface waters during the wet months. The availability of municipal sewers to the site in the immediate future will help to allay the principal hydrogeologic concerns commonly associated with "hardpan" soils and the construction of on-site septic systems.

As mentioned earlier, soil mapping data indicates wetland soils have developed over the "hardpan" soils in the central and western parts of the site. Their boundaries should be flagged by a certified soil scientist and superimposed onto a site plan. This will be helpful to local decision makers during the planning stages. Because these areas are poorly to very poorly drained and because of their seasonal wetness, they hold little potential for any type of development. Active and passive recreational uses in these areas would also be limited during the springtime due to wetness.

#### 4. GENERAL SOILS INFORMATION

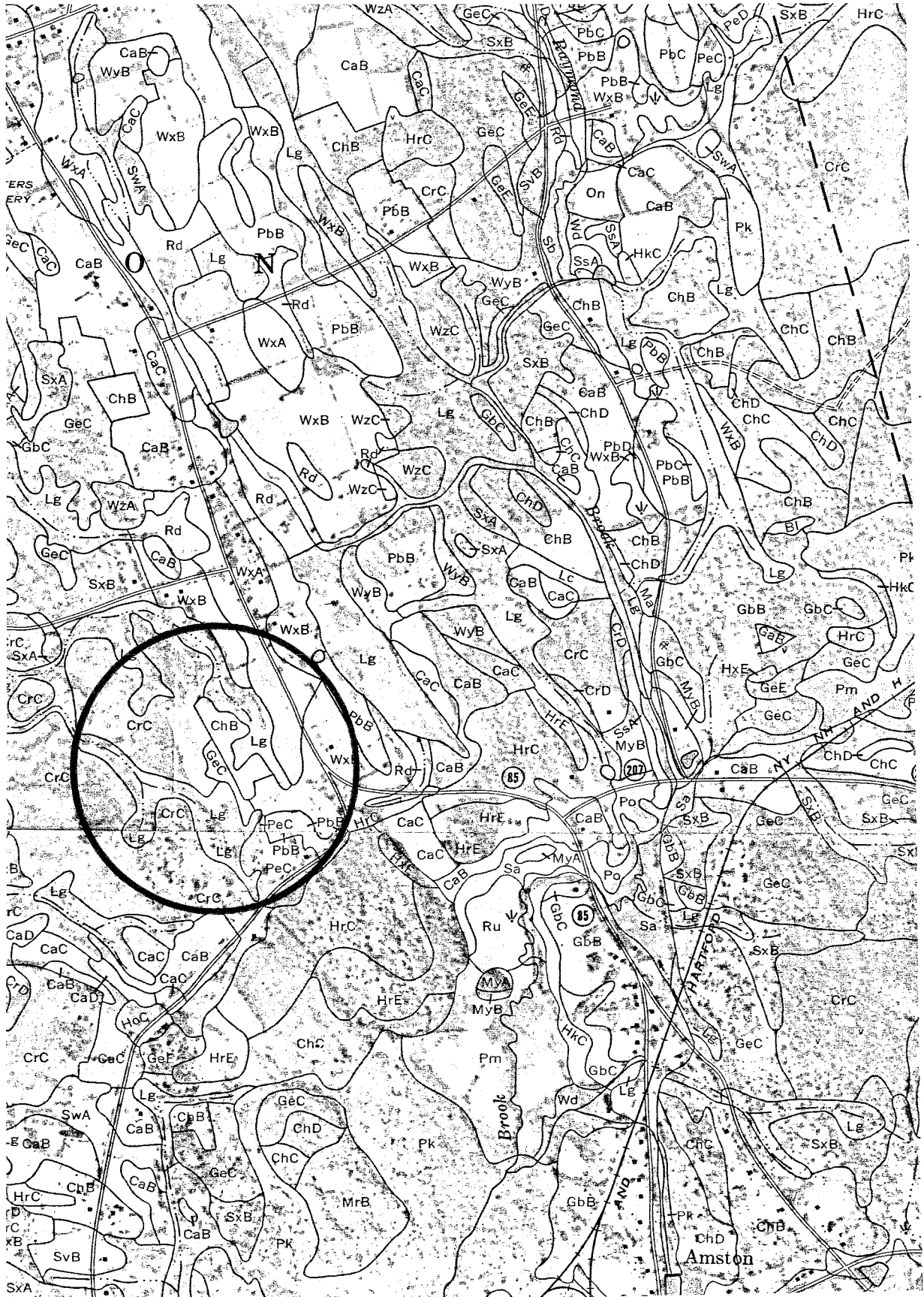
The information contained in the Soil Survey of Tolland County, CT appears to be adequate for general planning purposes. Note that soils on the western part of the parcel may have been altered and excavated since the publication of the Soil Survey as evidenced by the presence of rows of boulders along the northern fringe of this area.



Soil Conservation Service

TOLLAND COUNTY USDA-SCS  
24 Hyde Avenue  
Rockville, CT 06066  
875-3881

SCALE 1" = 1320'



Wetland soils cover about ±25% of the site and moderately well drained soils cover about 60% of the site. Preparation of the site for a school and recreational facilities will require a combination of subsurface drainage and filling to overcome problems associated with high groundwater levels. The costs associated with this site preparation will add considerably to the purchase price.

Problems with control of stormwater will also need to be addressed. It appears that detention of stormwater runoff will be required on-site to minimize the potential for off-site damages to the stream which drains the area. Siltation, increased runoff from fields and paved areas as well as pollutants from parking areas will need to be considered. Construction of facilities to provide control of runoff will most likely involve the wetlands on the northern one-third of the property.

In summary, soils on the site have good potential to support the construction of a school and recreational facilities. The major limitations to construction are due to high groundwater levels. These limitations can be overcome with a combination of filling and drainage.

Development of a concept plan showing the location of proposed facilities would illustrate the degree of wetland alteration that can be anticipated and also provide the Town with an estimate of the costs involved in overcoming the limitations to development.

## 5. SOIL DESCRIPTIONS

Map Symbol: ChB

61B

ChB - Canton and Charlton soils, 3 to 8 percent slopes, very stony

This mapping unit consists of gently sloping well drained soils on ridges, hills, and side slopes of glacial till uplands. The areas are mostly rectangular or irregular in shape. Slopes are generally smooth and convex and less than 200 feet long. About 45 percent of this unit is Canton soils, 40 percent is Charlton soils, and 15 percent is other soils. In some areas, this unit will consist almost entirely of Canton soils or almost entirely of Charlton soils. The soils were mapped together because they have no significant differences in use and management. Stones cover 1 to 8 percent of the soil surface.

Typically, the Canton soils have a surface layer of very dark grayish brown fine sandy loam 2 inches thick. The subsoil is grayish brown fine sandy loam, gravelly fine sandy loam and gravelly sandy loam 21 inches thick. The substratum is pale brown gravelly loamy sand to a depth of 60 inches or more.

Typically, the Charlton soils have a surface layer of dark yellowish brown fine sandy loam 5 inches thick. The subsoil is yellowish brown fine sandy loam and sandy loam 20 inches thick. The substratum is light yellowish brown and light brownish gray sandy loam to a depth of 60 inches or more.

Included with these soils in mapping are small areas of somewhat excessively drained Gloucester and Hollis soils; well drained Paxton soils; and moderately well drained Sutton soils. Also included are a few areas that have a compact substratum at a depth of 40 to 50 inches.

The water table in these soils is commonly at a depth of more than six feet. The permeability of the Canton Soils is moderately rapid in the surface layer and subsoil and rapid in the substratum. The permeability of the Charlton soils is moderate or moderately rapid. Both soils have medium to rapid runoff, and have moderate available water capacity.

Instability of some excavations in the Canton soils is the main limitation for community development.

Map Symbol: GeC

62C

GeC - Canton and Charlton soils, 3 to 15 percent slopes, extremely stony

This mapping unit consists of gently sloping to sloping, well drained soils on ridges, hills, and side slopes of glacial till uplands. The areas are oval or irregular in shape. Slopes are mostly smooth and convex and are 100 to 600 feet long. Stones cover 8 to 25 percent of the surface. About 45 percent of this unit is Canton soils, 40 percent is Charlton soils, and 15 percent is other soils. Some areas of this unit consist almost entirely of Canton soils, some almost entirely of Charlton soils, and some of both. The soils were mapped together because they have no significant differences in use and management.

Typically, the Canton soils have a surface layer of very dark grayish brown fine sandy loam 2 inches thick. The subsoil is yellowish brown fine sandy loam, gravelly fine sandy loam, and gravelly sandy loam 21 inches thick. The substratum is pale brown gravelly loamy sand to a depth of 60 inches or more.

Typically, the Charlton soils have a surface layer of dark yellowish brown fine sandy loam 5 inches thick. The subsoil is yellowish brown fine sandy loam and sandy loam 20 inches thick. The substratum is light yellowish brown and light brownish gray sandy loam to a depth of 60 inches or more.

Included with these soils in mapping are small areas of somewhat excessively drained Gloucester and Hollis soils, well drained Paxton soils, and moderately well drained Sutton soils. Also included are a few nearly level areas and a few areas that have a compact substratum at a depth of 40 to 50 inches.

The water table in these Canton and Charlton soils is commonly at a depth of more than 6 feet. The permeability of the Canton soils is moderately rapid in the surface layer and subsoil and rapid in the substratum. The permeability of the Charlton soils is moderately rapid. Both soils have moderate available water capacity and medium to rapid runoff.

Droughtiness and surface stones on the surface hinder landscaping and establishment of sod on playing fields.

Map Symbol: Lg

3

Lg - Ridgebury, Leicester and Whitman soils, extremely stony

This mapping unit consists of nearly level, poorly drained and very poorly drained soils in depressions and drainageways of glacial till uplands. The areas are mostly long and narrow or irregular in shape. Slopes range from 0 to 3 percent and are mainly 100 to 300 feet long. Stones cover 8 to 25 percent of the surface. About 40 percent of this unit are Ridgebury soils, 25 percent are Leicester soils, 15 percent are Whitman soils and 10 percent are other soils. Some areas of this unit will consist of one these soils and other areas will consist of two or three. The soils of this unit were mapped together because they have no significant differences in use or management.

The Ridgebury soils have a seasonal high water table at a depth of about 10 inches from fall through spring. The permeability of the soils is moderate to moderately rapid in the surface layer and the subsoil and slow to very slow in the substratum. Runoff is slow. The Ridgebury soils have a moderate available water capacity.

The Leicester soils have a seasonal high water table at a depth of about 10 inches from fall through spring. The permeability of the soils is moderate or moderately rapid throughout. Runoff is slow. The Leicester soils have a moderate available water capacity.

The Whitman soils have a seasonal high water table at or near the surface from fall through spring. The permeability of the soils is moderate or moderately rapid in the surface layer and subsoil and very slow in the substratum. Runoff is slow. The Whitman soils have a moderate available water capacity.

The high water table and slow to very slow permeability are major limitations of the soils of these areas for community development. Steep slopes of excavations in these soils slump when saturated. The stones on the surface restrict landscaping and lawn areas are soggy most of the year.

This mapping unit is classified as inland wetland in the State of Connecticut.



Map Symbol: PbB

84B

PbB - Paxton and Montauk Soils, 3 to 8 percent slopes

These gently sloping, well drained soils are on drumloidal, glacial till, upland landforms.

This mapping unit is about 45 percent Paxton soil, 40 percent Montauk soil, and 15 percent other soils. Areas consist of Paxton soil or Montauk soil, or both. These soils were mapped together because there are no major differences in their use and management.

Typically, the Paxton soil has a very dark grayish brown, fine sandy loam surface layer 8 inches thick. The subsoil is dark yellowish brown, yellowish brown, and light olive brown fine sandy loam 19 inches thick. The substratum is firm, very firm, and brittle, olive brown fine sandy loam to a depth of 60 inches or more.

Typically, the Montauk soil has a very dark grayish brown, fine sandy loam surface layer 7 inches thick. The subsoil is dark yellowish brown fine sandy loam 16 inches thick. The substratum is brown loamy sand and firm, very firm, and brittle, grayish brown loamy sand to a depth of 60 inches or more.

Included with these soils in mapping are small areas of well drained Broadbrook, Canton, and Charlton soils; moderately well drained Woodbridge soils; and poorly drained Ridgebury soils.

Permeability of the Paxton soil is moderate in the surface layer and subsoil and slow or very slow in the substratum. The available water capacity is moderate. Runoff is medium. The Paxton soil warms up and dries out rapidly in the spring.

Permeability of the Montauk soil is moderate or moderately rapid in the surface layer and subsoil and slow or moderately slow in the substratum. The available water capacity is moderate. Runoff is medium. The Montauk soil warms up and dries out rapidly in the spring.

The major limiting factor for community development is the very slow, slow, or moderately slow permeability in the substratum. Onsite septic systems need special design and installation to prevent effluent from seeping to the surface. Steep slopes of excavations slump when wet. Quickly establishing a plant cover and using mulch, temporary diversions, and sediment basins help to reduce erosion during construction. Lawns and playing fields on this soil may be soggy in the autumn and spring and after heavy rains. Installing subsurface drainage system is essential under playing fields and helps to dry this soil earlier in the spring, but even drained areas may remain wet for several days after heavy rains.

This mapping unit is considered prime farmland according to USDA-SCS criteria.

45A and 45B

WxA - Woodbridge fine sandy loam, 0 to 3 percent slopes

WxB - Woodbridge fine sandy loam, 3 to 8 percent slopes

This soil is nearly level and moderately well drained. It is on the top and lower side slopes of large drumlins and hills on glacial till uplands. The areas are mostly oval or irregular in shape.

Typically, the surface layer is very dark grayish brown fine sandy loam 8 inches thick. The subsoil is mottled, dark yellowish brown and yellowish brown fine sandy loam 22 inches thick. The substratum is firm and very firm, olive gray fine sandy loam and gravelly fine sandy loam to a depth of 60 inches or more.

Included with this soil in mapping are small areas of well drained Paxton soils, moderately well drained Sutton soils, and poorly drained Leicester and Ridgebury soils. A few small areas have stones on the surface, and a few large areas have a surface layer and subsoil of silt loam. Included areas make up about 10 percent of the unit.

This Woodbridge soil has a seasonal high water table at a depth of about 20 inches from fall to spring. It has moderate available water capacity. This soil has moderate permeability in the surface layer and subsoil and slow to very slow permeability in the substratum. Runoff is medium.

The water table and slow or very slow permeability in the substratum are the main limitations of this soil for community development, especially for on-site septic systems. Lawns and playing fields on this soil are soggy in the autumn and spring and after heavy rains. Installing subsurface drainage system is essential under playing fields and helps to dry this soil earlier in the spring, but even drained areas remain wet for several days after heavy rains.

This mapping unit is considered prime farmland according to USDA-SCS criteria.

## 6. WETLAND BOUNDARY INFORMATION

Wetlands on the site were identified in the field by a soil scientist and located on the plot plan. Because many of the boundary flags were missing it was not possible to verify this information. A question arose as to whether the wetland boundary flags were surveyed onto the plot plan. The wetland as outlined by flags 112 to 132 appears to be larger on the plan than on the ground.

## 7. SOIL EROSION AND SEDIMENT CONTROL PLAN

A detailed soil erosion and sediment control plan should be developed and implemented for this site if a decision is made to pursue the project. The plan should be developed using the criteria contained in the Connecticut Guidelines for Soil Erosion and Sediment Control (1985). The Tolland County Soil and Water Conservation District would appreciate the opportunity to review this plan prior to final approval.

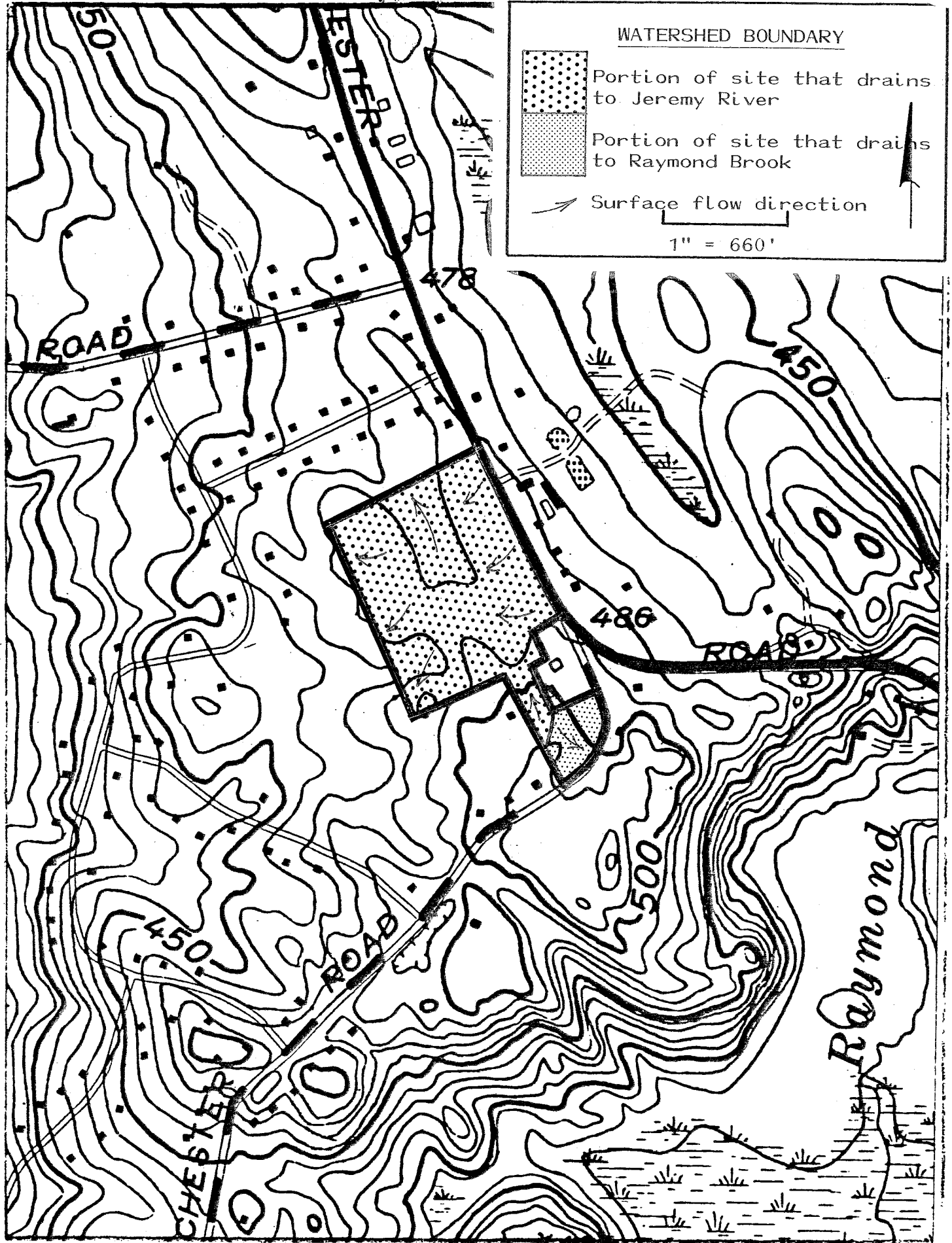
## 8. HYDROLOGY

Except for a small portion of the site in the southeast corner, the site lies within the Jeremy River drainage area. The southeast corner of the site drains to Raymond Brook. According to the Water quality Classification Map of Connecticut (Murphy, 1987), the receiving sections of Jeremy River and Raymond Brook for surface and subsurface drainage emanating from the site is classified as A, which means that its designated uses includes potential drinking water supply, fish and wildlife habitat, recreational use, agricultural and industrial supply and other legitimate uses including navigation. Groundwater beneath the site is classified by DEP as GA, which means that it is suitable for private drinking water supplies without treatment.

Development of the site for a school would be expected to change the runoff characteristics during periods of rainfall. These increases would result from soil compaction, removal of vegetation, and placement of impervious surfaces (roofs, driveways and parking areas) over soil. Parking lot runoff would be the principal source of surface water contamination. Judicious planning, perhaps including the usage of the natural cleansing abilities of the small wetland in the northern part of the site, can mitigate the deleterious effects of such runoff. The wetland area might also be useful for controlling post-development increases in runoff. A stormwater management plan which include pre- and post-development runoff computations should be required. Also, close examination should be given to the culverts passing under Brennan Road.

As indicated throughout the report, the central and western parts of the site are limited due to wetness. Unless these areas were properly drained they would have low potential for playing fields, especially in the spring. An engineering study would be necessary to determine if the water table can be effectively lowered by drainage.

Excavation activities on the "hardpan" soils commenced before mid-May and after mid-November can be seriously hampered by mud, subsurface drainage and excessive erosion. An erosion and sediment control plan should be properly enforced by the Town. Because of the seasonally high water tables that characterize these soils and because of the high silt content in the soil, the chance for environmental damage from silt and erosion to neighboring properties and downstream watercourses and wetlands would be expected to be high, unless erosion and sediment control measures are properly installed. For this reason, it is strongly suggested that any construction be done during the dry time of year when groundwater tables have receded. This will hopefully reduce the chance for erosion/siltation problems.



## 9. WATER SUPPLY

Since there are no public water supply lines accessible to the parcel it seems probably that future development on the site would be served by individual on-site well(s). Bedrock is likely to be the best source of water on the site. Wells drilled 100-200 feet into bedrock are generally capable of supplying small but reliable yields of groundwater. Approximately, 90 percent of the bedrock wells surveyed for Connecticut Water Resources Bulletin No. 11 yielded 3 gallons per minute or more. If pumped continuously, a well producing 3 gpm would yield 4320 gallons of water per day. Assuming the site supports a school with a student population of 500, and assuming 20 gallons of water per day per student, it is estimated that a water demand of 10,000 gallons per day would be required. As can be seen, this water demand is almost 2.5 times the amount withdrawn from a well pumping 3 gallons per minute continuously for a 24 hour period. Therefore, unless a well which has a withdrawal rate of about 9 gallons per minute or more was produced, then it seems likely that more than one well would be required for the potential school site. Once plans become more definite, town officials should contact the Department of Health Services, Public Water Supply Section (566-1253).

The quality of the groundwater should be good. Although there is always a good chance for naturally high concentrations of iron and manganese levels in the Hebron Formation, there are filter treatment systems available to combat these problems.

## 10. TRAFFIC AND ACCESS

Access to the site is available off of Route 85 and Old Colchester Road. The site is located off of a state highway and may require a number of permits to be issued by the State Department of Transportation, (DOT). The following DOT permits may be required:

1. A State Traffic Certificate from the State Traffic Commission is required for any site abutting or adjoining a state highway and containing more than 200 parking spaces or over 100,000 square feet of space.
2. A DOT Highway Encroachment permit is required for any work that will take place within the state highway right-of-way.

The CRCOG Traffic Engineer has recommended that the Town request the DOT to conduct a study of the existing traffic on Route 85 to determine if access to the site would generate the need for some form of traffic signalization.

Residents, Town officials, and consulting engineers have raised concerns about the intersection of Old Colchester Road and Route 85. Review of the site indicates that the major problem with the intersection of Old Colchester Road and Route 85 is the inability to predict when a car going south on Route 85 will go "straight" on Route 85, or "straight" onto Old Colchester Road. In addition, the radius of

of the "Y" intersection at Route 85 and Old Colchester Road creates a limited sightline toward northbound and southbound traffic entering Route 85 from Old Colchester Road.

Intersectional improvements have been recommended in several policy documents within the Town, including the report titled, "A Study of Municipal Roadways Constructed Prior to 1984" prepared by the engineering firm of Lee Pare & Associates, Incorporated. This report made specific recommendations to better control traffic flow to and from the State roadway. If and when the site is developed, the Town should give careful consideration to the recommendations for intersectional improvements.

## 11. LAND USE

The site consists of an irregularly shaped parcel of 20+ acres of land zoned Residence 1 (R-1), with about 1100 feet of road frontage on Old Colchester Road and Route 85 surrounding a 7+ acre parcel of land. The 7+ acres of land zoned Neighborhood Convenience (NC) is a rectangular shaped parcel of land and has about 600 feet of road frontage on Route 85. A zone change would be needed on this part of the property to allow for a school and/or recreation facilities. According to Town officials the site will be served by public sewers in the near future. Public utility electricity and telephone service are currently available along both Old Colchester Road and Route 85.

The areas north and south of the proposed site are zoned R-1. The undeveloped land west of the site is also zoned R-1. To the east of the site, across Route 85 is a small area zoned and used for Neighborhood Convenience. The land surrounding this small NC zone is zoned R-1.

## 12. SITE SUITABILITY FOR PROPOSED USES

A detailed description of the setting, topography and geology of the site were presented earlier in this report. The description indicates that there are extensive wetland soils in the central and western parts of the site. The description also noted that, "these areas are poorly to very poorly drained and because of their seasonal wetness, they hold little potential for any type of development".

By using a digitizer and an A2 survey of the site, showing the mapped wetlands areas, it was estimated that the site contains about 4.25 acres of wetlands in the central and westerly portions of the site which severely limits the use of the site by reducing the usable area to a 10 and 1/2 acre parcel of land abutting Route 85 and Old Colchester Road.

The limitations imposed by the presence of the wetlands become more apparent when the following standards for educational and recreational uses as recommended by The Practice of Local Government Planning (1979) are considered.

5. Whenever practicable, school sites and recreation/park sites are to be adjacent to enhance the potential advantages of shared use facilities.
6. The site is to be suitable for economical development of structures and grounds.
7. The site acreages are such as to enable fulfillment of requirements as set forth in the educational program of requirements and guidelines for acreage:
  - (a) Elementary Schools: ten (10) acres plus one (1) for each 100 student capacity of the school.
  - (b) Middle Schools: twenty (20) acres plus one (1) for each 100 student capacity of the school.
  - (c) High Schools: thirty (30) acres plus (1) acre for each 100 student capacity of the school.
8. The topography of the site is to be such that grading and development costs are economical.
9. The configuration of the site is not to constrict or limit the design of the building structure.

Review of the above standards indicates the following about the proposed site:

1. The amount of contiguous buildable land at the site is too small to support shared educational and recreational/park facilities.
2. Use of any portion of the site, except for the contiguous 10 and 1/2 acres, may require extensive draining, filling and grading of the wetlands.
3. The 10 and 1/2 acres of contiguous land is too small to even meet the site acreage requirements for an elementary school of only 100 students.

### 13. SUMMARY

The Ellenburg Property may be physically capable of supporting a school and associated recreation facilities but will require extensive site preparation and alteration which will add to the cost of the property and a decision on the justification of altering and filling wetlands will have to be made. While this

may be possible, it also seems that the site does not meet the standards recommended for school facilities in the publication The Practice of Local Government Planning. More land with suitable area is required.





# 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--an 86 town 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, a statement identifying the specific areas of concern the Team should address, and the time available for completion of the ERT study. 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 Elaine A. Sych (774-1253), Environmental Review Team Coordinator, Eastern Connecticut RC&D Area, P.O. Box 198, Brooklyn, Connecticut 06234.