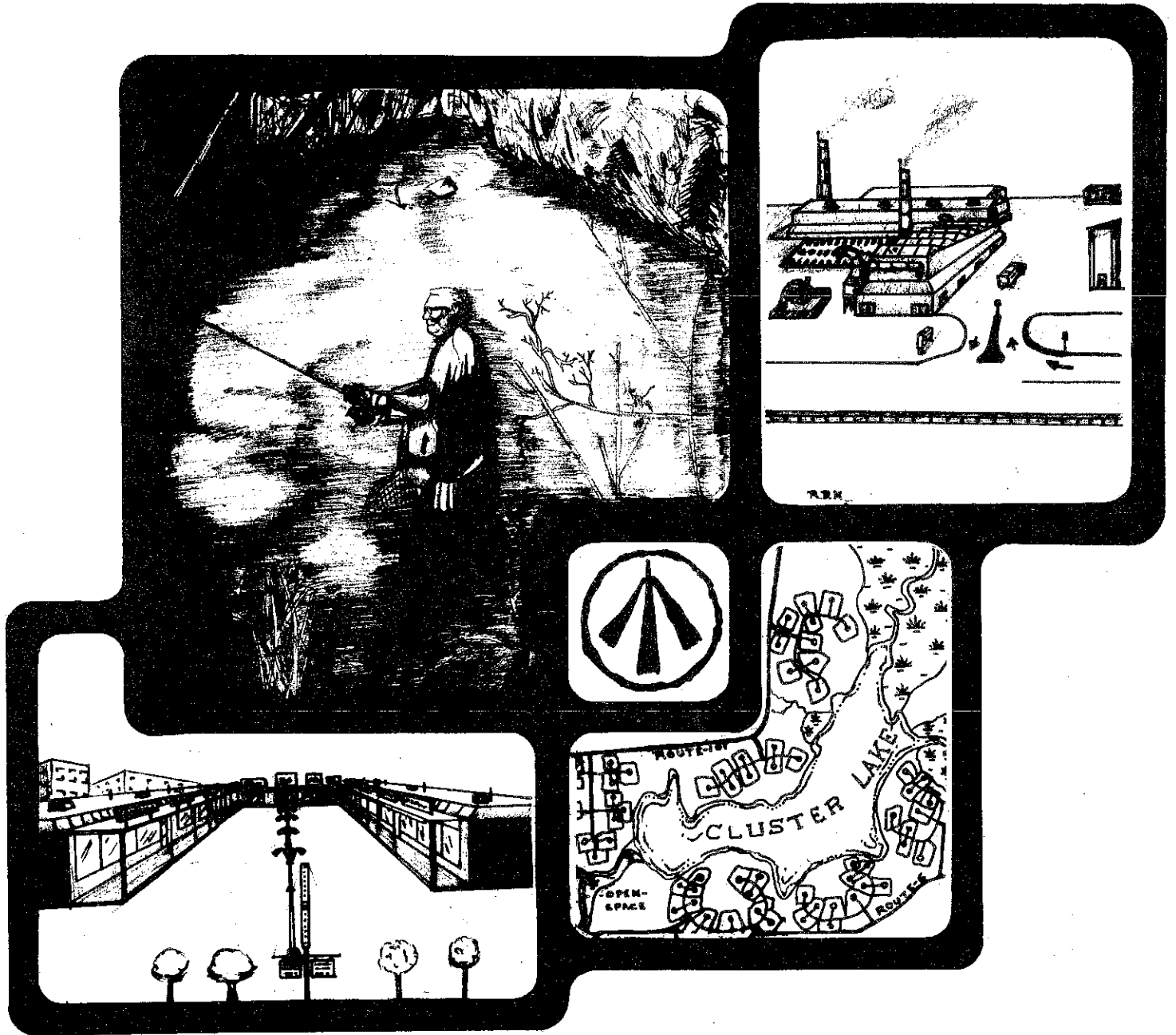


# ENVIRONMENTAL REVIEW TEAM REPORT



## YOVAN AND DESMOND PROPERTY ANALYSIS

### KENT, CONNECTICUT

 KING'S MARK  
RESOURCE CONSERVATION AND DEVELOPMENT AREA

**KING'S MARK  
ENVIRONMENTAL REVIEW TEAM REPORT**

On

**YOVAN AND DESMOND PROPERTY ANALYSIS  
KENT, CONNECTICUT**

**AUGUST, 1978**



**Kings Mark Resource Conservation & Development Area**

**Environmental Review Team**

**P.O. Box 30**

**Warren, Connecticut 06754**

## ACKNOWLEDGMENTS

The King's Mark Environmental Review Team operates through the cooperative effort of a number of agencies and organizations including:

### Federal Agencies

U.S.D.A. SOIL CONSERVATION SERVICE

### State Agencies

DEPARTMENT OF ENVIRONMENTAL PROTECTION

DEPARTMENT OF HEALTH

DEPARTMENT OF TRANSPORTATION

UNIVERSITY OF CONNECTICUT COOPERATIVE EXTENSION SERVICE

### Local Groups and Agencies

LITCHFIELD COUNTY SOIL AND WATER CONSERVATION DISTRICT

NEW HAVEN COUNTY SOIL AND WATER CONSERVATION DISTRICT

HARTFORD COUNTY SOIL AND WATER CONSERVATION DISTRICT

FAIRFIELD COUNTY SOIL AND WATER CONSERVATION DISTRICT

NORTHWESTERN CONNECTICUT REGIONAL PLANNING AGENCY

VALLEY REGIONAL PLANNING AGENCY

LITCHFIELD HILLS REGIONAL PLANNING AGENCY

CENTRAL NAUGATUCK VALLEY REGIONAL PLANNING AGENCY

HOUSATONIC VALLEY COUNCIL OF ELECTED OFFICIALS

AMERICAN INDIAN ARCHAEOLOGICAL INSTITUTE

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Stanley J. Pac, Commissioner

### Policy Determined By

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KING'S MARK RESOURCE CONSERVATION AND DEVELOPMENT AREA

Victor Allan, Chairman, Executive Committee  
Stephen Driver, ERT Committee Chairman  
George Sweeney, Coordinator

### Staff Administration Provided By

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Irene Nadig, ERT Secretary

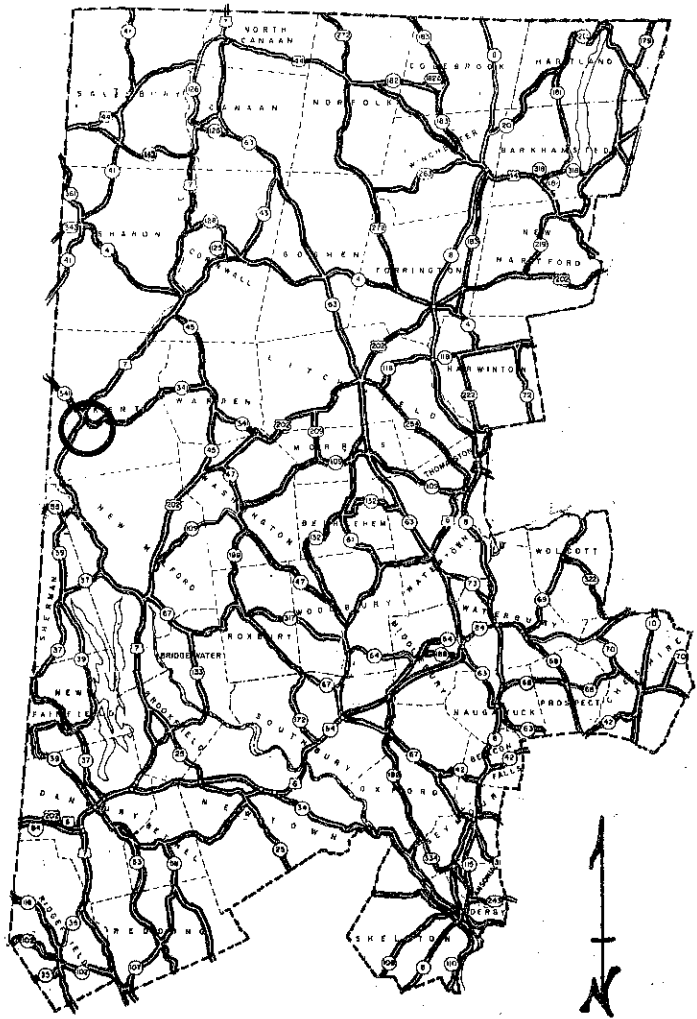
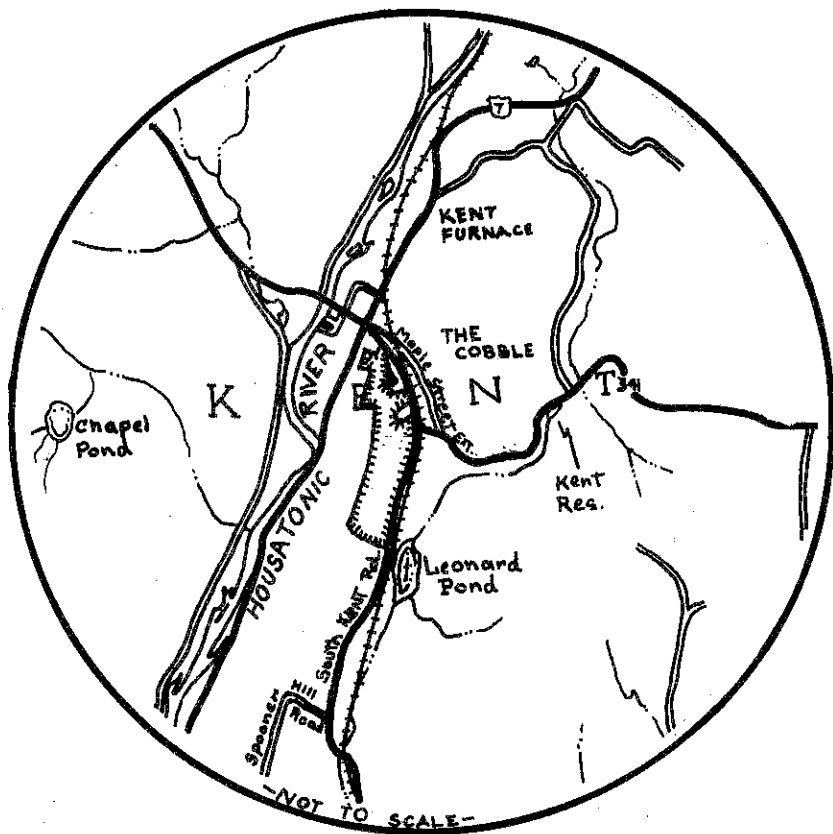
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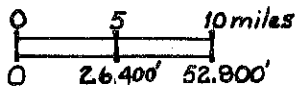
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# LOCATION OF STUDY SITE



## YOVAN AND DESMOND PROPERTY ANALYSIS KENT, CONNECTICUT



ENVIRONMENTAL REVIEW TEAM REPORT  
ON  
YOVAN AND DESMOND PROPERTY ANALYSIS  
KENT, CONNECTICUT

I. INTRODUCTION

The Town of Kent, Connecticut is concerned about the possible future development of a tract of land near the center of Town. This land, owned by G. Yovan and J. Desmond, is about 80 acres in size and located on South Kent Road.

Twice within the past five years this property has been proposed for development. Although the two applications for development were withdrawn, the Town is certain the land will again be proposed for development.

The Planning and Zoning Commission from the Town of Kent requested the assistance of the King's Mark Environmental Review Team (ERT) to help the Town in learning more about the capabilities of the land to support development. In this way, the Town may better guide prospective land developers.

The ERT was asked to identify the natural resource base of the property and to highlight opportunities and limitations for land development. Specific concerns of the request included suitability of the site for septic system disposal and the impact of steep slopes on vehicular access.

The ERT met and field reviewed the site on Tuesday, May 16, 1978. Team members for this review consisted of the following:

Alan Horwath.....	Soil Conservationist...	U.S.D.A. Soil Conservation Service
Mike Zizka.....	Geohydrologist.....	Connecticut Department of Environmental Protection
Jay Zaragoza.....	Planner.....	Northwestern Connecticut Regional Planning Agency
Frank Magnotta...	Sanitary Engineer.....	Connecticut Department of Health
Ralph Goodno.....	Landscape Architect....	Housatonic Valley Association
Richard Lynn.....	Team Coordinator.....	King's Mark Environmental Review Team

Prior to the review day, each Team member was provided with a summary of the proposed project, a checklist of concerns to address, a soil survey map, a soils limitation chart, and a topographic map of the area. Following the field review, individual reports were prepared by each Team member and forwarded to the ERT Coordinator for compilation and editing into this final report.

This report presents the Team's findings and recommendations. It identifies the natural resource base of the site and discusses opportunities and limitations for development of the land. It is hoped this information will assist the Town of Kent and prospective developers in making decisions regarding the future of the Yovan and Desmond property.

If any additional information is required, please contact Richard Lynn (868-7342), Environmental Review Team Coordinator, King's Mark RC&D Area, P. O. Box 30, Warren, Connecticut.

\* \* \* \* \*

## II. NATURAL RESOURCE BASE

### A. SETTING, TOPOGRAPHY, LAND USE

The Yovan and Desmond Property is located along South Kent Road, just southeast of the center of Town (see Figure 1). The northern third of the property is zoned for industrial use (I-80) (see Figure 2). This portion of the property is characterized by a number of open fields with slight to moderate slope. The remainder of the property is zoned for residential use (RU-40). This land is wooded and characterized by very steep slopes (+45 percent) with a few small terraces. An intermittent stream crosses the tract near its' southern boundary.

A Southern New England Telephone Company power line transects the parcel in the northern portion (see Figure 1). In addition, it appears a privately owned right-of-way of 10 - 12 rods (166' - 200') divides the property in close proximity to the Telephone Company power line.

### B. SOILS

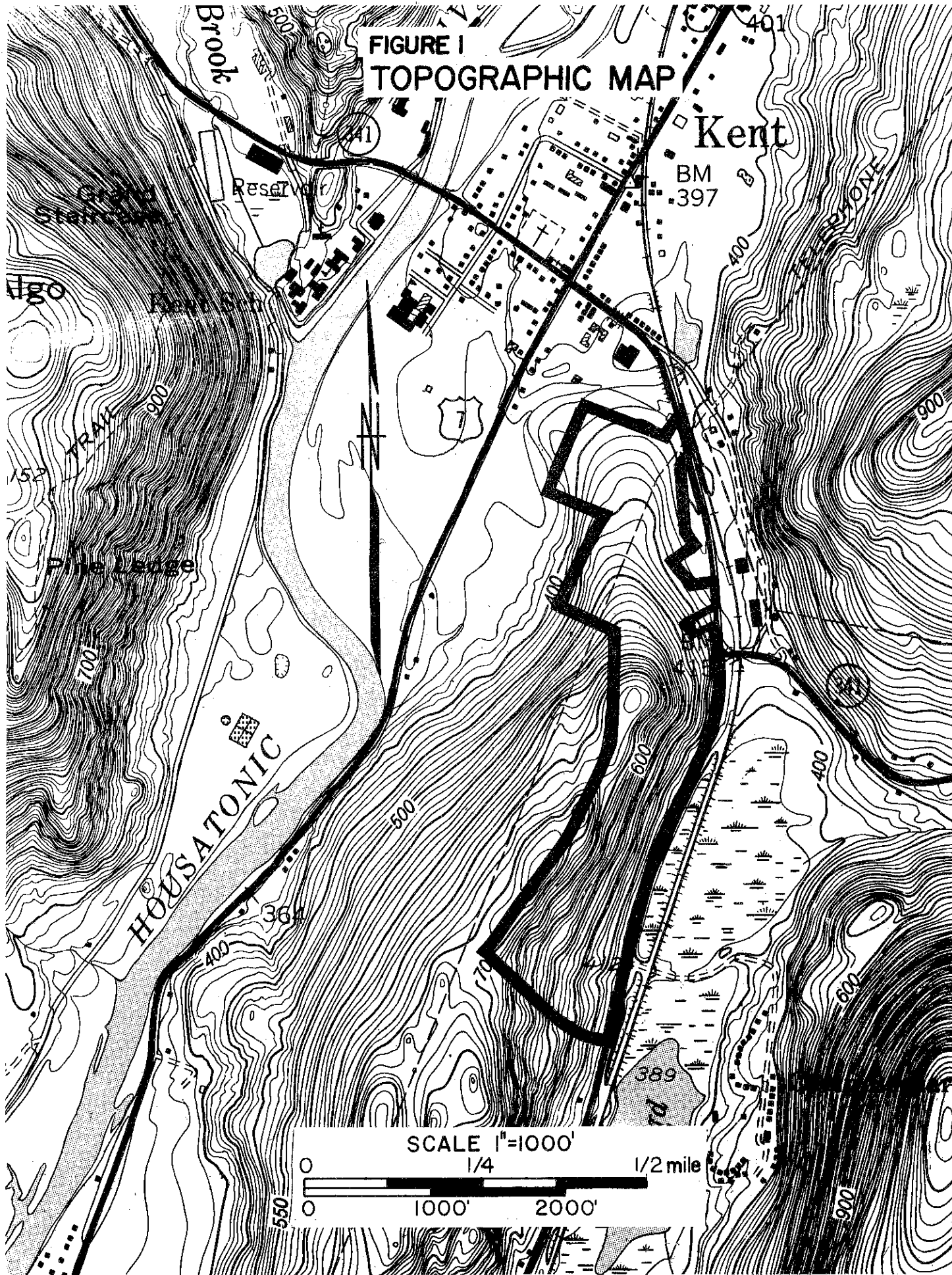
A detailed soil survey map and soils limitation chart of the tract is presented in the Appendix of this report. The soils map illustrates the geographic location of all soils identified on the property. The soils limitation chart identifies limiting factors for various land uses on individual soil types.

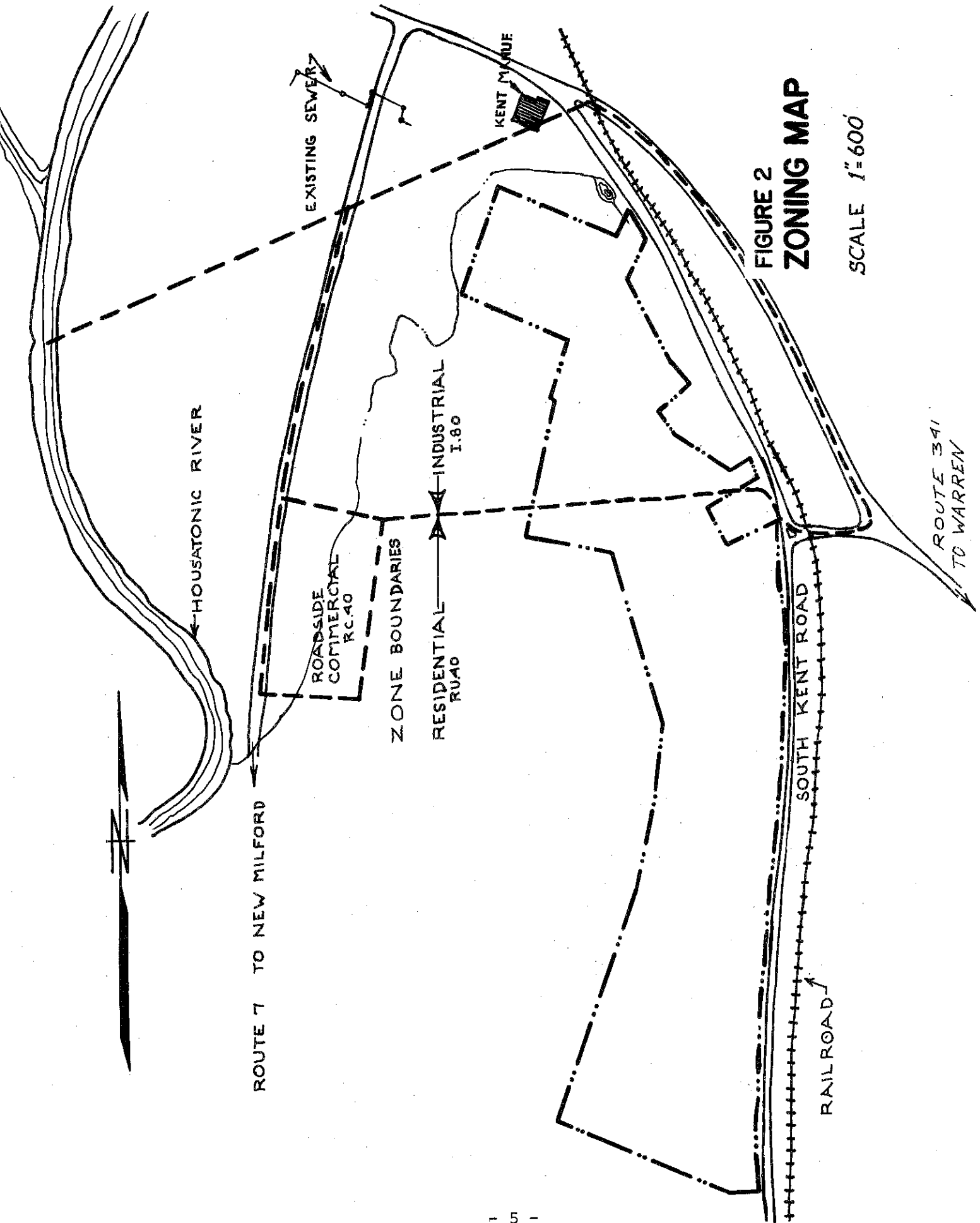
Basically, there are eleven soil types on the property which fall into four natural soil groups. These soil groups include:

- A. Terrace Soils - Over Sands and Gravels (Map Symbols CwC, HkC, MyC, Tg). These soils occur above flood plains in river and stream valleys. They are underlain by water-deposited beds of sand or sand and gravel. In most places a few inches to 3 feet of loamy or fine sandy material cover the older, coarser water deposits.
- B. Upland Soils - Over Friable to Firm Glacial Till (Map Symbols CrC, CrD, DoD, SxC). The soils in this group are formed in the thicker, unconsolidated deposits of till usually occurring on hillsides. The capacity of these soils to hold water for plant growth is good where the till is loamy, but is fair to poor on the sandy till. Stones and large boulders are common in these glacial deposits and add difficulty when excavating or earth moving operations are needed.
- C. Upland Soils - Over Compact Glacial Till (hardpan) (Map Symbol SrC). These soils occur mostly on the tops and slopes of drumlins-hills that were smoothed and elongated north to south by the movement of glaciers. The soils are underlain by compact glacial till and have a hardpan 16 to 36 inches below the soil surface. Permeability above the hardpan is moderate but the pan drastically reduces percolation. During wet seasons, excess water in the soil moves downslope above the hardpan. The till commonly contains



FIGURE I  
TOPOGRAPHIC MAP





**FIGURE 2**  
**ZONING MAP**

SCALE 1" = 600'

stones and boulders which add difficulty when excavating or earth moving operations are needed. These soils have good moisture-holding capacity for plant growth. Exceptional panoramic views are afforded from the higher areas.

- D. Upland Soils - Rocky and Shallow to Bedrock (Map Symbols FaC, HxC, HxE, HrC, Rh). The soils of this group occur mostly in the rougher areas of the uplands. They may occupy narrow ridge tops but most often are on steep side slopes. The soils are underlain by hard bedrock and the areas contain barren rock outcrops. In most places, hard rock is less than 20 inches below the soil surface. These areas provide contrast in the landscape and scenic overlooks.

Discussion of how soils impact development potential of this property is presented in Part III of this report.

### C. GEOLOGY

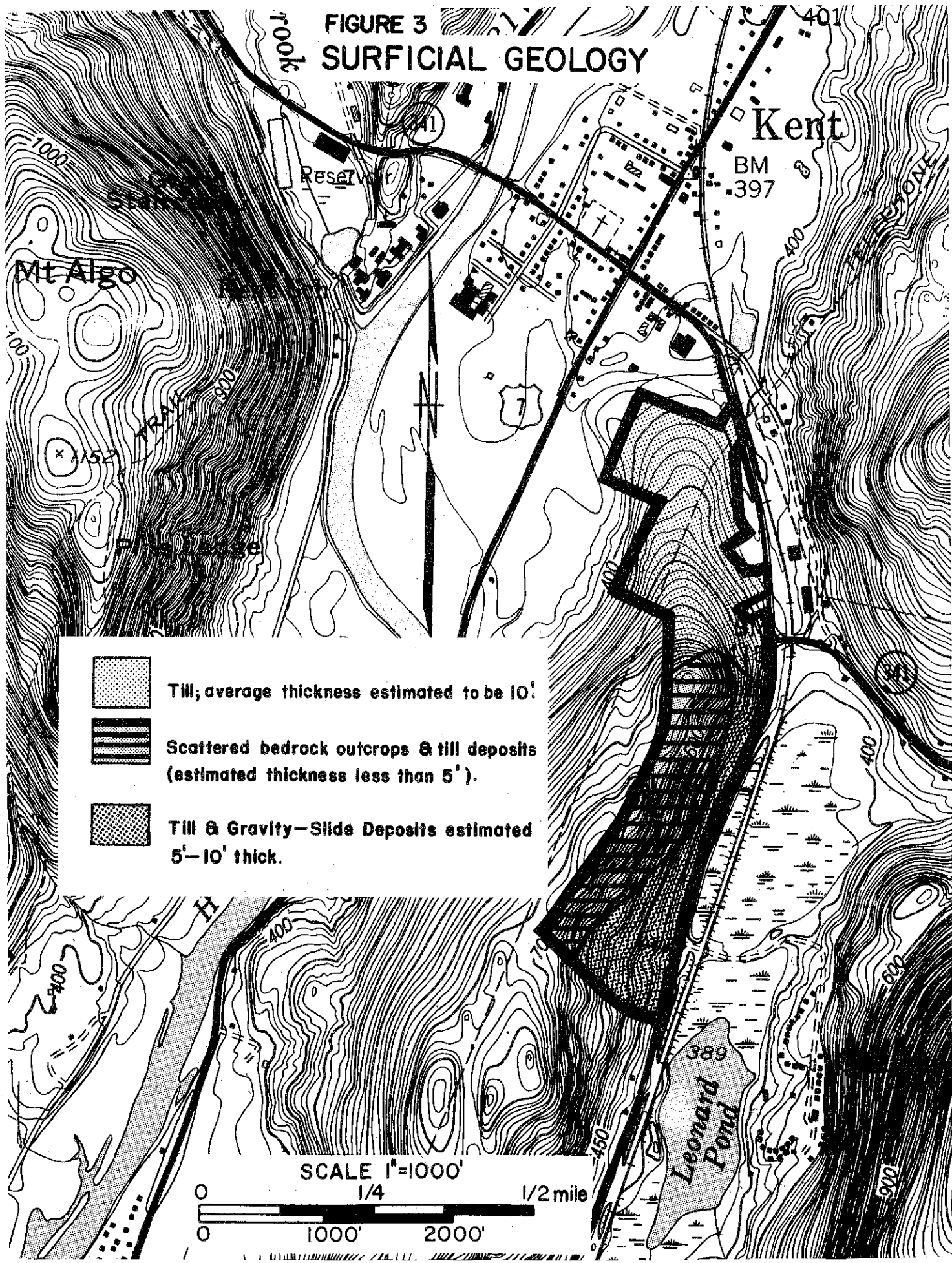
The property is located on a long, narrow, bedrock-controlled ridge that separates the Housatonic River Valley from a swampy lowland to the east.




Schists, interbedded locally with granulites and granulitic schists, comprise most of the bedrock underlying and cropping out on the property. Prominent minerals in these rocks include feldspar, quartz, muscovite, biotite, garnet, and sillimanite. At the northern end of the property, in the area zoned for industrial development, dolomitic marble is the predominant bedrock type. This marble also underlies the Housatonic River Valley at Kent village, and the swampy lowland now occupied in part by Leonard Pond and Hatch Pond (in South Kent).

A glacial deposit known as till overlies bedrock on most of the property (see Figure 3). Till is an unconsolidated mixture of rock fragments that have widely varying sizes and shapes. Because of the non-sorted composition, till textures may vary from sandy and loose to hard, clayey, and compact. Soils information indicates that most of the till on the property is silty to sandy, and rather loose. The sandiest till apparently may be found in the northern section of the property, where gravelly lenses are also common. This texture reflects the influence of glacial meltwater, which winnowed the finer particles from the till. In the lowlands east and west of the property, meltwater was organized into streams, which deposited thick sand and gravel deposits in layers.

The overburden on the property is believed to be generally thin. In the central and southern sections of the parcel, the average bedrock depth is probably less than 10 feet. The thickness of the till increases generally toward the east in these sections, as gravity has moved the glacial debris downslope through time. Bedrock outcrops poke through till in several places. The average thickness of the till in the northern section of the parcel, where bedrock outcrops were not observed, may be slightly greater than that in the other sections.

**FIGURE 3  
SURFICIAL GEOLOGY**



-  Till; average thickness estimated to be 10'.
-  Scattered bedrock outcrops & till deposits (estimated thickness less than 5').
-  Till & Gravity-Slide Deposits estimated 5'-10' thick.

SCALE 1"=1000'  
 0 1/4 1/2 mile  
 0 1000' 2000'

## D. VEGETATION

The tract is composed of three vegetational community types (see Figure 4). These include open field, hemlock forest, and mixed hardwood forest.

The northern portion of the property consists of about 25 acres of open field transected by numerous hedgerows. These fields consist of a variety of grasses with scattered shrubs (brambles, multiflora rose, barberry, and small sized cherry, maple, cedar, and birch) and wildflowers (milkweed, yarrow, clover, bedstraw, goldenrod). Hedgerows transecting these open fields consist of a variety of trees, shrubs, and wildflowers including cherry, boxelder, sugar maple, ash, butter-nut, birch, catalpa, honeysuckle, barberry, multiflora rose, apple, brambles, grapevine, cinquefoil, nettles, poison ivy, and ferns. By interrupting the expanse of woodlands, these fields provide valuable habitat for wildlife populations.

The Hemlock forest (+ 8 acres) is dominated by mature hemlocks which create a closed canopy over the forest floor. Lack of sunlight and the acid litter of fallen hemlock needles create a harsh environment and few shrubs and herbaceous plants are present here.

The majority of the property consists of mixed hardwood forest. The canopy of this forest type is dominated by pole-sized red and white oak, sugar maple, white ash, hemlock, bitternut hickory, black and white birch, and black cherry. The shrub layer is generally thin and dominated by witch hazel, striped maple, bitternut hickory, cherry, hornbeam, birch, spicebush, dogwood, and brambles. The ground cover is dense and supports a rich array of ferns, wildflowers, shrubs, and hardwood seedlings.

## III. DEVELOPMENT POTENTIAL

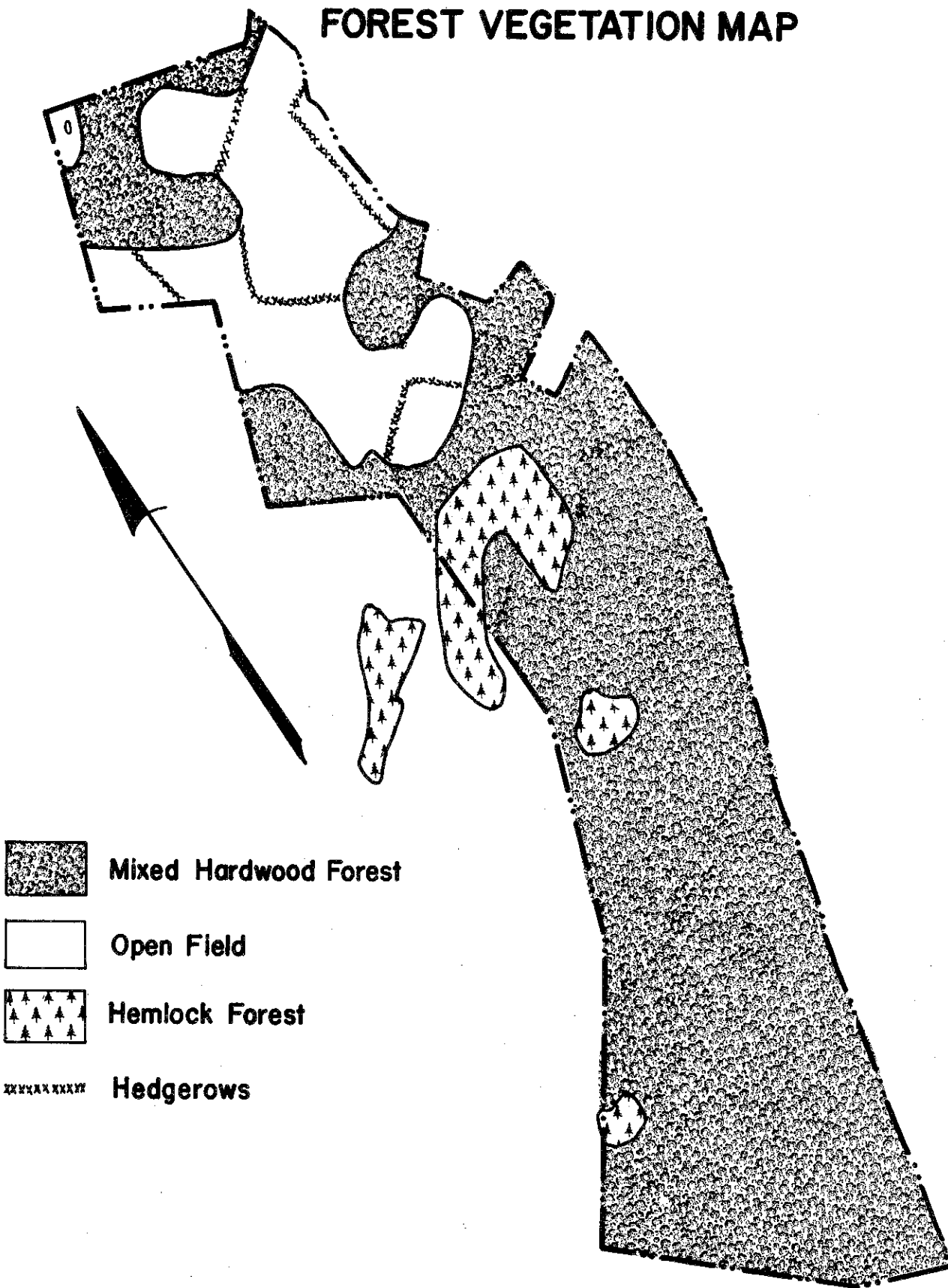
### A. WATER SUPPLY





It is difficult to predict the probability of obtaining suitable water supplies in this area. Household wells would undoubtedly be finished in bedrock, as the till is too thin to be used as an aquifer. Yields from bedrock wells may vary tremendously from one location to another, as supply is controlled largely by the number and size of water-bearing fractures encountered by the well.

In Connecticut Water Resources Bulletin No. 21, a statistical study is made of 734 bedrock-floored wells in the upper Housatonic River basin. Of these, 80 percent yielded 3 gallons per minute or more of groundwater, an amount considered adequate for most household needs. Some wells had to be drilled much deeper than others to obtain certain yields, but the study indicates that an adequate water supply may be found at most sites within the basin.

FIGURE 4

# FOREST VEGETATION MAP



-  Mixed Hardwood Forest
-  Open Field
-  Hemlock Forest
-  Hedgerows

SCALE 1" = 500'



The groundwater in the vicinity of the property is reported to be commonly hard or moderately hard. Hardness is a measure of the soap-consuming and encrusting properties of the water and, in the Kent area, is primarily the result of the local calcium-rich bedrock. Softening may therefore be necessary to alleviate problems with well-derived water on the property.

## B. WASTE DISPOSAL

Topography and Soil Characteristics: As mentioned above, the area zoned for residential use is characterized by excessive slopes with terraces evident in only a few areas.

In April of 1978, soil profile information for the residentially zoned portion of the property was submitted to the Town by the consulting engineer (consultant) of a prospective developer. The soil profile information submitted by the consultant compares favorably with the Soil Conservation Service's classification of the soils typical of this area. However, some discrepancies were observed during field observations, in the location and extent of ledge as determined by the consultant. Considerable evidence of ledge was observed along South Kent Road as well as the upper portions of the properties. Discrepancies were also noted in the consultant's site report regarding the location of groundwater in closely adjacent test pits.

In general the steep slope and the overall thinness of the till in the area zoned for residential use presents a highly unfavorable environment for septic systems. This is not to say that a septic system could not be designed to work well in this area, but that site planning would have to be extremely judicious, and expensive engineering techniques probably would be needed. At least one local homeowner, whose residence was at the foot of a moderately steep section of the ridge near the eastern boundary of the property, is known to have had severe problems with his septic system. Movements of fine sediment in the groundwater and gravity-induced mass movement of till may quickly plug tile lines or disrupt leaching trenches. The suitability of septic systems that are placed in artificial fill may be drastically reduced through time as settling of the fill occurs; this problem is accentuated by the steep slopes. It is clear, then, that design of septic systems in this area would have to be extremely cautious.

The area zoned industrial appears more favorable for on-site sewage disposal as far as soils and slopes are concerned. Nonetheless, a soil investigation is necessary to determine what load this parcel can be expected to bear. Connections to sanitary sewers would, of course, alleviate this concern.

Design of Waste Disposal Systems: The vague description of the soil type, texture and density furnished by the consultant for testing performed on the southern portion of the property does not provide adequate information for septic system design. It is unlikely that realistic

percolation rates of 10 minutes per inch or faster could be obtained for these soils. A more reasonable rate approaching 25 minutes per inch could be expected compared to the consultant's results ranging from 6-13 minutes per inch. The reason for this being that because of the steep slopes, the leaching trenches would be placed deep in more compact soils, with slower percolation rates.

In instances of steep slopes, State Health Department design criteria would call for setting trench bottoms 3 - 5 feet deep with parallel rows containing two 75-foot trenches per row. The controlling factor in this situation is the requirement of 150 feet of trenches placed parallel to property width. The majority of the rear portion of the residentially zoned area is virtually unuseable due to steep slopes and shallow to bedrock conditions, thus requiring sole use of the front portion of the property. With 150 feet of trenches crossing the width of individual lots, there would be no area remaining for driveway access under current town zoning which requires a minimum lot width of 150 feet. To enable reasonable development of this portion of the property, it is recommended that the Town consider re-zoning this area for larger lot sizes, including expanded requirements for minimum lot width (300 - 400 feet). This would provide reasonable area for septic systems and facilitate location of houses, wells, and driveways.

No results of deep test holes or percolation tests were available for the portion of the property zoned industrial. However, any industrial development of this parcel would likely be connected to the existing sewer system. With extension of the existing sewer system to this parcel, care must be taken to avoid disturbance to Inland Wetlands proximal to the site. Proper construction practices (such as working in streams during dry months, vegetating disturbed stream banks after construction, etc.) will insure that disturbance is kept to a minimum. It is suggested that the Town Sewer Commission or developer contact the Litchfield County Conservation District for assistance in planning these activities when and if sewer extension is contemplated for this parcel.

#### Additional Recommendations

The following recommendations are suggested for adoption by the Town Planning and Zoning Commission.

1. To require any developer of the residential acreage to demonstrate that all proposed lots are suitable for on-site waste disposal systems and the location of individual wells in conformance with "Guidelines for the Design of Subsurface Sewage Disposal Systems" as prepared by the Connecticut State Health Department prior to the commission's approval.
2. To require that all soil investigations and percolation tests conducted by the developer in accordance with recommendation #1 be witnessed by local and/or state health department officials as to their accuracy.



3. To require a registered professional engineer's design for lots exhibiting percolation rates slower than 30 minutes per inch, ground slopes exceeding 25%, percolation rates faster than 1 minute per inch, where maximum groundwater is less than 3 feet from the surface, where ledge rock is less than 5 feet from the ground surface, where fill is proposed or soil types interpreted as having severe or very severe limitations for on-site waste disposal by the National Soil Survey of the Soil Conservation Service.
4. To stipulate lots classified as wetlands or having percolation rates slower than 60 minutes per inch as unsuitable for on-site sewage disposal.
5. To require all soil investigations and tests conducted pursuant to recommendation #1 be performed between February 1 and May 31.

C. STORM WATER MANAGEMENT

The need for storm water management is an important factor to be considered with any development of this property. Surface drainage will obviously be a problem with any residential development of the steep slopes in the southern portion of the property. Present street drainage facilities may not be capable of handling increased runoff created by development of impermeable surfaces such as driveways and houses. It is suggested that a runoff control plan be incorporated with any development plans for the residentially zoned portion of the property.

Industrial development of the northern portion of the property could also cause increased runoff which may have detrimental effects downstream such as streambank erosion and higher flows after storms. In light of this, development of this area should include suitable runoff control measures to limit increased runoff after development. Such control measures are required in other towns in Litchfield County. One possible control method is to deposit roof water directly in the gravelly soil instead of in storm drains or on the surface of the land. Perforated storm drains may also be utilized to allow water to enter the gravelly soils.

D. EROSION AND SEDIMENT CONTROL

Since many of the areas on this property are over 15% slopes (requiring major cutting and filling for house lot and driveway development) and the soils are quite erodible, the wetlands to the east of South Kent Road and the stream flowing west to the Housatonic River could be damaged by sedimentation. In order to protect the large wetland and streams, any development of this property should include a plan for the control of erosion and sedimentation. Erosion and sediment control practices are described in the "Erosion and Sediment Control Handbook-Connecticut, U.S.D.A., Soil Conservation Service, 1976." This

handbook is available to prospective developers through the Litchfield County Conservation District. Planned practices should be drawn and explained on a copy of the development map.

The following recommendations should be considered in the development of an erosion and sediment control plan:

1. Roads and driveways should be constructed as close to the land contour as possible.
2. Road cuts and fills should be finished on 2:1 side slopes (3:1 for sandy and gravelly soils).
3. All disturbed areas including areas around homes, roadcuts and fills, and stockpiled topsoil, should be vegetated as follows:
  - a. Permanent Vegetation: where final grading is completed in time for seeding dates: April 1 - June 15; August 15 - September 30. Also where areas will be exposed for 12 months or more.
  - b. Temporary Vegetation: where final grading is not done in time for permanent seeding. Seeding dates for temporary vegetation are August - October 15.
4. Hay bale erosion checks around all catch basins are suggested, especially before paving roads.
5. Topsoil should be stockpiled and spread over areas that will otherwise be critical to establish in vegetation because of adverse soil conditions.
6. A diversion ditch should be installed to protect the pond and stream at the northern boundary of the property. This should be constructed before building takes place; and should be maintained.
7. Houses constructed along South Kent Road could cause much soil erosion on the steep slopes (+45%). Driveways here will require deep soil cuts to get up the hill. These require special attention as far as stabilization of the soil - vegetating, mulching, etc. Curtain drains will be needed along the driveways when seepage is encountered.
8. The stream at the southern end of the property should be protected by hay bale erosion checks during construction.

#### E. AESTHETICS

The key feature of this property is its position relative to the Town center. This position in the landscape should be a major factor in the design process so that development can take advantage of this position without adverse effect on the town center and views from the surrounding area.

Views can be looked upon in two ways here. Excellent views of the center village of Kent and the river are present from the northerly side of the property. This area could then be considered prime building acreage for residential or industrial development. However, an equally important consideration is that of protecting the vistas from the river and main street of Kent into the hills to the east. Because of this, vegetative buffers should be a consideration whenever buildings approach the point of having a detrimental effect on the view from below. Buffers of natural, indigenous plant materials could effectively screen hillside development and yet still allow for views where required. Vegetative buffers would also serve as windbreaks and hence function for energy saving purposes.

Supplemental plantings would also be advisable with any development of the southern portion of the property in order to protect views into the hills.

#### IV. PLANNING CONSIDERATIONS

##### A. ACCESS

Any development in the proximity of the Route 341 - South Kent Road intersection must avoid drives which are too close to the intersection, and also which would not provide reasonable sight lines when entering the roads. The best access to this portion of the site may be through the industrial zoned portion of the property.

Throughout the southern portion of the property, slope is a major limiting factor for development of drives at reasonable grades (10 - 12%). It should be noted that the Connecticut Department of Transportation must grant access to each lot approved by the Planning Commission, therefore, it is the Planning Commission which must make the determination on access. It is suggested that a driveway ordinance be developed by the Town which prohibits driveway grades from exceeding 15%. The Town of New Milford has a driveway ordinance which may serve as a model. This ordinance states in part:

"The grade of the proposed driveway shall not exceed 15 percent for a distance of 100 feet from the property line or highway right-of-way, whichever is greatest. At a point 10 feet from the edge of the highway the surface of the driveway, if ascending, shall not be more than 12 inches above the edge of the highway and if descending, such point shall not be less than 6 inches above

said highway. In all cases the surface of the driveway shall be graded to the gutter line of the highway. Any ascending driveway with a 4 inch or greater grade shall be paved for its full length. If a driveway is on an unpaved road, then the Selectmen shall determine to the point at which the pavement will end adjacent to the highway."

Suitable access to the industrially zoned portion of the property could be developed off Route 341. It is essential, however, that an agreement between the property owners and the people who claim a right-of-way through the property be reached prior to any development of the industrially zoned parcel. It is obvious from an inspection of the parcel that the location of the reported right-of-way (proximal to the existing SNET Company power line) as well as its width (166' - 200') will have a drastic effect on the potential use of the parcel.

B. ALTERNATIVE USE OF THE INDUSTRIAL ZONE

According to the Kent Plan of Development (1975), the southern one-third of the industrially zoned portion of the property is recommended for medium density residential use. This use would include multi-family housing projects if feasible arrangements were made for public sewer and water service. From the physical standpoint, the parcel could support either use without having irreversible detrimental effects. The fundamental issue to be addressed here is whether the land's ultimate use should be for business and industry or for residential use. This issue can only be decided by the townspeople of Kent. Should the Town decide to permit multi-family housing where it has been proposed, the zoning map should be changed accordingly. Multiple family housing (or any other housing) in an industrial zone is not customary.

## V. SUMMARY OF PROBLEM AREAS AND RECOMMENDATIONS

For purposes of discussion, the tract has been subdivided into four areas (see Figure 5). The following chart refers to areas shown on Figure 5.

AREA NUMBER	MAJOR PROBLEMS	RECOMMENDATIONS
1	<ul style="list-style-type: none"> <li>. Rapid percolation rate may allow septage effluent to pollute nearby watercourses.</li> <li>. Soil erodible on slopes over 8%.</li> <li>. Establishment of vegetation for landscaping on gravel soils difficult due to the droughty condition.</li> <li>. Large stones present on site.</li> <li>. Private right-of-way through parcel restricts use.</li> </ul>	<ul style="list-style-type: none"> <li>. Erosion and sediment and runoff control practices suggested to protect downhill wetlands.</li> <li>. Topsoil should be stockpiled for use on gravel soils after development in order to effectively establish vegetation.</li> <li>. Agreement should be reached by involved parties regarding right-of-way through property.</li> </ul>
2	<ul style="list-style-type: none"> <li>. Soils very erodible here.</li> <li>. Hardpan in certain areas (SrC) restricts percolation of water down through soil. Effective septic system operation difficult over hardpan.</li> </ul>	<ul style="list-style-type: none"> <li>. Curtain/footing drains suggested when hardpan encountered.</li> <li>. Take percolation tests in spring wet season.</li> <li>. Erosion and sediment and runoff control practices necessary to protect downstream wetlands.</li> <li>. Roads/driveways should be constructed as near to the contour as possible.</li> </ul>
3	<ul style="list-style-type: none"> <li>. Soil extremely erodible here.</li> <li>. Slopes too steep for conventional style houses.</li> <li>. Septic systems and driveways difficult on steep slopes.</li> <li>. Bedrock shallow in areas.</li> </ul>	<ul style="list-style-type: none"> <li>. Erosion and sediment and runoff control practices critical here.</li> <li>. Develop driveway ordinance.</li> <li>. Require design of septic systems by professional engineer.</li> <li>. Consider rezoning area for larger lot sizes; including expanded requirements for minimum lot width.</li> <li>. Consider retaining area for passive recreation and wildlife.</li> </ul>
4	<ul style="list-style-type: none"> <li>. Soil too shallow for basements and septic systems. (Some deeper pockets of soil may be found in HrC.)</li> <li>. Slope presents severe limitations for development.</li> </ul>	<ul style="list-style-type: none"> <li>. Test holes should be dug to find areas of soil (HrC).</li> <li>. Consider retaining area for passive recreation and wildlife.</li> </ul>

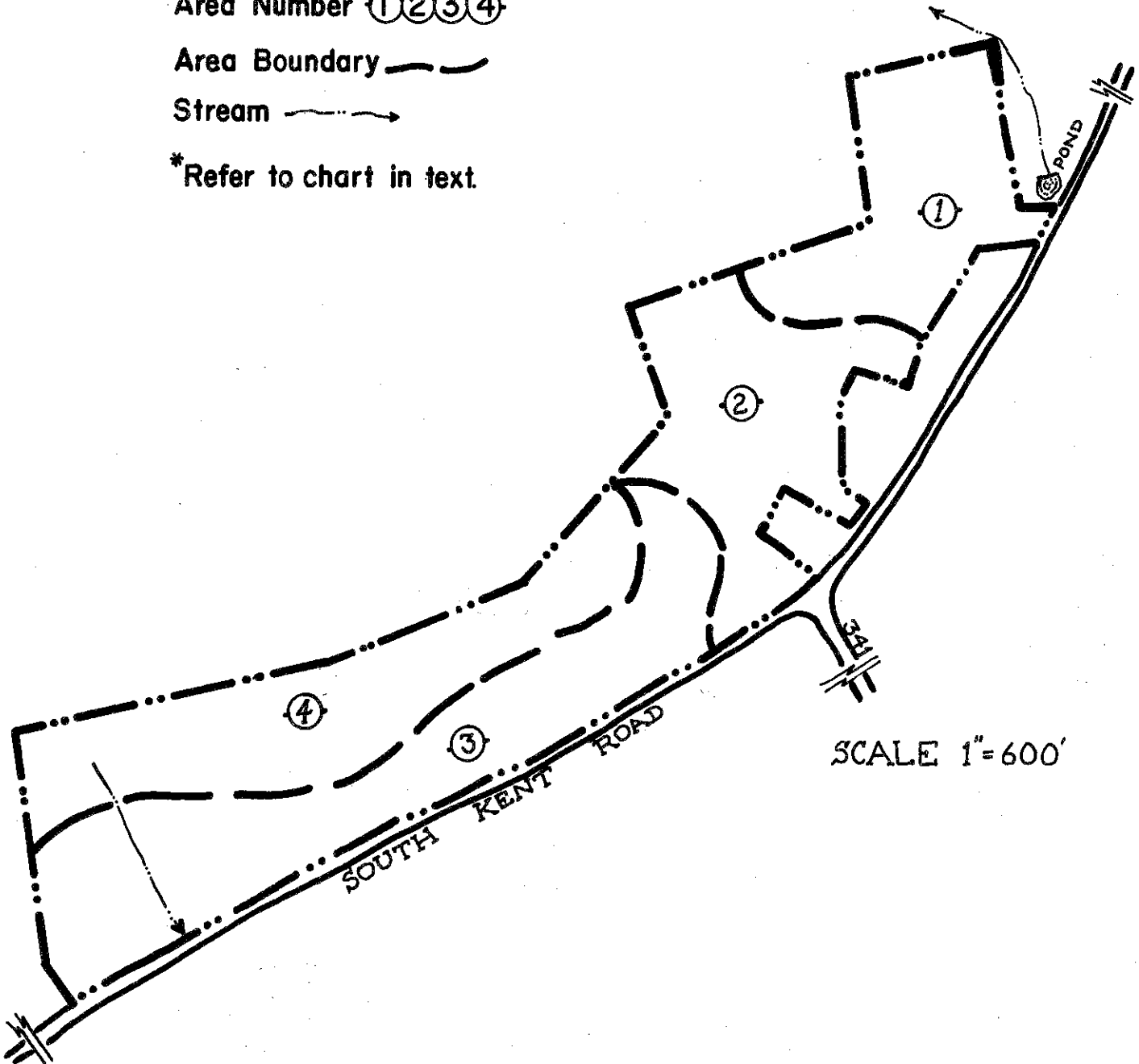
FIGURE 5  
DEVELOPMENT POTENTIAL MAP\*

Area Number ①②③④

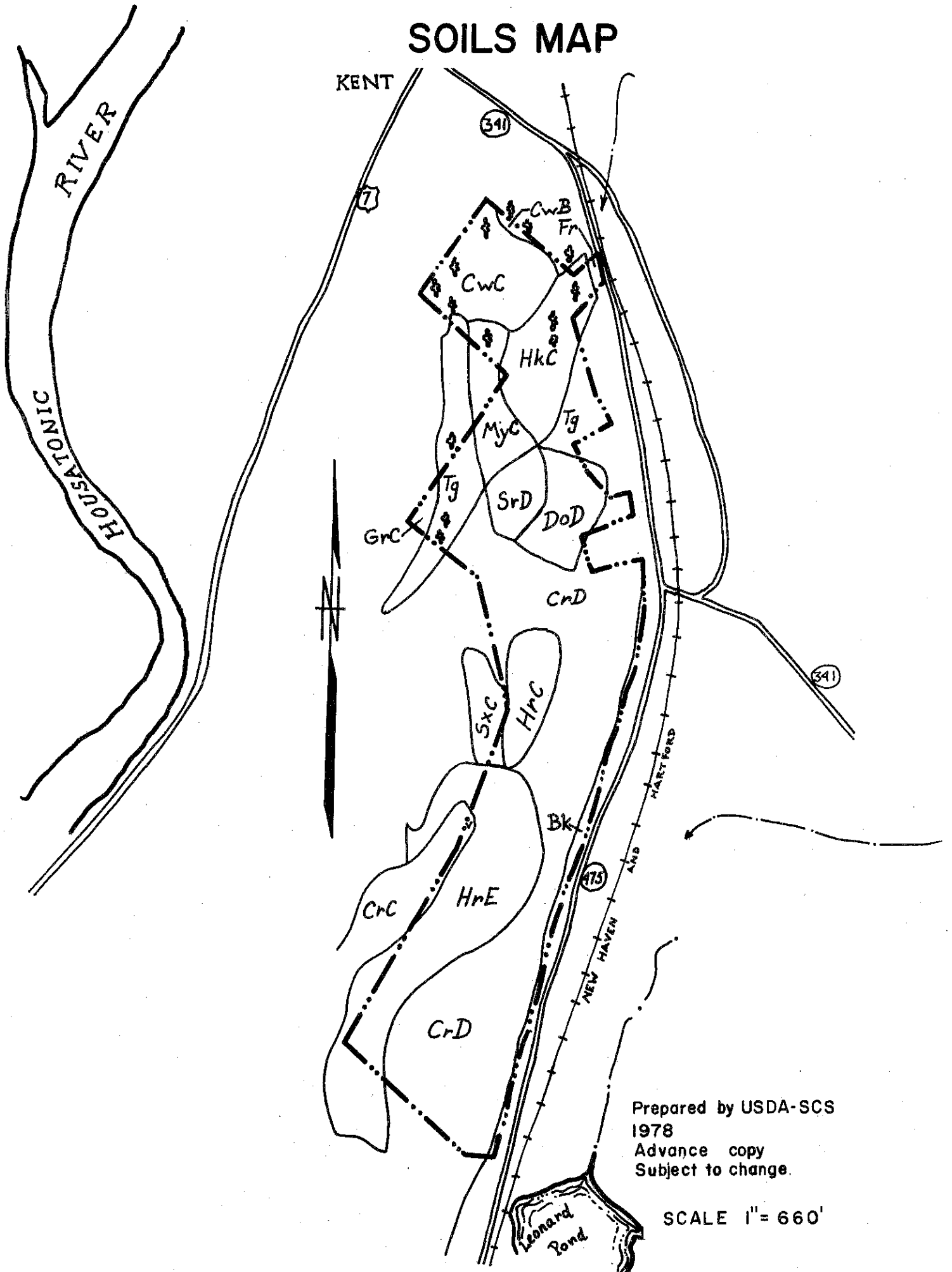
Area Boundary ———

Stream ———→

\*Refer to chart in text.



# SOILS MAP



Prepared by USDA-SCS  
1978  
Advance copy  
Subject to change.

SCALE 1" = 660'

Soils Limitation Chart - YOVAN AND DESMOND PROPERTY ANALYSIS, KENT, CONNECTICUT \*

Map Symbol	Soil Name	Septic Absorbtion Fields	Buildings With Basements	Roads Or Driveways	Land-scaping	Reason for Limitation
Bk	(Road cut) Borrow and fill land, coarse material	3	3	3	3	Slope
CrC	Charlton very stony fine, sandy loam, 3-15% slopes	2	2	2	2	Large stones
CrD	Charlton very stony fine sandy loam, 15-35% slopes	3	3	3	3	Slope
CwC	Copake loam, 8-15% slopes	2	2	2	2	Slope
DoD	Dover fine sandy loam, 15-25% slopes	3	3	3	3	Slope
HkC	Hinckley gravelly sandy loam, 3-15% slopes	1	1	1	2	Too sandy
HrC	Hollis very rocky fine sandy loam, 3-15% slopes	3	3	3	3	Depth to rock
HrE	Hollis very rocky fine sandy loam, 15-35% slopes	3	3	3	3	Depth to rock, slope
MyC	Merrimac sandy loam, 8-15% slopes	2	2	2	2	Slope
SrC	Stockbridge very stony loam, 3-15% slopes	3	2	2	2	Percs slowly, large stones, slope
SxC	Sutton very stony fine sandy loam, 3-15% slopes	3	3	2	2	Wetness, slope, frost action
Tg	Terrace escarpments	3	3	3	3	Slope

1. SLIGHT LIMITATION: indicates that any property of the soil affecting use of the soil is relatively unimportant and can be overcome at little expense.
2. MODERATE LIMITATION: indicates that any property of the soil affecting use can be overcome at a somewhat higher expense.
3. SEVERE LIMITATION: indicates that the use of the soil is seriously limited by hazards or restrictions that require extensive and costly measures to overcome.

\*EXPLANATION OF RATING SYSTEM



# ABOUT THE TEAM

The King's Mark Environmental Review Team (ERT) is a group of environmental professionals drawn together from a variety of federal, state, and regional agencies. Specialists on the team include geologists, biologists, foresters, climatologists, soil scientists, landscape architects, recreation specialists, engineers, and planners. The ERT operates with state funding under the aegis of the King's Mark Resource Conservation and Development (RC&D) Area - a 47 town area in western Connecticut.

As a public service activity, the team is available to serve towns and developers within the King's Mark Area --- free of charge.

## 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 the review of a wide range of significant activities including subdivisions, sanitary landfills, commercial and industrial developments, and recreation/open space projects.

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

## REQUESTING A REVIEW

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

For additional information regarding the Environmental Review Team, please contact your local Soil Conservation District Office or Richard Lynn (868-7342), Environmental Review Team Coordinator, King's Mark RC&D Area, P.O. Box 30, Warren, Connecticut 06754.