

Environmental Review Team Report

STULA SUBDIVISION

Lebanon, Connecticut



EASTERN CONNECTICUT RESOURCE CONSERVATION AND DEVELOPMENT AREA, INC.

Environmental Review Team
Report

STULA SUBDIVISION

Lebanon, Connecticut

June 1985



Eastern Connecticut Resource Conservation & Development Area

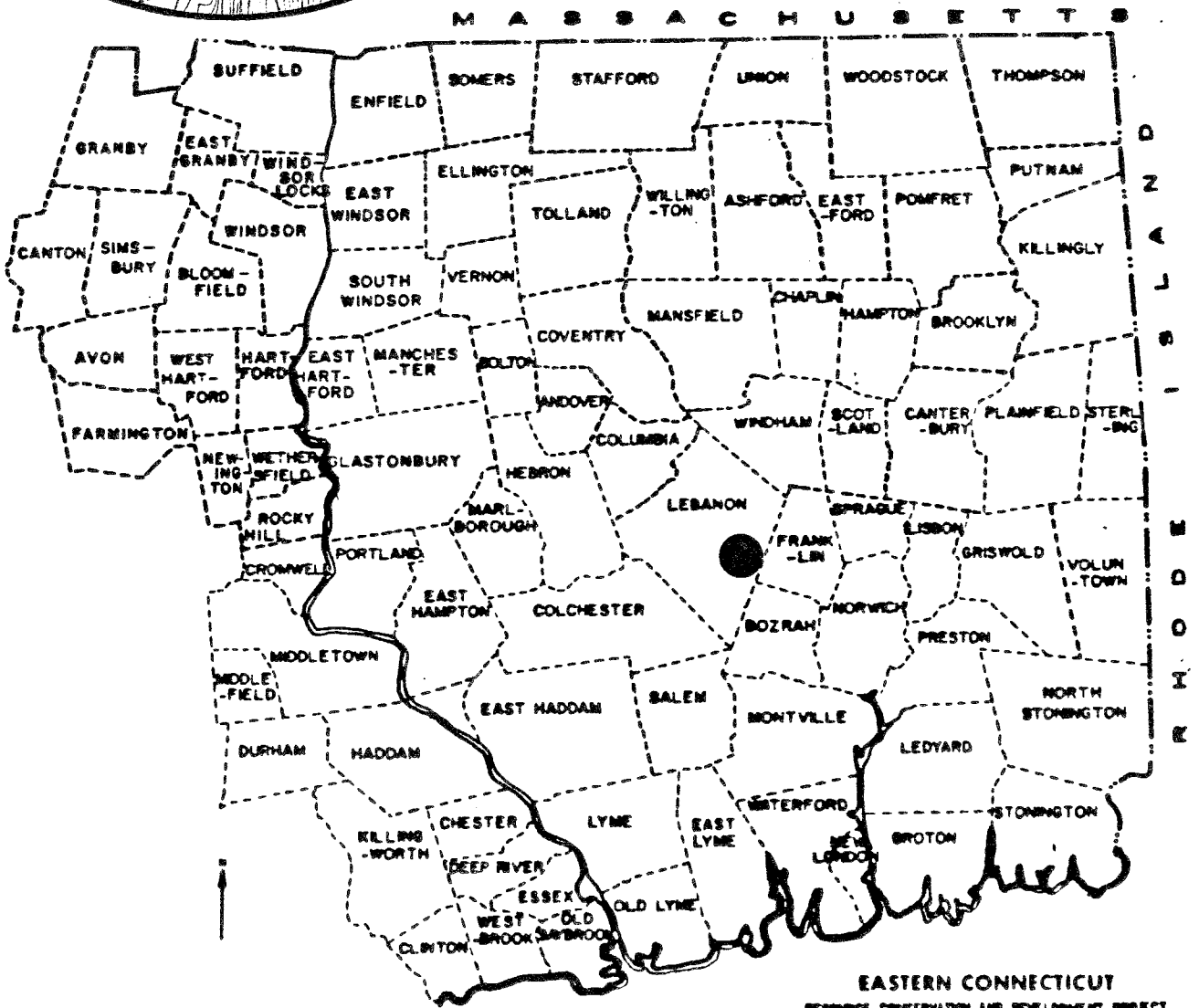
Environmental Review Team

PO Box 198

Brooklyn, Connecticut 06234

Location of Study Site

STULA SUBDIVISION
LEBANON, CONNECTICUT



EASTERN CONNECTICUT
RESOURCE CONSERVATION AND DEVELOPMENT PROJECT

ENVIRONMENTAL REVIEW TEAM REPORT
ON
STULA SUBDIVISION
LEBANON, CONNECTICUT

This report is an outgrowth of a request from the Lebanon Planning Commission to the New London 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 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 prior to their review of the site.

The ERT that field-checked the site consisted of the following personnel: Liz Rodgers, Soil Conservationist, Soil Conservation Service (SCS); Bill Warzecha, Geologist, Connecticut Department of Environmental Protection (DEP); Pete Merrill, Regional Forester, DEP; Meg Reich, Regional Planner, Windham Regional Planning Agency; Don Capellaro, Sanitarian, State Department of Health; Judy Wilson, Wildlife Biologist, DEP; Chuck Phillips, Fisheries Biologist, DEP; and Jeanne Shelburn, ERT Coordinator, Eastern Connecticut RC&D Area.

The Team met and field checked the site on Thursday, February 14, 1985. Reports from each contributing Team member were sent to the ERT Coordinator for review and summarization for the final report.

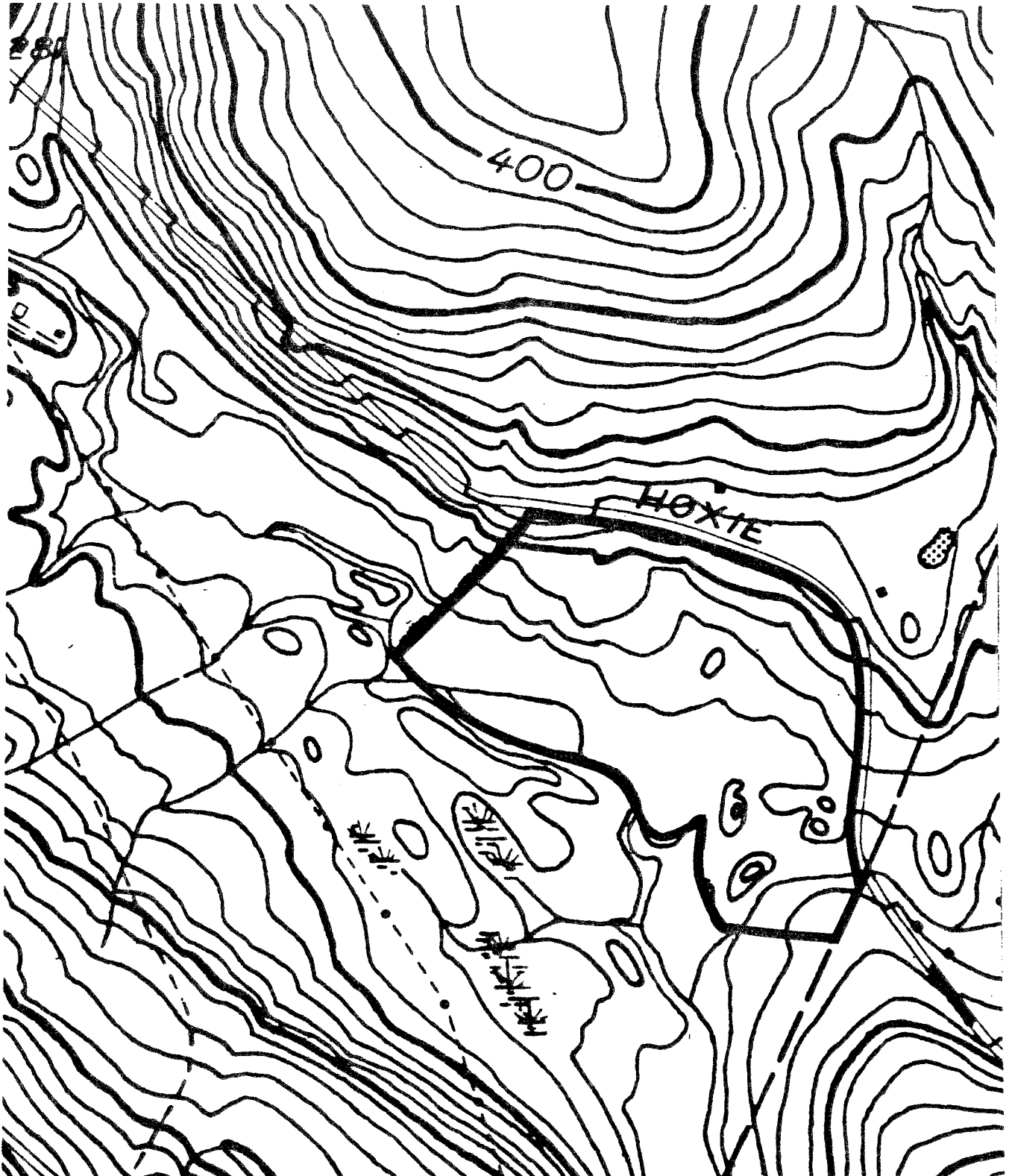
This report is not meant to compete with private consultants by supplying site designs or detailed solutions to development problems. This report identifies the existing resource base and evaluates its significance to the proposed development and also suggests considerations that should be of concern to the developer and the Town of Lebanon. 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, Route 205, Box 198, Brooklyn, Connecticut 06234, 774-1253.

Topography

— Site Boundary



INTRODUCTION

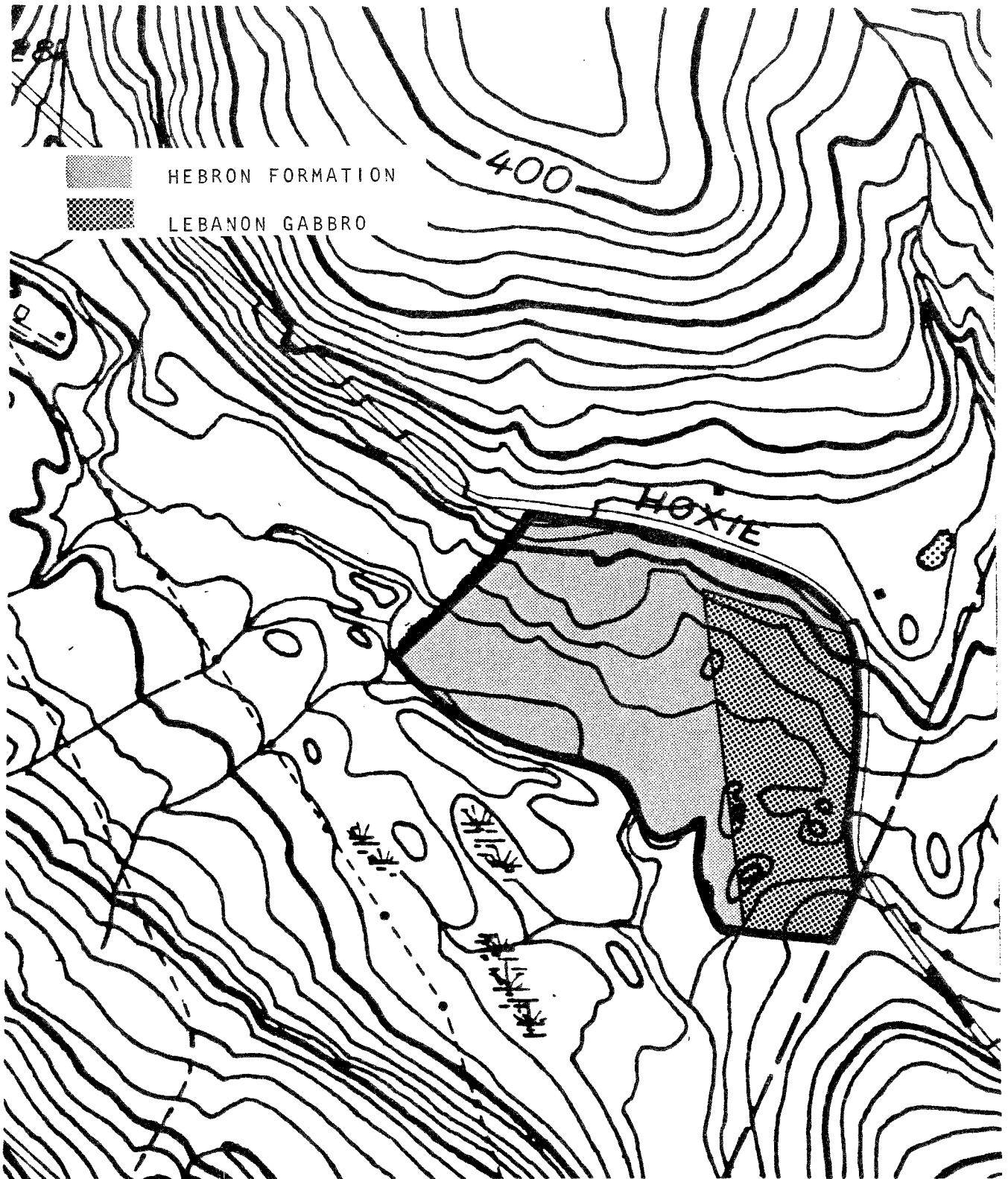
The Eastern Connecticut Environmental Review Team was asked to prepare an environmental assessment for a proposed subdivision in the Town of Lebanon. The 68± acre project site is located on Hoxie Road, north of the Franklin/Lebanon Town boundary. The site is bounded on the west by the Pease Brook Wildlife Management Area. The property is presently owned by George Stula and will be developed by Marlin Enterprises.

Preliminary plans submitted to the Team for review show 15 lots ranging in size from 2.01 acres to 17.64 acres. Each lot will be served by on-site septic systems and on-site wells. A 200 foot buffer is planned to extend between Pease Brook and the rear of each lot. All lots will have access to Hoxie Road, no interior road system is planned.

The site is fully forested at present; a small semi-open field area extends along the northeast section of the site near Hoxie Road. A portion of the site is occupied by regulated wetland soils, under Public Act 155. The southwestern section of the site also experiences flooding from Pease Brook.

The Team is concerned with the effect of the proposed development on the natural resource base of this site. Although many severe limitations to development can be overcome with proper engineering techniques, these measures can become costly, making a project financially unfeasible for a developer. Generally, natural limitations to development of this site include adverse soil conditions and potential flooding. These issues and other Team members' concerns are discussed in detail in the following sections of this report.

Bedrock Geology



ENVIRONMENTAL ASSESSMENT

TOPOGRAPHY

The Stula property consists of an irregularly shaped parcel of land ±68 acres in size. It is located on Hoxie Road, north of the Franklin/Lebanon Town Line.

The property is predominantly wooded with some open meadows in the northern parts. Two perennial streams flow through the property; Pease Brook along the southern boundary and an unnamed tributary to Pease Brook which flows through the southern portion. Several intermittent drainage channels traverse the property generally, in a north/south direction enroute to Pease Brook.

The topography of the property varies from a relatively flat wetland area astride Pease Brook, a gently sloping terrain throughout the open meadow and some moderately sloping areas parallel to Hoxie Road, as well as in some interior areas. Relief generally rises from the south along Pease Brook (about 220' elevation) to the north (about 260' elevation) along Hoxie Road.

GEOLOGY

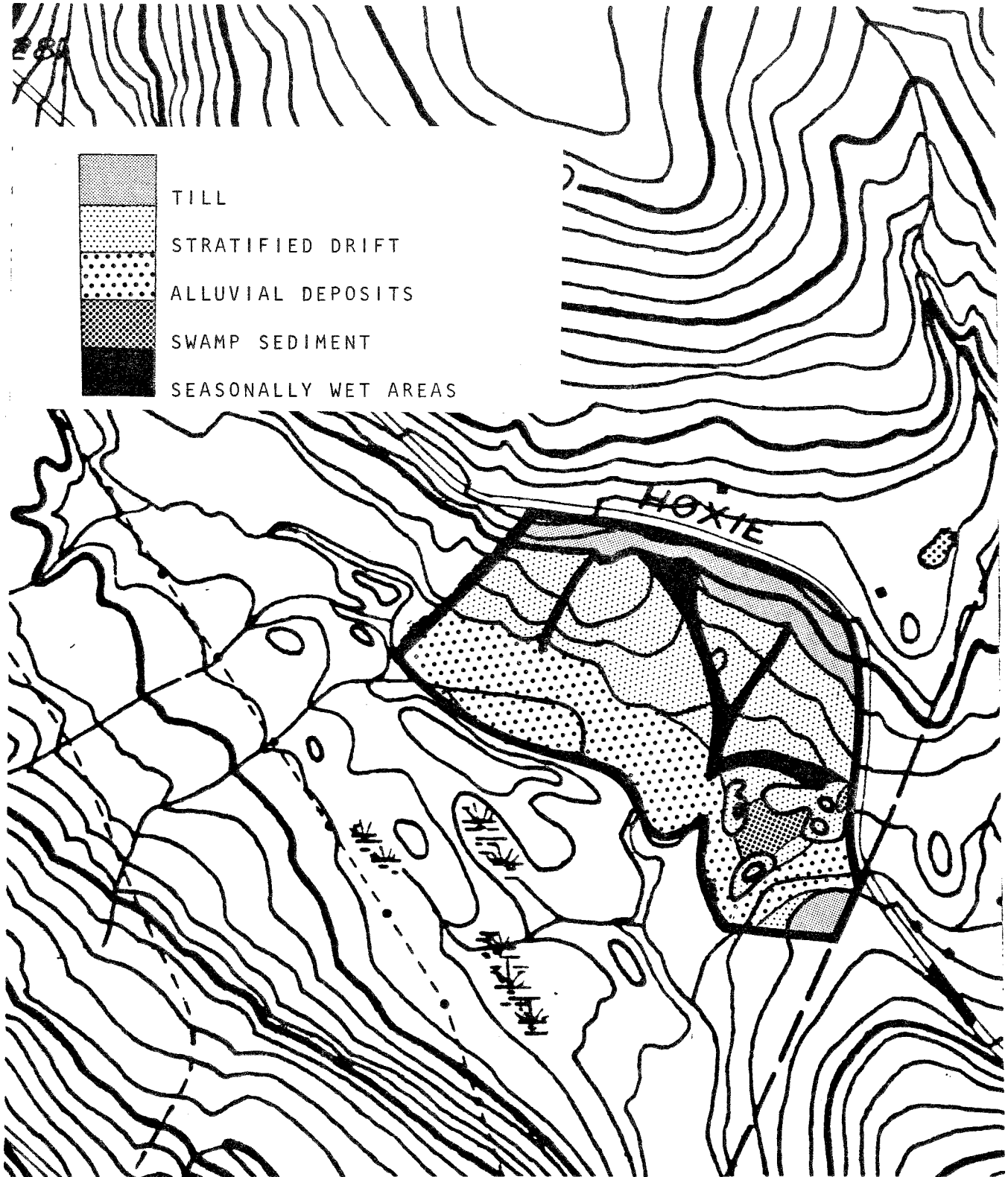
The Stula parcel lies within the Fitchville topographic quadrangle. A bedrock geologic map (Bulletin 1161-I) and a surficial geologic map (GQ-485) have been published for the quadrangle by the United States Geological Survey.

No bedrock outcrops were visible on the review day. Nevertheless, Bulletin 1161-I classifies the rock types underlying the site as the Hebron Formation and the Lebanon Gabbro.

The rocks of the Hebron Formation underlie the western and central parts of the parcels. These rocks consist of an interlayered, dark gray, medium to coarse grained schist composed of the minerals andesine, quartz, biotite and potassium feldspar and a greenish-gray, calc-silicate rock composed of the minerals labradorite, quartz, biotite, actinolite, hornblende and diopside.

The Lebanon Gabbro, which underlies the eastern portions consists of a spotted, coarse grained rock of igneous (rocks formed from magma) origin. Major minerals in the rock are mostly dark-colored and consist of labradorite, bytownite, hornblende and biotite. These rocks intruded the rocks of the Hebron formation as a magma and later solidified. Therefore, they are younger in age than the rocks of the Hebron Formation. Following their intrusion into the Hebron Formation, rocks of the Lebanon Gabbro were altered by metamorphic process (rocks geologically altered by great heat and pressure within the earth's crust) into a gneissic rock. "Gneisses" are crystalline metamorphic rocks in which elongate minerals alternate in layers with more rounded minerals. The term 'schist' mentioned above refers to crystalline rocks in which platy or flaky minerals have aligned to form structural layers along which parting commonly occurs.

Surficial Geology



The surficial geologic materials overlying bedrock on the site consists of till, stratified drift and alluvium. Till, which consists of rock particles of widely ranging sizes (from clay to large boulders) and shapes (from flat to angular to rounded) overlies bedrock in the northern parts roughly between the 240' contour and Hoxie Road. Most of this sediment was deposited by lodgement beneath the former ice sheet, but some may have been let down from within or from the surface of the ice as it was retreating. As a result of this mode of deposition, the upper few feet of till are commonly sandy and loose while the lower portion is silty to clayey, blocking and very firm. Because of the very firm layer, which is usually encountered at depth of about 18" (inches), a seasonal high water table is usually associated with this soil group.

The central portions of the site are covered by another type glacial sediment, which consists of stratified sand and gravel. These sediments were deposited by glacial meltwater streams. The stratified drift deposits on the site have been excavated, especially on lots 13-15, where the sand and gravel removal operation was quite extensive. In some areas on these lots, the floor of the pits are deeper than the local groundwater table (as determined by the presence of these areas of standing water during the field review). According to the property owner, the sand and gravel was used as a road base material for town roads.

A layer of recent stream deposits (alluvium) overlies the glacial sand and gravel along Pease Brook in the southern parts. They consist of silt, sand, and gravel deposited on flood plains by Pease Brook. These soils are delineated by the symbol Ro on the accompanying soils map and are classified as inland-wetland soils.

The intermittent streams traversing the site are paralleled by relatively thin bands of seasonally wet soils. Most of the excavated pits on Lots 13-15 have been altered into swampy areas. The deposits comprising these areas consist of sand, silt and clay, generally mixed with organic matter in poorly drained areas. All of the above soils, which comprise the alluvial deposits, seasonally wet areas, and swampy areas are designated inland-wetland soils and are regulated in Connecticut under Public Act 155.

As a result, any activity such as filling, modification, removal of soils, etc., that take place on inland-wetland soils will require a permit and ultimate approval by the Town Inland-Wetlands Commission. The wetland areas on the site hold little potential for development and, therefore, it is suggested that these areas be left undisturbed. Inland-wetlands on the site have been flagged by a certified soil scientist and have been superimposed on the subdivision plan. This should aid contractors working on each lot.

Developmental Concerns

In terms of the proposed subdivision development, the main geological limitations found on the site include: (1) areas of seasonal wetness which traverse the property throughout (delineated as Rn and Rc soils on the soils map); (2) more permanently wet soil areas (designated by the symbol Aa and Ro soils on the soils map); (3) the presence of large excavated areas on lots 14 and 15; (4) the presence of moderate slopes generally parallel to Hoxie Road; and (5) the presence of a

high water table encountered during soil exploration at various points throughout the subdivision.

These geologic limitations will weigh heaviest on the ability to provide adequate subsurface sewage disposal systems serving homes constructed in the subdivision, since public sewers are not available. In many cases, these limitations can be surmounted by careful planning and proper engineering design. Based on visual observations on the field review day, it appears that extensive regrading and filling will be necessary in order to develop lots 14 and 15. It is suggested that additional soil testing be conducted on these lots following grading and/or filling in order to reconfirm subsurface soil conditions, i.e., depth to groundwater, percolation rates in fill material, etc. In addition, it appears that a few lots will require further testing before sewage disposal permits can be issued. At minimal, the State's Public Health Code requires two deep observation pits on each lot. It should be pointed out several deep observation pits may be required on a particular lot in order to adequately assess the lot for subsurface sewage disposal. Since the major concern with the subdivision is the high ground water table, it is recommended that areas requiring further soil testing be conducted during the wet time of year (between February 1 and May 31). Also, since the soil testing conducted thus far has been largely for subdivision approval, it should be noted on the finally approved subdivision plan that additional soil testing may be required on a particular lot depending on the desired house location. Consideration should be given by the Town to make the applicant indicate on the finally approved subdivision plan the lots which will require engineered septic systems based on existing soils information.

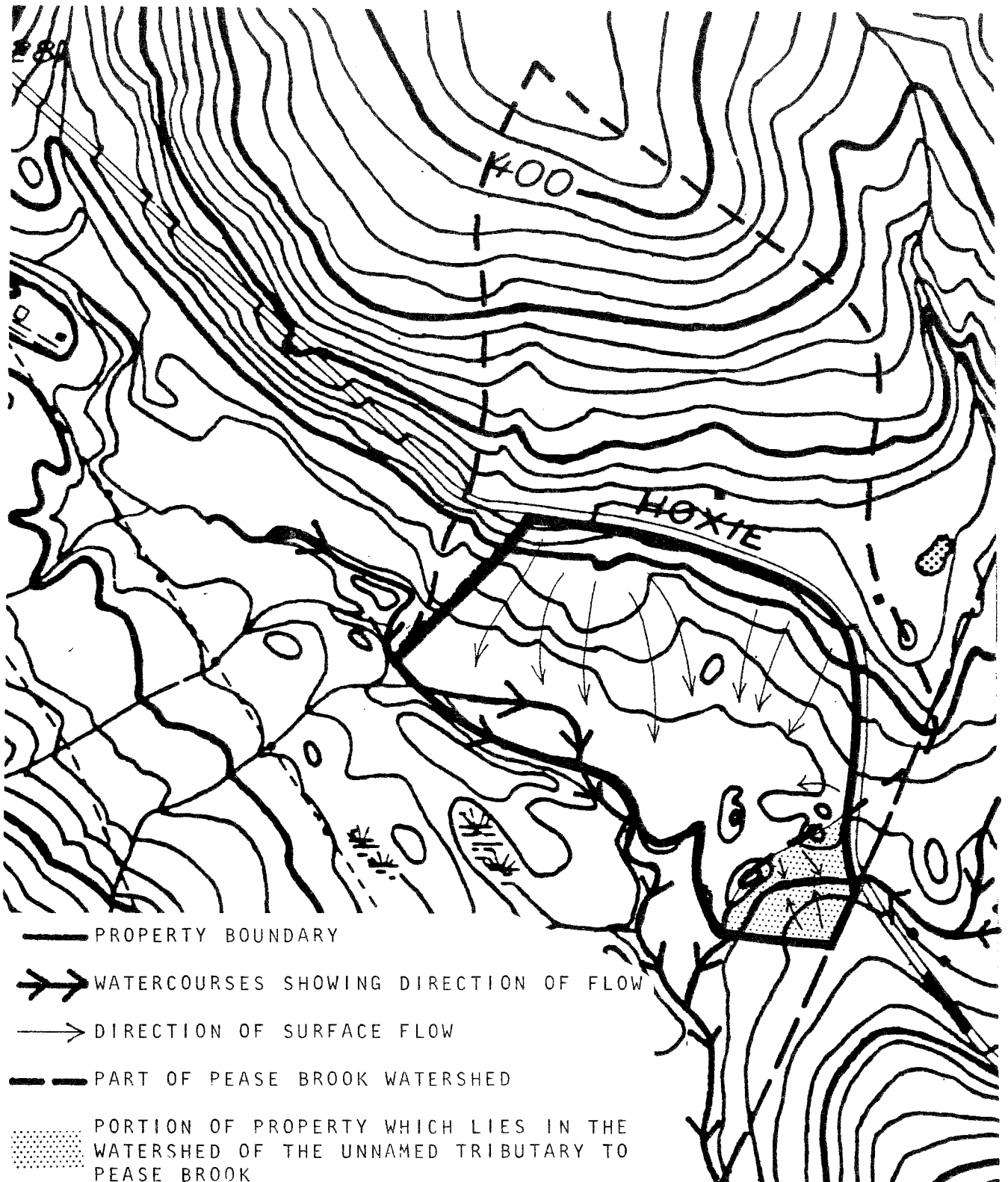
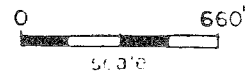
Once septic systems are engineered and approved by the proper authorities (i.e., state and local health department), it is important that the systems be installed properly according to design specifications and also be properly maintained (e.g., pumped regularly every 3-5 years) by the homeowner.

The geologic limitation mentioned above may also pose hindrances in terms of foundation placement and road construction. In areas where high ground water tables exist, it is recommended that house foundations be kept elevated and if topographic conditions permit, install building footing drains. This should hopefully help protect prospective homeowners from wet basements.

Based on the site plan submitted to Team members on the field review day, a few driveways will need to cross wetland soils. Although undesirable, wetland road crossings can be feasible, provided they are properly engineered.

When crossing wetland soils with roads or driveways, provisions should be made for removing unstable material beneath the road bed, backfilling with a permeable road base fill material, and installing culverts as necessary. The roads should be at least 1.5 feet and preferably 2 feet above the surface elevation of wetlands. This will allow for better drainage of the roads, it will also decrease the frost heaving potential of the road. Road construction through wetlands should preferably be done during the dry time of the year and should include provisions for effective erosion and sediment control. It is particularly important that culverts be properly sized and located so as not to alter the water levels in the wetland.

Drainage Areas



HYDROLOGY

Most of the parcel lies within the watershed of Pease Brook, which makes up part of the southern boundary for the site. Approximately ± 5 acres of the site in the southern portions (near lots 14 and 15) lie within the watershed of an unnamed tributary to Pease Brook. The streamcourse flows through lot 15 enroute to Pease Brook. Pease Brook empties into the Yantic River approximately 6,500 feet southeast of the site.

The subdivision of the property as planned, followed by the construction of new homes, driveways, etc., will lead to some increases in runoff from the property. Ordinarily, the Team would recommend that consideration be given to measures that would mitigate the effects of these increases. For example, streamflows are often increased during storms following construction in a particular streams watershed. In this case, however, the overall density of the subdivision in the Pease Brook watershed is relatively small so that any peak flow increases would probably be negligible. In addition, the large percentage of wetland areas will serve a natural runoff-control basin. Under these circumstances, runoff retention does not seem to be necessary. It should be pointed out, however, that because the Pease Brook watershed is only lightly developed, there is a possibility that a series of developments could occur, which taken together, could create significant increases to the flood flows of the Brook. As a result, it is important each developer do his part to prevent a cumulative impact, particularly where a development is dense.

Runoff from the site following development will be a concern in terms of erosion problems, particularly in areas where slopes are moderate. In these areas, runoff may lead to gullying and/or streambank erosion. Evidence of severe gullying is visible near the outlets of three culverts passing under Hoxie Road near Lots 1, 4 and 9. As a result, it is strongly recommended that a comprehensive erosion and sediment control plan be included with the final design. Every effort should be taken to prevent potential erosion and siltation problems to Pease Brook.

SOILS

Soils typical of this site include the Rippowam series, the Woodbridge series, the Adrian-Palms series, the Canton-Charlton series, the Haven series, the Hinckley series, the Ninigret series, the Raypol series and the Ridgebury, Leicester and Whitman complex. These soils and their development limitations are described in detail below.

Aa--Adrian and Palms mucks. These nearly level, very poorly drained soils are in pockets and depressions of stream terraces, outwash plains, and glacial till uplands. Slopes range from 0 to 2 percent. Mapped areas consist of either Adrian soils or Palms soils, or both. These soils were mapped together because there are no major differences in most uses and management. Adrian soils have a high water table which is at or near the surface for most of the year. Permeability is moderately rapid in the organic layers and rapid in the substratum. The available water capacity is high. Runoff is very slow or ponded. Adrian soils are strongly acid through slightly acid. Palms soils have a high water table which is at or near the surface for most of the year. Permeability is moderately

rapid in the organic layers and moderately slow in the substratum. The available water capacity is high. Runoff is very slow or ponded. Palms soils are strongly acid through slightly acid.

CbC--Canton and Charlton fine sandy loams, 8 to 15 percent slopes. These sloping, well drained soils are on glacial till upland hills, plains, and ridges. Mapped areas consist of either Canton soil or Charlton soil, or both. These soils were mapped together because there are no major differences in use and management. Permeability of the Canton soil is moderately rapid in the surface layer and subsoil and rapid in the substratum. The available water capacity is moderate. Runoff is rapid. This soil warms up and dries out rapidly in the spring. Unless limed, the soil is strongly acid or medium acid.

Permeability of the Charlton soil is moderate or moderately rapid. The available water capacity is moderate. Runoff is rapid. The soil warms up and dries out rapidly in the spring. Unless limed, the soil is strongly acid or medium acid.

These soils are suited to cultivated crops. However, the hazard of erosion is severe.

HcB--Haven silt loam, 3 to 8 percent slopes. This gently sloping, well drained soil is on stream terraces and outwash plains. Permeability of the Haven soil is moderate in the surface layer and subsoil and very rapid in the substratum. The available water capacity is high. Runoff is medium. Haven soil warms up and dries out rapidly in the spring. Unless limed, it is strongly acid or medium acid. This soil is well suited to cultivated crops.

HkC--Hinckley gravelly sandy loam, 3 to 15 percent slopes. This gently sloping and sloping, excessively drained soil is on stream terraces, outwash plains, kames, and eskers. Permeability of the Hinckley soil is rapid in the surface layer and subsoil and very rapid in the substratum. The available water capacity is low. Runoff is medium or rapid. Hinckley soil warms up and dries out rapidly in the spring. Unless limed, it is strongly acid or medium acid. This soil is suited to cultivated crops. Hinckley soil is droughty, and irrigation is needed. The hazard of erosion is moderate or severe.

Nn--Ninigret fine sandy loam. This nearly level to gently sloping, moderately well drained soil is on outwash plains and stream terraces. Slopes range from 0 to 5 percent.

The Ninigret soil has a seasonal high water table at a depth of about 20 inches. Permeability is moderately rapid in the surface layer and subsoil and rapid in the substratum. The available water capacity is high. Runoff is slow or medium. Ninigret soil warms up and dries out slowly in the spring. Unless limed, it is strongly acid or medium acid. This soil is well suited to cultivated crops.

Rc--Raypol silt loam. This nearly level, poorly drained soil is on stream terraces and outwash plains. The Raypol soil has a seasonal high water table at a depth of about 6 inches. Permeability is moderate in the surface layer and subsoil and rapid or very rapid in the substratum. The available water capacity is high. Runoff is slow. Raypol soil warms up and dries out slowly in the spring. It is very strongly acid or strongly acid above a depth of 40 inches and strongly

acid through slightly acid below a depth of 40 inches. This soil is suited to cultivated crops.

Rn--Ridgebury, Leicester, and Whitman extremely stony fine sandy loams. These nearly level, poorly drained and very poorly drained soils are in drainageways and depressions of glacial till upland hills, ridges, plains, and drumloidal landforms. Stones and boulders cover 8 to 25 percent of the surface. These soils were mapped together because there are no major differences in use and management. The Ridgebury soil has a seasonal high water table at a depth of about 6 inches. Permeability is moderate or moderately rapid in the surface layer and subsoil and slow or very slow in the substratum. The available water capacity is moderate. Runoff is very slow or slow. Ridgebury soil warms up and dries out slowly in the spring. It is strongly acid through slightly acid.

The Leicester soil has a seasonal high water table at a depth of about 6 inches. Permeability is moderate or moderately rapid. The available water capacity is moderate. Runoff is very slow or slow. Leicester soil warms up and dries out slowly in the spring. It is very strongly acid through medium acid.

The Whitman soil has a high water table at or near the surface for most of the year. Permeability is moderate or moderately rapid in the surface layer and subsoil and slow or very slow in the substratum. The available water capacity is moderate. Runoff is very slow, or the soil is ponded. Whitman soil warms up and dries out very slowly. It is very strongly acid through slightly acid.

Ro--Rippowam fine sandy loam. This nearly level, poorly drained soil is on flood plains of major streams, rivers, and their tributaries. The Rippowam soil has a seasonal high water table at a depth of about 6 inches. It is subject to frequent flooding. Permeability is moderate or moderately rapid in the surface layer and subsoil and rapid or very rapid in the substratum. The available water capacity is moderate. Runoff is slow. Rippowam soil warms up and dries out slowly in the spring. It is strongly acid or medium acid but has a medium acid layer within a depth of 40 inches. This soil is suited to cultivated crops.

WyB--Woodbridge very stony fine sandy loam, 0 to 8 percent slopes. This nearly level to gently sloping, moderately well drained soil is on drumloidal, glacial till, upland landforms. Stones and boulders cover 1 to 8 percent of the surface. The Woodbridge soil has a seasonal high water table at a depth of about 18 inches. Permeability 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. This Woodbridge soil warms up and dries out slowly in the spring. It is strongly acid or medium acid in the surface layer and subsoil and strongly acid through slightly acid in the substratum. This soil is not suited to cultivated crops because of stoniness.

Sediment and Erosion Control

Although some measures were presented to reduce erosion and sediment problems, they were not adequate. A detailed Sediment and Erosion Control Plan should be developed taking into consideration the soils limitations for future development on the lots. The plan should consist of the following:

- A. A narrative describing:
1. the development;
 2. the schedule for grading and construction activities including:
 - a. start and completion dates;
 - b. sequence of grading and construction activities;
 - c. sequence for installation and/or application of soil erosion and sediment control measures;
 - d. sequence for final stabilization of the project site;
 3. the design criteria for proposed soil erosion and sediment control measures and storm water management facilities;
 4. the construction details for proposed soil erosion and sediment control measures and storm water management facilities;
 5. the installation and/or application procedures for proposed soil erosion and sediment control measures and storm water management facilities;
 6. the operations maintenance program for proposed soil erosion and sediment control measures and storm water management facilities.
- B. A site plan map at a sufficient scale to show:
1. the location of the proposed development and adjacent properties;
 2. the existing and proposed topography including soil types, wetlands, watercourses and water bodies;
 3. the existing structures on the project site, if any;
 4. the proposed area alterations including cleared, excavated, filled or graded areas and proposed structures, utilities, roads and, if applicable, new property lines;
 5. the location of and design details for all proposed soil erosion and sediment control measures and storm water management facilities;
 6. the sequence of grading and construction activities;
 7. the sequence for installation and/or application of soil erosion and sediment control measures;
 8. the sequence for final stabilization of the development site.

VEGETATION

Area #1 - Open cultivated field (corn land).

Area #2 - Open to semi-open swamp; grasses, speckled alder, and cattails.

Area #3 - (Red cedar type) The overstory trees are mostly red cedar, red maple and black cherry with an occasional American elm. The understory varies by location, but most areas contain seedling--saplings of red maple and black cherry, plus tartarian honeysuckle, silky dogwood, wild grape, Japanese barberry, arrowwood, alternate leaf dogwood and speckled alder.

Area #4 - (Old semi-open field) This old field area is filling in with brush. There are many unidentified grasses and sedges, but most of the woody stems are of one of the following species: red cedar, red maple, autumn olive, tartarian honeysuckle, blueberry, multiflora rose, and black cherry. In some of the wetter areas, there is also some speckled alder.

Area #5 - (Mixed hardwoods) Overstory species include: black oak and scarlet oaks, black birch, red maple, and hickories (shagbark, pignut, and mockernut); understory species include seedlings and saplings of the above species, plus flowering dogwood and maple leaf viburnum.

Area #6 - (Red maple areas) The overstory in this area is primarily red maple with some elm. Along the edges there is also some black oak and red oak, and black birch. Most of the area is quite dense so there is little understory. Where the stand is more open, especially adjacent to the old field type, there is a dense understory of maple leaf viburnum, speckled alder, sweetpepper bush, greenbriar and some wild grape.

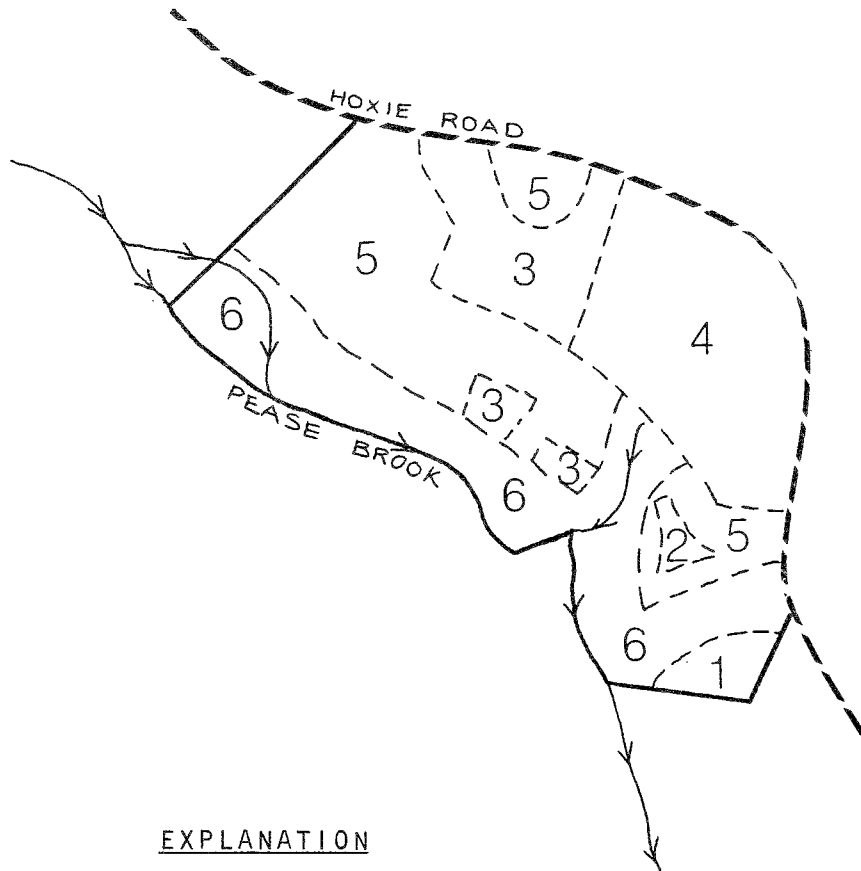
Except for the areas labeled 3 and 5, it appears there is a high seasonal water table. If this runoff is impeded by development, i.e., filling or changing the water courses, there will be a change in the cover species. This will only be a real problem in parts of Area #5 and Area #6, where water changes will cause tree mortality, which, in turn, would be a hazard to local residents. If this Area #5 is left as open space, then tree mortality probably will not be a serious problem.

WILDLIFE

This area offers prime wildlife habitat because of its great diversity of habitat. These different types of habitat can be classified as follows: mature woodland type cover, seedling/sapling type cover, open fields, old brushy fields and wetland areas.

The mature woodland contains red oak and white oak (*Quercus rubra*, *Q. alba*), black cherry, black birch and red maple, along with others. The oaks provide a mast crop for deer, turkey, squirrel and many other species. The cherry provides fruit in the fall and red maple sprouts are heavily browsed. The wooded area was logged off 5 to 8 years ago and the resulting thickened understory provides plentiful browse.

Vegetation



EXPLANATION

1. OPEN CULTIVATED FIELD
2. SWAMP
3. RED CEDAR TYPE
4. OLD SEMI-OPEN FIELD
5. MIXED HARDWOODS
6. RED MAPLE

In the old field areas shrubs such as autumn olive (*Elaeagnus umbellata*), Japanese barberry (*Berberis thunbergii*) and honeysuckle provide an abundant source of food. Both the old field areas and open field areas provide grassy cover for nesting sites for both birds and mammals. These are also good areas for rodent production. These small mammals provide food for other larger mammals such as fox, coyotes and raptors.

Wetlands cover a major portion of the proposed project site. Wetlands are absolutely essential areas for many species of wildlife and are important to all because they provide many of the habitat requirements needed for survival.

Not only are they important to wildlife, but they are important to man also. They act as water storage and absorption areas that help prevent flooding. There is usually severe inherent limitations in developing wetlands due to poorly drained unstable soil types.

Wetland habitat provides a rich variety of food, cover, nesting and brood rearing sites for a great number of wildlife species. They provide breeding and nesting sites for waterfowl and birds. More than 50 species of game and nongame species including beaver, bobcat, fox, mink, muskrat, opossum, white-tailed deer, and snowshoe hare utilize them.

There was abundant sign of wildlife activity. Deer and fox tracks were numerous, as were rabbit and squirrel. There was an active racoon den site in a dead tree. Browsing was evident.

When looking at an area's potential for wildlife use and production, it is important not only to look at that area in question, but to also look at the surrounding or neighboring habitat. The area surrounding the proposed development area offers a good diversity of habitats including agricultural fields and mature woodlands. There is little housing development in the area. The surrounding area offers good to excellent wildlife habitat. This development would be the first major development in the southern central portion of Lebanon.

Pease Brook Wildlife Management Area forms the western border of the site of the proposed housing development project. Pease Brook is a major pheasant hunting area. Deer hunting and small game hunting is also done there. The area receives considerable hunting pressure.

Hunting, shooting, or carrying of loaded firearms within 500 feet of any building occupied by people or domestic animals, or used for storage of flammable material unless written permission is obtained from the owner and carried is prohibited. Despite this regulation it would be advisable to provide for a buffer area between the housing development and the hunting area. If a corridor of undeveloped land were left along the western border, this could possibly provide a measure of added safety.

Wildlife Recommendations

The area presently offers good to excellent wildlife habitat as does the surrounding area. Development will decrease the amount of habitat simply because the land will be occupied by physical buildings. The quality of the habitat will be decreased because an undeveloped area of land will be broken up with buildings and human activity.

Some species which require larger undeveloped areas will probably be forced out or will reduce their use of the area. They may be able to move into adjacent undeveloped areas if there is suitable habitat available and the competition with other species already occupying the area is not too great.

Other species which are more adaptable to man's presence will probably remain. Some new species may even be attracted to the area.

Probably none of the wetland areas should be developed due to the severe limitations caused by soil capabilities, the regulations governing their development and their value to wildlife and man.

FISHERIES

As a valuable streambelt area, the land would best be used through a program to retain it as open space. The high percentage of wetland within the property bounds would seem to make on-site sewage a very real threat to Pease Brook water quality. Septic contamination would increase nutrient levels and biological oxygen demand reducing its ability to support trout. During construction, erosion and sedimentation are also possible further degrading the brooks water quality.

Pease Brook is stocked annually with yearling trout by the State and represents a valuable natural resource. So valuable that the State has recently acquired property across the brook from the proposed development. It is recommended that the property be maintained in its natural state in order to protect the resource.

WATER SUPPLY

According to a representative for the project engineer, each lot in the proposed subdivision is to be served by an individual on-site well and septic system. The sand and gravel deposits in the central parts of the site are probably capable of supplying adequate amounts of water to a dug well, assuming a sufficient well depth can be achieved. However, because of the highly permeable nature of these soils makes them a relatively poor filter for septic system effluent, it seems likely there would exist the possibility of well contamination from the septic system. This possibility would be especially significant on lots where septic systems lie in a direct hydraulic path to proposed wells. Since the exact location of septic systems and wells have not been determined to date, it is not possible to determine which lots, if any, would be affected. One possible alternative to overcome the temptation for tapping the sand and gravel deposits on the site for a potential water supply, would be the installation of drilled wells established on each lot. This alternative would allow for wells with much smaller, but nevertheless, adequate yields in most cases. Since the yield of a given well depends upon the number and size of water-bearing fractures that it intersects and since the distribution of fractures in bedrock is highly irregular, there is no practical way of predicting the yield of a well drilled in a specific location. In Connecticut Resources Bulletin No. 15, prepared by the U.S. Geological Survey in cooperation with the State Department of Environmental Protection,

many wells in the lower Thames and southeastern coastal river basins, of which the subdivision is a part, are analyzed in terms of yields and chemical quality. Of those wells studied that tapped metamorphic rock (the type which underlies the site), 90 percent yielded 3 gallons per minute (gpm) or more. A yield of 3 gpm should adequately meet the needs of most domestic uses.

One problem that may be encountered with bedrock based wells might be undesirably high in iron or manganese levels. This is largely due to the mineralogy of the underlying bedrock. Since the sand and gravel deposits on the site is derived from local rock, it oo, may contain elevated levels of iron and/or manganese. However, these postential problems may be surmounted by the use of special filters.

SEWAGE DISPOSAL

Individual lots in the proposed subdivision will be serviced by on-site sewage disposal systems. Based on observations and engineering test information, the major constraints for subsurface sewage disposal will be the numerous watercourses, wetlands and high ground water conditions. The primary concerns are to maintain necessary horizontal separating distances from the watercourses and/or surface water areas and sufficient vertical elevation of future leaching systems relative to the maximum ground water table in the area. Of course, not all of the lots will pose the same degree of concern or difficulty for sewage disposal.

In general, where maximum ground water is at or less than 3 feet below ground surface or where sites have substantial amounts of wetlands engineered designs for sewage disposal systems should be required.

Although many of the engineer's test pit results did not indicate ground water or soil mottling, other test holes gave indication of having possible mottling at 3 feet. As the soil tests were done during the time of year when the water table is normally below its maximum level, soil mottling, if present, will likely be indicative of the maximum ground water elevation. Where there are questions, additional deep test holes should be dug on the lots and if necessary, ground water monitoring pipes installed in order that observations can be made during a time when higher ground water conditions are established.

It is realized that the lots are quite large, however, due to site limitations and existing slopes, the Team Sanitarian does not envision the possibility for much flexibility in locating sewage leaching systems relative to houses, wells, etc.

Percolation test results indicate pervious soil conditions. Therefore, where ground water conditions tend to be high, the placement of fill would be desirable or necessary. In some situations, a combination of the installation of drains [footing/curtain] and filling with surface grading may be more appropriate. Certainly fill used for sewage disposal systems must be of the proper material and carefully placed. Close supervision and inspection would be essential to ensure suitability.

For most of the lots in this subdivision, careful planning and implementation is needed to avoid major land and water alterations. Natural conditions should only be disturbed as necessary and in a manner to minimize possible adverse affects.

PLANNING CONCERNS

Relationship to Plans

The State Plan of Conservation and Development Recommends much of this parcel for conservation purposes; policies which apply to these areas are as follows.

I. CONSERVATION AREAS

Definition Criteria

Public water supply quality protection--lands irrespective of ownership which conform to the Class II criteria of the Department of Health Services regulations as related to existing, certain abandoned and potential future water supplies. Potential public water supply sources are those identified by the Connecticut Water Resources Planning Program.

Flood fringe--lands which are or may be defined under National Flood Insurance Program/State's Channel Encroachment Line Program/Coastal Area Management Program--the land areas subjected to 100-year flood and not included in the floodway (some municipalities not mapped due to incomplete information).

Prime agricultural lands--active agricultural lands or prime soils of 25 or more acres of contiguous land as determined by the Office of Policy and Management.

Mineral resources--all mineral resources of 50 acre feet or more of construction aggregate commodities as identified from most recent surveys.

Energy resources--existing areas and approved new areas for major energy resources and facilities.

Existing and potential wild and scenic streambelts--major undisturbed stream valleys of significant aesthetic and potential outdoor recreation assets.

Historic areas--sites and districts of National Register places and other areas of statewide historic significance as defined by the Connecticut Historical Commission (some areas not mapped due to scale).

Natural areas--sites identified by the State natural areas inventory which are of local significance.

Inland wetlands--those inland wetland soil classes which are poorly drained but not subject to permanent or seasonably high water table as determined from Soil Conservation Service wetland soil classes (areas not mapped due to complexity and scale).

Scenic areas--ridgelines, scenic highways, coastal bluffs, trails or other areas associated with the protection and enhancement of existing major investments in public open space and recreation as may be defined by Statewide Comprehensive Outdoor Recreation Plan, Coastal Area Management or Connecticut Historical Commission.

CONSERVATION PRIORITY 3

STATE ACTION STRATEGY

Plan and manage for the long term public benefit the lands contributing to the State's need for food, fiber, water and other resources, open space, recreation and environmental quality and insure that changes in use are compatible with the identified conservation values.

Guidelines for State Action

- A. In order to attain the widest range of beneficial public uses and appropriate development in Conservation Areas, State actions should be designed to:
1. Promote research, education, resource management, regulations, financial and technical assistance or public acquisition as necessary to achieve proper use and protection of Conservation Areas.
 2. Undertake or support only those uses which are compatible with the resource or hazard of concern, including evaluations of both direct and secondary impacts.
 3. Demonstrate the lack of alternative sites, overriding social or economic concerns and the lack of any reasonable alternative public or private uses for any proposal which is clearly and significantly incompatible with conservation. Examples are reflected on the locational guide map through identification of key opportunity areas for additional salt water port facilities, fishing ports, and electric generation sites.
 4. Undertake mitigation measures necessary to both protect against degradation or to enhance environmental quality.
- B. It will be the policy of the State to conform to the following specific area guidelines in State or State-supported plans and projects:
1. Use of Class II water supply watershed lands should not:
 - a. create an intentional or unintentional point or non-point source of contamination without adequate man-made interception and control safeguards as approved by the Departments of Health Services and Environmental Protection.
 - b. disturb vegetation for more than one growing season, or permanently disturb ground cover vegetation in areas with slopes greater than five percent, except as associated with access to or underlying a habitable structure whose use meets the above requirements.

- c. such will not necessitate future public expenditures for flood control facilities other than those environmentally acceptable local structures which can be incorporated in the project design or financed through benefit assessments to be identified flood fringe users.
 - d. adequate flood insurance protection can be obtained.
 - e. in full compliance with building, excavation and other flood plain and coastal management policies and regulations.
3. Prime agricultural lands should be maintained for food production to the maximum extent feasible by:
 - a. minimizing development pressure in the placement and design of major facilities.
 - b. permitting irreversible conversion to other uses only when there is a demonstrated overriding need, alternative sites are not technically feasible or economically justified and the impact of irreversible conversion is weighed.
4. Use of historical and cultural resources, or proposals in proximity to these resources, will be supported to the extent that these uses or proposals:
 - a. are compatible commercial, educational or residential uses which aid in long-term preservation and which will not detract from the appreciation of the historical and cultural values through significant alterations and replacements.
 - b. will not introduce visual, audible or other elements so significantly out of character with the structure and setting as to make public access and enjoyment unreasonable or to make unfeasible their use and preservation by compatible uses.
5. Potential mineral resource areas should not be committed to other uses until there has been an opportunity to fully evaluate, and potentially exploit, their long-term resource and economic value to the State.
6. Projects within scenic streambelt areas should:
 - a. restrict structural development to the least scenic areas or to areas already significantly altered.
 - b. prohibit clearing of wetland and watercourse vegetation and revegetate scenic areas which are denuded.
 - c. screen visible structures.
 - d. retain right of access and control unauthorized access to potential recreation areas.

7. Sites and areas developed or designated for major facilities supporting the generation, transportation or storage of energy should be preserved for this purpose, and further development of these areas and their surroundings should be guided accordingly.
8. Where development projects will affect natural areas, wetlands or recreational areas:
 - a. the resource and environmentally sensitive areas should be incorporated into the undeveloped open space or passive recreation portion of the property.
 - b. site planning, architectural or design restrictions and the use of buffer or fencing controls should be undertaken where appropriate for resource protection, prevention of subsequent pressure for additional development or uncontrolled access.
9. In watersheds which drain into recreational waterbodies, residential, commercial or industrial development should be limited to that which is fully compatible with clean waterbased recreation.

Policies B6 and B8 are particularly applicable to this parcel. The remainder of the property is recommended for rural land uses. Policies for such land are as follows.

II. RURAL AREAS

Definition Criteria

Generally remote from existing urban areas and lacking public water and sewer services as well as industrial, commercial or residential concentrations.

Forest resource and scenic values of general concern.

Areas characterized by single-family housing with basic water supply and waste disposal provided by on-lot systems.

All areas of the State not classified in other categories.

No outstanding single character which warrants inclusion in either a development or conservation classification.

CONSERVATION PRIORITY 4

STATE ACTION STRATEGY

Avoid support of structural development forms and intensities which exceed on-site carrying capacity for water supply and sewage disposal on a permanent basis, which are inconsistent with open rural character or conservation values of adjacent areas or which are more appropriately located in Rural Community Centers.

Guidelines for State Action

A. Community Environmental Quality

Encourage the protection of natural resource characteristics and the consideration of environmental quality in State actions.

1. Encourage and assist municipalities in the use of soils, geologic surveys and other natural resource information, basin and streambelt planning techniques in developing community plans.
2. Discourage non-agricultural development on prime farmlands.

B. Economic and Human Resource Development

Limit State support and promotion of the development to those uses and densities that ensure indefinite functioning of on-lot water supply and waste disposal systems and that are consistent with a generally open, rural environment.

1. Encourage municipalities to improve their management and regulation of new development to assure compatibility with Plan policies.
2. Respond to housing needs in Rural areas through financial assistance to individual households. Where new large-scale developments are required, these projects should be encouraged in Rural Community Centers.
3. Expand the scientific management of forest lands and support forest product industries.
4. Identify forms of assistance required to continue farming.

C. Public Service and Infrastructure

Minimize the need for costly urban infrastructure facilities.

1. Encourage development regulations which will preclude the need for sewer, water and other urban infrastructure and facilities and which promote intertown or regional approaches where appropriate when needed.
2. Establish guidelines for the control of the number and location of access points along rural State highways to maintain traffic volume capacity and safety standards.
3. Undertake traffic flow improvements to existing highways as a preferred alternative to the construction of new highways.
4. In general, locate interstate highway interchanges in urban rather than rural areas to support the concentration of urban growth in those areas.

Regional Growth and Preservation Guide Plan

The Windham Region's Land Use Element recommends the area proposed for subdivision in part for open space use and in part for low density rural development.

Open space use is recommended in that part of the property adjacent to the Town of Franklin and along the Pease Brook. Open space use here would not only protect the on-site wildlife habitats and those in the adjacent Pease Brook Fish and Wildlife Area, but also protect the rural character of the area. The regional plan recommends "A buffer of very low density development...be provided" in this Historic-Land Preserve District.

Low density Rural Land use is recommended in the remainder of the parcel. The regional plan recommends the following applicable policies in this Low Density Rural District:

- Development incentives should be provided to encourage residential development on internal parcels of land rather than along existing road frontages. Not only will the rural appearance of the region be maintained but traffic flow will be enhanced and traffic accidents reduced through having two or more residences on a single driveway instead of each individual residence having a driveway entering a state highway or town road.
- Preservation of agricultural lands and operations should be encouraged.
- Two-acre building lots should be the minimum and prevailing lot size.
- Public services such as sewer, water and trash collection should not be available in the district.
- Large residential development projects should be discouraged in the low-density rural district. However, if such development occurs, subdivision standards for such developments should be designed to place all possible burdens for serving the residents of the proposed development of the developer (e.g., roads which at least meet town road specifications, drainage, dedication of land for recreation and perhaps additional school facilities or payment in lieu of dedication, etc.). Provision should be made for allowing small developments (e.g., through zoning incentives) to encourage the development of interior parcels.
- Where opportunities to develop recreational facilities or nature preserves of regional or statewide significance exist, they should be exploited.
- Very light density development and open space preservation techniques should be used to protect areas along streams, watersheds which drain to public water supply sources and scenic and historic areas.

For this subdivision to comply with the regional plan, the land adjacent to Pease Brook should be preserved in open space uses. The inland-wetland areas should also be protected from development.

The subdivision plan proposes to preserve a 200 foot buffer along Pease Brook through deed restrictions on construction and alteration in the buffer zone. Activities in wetland areas will require permits from Lebanon's Inland Wetlands Agency. Lots 5 and 6 (rear lots) require large areas of wetlands crossings for driveway access to the buildable areas of the lots. Driveway access through lot 4 would minimize wetland crossings but would probably reduce the number of lots in the subdivision to 14.

Lebanon Plan of Development

Lebanon's "Comprehensive Plan of Development" recommends land adjacent to Pease Brook for open space use as shown in the Proposed Land Use Map. Other land in the area is recommended for rural residence use. The plan recommends scenic and recreation easements along such principal streams be obtained by the town to provide for open space and recreation land.

The plan also recommends a soils map be consulted "whenever a new subdivision plan is reviewed by the Commission as a supplement to field inspection of the site."

The duplication in names of Hoxie Road #1 and #2 is also recommended to be eliminated, mostly for safety reasons.

Open Space

Lebanon's subdivision regulations provide that the Commission may require dedication of land as open space as follows.

6.8 Open Space

A. Dedication--The Commission may require dedication of land as open space, parks and playgrounds in a subdivision when it deems that such land will conserve natural or scenic resources; protect natural streams, marshes, and groundwater tables; supplement existing open space and recreational areas; meet recreational needs of present and projected population in the area; save historic sites, wildlife sanctuaries, and outstanding forests; preserve ridges, ravines, ledge outcroppings, and other unusual physical features; or promote orderly community development.

B. Area--The minimum area of open space shall be 10% of the total area of the land to be subdivided whether or not it is to be so subdivided entirely at the time of application. Generally, such dedication shall not be less than one acre and shall be of such size and location as deemed appropriate by the Commission.

C. Standards--Such open space shall have access from a public street, with such access at least 20' wide and having a maximum grade of 15%, or shall abut existing open space having such access. Any land to be dedicated as public open space shall be left in its natural state by the subdivider, except for improvements as may be required by the Commission, and shall not be graded, cleared, or used as a repository for stumps, brush, earth, building materials, or debris.

However, open space for parks and playgrounds shall be provided in a condition suitable for the purpose intended. The Commission may require such open space area be graded by the subdivider to properly dispose of surface water, that it be seeded with field grass, and that all brush and debris be removed. Such improvement of open spaces will not be required until subdivision is substantially completed.

The developer proposes a 200 foot buffer strip along Pease Brook protected from development by deed restrictions prohibiting construction or alteration in the buffer area. The buffer zone area, however, would be incorporated into the lot area of lots #1, 2, 5, 6, 14 and 15 and therefore would be private.

The buffer zone makes up an area of approximately 640,000 square feet or about 15 acres out of the total parcel of 67± acres or approximately 20% of total area to be subdivided. Virtually all of this buffer space is wetland and, therefore, unusable for active recreation use, but appropriate for open space/wetland preservation.

The Commission should determine whether public open space or recreational park/playground space is also necessary.

Surrounding Land Use and Compatibility

The land surrounding the proposed subdivision is generally undeveloped woodland and open fields. A few residences exist across Hoxie Road at very low density and along Kahn Road in Franklin.

Pease Brook forms the rear boundary of the subdivision and a common boundary with the Pease Brook Wildlife Management Area which adjoins this parcel. The Wildlife Management area contains 207 acres of state owned property managed by the Connecticut Department of Environmental Protection. The area is open to recreational sport hunting including deer, pheasant, and small game. The area is also one of three state-designated dog training areas where persons are allowed to train dogs year 'round with the aid of live birds.

Placing a residential subdivision, even at the low density proposed (all lots over 2 acres, 3 very large lots of 7, 10 and 18 acres) next to a conservation area will result in conflicting uses. Construction activity involved in building 15 homes will affect wildlife populations as will the permanent presence of people occupying those homes after construction activity ceases.

The buildable areas of lots 1, 2, 3, 6, and 15 are less than 500 feet from Pease Brook and will, therefore, cause hunting to be curtailed in areas along the brook in order to enforce state regulations regarding shooting distances from occupied buildings.

Activities of subdivision residents and users of the Wildlife Management area will occasionally conflict. While the proposed buffer zone would help to visually and physically separate the subdivision and management area, the uses and users may not be sufficiently separated to be compatible. The mere presence of as well as noise and activities of the subdivision residents will disturb wildlife habitats and hunting territory; and the shooting and barking dogs allowed in the wildlife area will disturb the subdivision residents.

Services to Support Development

The proposed subdivision of 15 house lots may be expected to house fifteen families or about 52 people based on an average family size of 3.45 persons per family (Lebanon average family size; 1980 U.S. Census).

An average of 1.4 school aged children can be anticipated per three to four bedroom single family home,* or 21 students. This subdivision alone will not have significant impacts on the ability of Lebanon's schools to accommodate these students as long as they are not all in one age group or grade.

Police protection in Lebanon is by resident state trooper operating out of Troop K in Colchester. Fire services are by town volunteer company and mutual aid with adjacent towns.

Development Limitations

The maps of the Soil Survey of New London County and site inspection indicate that soils types may present limits to development above and beyond the limitations posed by the presence of wetlands. Many of the soil types in the parcel present moderate to severe limitations for certain types of building site development; for example, dwellings with basements may have flooding or wetlands problems unless proper drainage devices are installed. Sand and gravel excavation which has occurred on one lot will require extensive regrading to become a house lot.

State statutes require solar access be taken into account in new developments. While not specifically designed for solar access, the large lot size provided in this subdivision should not preclude a person from constructing a solar dwelling if they so choose.

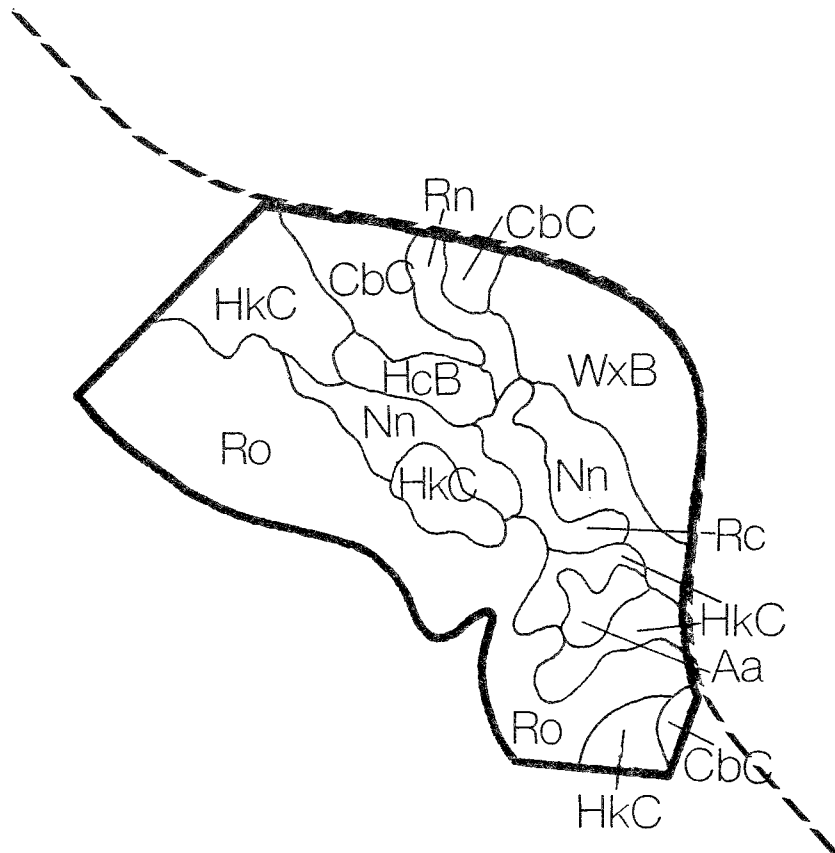
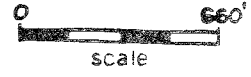
Alternative Land Use

Much of this property is suitable for open space, wetland preservation areas, and extension of the adjacent wildlife management areas, as well as other such low intensity uses. Such uses would be more compatible with the adjacent wildlife area than would the proposed residential use. More intensive uses such as multi-family housing, commercial or industrial uses would be incompatible.

* New Jersey County and Municipal Government Study Commission, Housing Suburbs, Fiscal & Social Impact of Multifamily Development.

Appendix

Soils



HOXIE ROAD SUBDIVISION

SOIL MAP SYMBOL & LANDSCAPING
 BUILDING SITE DEVELOPMENT LIMITATIONS FOR:
 LAWN AND LANDSCAPING

SANITARY FACILITIES LIMITATIONS FOR:

SEPTIC TANK ABSORPTION FIELDS

*Aa - Adrian	ε c	severe; excess humus ponding	severe; ponding poor filter
Palms	;	severe; excess humus ponding	severe; ponding
*CbC Canton			
Charlton		moderate; slope	moderate; slope
HcB Haven		moderate; slope slight	moderate; slope severe; poor filter
HkC Hinckley		severe; small stones	severe; poor filter
Nn Ninigret		moderate wetness	severe; wetness poor filter
Rc 1 Raypol		severe wetness	severe wetness; poor filter
Rn* 1 Ridgebury		severe; wetness	severe; percs slowly; wetness
Leicester		severe; wetness	severe; wetness
Khitman		severe; ponding	severe; percs slowly, ponding
Ro 1 Rippowam		moderate wetness	severe; flooding, wetness, poor filter
WxB Woodbridge		moderate wetness	severe; percs slowly, wetness

*See description of the map unit for composition and behavior characteristics of the map unit

1 Aa, Rc, Rn, Ro are designated wetland regulated under P.A. 155

HOXIE ROAD SUBDIVISION

BUILDING SITE DEVELOPMENT LIMITATIONS FOR:

SOIL MAP SYMBOL & SOIL NAME	SHALLOW EXCAVATIONS	DWELLING WITH BASEMENTS	DWELLING WITHOUT BASEMENTS	LOCAL ROADS AND STREETS
*Aa - Adrian	severe-ponding, cutbanks cave, excess humus	severe; ponding	severe; ponding low strength	severe; ponding, low strength, frost action
Palms	severe; excess humus ponding	severe; ponding	severe; ponding low strength	severe; ponding, low strength, frost action
*CbC Canton	severe; cutbank cave	moderate; slope	moderate; slope	moderate; slope
Charlton	moderate; slope	moderate; slope	moderate; slope	moderate; slope
HcB Haven	severe; cutbanks cave	slight	slight	moderate frost action
HkC Hinckley	severe; cutbanks cave	moderate; slope large stones	moderate; slope large stones	moderate; slope large stones
Nn Ninigret	severe; wetness cutbanks cave	sever; wetness	moderate; wetness	moderate; frost action wetness
Rc 1 Raypol	severe; wetness cutbanks cave	severe; wetness	severe; wetness	severe; wetness frost action
Rn* 1 Ridgebury	severe; wetness	severe; wetness	severe; wetness	severe; wetness frost action
Leicester	severe; wetness	severe; wetness	severe; wetness	severe; wetness frost action
Whitman	severe; ponding	severe; ponding	severe; ponding	severe; frost action ponding
Ro 1 Rippowam	severe; wetness cutbanks cave	severe; flooding wetness	severe; flooding wetness	severe; flooding wetness frost action
WxB Woodbridge	severe; wetness	severe; wetness	moderate; wetness	severe; frost action

*See description of the map unit for composition and behavior characteristics of the map unit

1 Aa, Rc, Rn, Ro are designated wetland regulated under P.A. 155

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 (774-1253), Environmental Review Team Coordinator, Eastern Connecticut RC&D Area, P.O. Box 198, Brooklyn, Connecticut 06234.