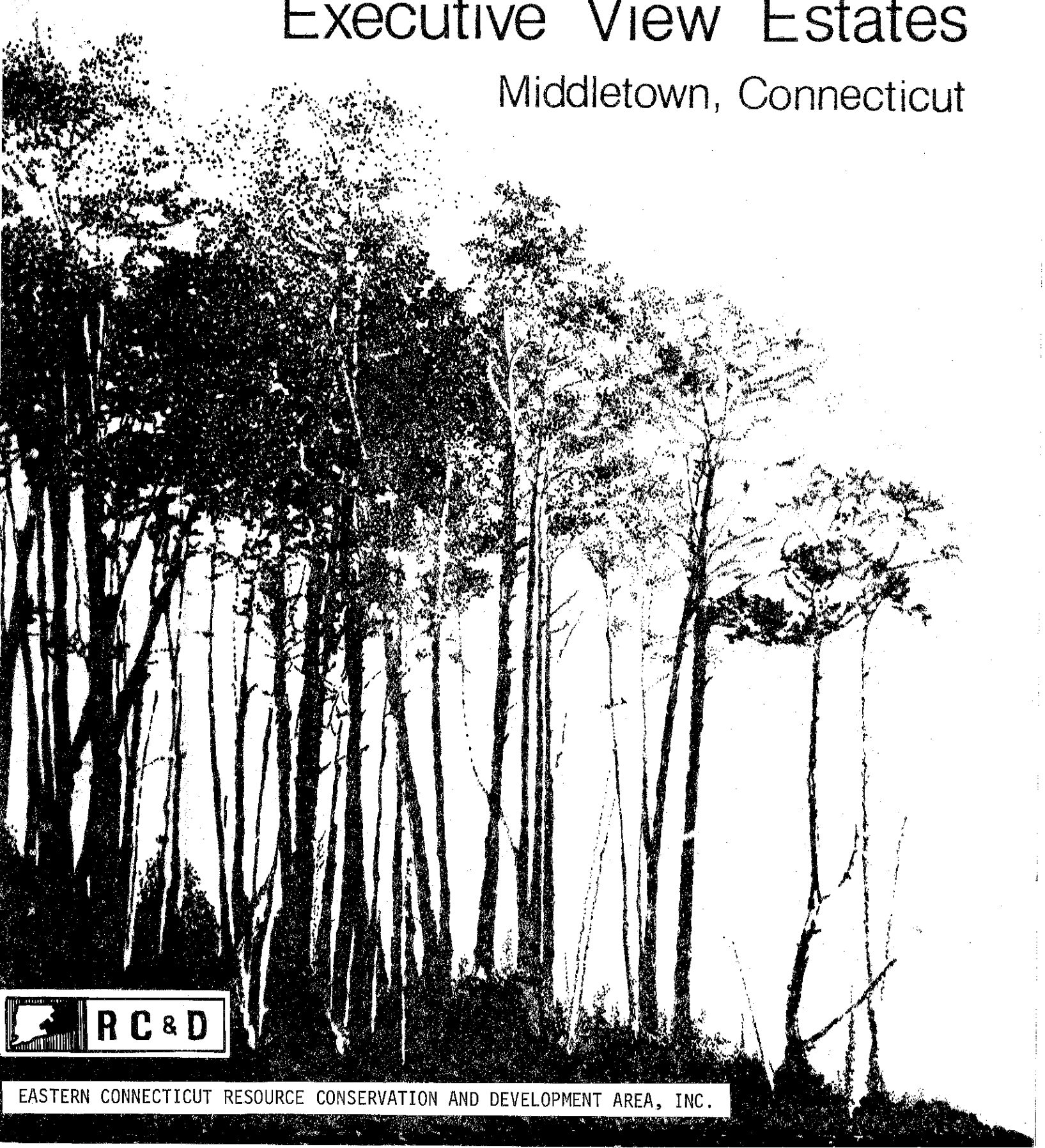


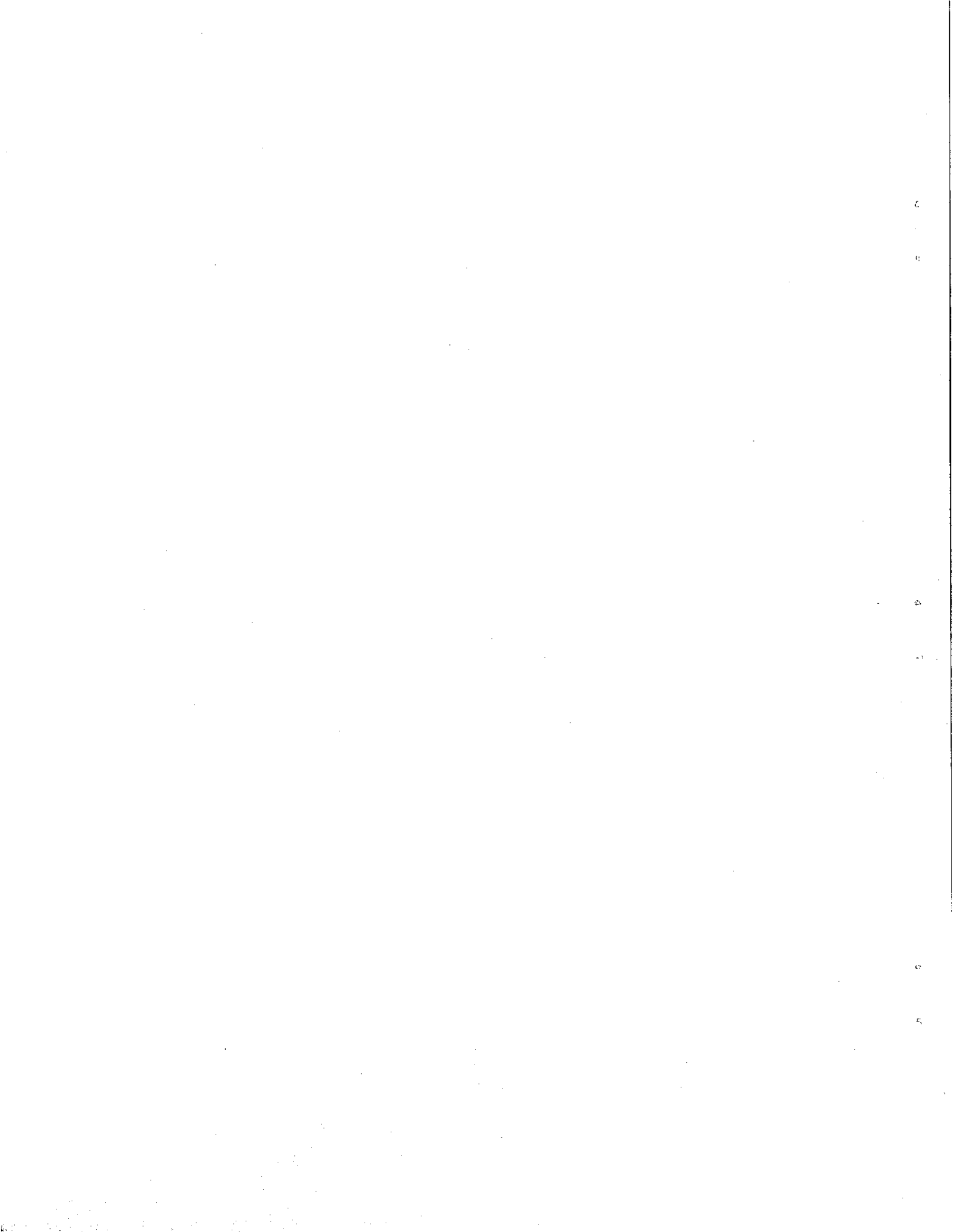
Environmental Review Team Report

Executive View Estates

Middletown, Connecticut



EASTERN CONNECTICUT RESOURCE CONSERVATION AND DEVELOPMENT AREA, INC.



Environmental Review Team
Report
on

Executive View Estates
Middletown, Connecticut

August 1978

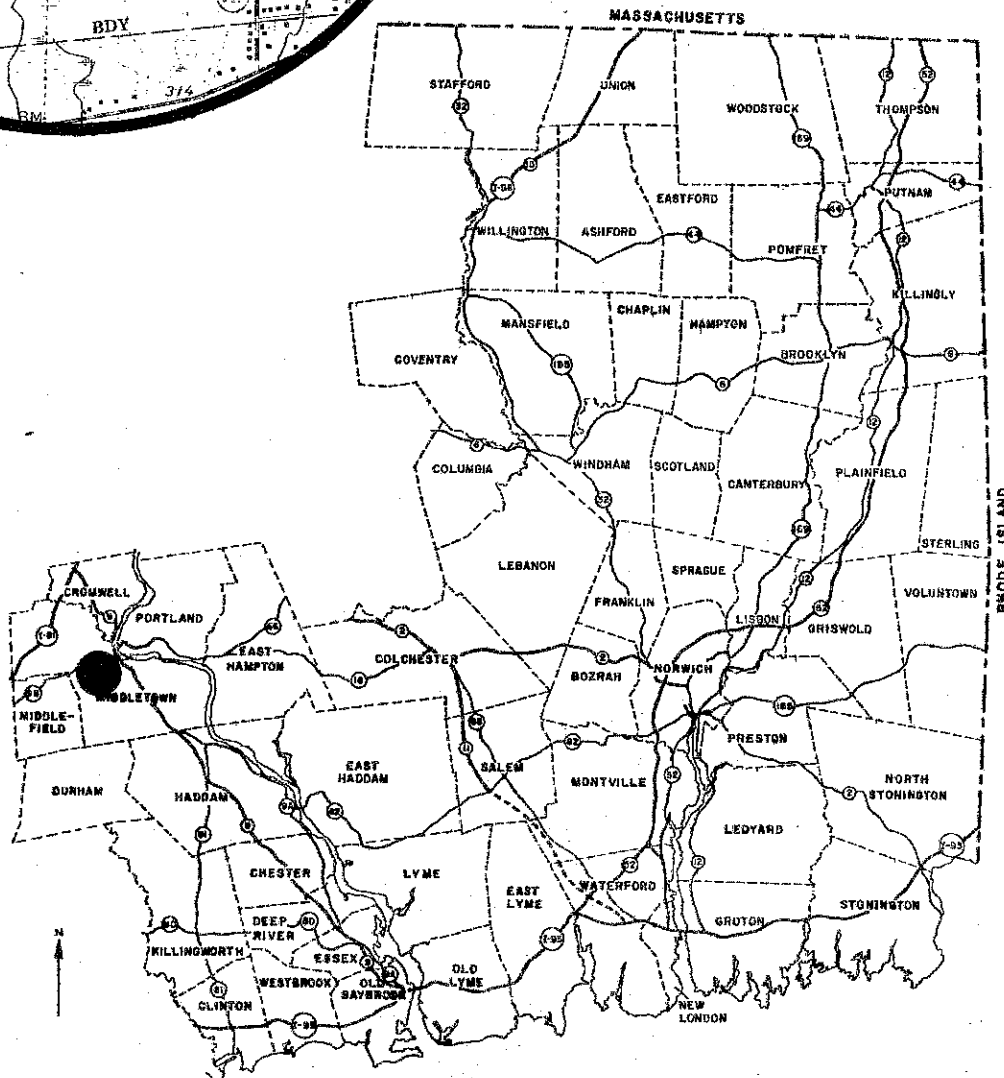
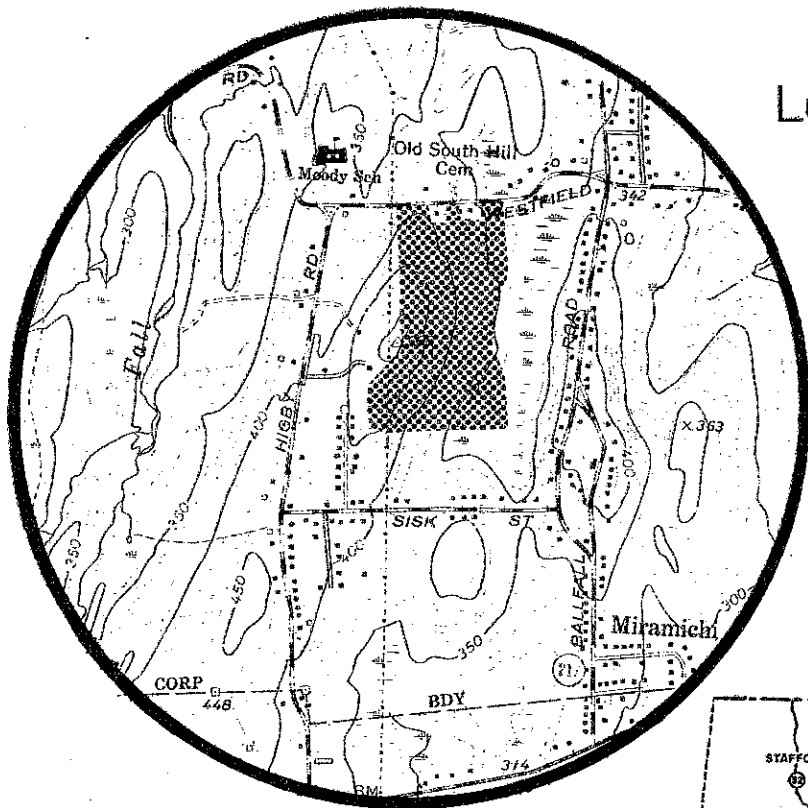


eastern connecticut resource conservation & development area

environmental review team
139 boswell avenue
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Location of Study Site

EXECUTIVE VIEW ESTATES
MIDDLETOWN, CONNECTICUT



EASTERN CONNECTICUT
RESOURCE CONSERVATION AND DEVELOPMENT PROJECT

ENVIRONMENTAL REVIEW TEAM REPORT
ON
EXECUTIVE VIEW ESTATES
MIDDLETOWN, CONNECTICUT

This report is an outgrowth of a request from the Middletown Inland Wetlands Commission to the Middlesex County Soil and Water Conservation District (S&WCD). The S&WCD referred this request to the Eastern Connecticut Resource Conservation and Development (RC&D) Area Executive Committee for their consideration and approval. The request was approved for the RC&D Executive Committee by David Syme, Committee President, 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: Barry Cavanna, District Conservationist, Soil Conservation Service (SCS); Joe Neafsey, Soil Conservationist (SCS); Mike Zizka, Geologist, Connecticut Department of Environmental Protection (DEP); Tim Hawley, Forester, DEP; Ed Meehan, Regional Planner, Connecticut River Estuary Regional Planning Agency; Jim Citek, Sanitarian, State Department of Health; and Jeanne Shelburn, ERT Coordinator, Eastern Connecticut RC&D Area.

The Team met and field checked the site on Thursday, July 6, 1978. Reports from each contributing Team member were sent to the ERT Coordinator for review and summarization for the final report.

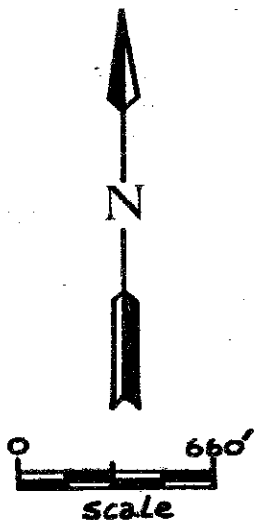
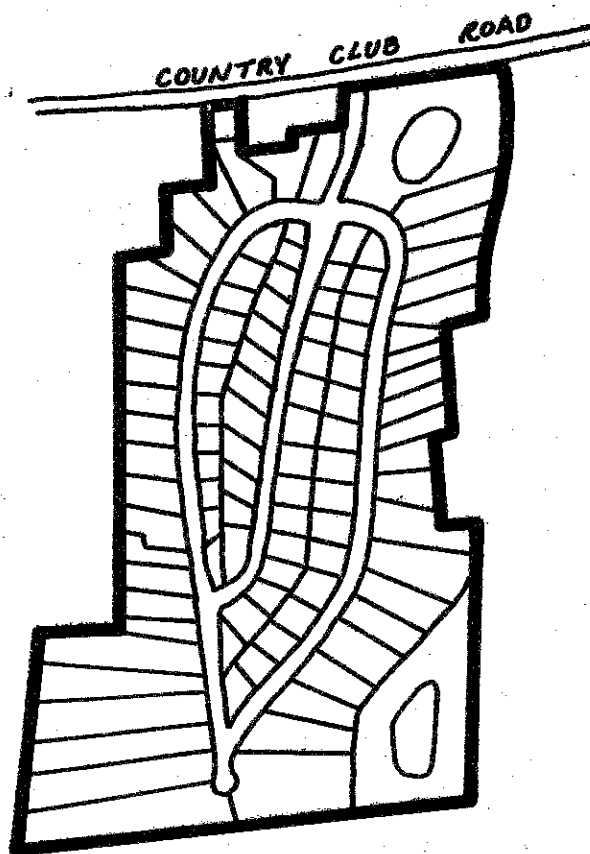
This report is not meant to compete with private consultants by supplying site designs or detailed solutions to development problems. This report identifies the existing resource base and evaluates its significance to the proposed development and also suggests considerations that should be of concern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

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

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

PRELIMINARY SUBDIVISION PLAN

EXECUTIVE VIEW ESTATES
MIDDLETOWN, CONNECTICUT



ALL LOT LINES SHOWN ARE APPROXIMATE

INTRODUCTION

The Eastern Connecticut Environmental Review Team was asked to review the proposed Executive View Estates subdivision in the City of Middletown, to determine whether surface water runoff from the two sedimentation/detention basins planned for the subdivision would cause contamination of existing private drilled wells in the area, adversely affect existing septic systems in the area or cause additional flooding at the culvert on Country Club Road. The property is currently owned by John Knox, who will act as developer for the parcel. Preliminary plans and engineering calculations have been prepared by David Mylchreest, a consulting engineer.

The proposed subdivision consists of 100 single family building lots located on 68 acres of land located to the south of Country Club Road. All homes within the subdivision will be served by the Middletown Water Department and city sewer system. Topography of the subdivision site consists of steep slopes on the westerly border and a wetlands area on the easterly border. Storm water drainage from the subdivision will be discharged to two sedimentation/detention basins located in the northeast and southeast corners of the subdivision. These basins will receive surface water during storms and slowly discharge surface water into the adjoining wetlands, which drain northeasterly to a brook that crosses under Country Club Road and flows northwards along East Ballfall Road.

The southeast detention basin will be located in a wet area and will be at least 1000 feet from the nearest home. This home is uphill from the detention basin. No ledge outcrops were noted in the area.

The northeast detention basin will also be located in a wet area and will be approximately 375 feet from the nearest home. No ledge outcrops were noted in the area. These basins are to be maintained by a landowners association made up of residents from the proposed subdivision.

Existing homes in the vicinity of the sedimentation basins have private drilled wells. Public sewers are available, but some homes have septic systems. Private drilled wells closest to the brook along East Ballfall Road are approximately 75-100 feet away from the brook. Septic systems are at least 100 feet away from the brook. City water will be available to all homes surrounding the subdivision in the next few years.

Considerable public concern has been expressed about the effect that this subdivision will have on the existing flooding problem on Country Club Road and on contamination of the wetlands. Maintenance of the proposed sedimentation/detention basins has also been a concern as neighboring citizens feel that this may add to the already serious flooding problems that they experience.

Martin Drobney and Dwight Southwick, engineers with the Soil Conservation Service, have both reviewed Mr. Mylchreest's hydrograph and drainage calculations (see appendix of this report) and were satisfied that the design criteria used by Mylchreest in the plan for the sedimentation/detention basins would not cause an increase in peak flows from the developed areas in the event of a 50-year storm occurrence, and possibly during a storm of greater magnitude. The basin is

designed in such a way as to allow passage of storm water even if not properly maintained. However, the hydrologic data supplied by Mr. Mylchreest is not designed to address the overall watershed of the culvert on Country Club Road and therefore cannot be used in its present form to assess changes in peak flow at that culvert.

After reviewing the preliminary proposal for Executive View Estates the Team is concerned with the apparent disregard by the developer and engineer of the site's restrictive natural features. Excessive slope, drainage, and erosive soils should be taken into account when preparing a site design for a development of this magnitude. It would appear that the number of homes planned for this development was based solely on access to the supporting public utilities (water and sewer) and maximum utilization of the land. Sedimentation/detention basins as planned should control any on-site flooding problems in a storm of 50 year magnitude or less. However, potential wetland contamination with fertilizers or road salt during winter months should be a concern to the Commission when granting a permit for this development.

For a more detailed determination of potential flooding problems in this watershed, and specifically at Country Club Road, the Team recommends that the Inland Wetlands Commission retain the services of a professional consulting hydrologist.

ENVIRONMENTAL ASSESSMENT

GEOLOGY

Bedrock underlying the Knox property is part of the East Berlin Formation. This group of sedimentary rocks consists largely of gray to dusky-red shales and mudstones interbedded with light-colored arkose, dark pyritic shale, nodules or thin beds of calcareous sandstone, and gray-green feldspathic sandstone. The sedimentary layers dip eastward at low angles (less than 15 degrees). The formation is more fully described in Connecticut Geological and Natural History Survey Quadrangle Report No. 8, "The Bedrock Geology of the Middletown Quadrangle", by E.P. Lehmann (1959).

Overlying bedrock on the property is a blanket of unconsolidated glacial sediment known as till. Till consists of particles of widely ranging sizes and shapes that were scoured or plucked from preexisting soils or bedrock outcrops by glacial ice. The thickness of the till on the property is not known, but it probably averages more than 10 feet. The till seems to be generally silty, compact, and stony.

HYDROLOGY

Virtually all runoff from the property flows eastward toward a swampy area, which serves as the source for East Miner Brook. The swamp drains northward through a culvert on Country Club Road. The culvert is presently inadequate, and flooding has occurred on Country Club Road on several occasions. Water flowing

Topography

■ Site Boundary

0 660'
scale

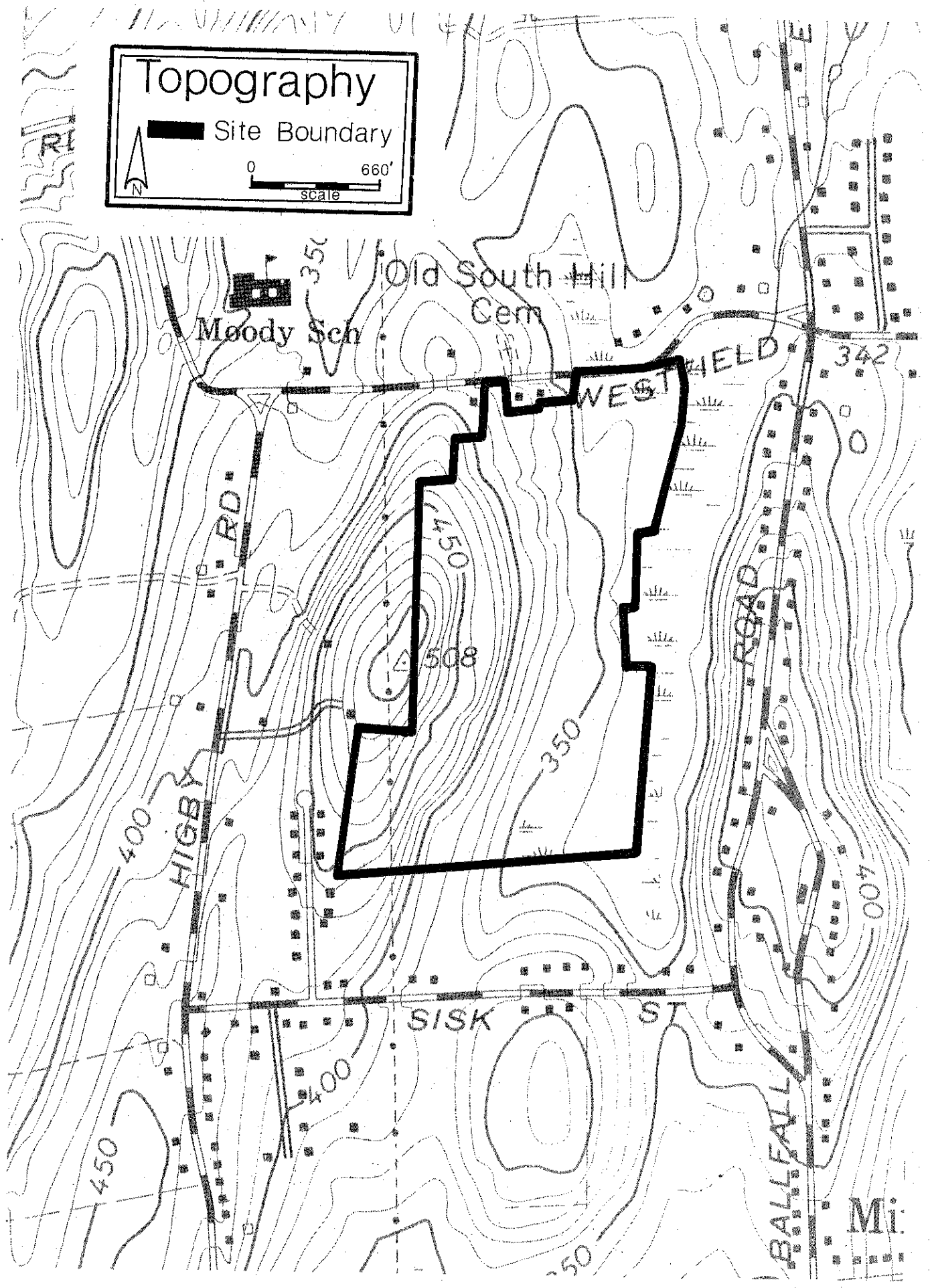
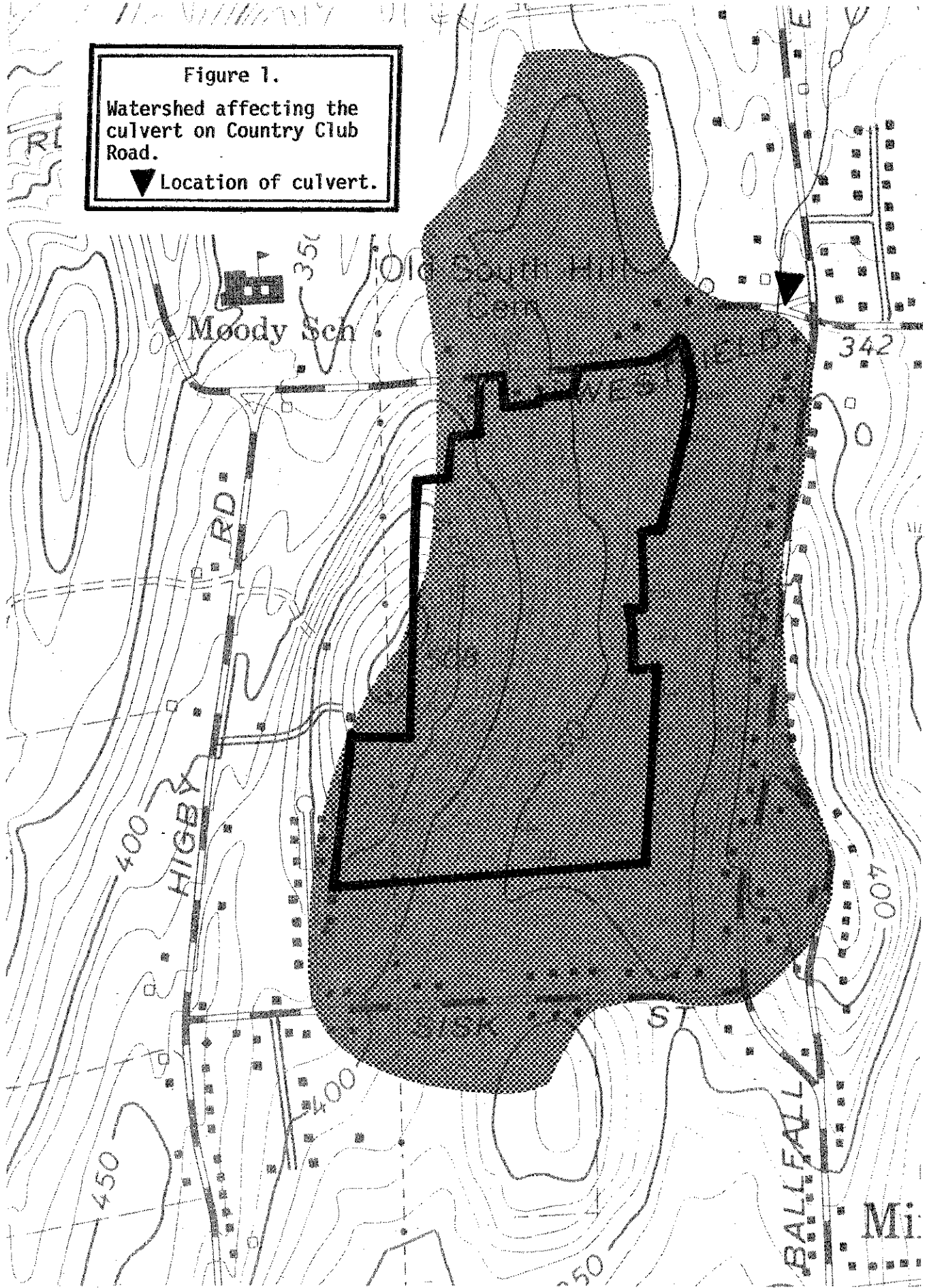


Figure 1.
Watershed affecting the
culvert on Country Club
Road.
▼ Location of culvert.



through the culvert is not derived only from the Knox property; the total drainage area, shown in the accompanying illustration, contains approximately 200 acres. Completion of the subdivision would increase the volume of runoff for any specific-frequency storm event, such as the 50-year storm. The additional runoff, in turn, would increase peak flows in the culvert unless engineering measures were taken to prevent this. Flow in culverts along East Miner Brook north of Country Club Road would also be increased somewhat, with the percentage of the increase diminishing progressively downstream.

Peak flows in streams can be estimated by using any of several techniques. One method is outlined in "Urban Hydrology for Small Watersheds", U.S.D.A. Soil Conservation Service Technical Release No. 55 (TR-55). The method takes into account many hydrologic parameters, including slope, land use, soil types, percentages of wetlands and of impermeable surfaces in the watershed, and extent of artificial channelization. To use this technique, one must choose a specific point or area of reference at which to estimate present and future flow conditions.

The developer has prepared and presented to the Middletown Inland Wetlands Commission an analysis of present and potential future runoff from the areas to be developed. This analysis is not geared toward assessing the impact of the increased runoff on the flooding problem at Country Club Road; it seeks only to show the effects of the proposed retention basins on runoff flows from the areas that would be drained by storm sewers. Because those areas form only a part of the total watershed affecting the culvert on Country Club Road, an assessment of flow at the culvert would require that the entire watershed be included in the TR-55 procedure. Peak flows from the developed areas themselves may be maintained at present levels by the retention basins, but this does not necessarily mean that peak flows at the culvert would remain constant. The reason for this seeming paradox is that runoff from the proposed subdivision would be collected into artificial channels and discharged at only two specific points within the wetland. At present, runoff from the property is not channelized. Moreover, even though the maximum rate of outflow from the subdivision may remain constant following development, the total volume of runoff would still increase. Hence, the distribution pattern of the runoff would be altered.

These considerations do not mean that the retention basins, as designed, would allow an increase in peak flows at the culvert; indeed, the structures could actually reduce such flows. The main concern, however, is that the developer's present hydrologic analysis is not actually set up to address the problem at the culvert itself, and therefore cannot be used to predict future peak flows at that point.

WATER QUALITY

Because of the proposed density of the development and the steepness of the local slopes, it is probable that the subdivision would have some negative impact on water quality in the wetland. The major hazards would be sedimentation and chemical contamination. The sediment basins should help to reduce the sediment load considerably, but their effectiveness would decrease with decreasing size of particulate matter. Pebbles and coarse sand, for instance, should be trapped within the basins, but most clay and silt particles may remain suspended in the water as it discharges into the wetland. Regular cleaning of the basins would be necessary both to maintain their hydrologic effectiveness and to maximize their

particle - settling potential. Chemical contamination would be derived mostly from road de-icing compounds and other automotive residues, and from lawn and garden fertilizers. The degree of contamination would depend, in part, on the frequency of application of these chemicals. Of the two, de-icing compounds probably represent the most severe threat, as much of the fertilizer could be absorbed by the wetland vegetation. De-icing chemicals, on the other hand, could poison the swamp vegetation, thereby reducing its mass and its effectiveness as a natural buffer.

The potential for well contamination from chemical pollutants released into the wetlands is difficult to assess with presently available knowledge. Important, but unknown, factors include the depth of bedrock below the wetland surface and the pattern of fracturing the jointing within the bedrock. These parameters can be estimated from other local data, but the estimates carry a large degree of uncertainty.

Well pollution was reported following a barn fire on Higby Road, and the apparent distribution of the affected wells suggests that the groundwater flow in the fractured bedrock is principally to the east. Bedrock is known to be near the surface along Higby Road near Sisk Street, and this circumstance was probably crucial in allowing contaminants from the surface water to be carried quickly into the fracture system. Bedrock is also known to be near the surface along Country Club Road near Ballfall Road. If bedrock is similarly near the surface in the wetland area, chemical contamination of the surface water may have an adverse effect on the quality of groundwater derived from wells along Ballfall Road and the easternmost section of Country Club Road. Wells on Higby Road, Sisk Street, and the western part of Country Club Road are not likely to be affected. The nature of the surrounding topography suggests that bedrock is close to the surface in the wetland area, but test holes would be needed to verify this assumption.

WILDLIFE/VEGETATION RESOURCES

Of the 68 acres in the parcel approximately half is in woodland. Tree species are predominantly mixed hardwood, and include oak, maple, cherry, and dogwood species. A thick understory exists, composed of brambles, wild grape and other brushy species. Of the remaining area approximately 75% is active hayland, and 25% is inactive hayland which has reverted to brush and young trees. The edges of the woodland-hayland boundary contain much brushy growth and fruiting young trees and shrubs as well as grasses.

Grass species observed included timothy, bromegrass, fescue, bluegrass, redtop, orchard grass, clover, and vetch. Shrubs observed include autumn olive, multiflora rose, brambles (blackberry, raspberry, greenbrier), and bayberry.

The adjacent wetlands contain both marsh (herbaceous) and swamp (trees, shrubs, vines) vegetation which provide additional diversity to the area and an excellent source of food, water and cover for various wildlife forms present.

Numerous songbirds were sighted during the review, and evidence of deer and cottontail rabbit was seen. The area, however, contains (in excellent condition) the required elements of habitat for ringnecked pheasant, rabbit, deer, ruffed grouse, songbirds and other indigenous openland and woodland wildlife species.

The proximity of the site to a large tract of Middletown Watershed land (Mt. Higby) also enhances the value of the area for wildlife species with daily ranges of 1 to 2 miles.

The development of this area into residential lots will destroy the suitability of this area for wildlife by removal and replacement of the existing vegetative forms. Since the actual use of the area by wildlife is not known, the impact of development on local wildlife populations is unclear. As much openland and woodland exists nearby, any displaced populations may be absorbed, which will reduce the adverse impacts of development. In addition, any mature vegetation retained during development will lessen the impact on wildlife. It would be desirable to retain a 50-100 foot buffer strip of native vegetation between house lots and the wetland to minimize the impact of development on this area.

FOREST RESOURCES

The vegetation on the site is a patchwork of hayfields and abandoned fields in various stages of colonization by forest trees. The presence of apple trees suggests that the abandoned fields may have been orchards. Red cedar, white ash, and black cherry are the principle pioneer hardwoods on this fertile site.

Dense growth of vines severely reduces the recreational and aesthetic values of the young woodlands. Japanese honeysuckle, poison ivy, Virginia creeper, and multiflora rose have utilized all growing space not occupied by trees. In some cases, the red cedar has been overcome by these climbing vines and has succumbed to excessive shading or girdling of the trunk. Openings created by this damage have provided an excellent habitat for poison ivy. The permanent openings created by development will also encourage poison ivy and make it difficult to eradicate.

The hardwood trees will eventually outgrow these vines, changing the environment and shading them out. This process could be greatly accelerated by thinning the existing growth and chopping or uprooting the vines. This thinning could be done by bulldozing weaving paths through the wooded area, spaced ten to thirty feet apart. Growing space around desirable trees should be maintained in order to reduce the possibility of storm damage to the trees.

Fast growing, large-crowned tree species should be planted following construction to modify temperature extremes and intercept air pollutants and noise. Sugar maple, ash, and hemlock are three desirable species which would do well on this site.

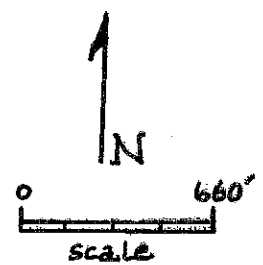
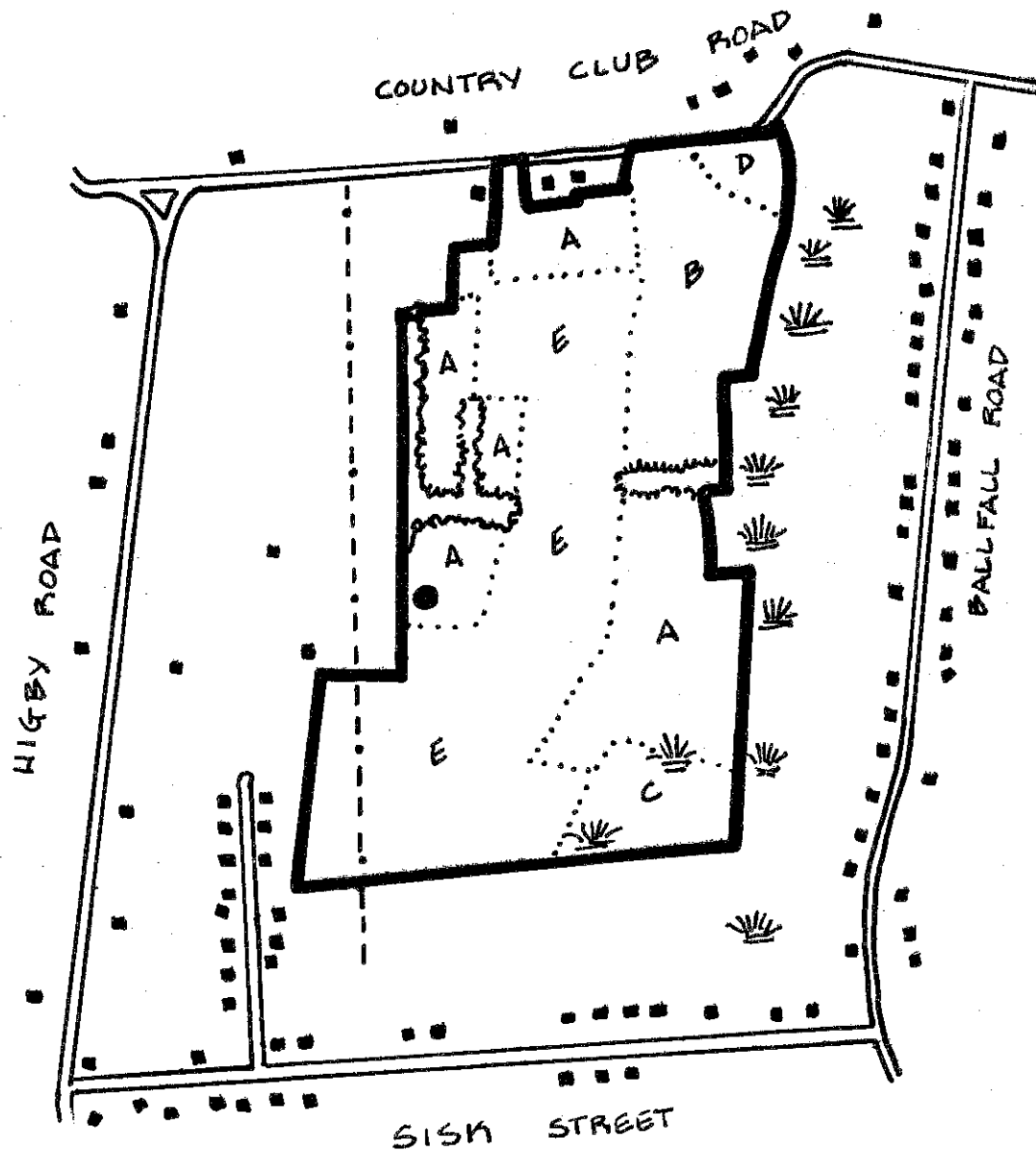
If solar energy is to be actively utilized in these homes, then tree plantings should be coordinated with the locations of the solar collectors.

VEGETATION TYPES


SECTION A: Hayfields currently in use, approximately 19 acres. Hedgerow trees (apple, ash, cherry) are healthy, although relief from climbing vines would be advantageous. Sensitive fern and sedges are abundant where soil moisture increases at the foot of the east slope.

VEGETATION MAP

EXECUTIVE VIEW ESTATES
MIDDLETOWN, CONNECTICUT



LEGEND

- | | | | |
|-------------------------------------------------------------------------------------|---------------|-------------------------------------------------------------------------------------|---------------|
|  | Road |  | Type Boundary |
|  | Powerline |  | Hedgerow |
|  | Property Line |  | Water Tower |

SECTION B: Old fields, approximately 9 acres. Grasses are giving way to cow vetch, rose, milkweed, dogwood, arrowwood, apple, red maple and poison ivy. The wettest section, in the northeast corner, is primarily cattails.

SECTION C: Old fields, approximately 2 acres. This area is very similar in vegetation type to Section B, but had been abandoned five to ten years earlier. Red maple, willow and dogwood are beginning to dominate. Arrowwood and goldenrod are still common. Scattered swamp white oak are present, indicating the wetness of the soil.

SECTION D: Sapling red maple/elm wetland, approximately 2 acres. Standing water during much of the year limits subordinate vegetation to sedge hummocks. The stand is very dense and should be carefully thinned.

SECTION E: Sapling red cedar, mixed hardwoods, approximately 29 acres. Apple, ash and cherry occur in mixture with red cedar and are all in competition with Japanese honeysuckle, poison ivy and Virginia creeper for sunlight. The dense foliage has excluded ground cover under most of the stand and has made the stand nearly impenetrable. Trees at the southern end are larger and include red oak and black birch.

SOILS

A detailed soils map of this site is included in the Appendix to this report, accompanied by a chart which indicates soil limitations for various urban uses. As the soil map is an enlargement from the original 1,320'/inch scale to 660'/inch, the soil boundary lines should not be viewed as absolute boundaries, but as guidelines to the distribution of soil types on the site. The soil limitation chart indicates the probable limitations for each of the soils for on-site sewerage, buildings with basements, buildings without basements, streets and parking, and landscaping. However, limitations, even though severe, do not preclude the use of the land for development. If economics permit large expenditures for land development and the intended objective is consistent with the objectives of local and regional development, many soils and sites with difficult problems can be used. The soils map, with the publication Special Soils Report, Connecticut River Estuary Planning Region, can aid in the identification and interpretation of soils and their uses on this site. Know Your Land: Natural Soil Groups for Connecticut can also give insight to the development potentials of the soils and their relationship to the surficial geology of the site.

Soils typical of the Executive View Estates site include the Ludlow series, the Wethersfield series, and the Wilbraham series. These soils limit development by their susceptibility to frost action and seasonal high water table.

The Ludlow series are deep, moderately well drained soils formed in glacial till. They typically have silt loam A and B horizons over a gravelly loam hardpan. Limitations arise due to the hardpan and the seasonal high water table. Consideration must be given to the hazards of soil slippage on road cuts, frost heaving on paved surfaces, and seepage into basements unless proper drainage is provided.

The Wethersfield series are deep, well drained soils formed in glacial till. They are gently sloping to steep soils on a gravelly loam fragipan at depths

ranging from 20 to 36 inches. Conditions are favorable for excavation of basements on areas of slight slope. Again, the hazard of frost heaving due to water accumulation above the hardpan must be considered.

The Wilbraham series are deep, poorly drained soils on uplands. They formed in glacial till and typically have silt loam A and B horizons over a dark gravelly loam fragipan at a depth of about 20 inches. These soils have severe limitations for most urban uses.

Executive View Estates will be constructed with public sewers and water for the entire area so that the soil's ability to accept sewage effluent will be no problem. However, the soils in the area will present some problem to community development. The areas of Wethersfield soil (38) with a D slope pose a problem to construction of buildings. Dwellings with basements have a severe limitation due to slope.

The area of Wethersfield soil (38) with B and C slopes have moderate limitations for dwellings with basements because of drainage problems due to the fragipan in this soil. Curtain drains will have to be installed to alleviate this problem. There is also a moderate limitation for buildings without basements because of frost heaving. This limitation carries through to road construction. All buildings should have some sort of footings below the frost line. A good gravel base can possibly alleviate the frost heaving problem on the roads.

The areas with Ludlow soil (56) with a B slope have severe limitations for dwellings with basements due to wetness. This soil is moderately well drained with a fragipan at a depth of 26-60 inches. The seasonal high water table may rise to within 15 inches of the surface. Buildings here will definitely require subsurface drainage. Roads and buildings without basements here have a severe limitation because of frost heaving. All buildings will require some sort of footing and road will require a gravel base and drainage. Also, lawns should be properly graded away from homesites because this soil percolates slowly and will allow water to pond temporarily.

The Wilbraham soil (284) is an inland wetland soil. Construction of the entrance road and stormwater detention basins will result in the loss of some of this wetland. However, the remainder of the wetland will remain undisturbed. The proposed sediment and erosion control measures, if followed, should be adequate to control silting of the wetland and areas downstream. All storm water runoff from the construction area is directed into detention basins.

Loss of sediment from the site during construction will be minimized by the use of these two sedimentation basins. When the subdivision is completed, these structures will act as stormwater detention ponds. The two ponds have been designed to keep the peak runoff from the developed areas at or below its present level. The holding ponds will require periodic maintenance to keep them free of sediment.

Wethersfield and Ludlow soils with a B slope are considered to be prime agricultural soils. About ten percent of Executive View Estates is prime agricultural land which will be lost to future food production should this development be constructed.

If proper engineering precautions are taken and sediment and erosion control measures followed, limitations to development of homesites on this parcel can be overcome in an acceptable manner. However, the presently proposed density of the subdivision will make any development problems more difficult to control.

WATER SUPPLY/WASTE DISPOSAL

All homes located within the Executive View Estates proposed subdivision will be served by Middletown Water Department and city sewers.

Two sedimentation/detention basins will be constructed to receive surface water runoff from roads within the subdivision. These basins will be located in a wetland area which is covered by a soil type that usually has a slow water seepage rate. No exposed ledge rock was observed in this area. The detention basins are located over 375 feet away from the nearest private well water supply. It appears that these detention basins should not contaminate any nearby existing drilled wells due to the tight soil conditions and the large separating distances; however, if bedrock is actually near the surface in the vicinity of the points of discharge, the potential for contamination would be greater.

Private drilled wells and septic systems are located at least 75 feet away from the brook which will be receiving surface water from the detention basins. Therefore, surface water discharge into this brook from the two detention basins should not lead to contamination of the wells nor adversely effect the septic systems.

SITE DESIGN

The proposed Knox subdivision plan, dated May 9, 1978, and showing 100 lots, appears to be too intensive for this site. The lot arrangement does not take into account the site's steep terrain or the practical aspects that future homeowners will have to contend with in lawn maintenance, driveway access and snow removal.

The proposed road layout does not provide for the future option of inter-connection with White Road. As shown on the preliminary plan (May 9, 1978), the road system serving 100 homes would actually be dead-end. If possible, a road system that permits a second exit/entrance into this development would be desirable.

The Team recommends that the City and developer consider the land use recommendations for this parcel as presented in the 1965 Middletown Plan of Development. The 1965 Plan recognized this site's natural constraints and recommended its future use as a rural residential area of acre lots or larger. The provision of water and sewerage utilities to this site have not lessened the basic natural development obstacle - the presence of steep terrain. The proposed preliminary site design seeks a density that squeezes development onto this parcel as dictated by public utilities rather than by accepting the parcel's natural features and geographic opportunities.

These opportunities, the site elevation and scenic vistas, can be used to the developer's advantage. A site plan for this parcel which compliments topo-

graphy should include the reservation of the excessively steep terrain for open space, the reduction in overall site density to lessen land coverage and storm water run-off; the elimination of the proposed Knox Boulevard to reduce the need to excavate through the steepest parts of the site and the location of home sites on slopes in excess of 15%; and the arrangement of lots and placement of houses to take advantage of the views from the site.

ROADS/TRAFFIC CONDITIONS

The site is served by the existing collector system of Country Club and Higby Roads. Ballfall Road, which runs along the site's eastern perimeter, is identified in the Middletown Plan of Development as a future minor arterial. All existing road systems should be sufficient to accommodate the additional residential traffic resulting from this development.

COMPATIBILITY OF SURROUNDING LAND USES

Residential use of this parcel is compatible with adjacent existing land use and future land uses designated by the Middletown Plan of Development and Zoning Regulations.

ALTERNATE LAND USES

The Team Planner feels that the best use of the Knox parcel would be the design of a low density residential area which retains the site's steep slope and wetlands as permanent open space.

HAZARDS

The dominant natural feature which affects this site's design and function as a residential land use is the presence of steep slopes. A second natural feature which will affect the placement of urban uses is the presence of wetlands along the site's eastern boundary. The combination of these two features indicates that conditions exist for high run-off, possibly resulting in flooding. The slopes are in excess of 15%, which indicates normal residential subdivision of this site may be difficult because road/building placement will alter the site's natural drainage pattern.

Over development of this site could become a man-induced hazard. It is the Team Planner's opinion that the proposal to divide this 67.8 acre parcel into 100± lots will overburden its natural capacity to handle run-off. To avoid complex problems which this site's natural features dictate, this reviewer recommends a decreasing density and minimal disturbance to the steep terrain.

AESTHETICS AND PRESERVATION

Distance vistas of Central Middletown and the curving course of the Connecticut River are unique aspects of this site. The site's elevation is a natural asset which, if not overburdened with too intensive development, affords an opportunity to capitalize on the scenic beauty of surrounding valley lands.

Appendix

About the Team

The Eastern Connecticut Environmental Review Team (ERT) is a group of professionals in environmental fields drawn together from a variety of federal, state, and regional agencies. Specialists on the Team include geologists, biologists, foresters, climatologists, soil scientists, landscape architects, archeologists, recreation specialists, engineers and planners. The ERT operates with state funding under the supervision of the Eastern Connecticut Resource Conservation and Development (RC&D) Area.

The Team is available as a public service at no cost to Connecticut towns.

PURPOSE OF THE TEAM

The Environmental Review Team is available to help towns and developers in the review of sites proposed for major land use activities. To date, the ERT has been involved in reviewing a wide range of projects including subdivisions, sanitary landfills, commercial and industrial developments, sand and gravel operations, elderly housing, recreation/open space projects, watershed studies and resource inventories.

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

REQUESTING A REVIEW

Environmental reviews may be requested by the chief elected officials of a municipality or the chairman of town commissions such as planning and zoning, conservation, inland wetlands, parks and recreation or economic development. Requests should be directed to the Chairman of your local Soil and Water Conservation District. This request letter should include a summary of the proposed project, a location map of the project site, written permission from the landowner allowing the Team to enter the property for purposes of review, and a statement identifying the specific areas of concern the Team should address. When this request is approved by the local Soil and Water Conservation District and the Eastern Connecticut RC&D Executive Council, the Team will undertake the review on a priority basis.

For additional information regarding the Environmental Review Team, please contact Jeanne Shelburn (889-2324), Environmental Review Team Coordinator, Eastern Connecticut RC&D Area, 139 Boswell Avenue, Norwich, Connecticut 06360.

