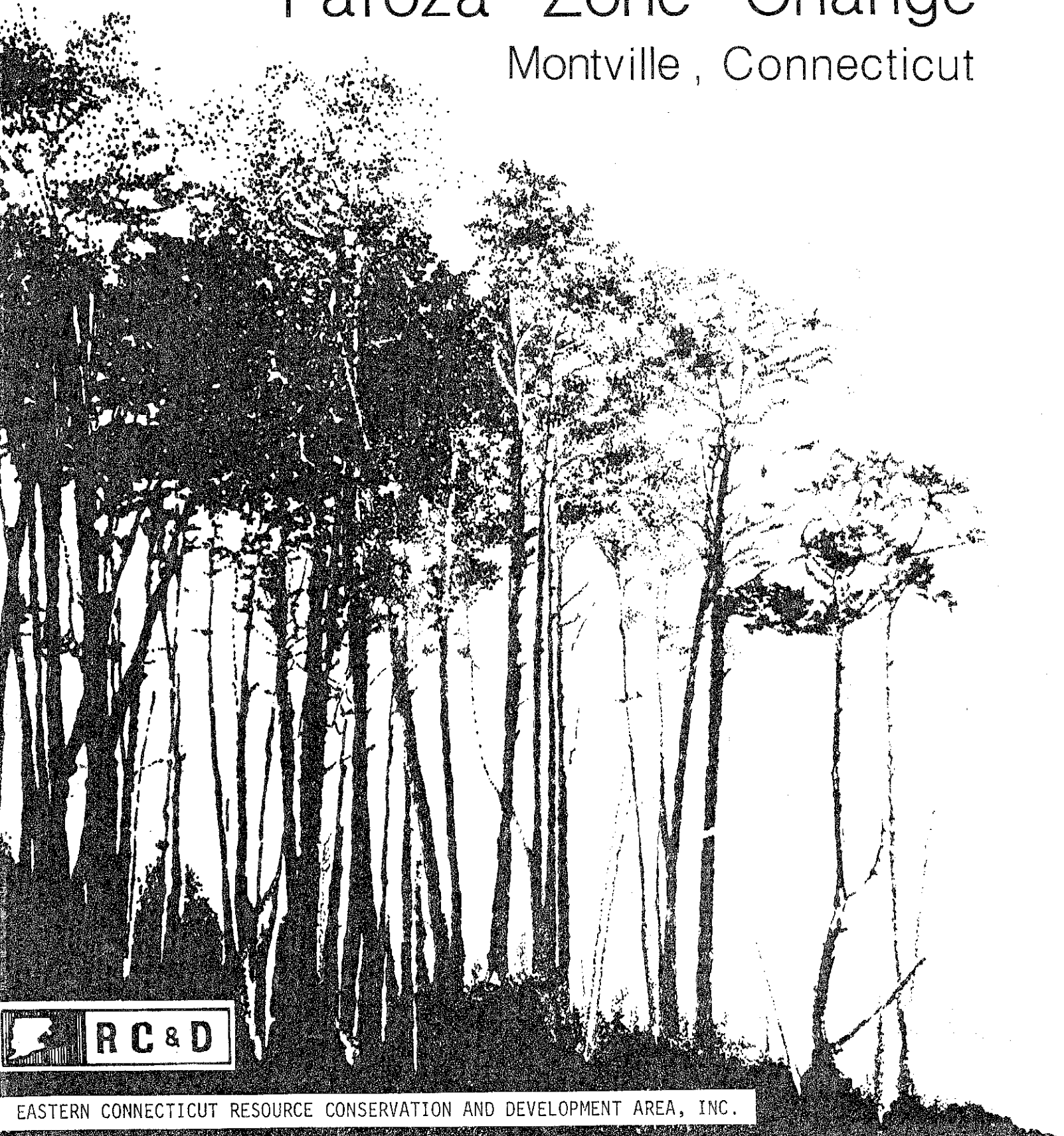


Environmental Review Team Report

Paroza Zone Change

Montville, Connecticut

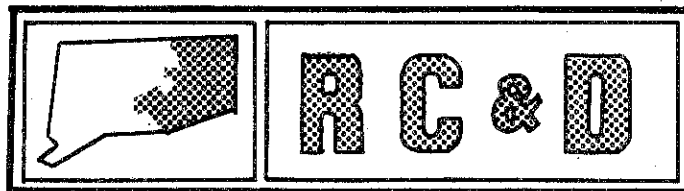


EASTERN CONNECTICUT RESOURCE CONSERVATION AND DEVELOPMENT AREA, INC.



Environmental Review Team
Report
on
Paroza Zone Change
Montville, Connecticut

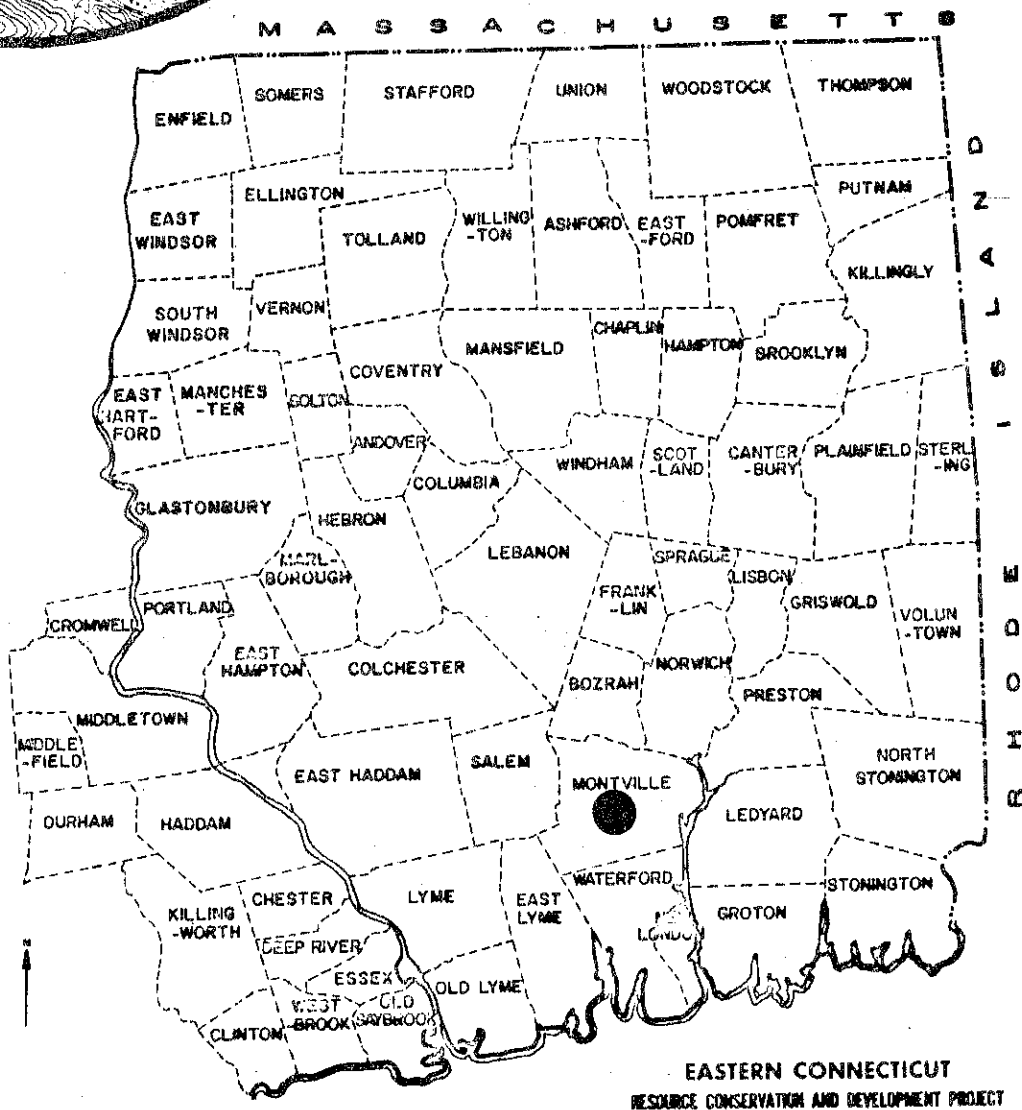
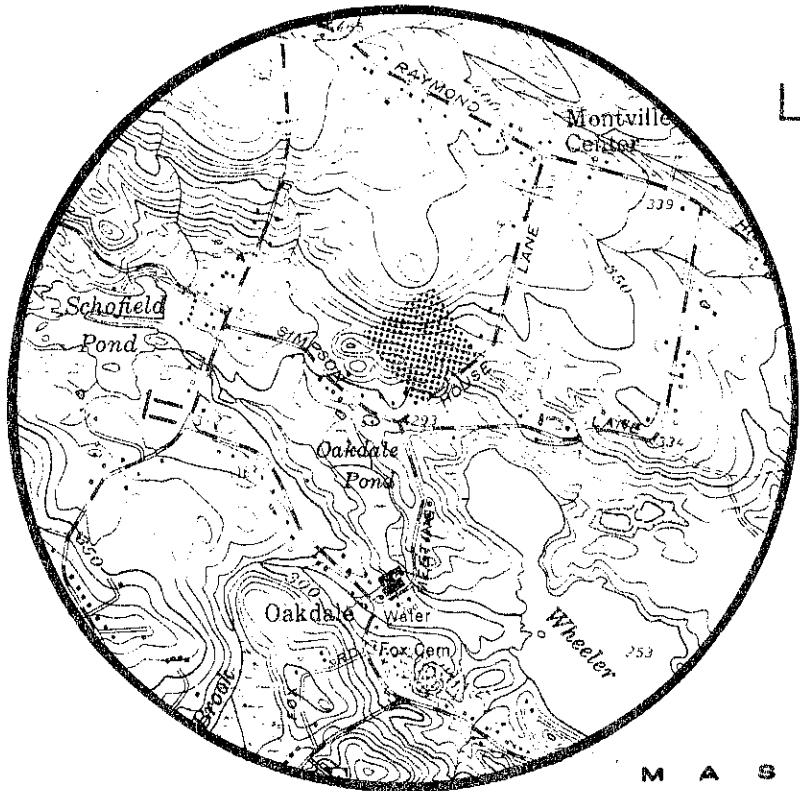
September 1980



eastern connecticut resource conservation & development area
environmental review team
139 boswell avenue
norwich, connecticut 06360

Location of Study Site

PAROZA ZONE CHANGE
MONTVILLE, CONNECTICUT



ENVIRONMENTAL REVIEW TEAM REPORT
ON
PAROZA ZONE CHANGE
MONTVILLE, CONNECTICUT

This report is an outgrowth of a request from the Montville Zoning and 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 as a project measure. The request was approved and the measure reviewed by the Eastern Connecticut Environmental Review Team (ERT).

The soils of the site were mapped by a soil scientist of the United States Department of Agriculture (USDA), Soil Conservation Service (SCS). Reproductions of the soil survey map as well as a topographic map of the site were distributed to all ERT participants prior to their field review of the site.

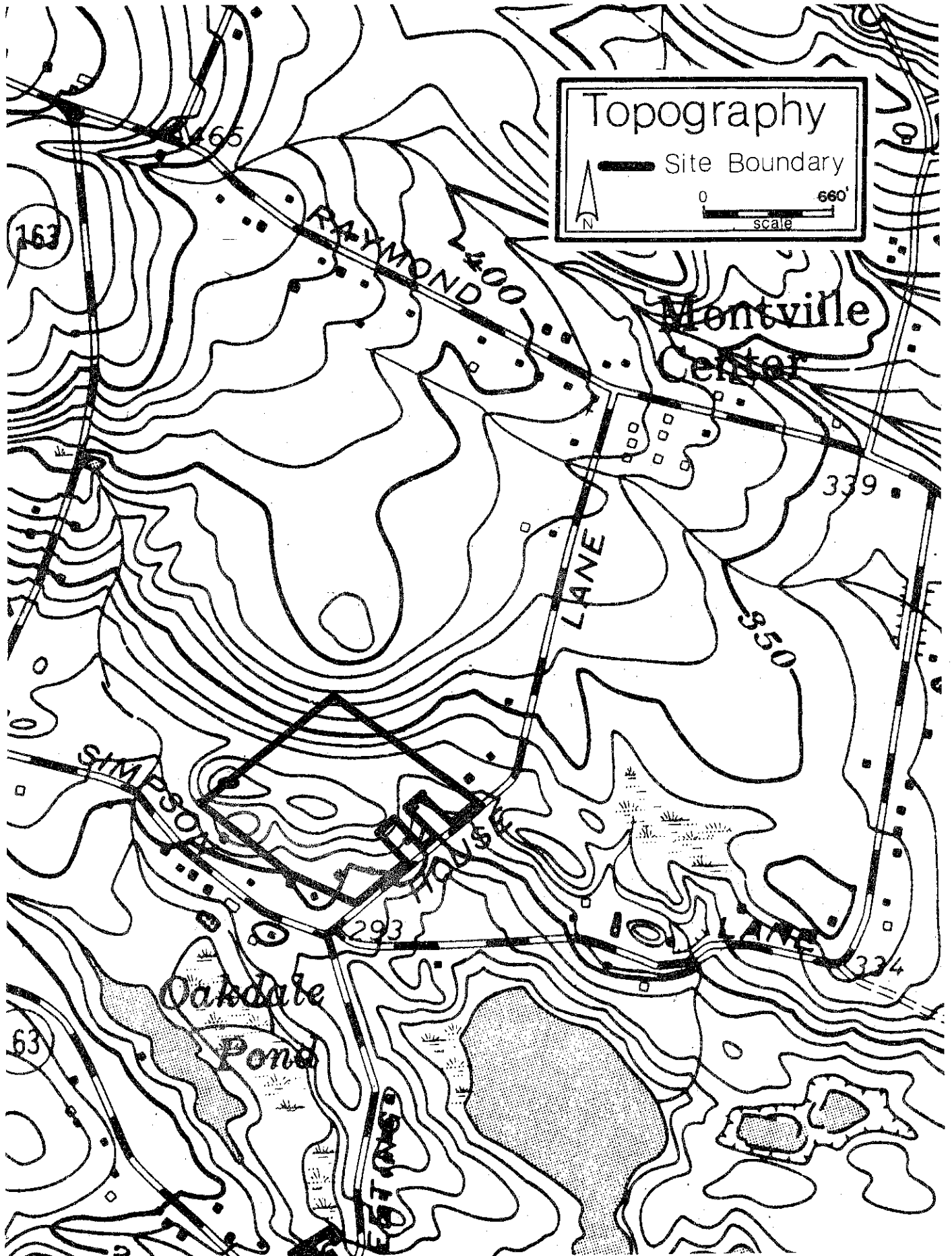
The ERT that field checked the site consisted of the following personnel: Gary Domian, District Conservationist, Soil Conservation Service (SCS); Mike Zizka, Geologist, Department of Environmental Protection (DEP); Rob Rocks, Forester, DEP; Don Capellaro, Sanitarian, State Department of Health; Tom Seidel, Regional Planner, Southeastern Connecticut Regional Planning Agency; and Jeanne Shelburn, ERT Coordinator, Eastern Connecticut RC&D Area.

The Team met and field checked the site on Thursday, June 26, 1979. Reports from each 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 Montville. 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 Project Committee hopes you will find this report of value and assistance in making your decisions on 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.



INTRODUCTION

The Eastern Connecticut Environmental Review Team was requested to study a zone change proposed by John Paroza for his property on Meetinghouse Lane in Montville. The site is approximately 16 acres in size and is located on the western side of Meetinghouse Lane, a short distance north of the junction with Simpson Lane. The town's Camp Oakdale Recreation Area borders the property along its northern boundary. At the present time, the site contains a small mobile home park (9 units) and the Paroza home in the front of the parcel.

Mr. Paroza is seeking a zone change from RA-120 (3 acre lots) to R-40 (1-acre lots). Mobile home parks are permitted by special exception under the R-40 zone. Regulations show that a minimum of 10 acres is needed to establish a mobile home park and minimum lot size within the park is 10,000 square feet (roughly 1/4 acre). No public water or sewer are available to this site at present. It can be assumed that expansion of the existing mobile home park would occur if a zone change were granted, however, comments were made by Team members which also addressed the possibility of a subdivision (1 acre lot sizes) on the site.

The site is characterized by steep slopes in the northern section, a wetland on the western side and an intermittent watercourse which feeds a large stream and eventually Wheeler Pond. Soils are generally shallow to bedrock in most areas. The property is currently vegetated with mixed hardwood species.

The Team is concerned with the impact of proposed development on the natural resource base of the site. Although severe development limitations can be overcome with proper engineering techniques, these measures can become costly, making a project financially unfeasible for a developer. Major site limitations which should be considered when developing this parcel include shallow depth of soil to bedrock, soils with a seasonal high water table and steep slopes.

With a zone change to R-40, storm water runoff may increase from 3 to 12 times as large as the maximum increase possible under the present zone, since that amount of additional impermeable area would be created. Increases in runoff on this site would be of more concern regarding potential erosion than regarding potential flood hazards. Peak flow increases in local streams will not be noticeable. However, the town should realize that additional developments in this watershed may have a detrimental cumulative impact on these streams. Therefore the density of this proposal may become a factor in a significantly increased flow in the tributary (See Hydrology section of this report for more detailed information.). Sediment and erosion control plans should be included in any development proposal for this site and should be implemented prior to any construction taking place. Soil Conservation Service personnel can provide help to the town and developer in preparing such a plan.

As no public sewers are available to the site, waste disposal will be provided by on-site septic systems. Location and installation of these systems will be limited by seasonally wet soils, shallow depth of soil to bedrock and steep slopes. Water supply will be provided by individual on-site wells or a community-public water supply system. Given the potential density of this development a community system may be more feasible.

Given the severe site limitations of steep slope, shallow depth to bedrock

and wetness, it is the Team's opinion that a zone change from RA-120 (3 acre lots) to R-40 (1 acre lots) which would allow up to 64 units on the parcel, would not be appropriate to this site.

ENVIRONMENTAL ASSESSMENT

GEOLOGY

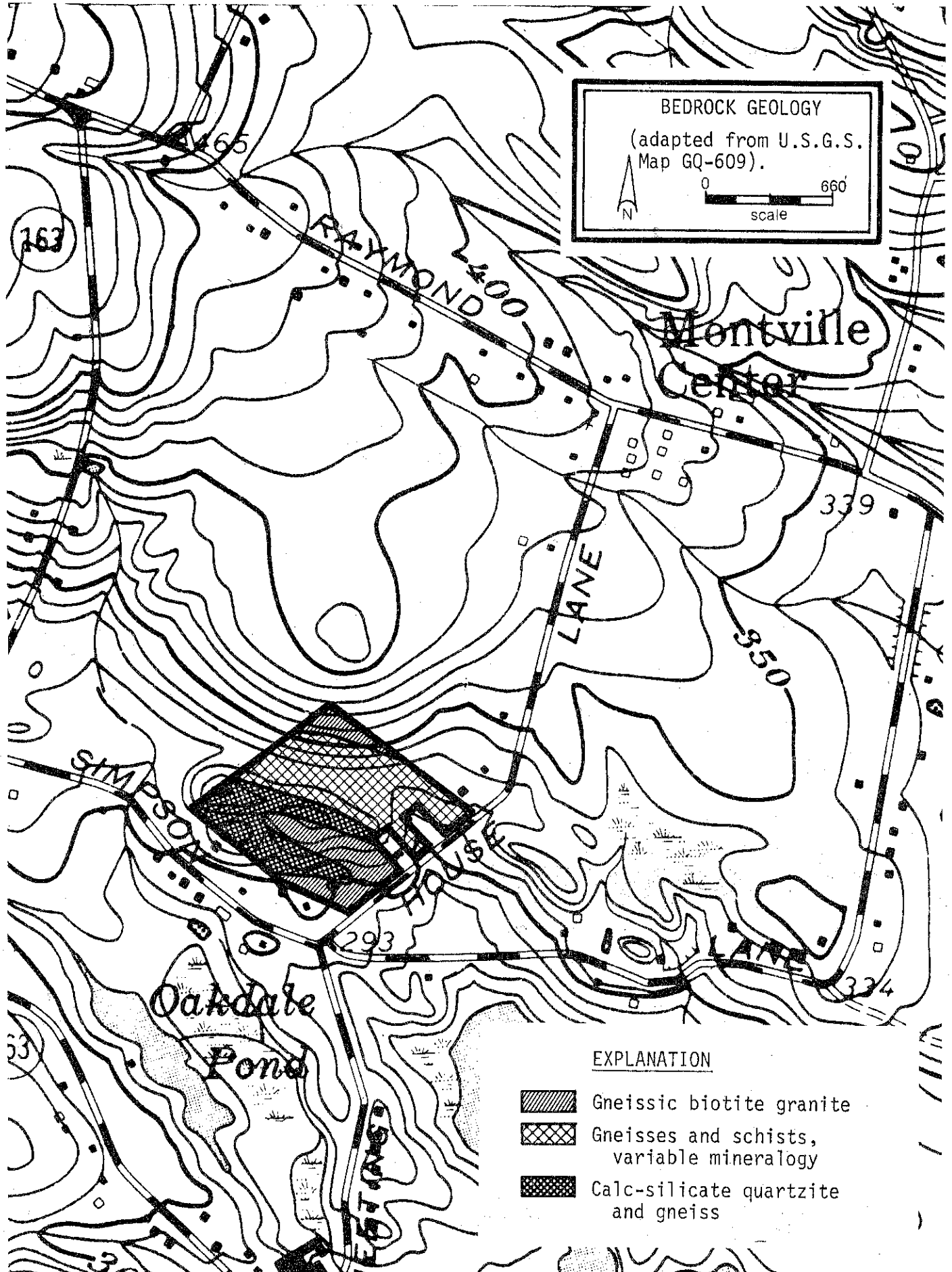
The Paroza Property is located within the Montville topographic quadrangle. Bedrock and surficial geologic maps of the quadrangle have been prepared by Richard Goldsmith and published by the U.S. Geological Survey (respectively, Maps GQ-609 and GQ-148).

Three types of bedrock underlie the site; only two are prominent in outcrop. The rocky ridge transecting the site from the western corner to the central access strip on Meeting House Lane consists of calc-silicate quartzite and gneiss. Outcrops are abundant on this ridge. The steeply rising hill in the northern corner of the property is underlain by a gneissic (lineated) biotite granite, which outcrops most notably just north of the site but also outcrops in small, scattered areas on the property. Major mineral components of the granite, other than biotite, are quartz, microcline, and oligoclase. The flat central strip on the site, located between the ridge and the hill, is underlain by a rock formation that is variable in texture and mineralogy. Gneisses (lineated crystalline rocks) are most common; quartz, plagioclase, biotite, microcline, hornblende, garnet, and diopside are among the more common mineral components but their relative proportions vary markedly among layers. No outcrops of this formation were observed.

In all but a small section of the southern corner of the site, bedrock is covered by a discontinuous blanket of till. Till is an unconsolidated mixture of rock fragments and particles of widely ranging sizes and shapes. Because the till was deposited directly from a preexisting sheet of glacier ice, the rock debris is non-sorted and variable in texture. The upper few feet of the deposit may be sandy and rather loose but the lower portions of the sediment are commonly silty and very compact. The latter texture has led to till's colloquial name of "hardpan." In the southern corner of the site, the surficial geologic material appears to be stratified drift rather than till. Stratified drift was deposited by meltwater flowing from wasting glacier ice. The sediment usually consists of moderately well-sorted sand and gravel. A pit just east of the southern corner of the site showed sand and fine to coarse gravel. These materials probably make up the stratified drift on the site as well.

HYDROLOGY




The Paroza property lies within the watershed of Oxoboxo Brook. Surface water drains from the site either by sheet flow to the east-southeast, crossing Meeting House Lane and Simpson Lane and ultimately entering Wheeler Pond, or by sheet flow to the south and west, where the water enters a tributary watercourse upstream from Wheeler Pond. The southern-western drainage tributary joins Oxoboxo Brook in a wetland adjacent to Oakdale Pond, a site presently under consideration for town acquisition. Oakdale Pond also is located in an area believed to have potential

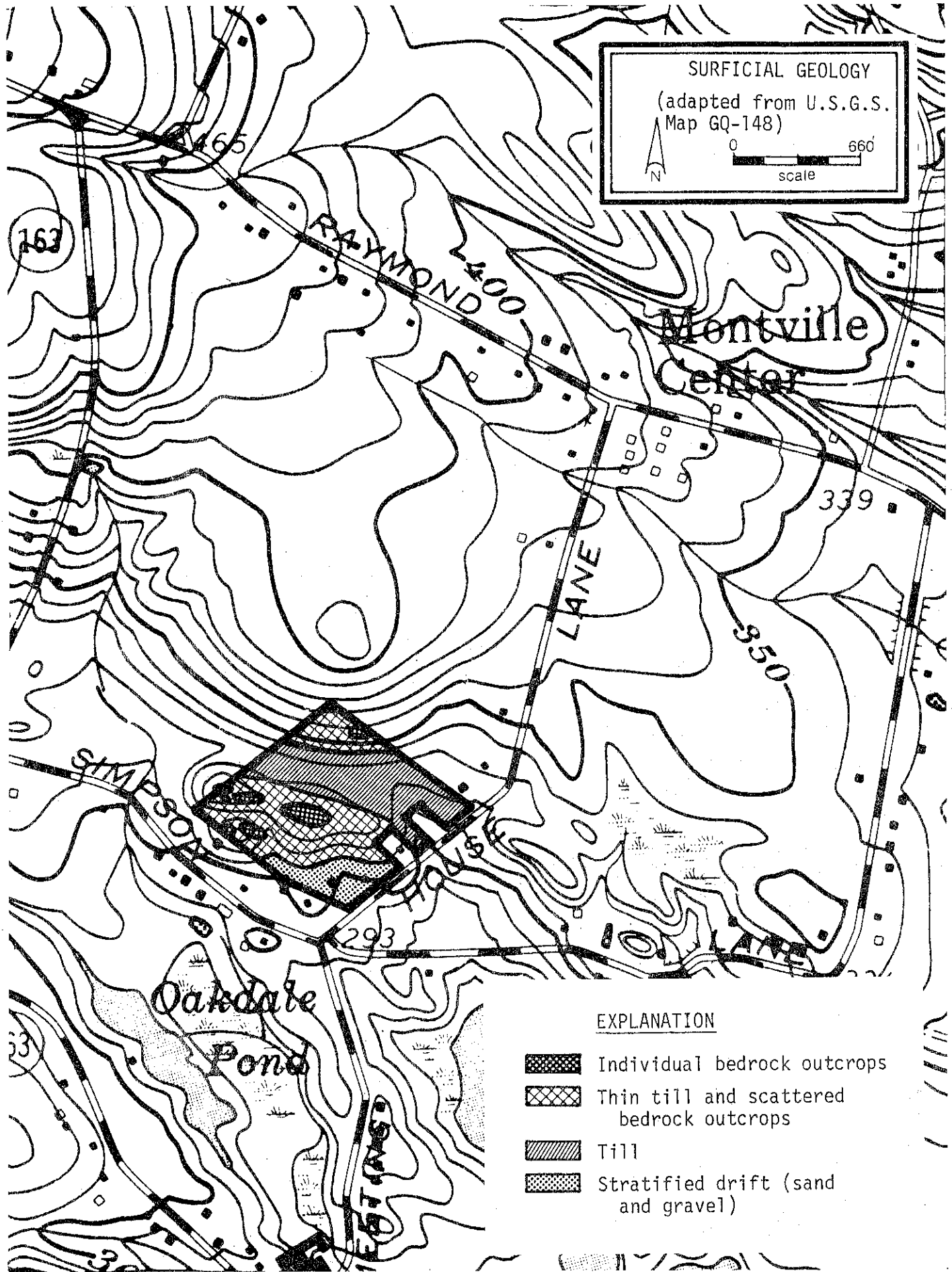


BEDROCK GEOLOGY
 (adapted from U.S.G.S.
 Map GQ-609).



0 660'
 scale

EXPLANATION





-  Gneissic biotite granite
-  Gneisses and schists, variable mineralogy
-  Calc-silicate quartzite and gneiss



SURFICIAL GEOLOGY
 (adapted from U.S.G.S.
 Map GQ-148)



 scale

EXPLANATION

-  Individual bedrock outcrops
-  Thin till and scattered bedrock outcrops
-  Till
-  Stratified drift (sand and gravel)

for the development of high-yielding wells. Runoff from the Paroza site would have no effect on the water quality of Oakdale Pond since the pond is up-drainage from the site, but it may have an influence on water quality in any stratified-drift wells that are placed near the tributary stream.

Development of the Paroza site would lead to increases in runoff as permeable soils were replaced by impermeable roofs, driveways, etc., and as vegetation was cleared. Since the site contains approximately 16 acres, the current zoning would allow the establishment of only five house lots. In addition, the expansion of the present mobile home park would not be possible as the RA-120 zone does not permit this land usage. The proposed R-40 zone would allow approximately sixteen house lots or, under a special exception, up to 64 mobile home lots. Hence, the runoff increase under the proposed zone could be three to twelve times as large as the maximum increase possible under the present zone, since that much extra impermeable area would be created. The word "increase" is emphasized because total runoff would not be that many times greater.

Since much of the runoff from the site moves by sheet flow or subsurface flow, the increases in runoff from any type of development would be of more concern as regards potential erosion than as regards potential flood hazards. Approximately six acres of the parcel drain to the Oxoboxo Brook tributary west of the site. At the point where the tributary passes under Simpson Lane, it drains a total area of about 96 acres. The site therefore contains only about six percent of the overall watershed. Under present zoning, two house lots or their equivalent (i.e. enough developed area to equal the effect of two individual lots) could be created in this portion of the property. The proposed zone would allow six house lots, 24 mobile home lots, or their equivalent. The establishment of house lots under either scheme would have no noticeable effect on flood flows in the tributary (although again the peak flow increase under the six-lot plan would be greater). The creation of 24 mobile home lots would probably cause small but measurable peak-flow increases. While none of the alternatives would cause dramatic changes by themselves, the Town should recognize that similar developments in other parts of the 96-acre watershed may ultimately lead to a large cumulative impact. Hence, the density of the Paroza development may become a factor in a significantly increased flow in the tributary. This is not to suggest that the denser development is undesirable--it merely demonstrates the need to pay closer attention to runoff changes, possibly including some means of temporary floodwater detention, if the zone is changed. The present zone does not necessitate consideration of runoff-retention devices for the 96-acre drainage area. Nevertheless, either density of development would be acceptable as long as runoff and sediment controls appropriate to that density were employed.

SOILS

A detailed soils map of this site and detailed soils descriptions are 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 of each of the soils for on-site sewage disposal, buildings with 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, New London County Interim Soil Survey Report, 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.

This parcel of land is occupied by upland glacial till soils and by outwash soils. The outwash soils occur along the southeast corner of the property. These soils are well drained and nearly free of surface stones. The soils are gently sloping. Higher in the landscape, the northwesterly orientated ridges are occupied by soils that have areas of shallow to bedrock soils found with them. These soils have slopes that range from sloping to steep. Lower in the landscape, the natural drainage ways are occupied by extremely stony moderately well drained soils. These soils are nearly level to gently sloping and have a seasonal high water table. Soils typical of the site include the Agawam series, the Charlton-Hollis series and the Sutton series.

The Agawam series consists of nearly level and gently sloping, well drained soils on outwash plains and stream terraces. They formed in water-sorted sands. Agawam soils have moderately rapid permeability in the surface layer and subsoil, and rapid permeability in the substratum. They have few limitations.

The Charlton series consists of gently sloping, sloping, moderately steep, and steep, well drained soils on uplands. They formed in friable glacial till. Charlton soils have moderate to moderately rapid permeability. Major limitations are related to slope and stoniness.

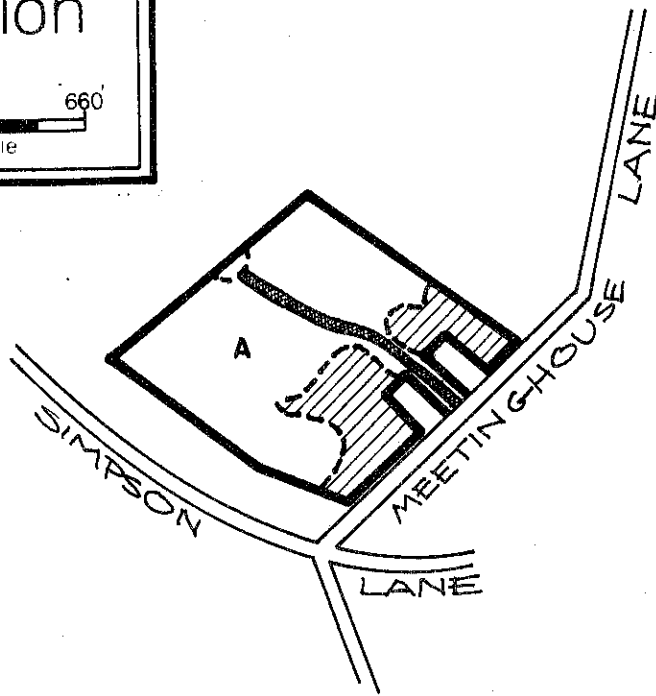
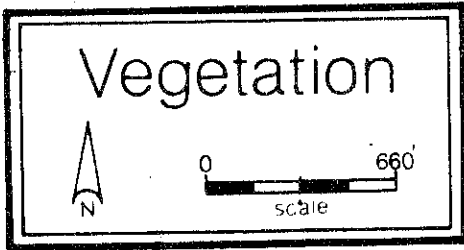
The Hollis series consists of gently sloping, sloping, moderately steep and steep, shallow, well drained soils on uplands where relief is influenced by the underlying bedrock. They formed in glacial till less than 20 inches deep, over granite, gneiss and schist bedrock. Hollis soils have moderate permeability. Major limitations are related to depth to bedrock, rockiness, and slope.

The Sutton series consists of nearly level and gently sloping, moderately well drained soils on uplands. They formed in friable glacial till. Sutton soils have moderate or moderately rapid permeability, and a seasonal high water table at 18 to 24 inches. Major limitations are related to stoniness and wetness.

Major limitations to using this site for residential development are shallow to bedrock conditions and moderately steep (15-25%) to steep (25-35%) slopes. The soils that are most severely limited are the (17LD) Charlton-Hollis fine sandy loams because of slope and areas of shallow to bedrock soils. Seasonal high water tables in the low depressional areas are a major limitation to using these soils for most residential uses. Severe limitations do not exclude a piece of land from particular use, but the limitation ratings do point out problems that will have to be overcome when using the land.

VEGETATION

The 16 acre Paroza property may be divided into two vegetation types. The first is a five acre area which is presently developed as a mobile home park. A few scattered sawtimber-size red oak, black oak and shagbark hickory remain in this



LEGEND

- Road
- Road, Gravel
- Property Boundary
- Vegetation Type Boundary
- Trailer Park Area (5-acres)

VEGETATION TYPE DESCRIPTIONS*

TYPE A. Mixed Hardwoods. 11-acres, upper end of fully stocked sapling to sawtimber-size.

* Seedling-size = trees less than 1 inch in diameter at 4 1/2 feet above the ground (d.b.h.)
 Sapling-size = trees 1 to 5 inches in d.b.h.
 Pole-size = trees 5 to 11 inches in d.b.h.
 Sawtimber-size = trees 11 inches and greater in d.b.h.

area. Understory vegetation is lacking for the most part and ground cover vegetation is dominated by grasses, raspberry, goldenrod, poison ivy, St. John's wort, red clover, purple vetch, Queen Anne's lace, blue phlox and milkweed.

The second and perhaps most important vegetation type is an 11 acre mixed hardwood stand. If the zone change is granted, the mobile home park will probably be expanded into this area. Sapling to sawtimber-size red oak, white oak, black oak, shagbark hickory, pignut hickory and black birch with scattered American beech, sugar maple and red maple are present in this fully-stocked stand. At this time many of the trees in this stand are beginning to decline in health and vigor. The understory in this stand is made up of hardwood tree seedlings, flowering dogwood, round-leaved dogwood, maple-leaved viburnum, sassafras, hop hornbeam and blue beech. Ground cover in the moist areas consists of wild geranium, Solomon's seal, false Solomon's seal, rue anemone, whorled loosestrife, Virginia creeper, poison ivy and cinnamon fern. Greenbrier, lowbush blueberry, wild sarsaparilla, cow wheat, Canada mayflower, bracken fern, Christmas fern and hay-scented fern are present in the drier, more open portions of this stand.

With development of this property, retention of the largest, healthiest trees and flowering shrubs, such as flowering dogwood, would be desirable. These trees and shrubs have high aesthetic and shade value. The trees and shrubs selected to be retained should be marked with vinyl flagging so that they may be avoided during construction. Where feasible, trees should be saved in small groups or "islands." This practice lowers the possibility of soil disturbances and mechanical injury to trees during construction. It is also advisable not to disturb the soil under the crowns of trees or shrubs that are to be retained.

Trees and shrubs are very sensitive to the condition of the soil within the entire area under their crowns. Development practices near trees such as excavating, filling and grading for construction of roadways and septic systems may disturb the balance between soil aeration, soil moisture level and soil composition. These disturbances may cause a decline in tree health and vigor, potentially resulting in tree mortality within three to five years. Mechanical injury to trees may cause the same results. Dead trees reduce the aesthetic quality of an area and may become hazardous and expensive to remove if near roadways, residences or utility lines.

Regardless of the outcome of the zone change request, the trees in the mixed hardwood stand are becoming crowded and would benefit by receiving a fuelwood thinning. This thinning should remove approximately 1/3 of the total volume or between 4 and 6 cords per acre. It should be focused on removing unhealthy trees, damaged trees and trees which are directly competing with high quality, healthy trees, which are to be retained. This thinning will reduce competition between residual trees for space, sunlight, water and nutrients. Over time, as a result of this thinning, the trees in this stand should become healthier, more stable, and better able to cope with environmental stresses.

If this thinning is desirable to the landowner, a publicly employed service forester or a consulting forester may be contacted to help mark trees which are to be removed.

WATER SUPPLY

At the present time, it is understood that water for the existing mobile homes and house is derived from 3 wells, one of which is apparently a drilled well. As there is no municipal public water available, further expansion of the property would depend upon individual on-site wells or the establishment of a community-public water supply system. The latter would be more feasible considering there are already a number of mobile home units being served by one or a combination of wells.

Public water supply wells must be properly located and have sufficient separating distance(s) from potential sources of pollution. In general, depending upon the daily quantity of water needed for the project and the determined yield test of the well, the separating distance is usually a minimum of 150 feet. Quality of water must be safe and potable. If mineral quality is such to cause various problems, appropriate type(s) of water treatment would be required.

Although a small area of stratified drift exists in the southern corner of the site, the best prospect for obtaining individual on-site water supplies for each new lot is the bedrock aquifer. Bedrock generally provides small but reliable groundwater yields that are adequate for domestic purposes. The actual yield of a well drilled at any specific location is very difficult to predict. Water moves through bedrock chiefly by way of fractures, and the supply to a well depends upon the number and size of such fractures that are intersected by the well. Because fracturing may be concentrated in some parts of the bedrock and absent in others, two wells that are only a short distance from each other may have substantially different yields.

The probability is relatively high that a subdivision created under present zoning would be adequately served by bedrock wells. In addition, the large lot size would allow more optimal spacing among wells and septic systems. A rule of thumb states that wells should be spaced no closer than a distance equal to twice the width of the productive zone of the supplying aquifer. The productivity of bedrock decreases with depth and is generally marginal below 200 feet. Assuming, then, a productive zone of 150 feet, two wells tapping bedrock should be spaced at least 300 feet apart to minimize the risk that the wells, while being pumped, would interfere with each other. In most cases, one-acre lots would not allow such spacing (the average size of such a lot being 200 x 200 feet). Nevertheless, many other subdivisions with one-acre lots have been adequately served by bedrock wells. The greatest risk of interference would come from periods of unusually heavy water demand, as during dry summer conditions. Of course, with sixteen lots established on the site, the more limited geography of each lot presents a more substantial risk that at least one or more lot owners will not be able to place a well in a suitable portion of the underlying bedrock.

The Water Supplies Section of the State Department of Health Services would have the responsibility for reviewing and approving any wells, including water quality and quantity, plans for treatment, storage and distribution, used for a community water supply system.

WASTE DISPOSAL

The Town of Montville has a municipal sewerage system which services a part of the Town. However, sewers are not available for the study area. Therefore, the property will continue to need and rely on on-site subsurface sewage disposal.

In general, based on the sloping terrain and Soil Conservation Service mapping data, which indicates all or most of the undeveloped part of the property is underlain by soils which are restricted by wetness or shallow depth to bedrock (Charlton-Hollis), conditions do not seem particularly favorable for on-site sewage disposal. However, no on-site testing has been done to determine actual depths to bedrock, ground water or the seepage ability of the soils. It would be important to define locations on the undeveloped portions of the site which might have deeper pockets of soil suitable for sewage disposal. Bedrock outcrops along the central ridge on the site demonstrate the shallowness of the overburden in that area. Shallow till is also widespread on the hill in the northern corner of the site. The proximity of bedrock to the surface in these areas poses problems for construction of effective septic systems. Leachate must be allowed to pass through a sufficient thickness of soil (the State Department of Health Services requires at least four feet from the bottom of leaching trenches to the top of the rock) in order to maximize renovation. Engineered septic systems may overcome problems associated with thin soils, but careful design of such systems and monitoring of their installation is necessary to avoid the risk of contaminating the bedrock aquifer. The proposed zone would permit less flexibility in lot layouts (assuming full usage of the parcel), and it would certainly result in lots requiring engineered septic systems.

Expansion of the park, to some degree, should be possible. However, the State Department of Health would have reservations on recommending a zone change which could significantly change the overall density of the parcel, allowing for multi-family dwellings as well as a trailer or mobile home park. Of course, if public sewers were or could be made available a high development density level would be more feasible and there would be less concern from a pollution and public health standpoint.

ROADS/TRAFFIC

Meetinghouse Lane will provide the only access to the proposed development. This is a narrow local street connecting Raymond Hill Road, Simpson Lane, and Oakdale Road. Undeveloped and low-density residential uses are locating along it.

No local transit service exists or is planned for the Meetinghouse Lane area of Montville. Commuter transit service to the Groton Industrial area is available about 1 mile south of the site at Montville High School.

No improvements are scheduled in the Regional Transportation Plan for Meetinghouse Lane.

SURROUNDING LAND USES

Surrounding land uses are low-density residential, undeveloped, and active recreation. The Town of Montville Camp Oakdale Recreation area borders the site on the north and west sides. The Regional Development Plan recommends this area for very low-residential development, recreation, conservation and agricultural uses. The Montville Town Plan recommends this area for low-density residential development.

SERVICES TO SUPPORT DEVELOPMENT

Supporting institutional services (such as school, government, church) are available in Oakdale (about 1/2 mile south) at Old Colchester Road and Chesterfield Road (about 1 mile south) and in Uncasville (about 4 miles southeast).

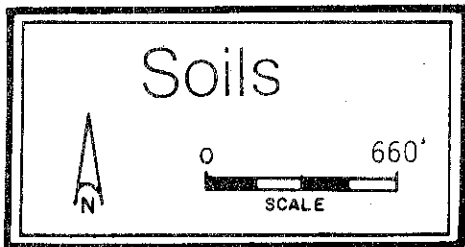
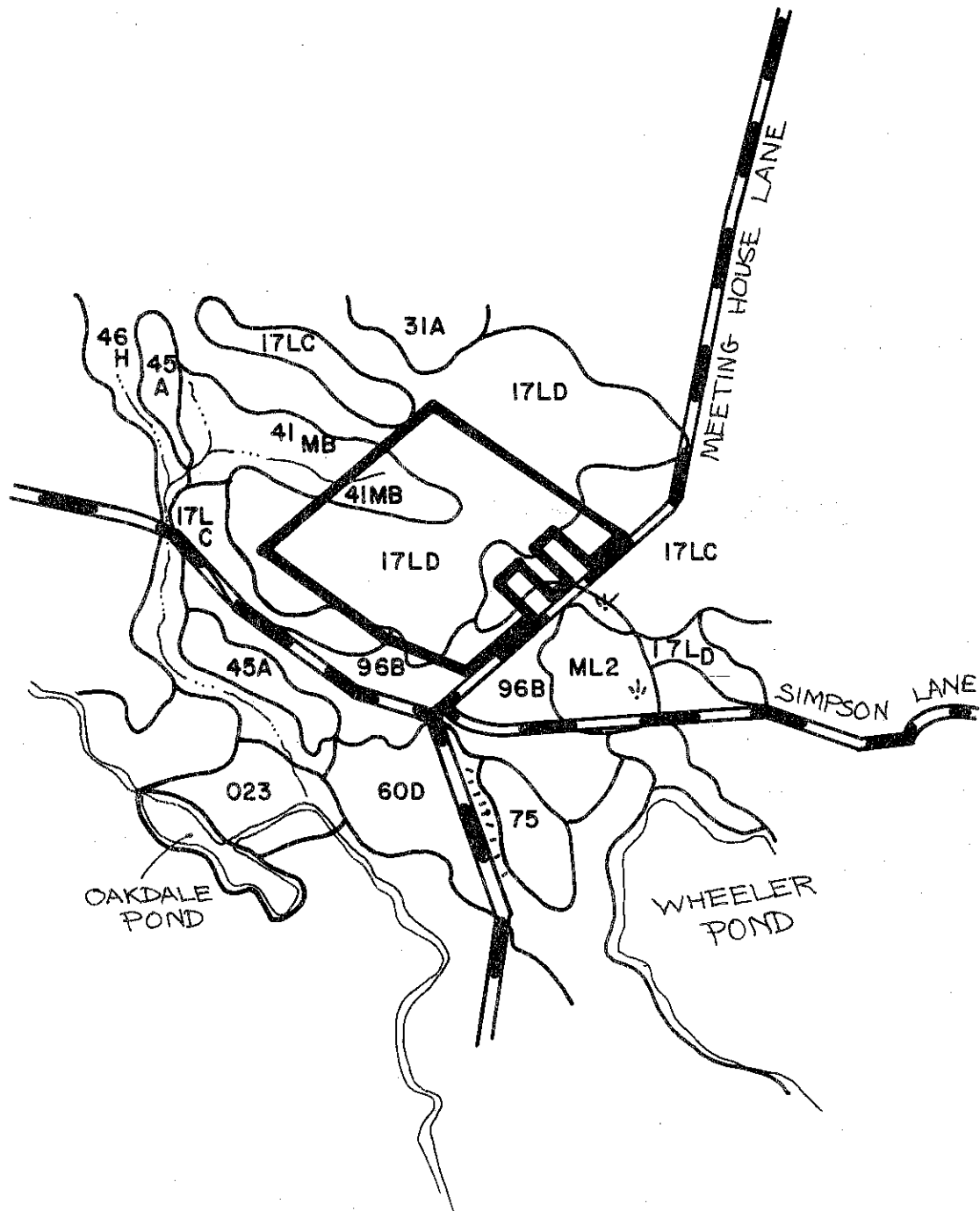
ZONING/DESIGN CONSIDERATIONS

Because of soil conditions such as steep slopes, depth to bedrock and wetness, it is best to keep the zoning at 3 acres per unit. This density is already exceeded with the existing 8 or 9 mobile homes on the site giving a density of about 2 acres per unit. A reduction to 1 acre zoning would allow up to 7 or 8 units on the site if all the land were to be utilized.

Since this is a proposed zone change to R-40, Mobile Home parks are permitted at 10,000 square feet per unit (Section 4.32(E)IIB). This would allow up to 64 units on the site if all the land were to be utilized. However, sections 4.32(E)II G and H imply that public water and sewers are required for mobile home parks. Mobile home park requirements cannot be waived for expansion of existing parks.



Appendix



PAROZA PROPERTY
MONTVILLE, CONNECTICUT

PROPORTIONAL EXTENT OF SOILS AND THEIR LIMITATIONS FOR CERTAIN LAND USES

Soil Series	Soil Symbol	Approx. Acres	Percent of Acres	Principal Limiting Factor	Urban Use Limitations*			
					On-Site Sewage	Buildings with Basements	Streets & Parking	Land-Scaping
Agawam	96B	1	5		1	1	1	1
Charlton-Hollis	17LC	3	18	Slope, Depth to Rock				
Charlton Part Hollis Part					2 3	2 3	2 3	2 3
Charlton-Hollis	17LD	11	65	Slope, Depth to Rock	3	3	3	3
Sutton	41MB	2	12	Wetness, Large stones, Frost action	3	3	2	3
		17	100%					

LIMITATIONS: 1 = slight; 2 = moderate; 3 = severe.

SOIL INTERPRETATIONS FOR URBAN USES

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

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

Slight Limitations

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

Moderate Limitations

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

Severe Limitations

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

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.

