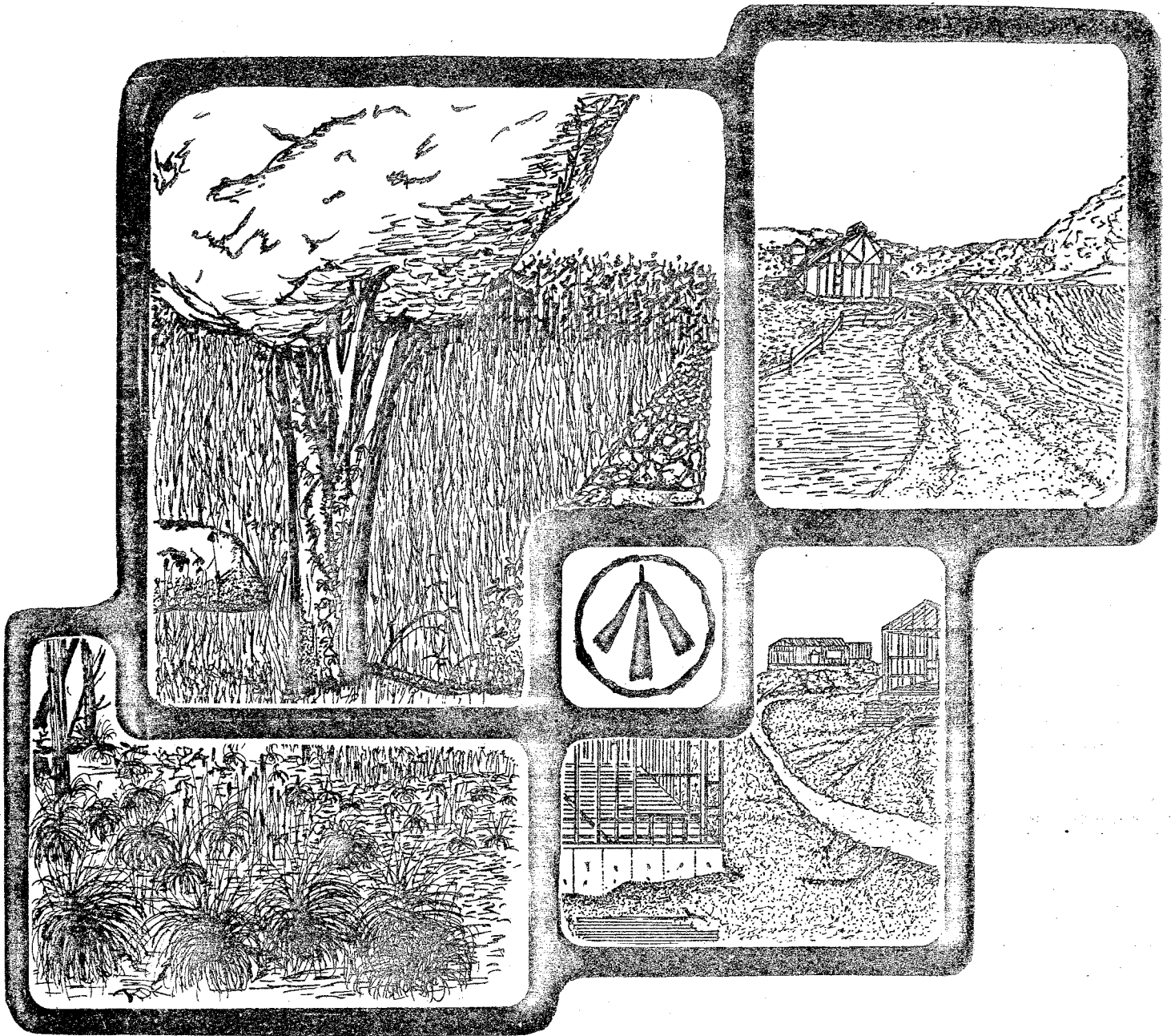


# ENVIRONMENTAL REVIEW TEAM REPORT

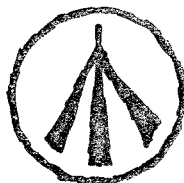


## BRONSON ROAD SUBDIVISION PROSPECT, CONNECTICUT

KING'S MARK  
RESOURCE CONSERVATION & DEVELOPMENT AREA

KING'S MARK  
ENVIRONMENTAL REVIEW TEAM REPORT

**BRONSON ROAD SUBDIVISION  
PROSPECT, CONNECTICUT  
OCTOBER, 1982**



King's Mark Resource Conservation and Development Area  
Environmental Review Team  
Sackett Hill Road  
Warren, Connecticut 06754

# ACKNOWLEDGMENTS

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

## Federal Agencies

U.S.D.A. Soil Conservation Service

## State Agencies

Department of Environmental Protection

Department of Health

University of Connecticut Cooperative Extension Service

## Local Groups and Agencies

Litchfield County Soil and Water Conservation District

New Haven County Soil and Water Conservation District

Hartford County Soil and Water Conservation District

Fairfield County Soil and Water Conservation District

Northwestern Connecticut Regional Planning Agency

Valley Regional Planning Agency

Central Naugatuck Valley Regional Planning Agency

Housatonic Valley Council of Elected Officials

Southwestern Regional Planning Agency

Greater Bridgeport Regional Planning Agency

Regional Planning Agency of South Central Connecticut

Central Connecticut Regional Planning Agency

Capitol Regional Council of Governments

American Indian Archaeological Institute

Housatonic Valley Association

x x x x x

## FUNDING PROVIDED BY

State of Connecticut

## POLICY DETERMINED BY

King's Mark Resource Conservation and Development, Inc.  
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Harold Feldman, Treasurer, Orange  
Stephen Driver, Secretary, Redding  
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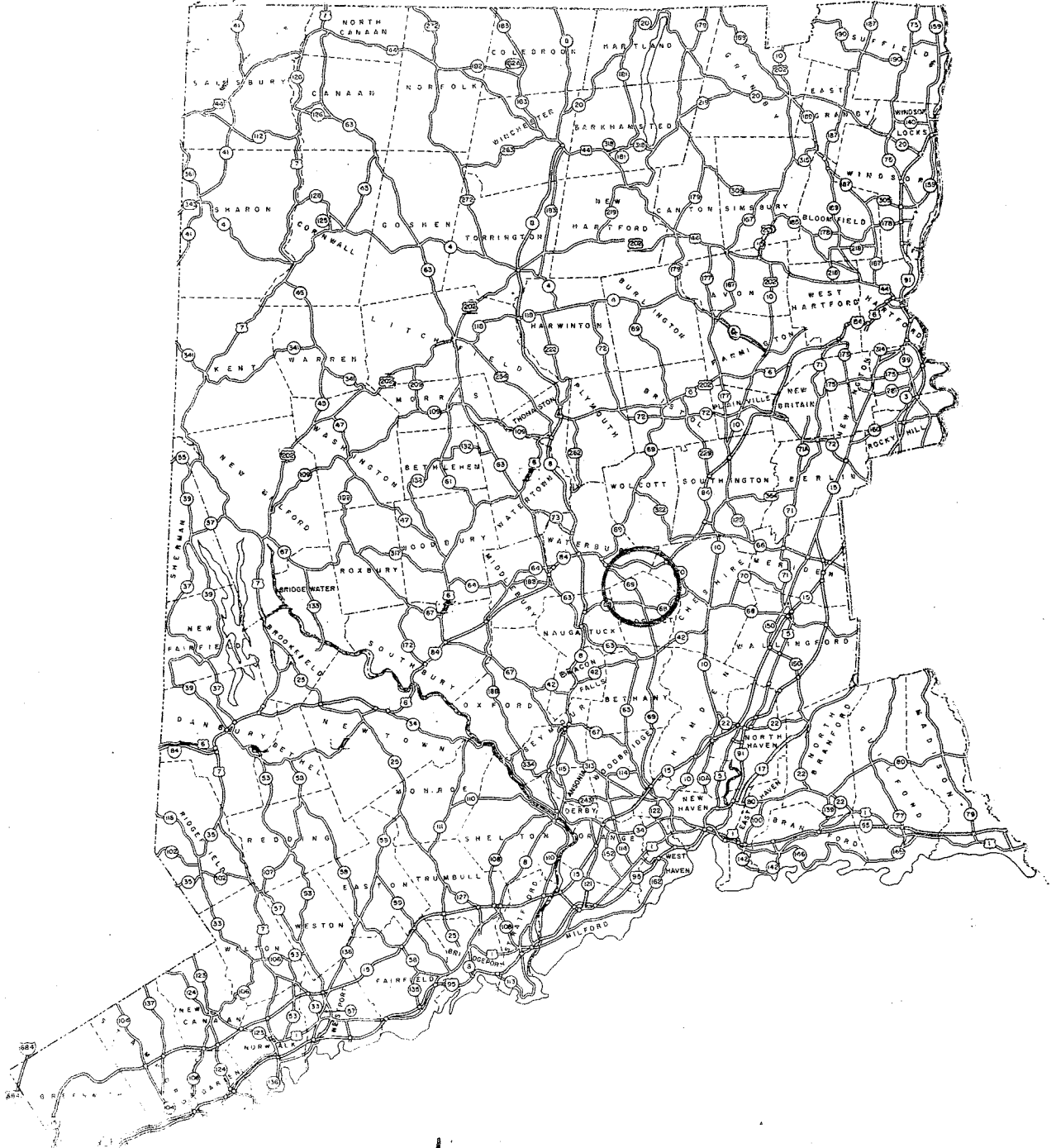
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# LOCATION OF STUDY SITE



SCALE: 1" = 10 miles



ENVIRONMENTAL REVIEW TEAM REPORT  
ON  
BRONSON ROAD SUBDIVISION  
PROSPECT, CT

I. INTRODUCTION

The Prospect Inland Wetlands Commission is presently reviewing an application for residential subdivision of 37.2 acres of land. The land is mostly wooded and located in the northwestern quarter of town off Bronson Road. As shown in Figure 1, the topography of the site is varied: it ranges from nearly level wetlands to steeply sloping wooded land.

The proposed project calls for 11 building lots (numbered 3-8 and 10-14). Lot sizes vary from 1.4 acres to 8.0 acres. According to the subdivision plan (see Figure 2), lot number 9 is not a building lot; rather, it is to be reserved for use by the Highland Drive Water Company. A new road of + 1,000 linear feet would be constructed under the project. The road would cross inland wetlands in two places: the first crossing would be + 150 feet in length, the second + 100 feet.

The Inland Wetlands Commission from the Town of Prospect requested the assistance of the King's Mark ERT to help the town in analyzing the proposed project. Specifically, the Team was asked to identify the natural resource base of the site, to comment on the suitability of the land for the proposed project and to provide an objective evaluation of the potential development impact. Of major concern to the Inland Wetland Commission is the proposed wetland filling for the access road.

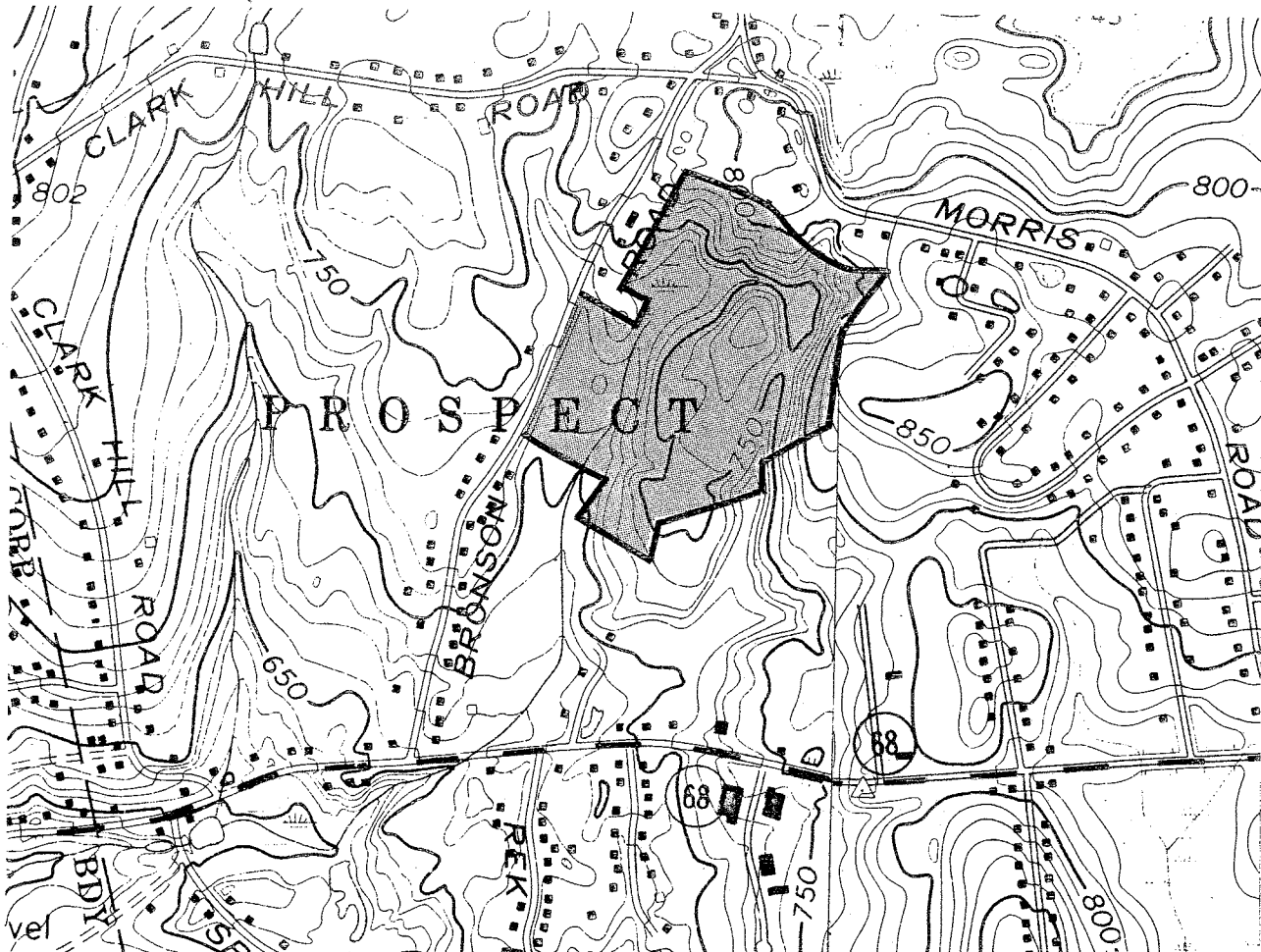
The King's Mark Executive Committee considered the Town's request for an ERT study, and approved the project for review by the Team.

The ERT met and field reviewed the site on September 21, 1982. Team members for this review included:

Brant Burz.....	Wildlife Biologist.....	Conn. Dept. of Environmental Protection
Frank Indorf.....	District Conservationist.....	U.S.D.A. Soil Conservation Service
Frank Schaub.....	Sanitary Engineer.....	Conn. Dept. of Health
Don Smith.....	Forester.....	Conn. Dept. of Environmental Protection
Steve Tessitore.....	Soil Scientist.....	Conn. Dept. of Environmental Protection
Charles Vidich.....	Planner.....	Central Naugatuck Valley Regional Planning Agency

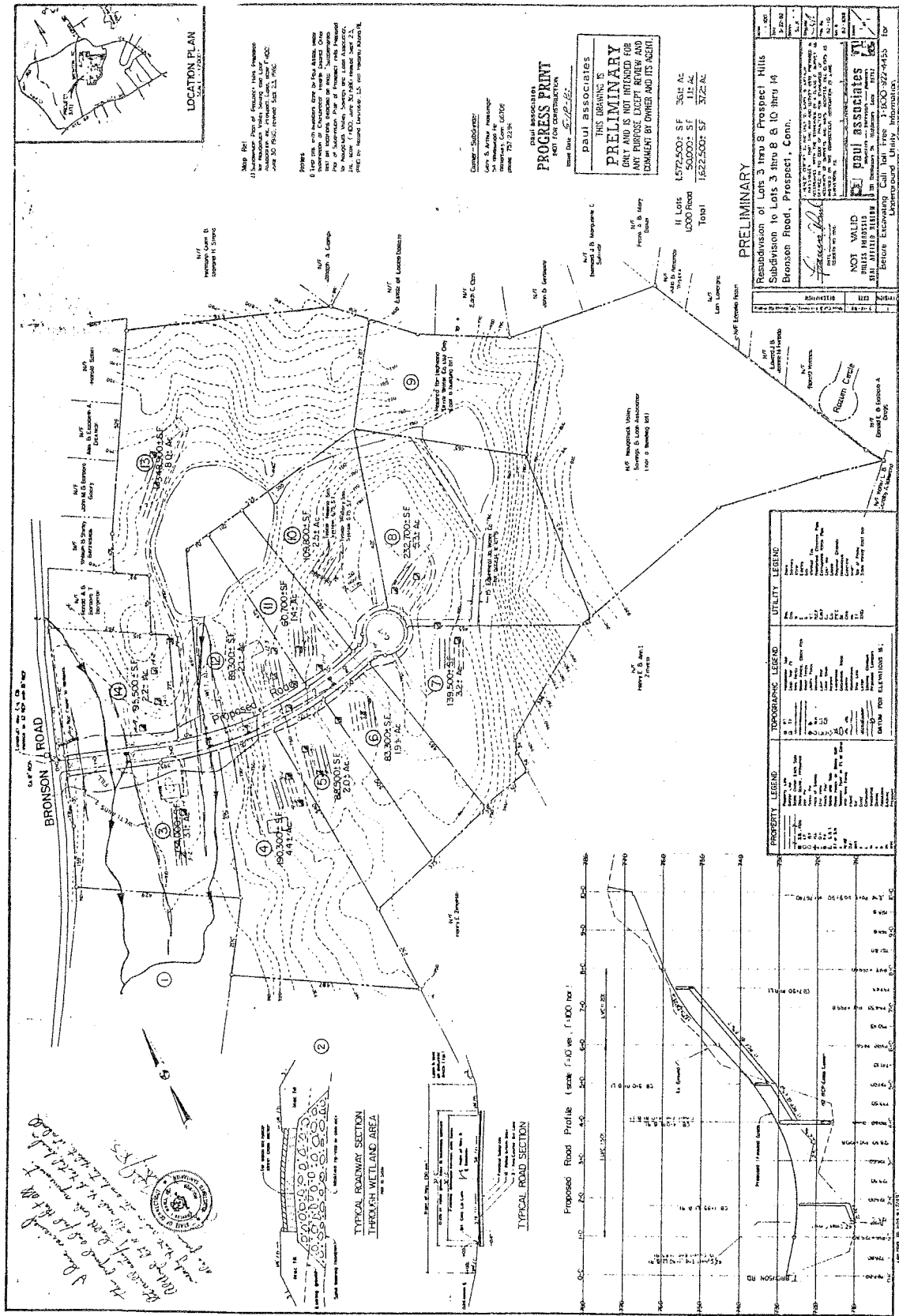
FIGURE 1.

TOPOGRAPHIC MAP



SCALE 1" = 100'

FIGURE 2. SITE PLAN



(Reduced from submitted site plan)

SCALE 1" = 400'



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

This report presents the team's findings and recommendations. It is important to understand that the ERT is not in competition with private consultants, and hence does not perform design work or provide detailed solutions to development problems. Nor does the team recommend what ultimate action should be taken on a proposed project. The ERT concept provides for the presentation of natural resources information and preliminary development considerations--all conclusions and final decisions rest with the town and developer. It is hoped the information contained in this report will assist the Town of Prospect and the landowner/developer in making environmenally sound decisions.

If any additional information is required, please contact Richard Lynn, (868-7342), Environmental Review Team Coordinator, King's Mark RC&D Area, Sackett Hill Road, Warren, CT 06754.

\* \* \* \* \*

## II. SOILS AND INLAND WETLANDS IMPACT

A soils map of the subject site is presented in the Appendix of this report together with a Soils Limitation Chart. The Soils Map shows the geographic location of those soils identified on the property by the U.S.D.A. Soil Conservation Service. The Soils Limitation Chart identifies the relative suitability of the various soils for alternate land uses. A detailed discussion of each soil type can be found in the Soil Survey of New Haven County, available at the New Haven Conservation District office in Wallingford (269-7509).

As shown by the Soils Limitation Chart, the soils on this site present moderate to severe limitations for residential development. Major limiting factors include wetness, slope, shallow depth to bedrock, and large stones. Although these limitations present obstacles to land development, they do not preclude development of the land. A field review of the site by the ERT showed the proposed subdivision to be generally well designed and sensitive to the character of the land. Nevertheless, there are a number of soil related concerns which should be recognized and addressed. These are discussed below.

The proposed project involves work within inland wetlands for roadway construction. In addition, some of the proposed lots contain inland wetlands which apparently will not be affected by the current proposal. However, the extent of wetlands have not been completely delineated in the field or on the plans. Wetlands and/or watercourses exist on proposed lots 8, 9, 10, 11, 12 and 13 which have not been delineated. The wetlands associated with the two stream corridors which are proposed to be crossed by the roadway have been delineated, but not by a soil scientist. It is therefore recommended that the wetlands on the subject property be delineated by a soil scientist and accurately shown on the project plans. This would provide the Inland Wetlands Commission with a precise map of wetland areas and allow for an evaluation of the impacts of the proposal upon the wetlands and watercourses.

The wetlands on the subject property provide wildlife habitat, serve to maintain the quality of surface and ground waters, and add to the overall environmental quality of the area. The old pond which has grown into a shrub swamp located in the vicinity of lots 10, 11, 12, and 13 provides some degree of open water habitat and adds to the diversity of wetland habitat types found on the subject property. The remaining wetlands on the subject property are largely wooded swamps. In their current state, the wetlands and watercourses represent a significant water resource.

The proposal will have the following impacts upon the wetlands and watercourses:

- 1) elimination of wetlands required for roadway construction,
- 2) decrease in water quality during construction and a decrease in the quality of runoff reaching the wetlands and watercourses after construction,
- 3) decrease in the isolation afforded to the wetlands and watercourses and therefore a decrease in their habitat value.

Under the current proposal, these impacts are not felt to represent severe negative environmental impacts and can be mitigated with sediment and erosion controls and proper construction techniques. However without a more complete hydrologic analysis, any potential impacts due to flooding or other stream flow related problems can not be properly addressed. Concerns such as the design criteria of the proposed pipes in relation to existing and anticipated flows and the potential for retention in this portion of the watershed should be investigated. Therefore it is recommended that the applicant be required to submit sufficient hydrologic information so the Inland Wetlands Commission can investigate these concerns.

Special consideration and protective measures should be used in regards to the proposed roadway where it crosses the wetland areas in the front 525' off Bronson Road. The proposed road profile on the preliminary plot plan, dated March 22, 1982, calls for as much as 16' of vertical fill. With minimum side slopes of 3:1, this will mean an area 128+ ft. wide through the wetland area.

Sedimentation and erosion control measures should be installed in this area before any filling and the embankment slope should be stabilized immediately after final grade is reached. Stabilizing can be accomplished by permanent grass seeding and mulching of entire embankment area.

The wetland area that is located in lots 8 and 9 should also be protected from sedimentation during the development of this site. This is an undisturbed wetland area that should be maintained for its aesthetic value as well as its stormwater retention capabilities.

The wetland area located in parts of lots 10, 11, 12 and 13 has a significant amount of open water surface area. Protection from sedimentation of this wetland area is needed during site development.

In reviewing the proposed access road to the house location in lot 13 it appears that this roadway will run very close to the edge of the wetland/pond. At this point there is a bank along the wetland/pond several feet in height. Careful design of the road in this section is needed to both stabilize the area from erosion during construction and maintain enough area for access between the property line and the wetland area.

A comprehensive erosion and sediment control plan should be developed for this site to reduce the potential negative impacts on the designated wetland areas.

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

- . Keep land grading and land disturbance to a minimum.
- . Properly grade, seed and mulch all disturbed soils.
- . Install hay bale erosion checks near streams and wetlands and around disturbed areas on steep slopes.
- . Install energy dissipator at the outlet of culverts under proposed road that crosses the two wetland areas.

### III. SUBSURFACE SEWAGE DISPOSAL

The Bronson Road Subdivision site is mostly wooded and consists primarily of shallow to bedrock or inland wetland soils. Each of the eleven proposed building lots is to be served by an on-site subsurface sewage disposal system and private well. Several series of soil tests have been performed on this site in order to identify sites suitable for installation of subsurface sewage disposal systems. None of the proposed leaching areas are within 50 feet of wetlands as observed.

The proposed lots vary from 1.4 to 8 acres in size. One reason for this significant difference is the limited sites with sufficient depth of soil above ledge rock. Copies of soil test data logs were available during the site inspection. A review of this soil test data and site inspection of proposed leaching areas indicates each of the proposed lots appear feasible for on-site sewage disposal. Particular attention was given by the ERT to lots #3, 7, 13, and 14 due to the relationship of proposed leaching areas with respect to wetlands. All of the designated leaching areas appear to be sufficiently spaced from wetlands and should not adversely affect ground water quality with proper design and installation.

Parcel #9 as shown on the subdivision plan presently serves as a well site for the Highland Drive Water Company. This low yield well is located north of the pond discharge identified on parcel #9. This well location should be accurately shown on plans and provisions should be made prior to subdivision approval to assure the protective well radius will be preserved. If necessary, easements may be filed on the town land records for adjacent properties in order to protect the well. One other area of concern was the sewage disposal system shown on lot #13. Both test pits were left open and exposed soils appeared suitable for leaching system installation. There appears to be sufficient area for leaching system installation further from the existing pond which would provide additional protection to ground and surface waters. A sewage disposal system on this 8 acre lot could easily be constructed in an area beginning from the furthest test pit from the pond and extending westerly, paralleled with the contours. This would maintain the leaching system approximately 60 to 70 feet away from the high water mark of the pond.

Although most of the proposed lots are generally suitable for on-site sewage disposal, particular attention should be given to septic system design, location, and construction. It is quite probable that several of the leaching systems will require placement of select fill material in order to provide sufficient separating distance above ledge rock. It is recommended that designed engineering plans be prepared for each of the approved lots prior to issuance of building permits.

To conclude, based upon the ERT's review of all data available and site inspection, subsurface sewage disposal does appear feasible on lots #3 through 8, and 10 through 14 as shown on plans prepared by Francis A. Paul, Consulting Engineer, dated June 1982.

## IV. VEGETATION

### A. Vegetation Type Descriptions

The property proposed for subdivision may be divided into eight vegetation types (see Figure 3). Each of these vegetation types is described below.

TYPE 1. MIXED HARDWOODS. This 7.0 acre fully-stocked stand is made up of medium quality large pole to small sawtimber size red oak, white oak, sugar maple, and hickory. The understory consists of pole sized white oak, red maple, sugar maple, grey birch, yellow birch, and hickory. Saplings of cherry, red maple, and sugar maple can be found as well. Shrub species which can be found include, witch hazel, maple leaved viburnum, and scattered small sassafras of poor quality. Ground cover here consists of sensitive and hayscented ferns, doll's eyes, huckleberry, ground pine, and scattered grasses. Hog peanut and Virginia creeper can be found in the more open areas.

TYPE 2. OAK - MIXED HARDWOOD. This 15.2 acre well-stocked stand is made up of poor to medium quality pole size red oak, white oak, black oak, scarlet oak, chestnut oak, American beech, red maple, hickory, and yellow birch. The understory consists of sapling size red maple sprout growth, American beech root suckers, yellow birch, black birch, and American chestnut sprouts (infected with blight). Seedlings of the oaks, red maple, cherry, and sassafras can be found. Ground cover here consists of occasional ground pine, lowbush blueberry, huckleberry, Solomon's seal, whorled loosestrife, bracken fern, and mountain laurel. This area represents an agricultural field abandoned some 40 years ago.

TYPE 3. MIXED HARDWOODS. This 5.8 acre stand is fully-stocked with medium quality, pole size red maple. Scattered sugar maple, hickory, black birch, and red oak can be found. The understory consists of sapling size red maple with scattered sugar maple and black birch. Shrub species present include maple-leaved viburnum, barberry, and witchhazel. Spicebush can be found in the wetter areas. Ground cover consists of loosestrife, solomen's seal, and various grasses.

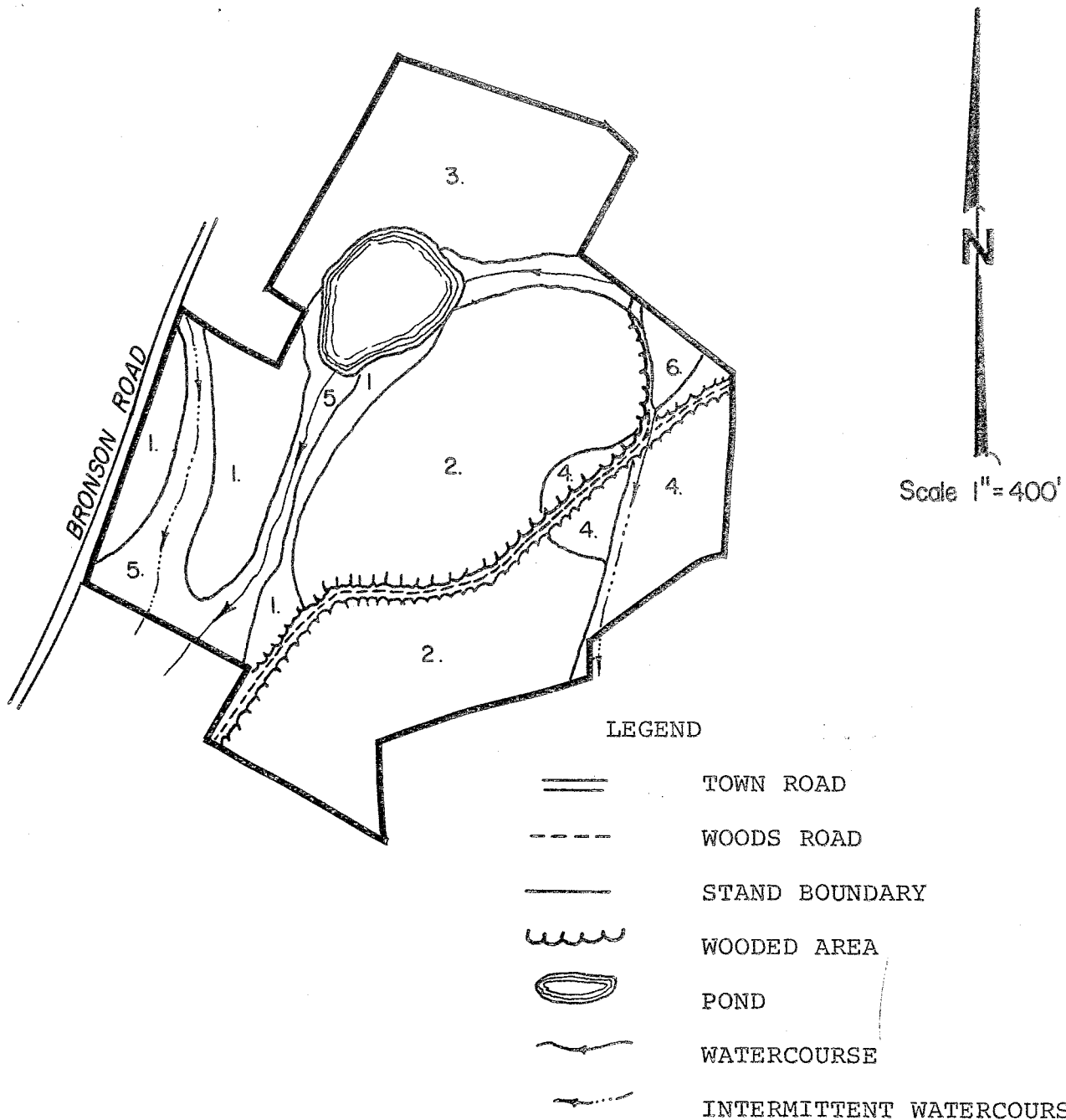
TYPE 4. MIXED HARDWOOD. This small (0.8 acre) area is fully-stocked with medium quality saplings of red maple. These are of sprout origin for the most part and tend to be quite thick. Scattered ash and hickory can be found in this area as well. The ground cover here is at times sparse due to shading, but species represented here include patches of grass, raspberry, greenbriar, and small spicebush.

TYPE 5. WETLAND. This 4.1 acre area is fully stocked with medium quality red maple poles. Sugar maple, ash, scattered yellow poplar and yellow birch can be found here as well. The understory is restricted due to dense growth of spicebush which forms, at times, a canopy. The more open areas allow elderberry and some slippery elm to be found. Ground cover is, again, restricted under the spicebush, but the more open areas do have skunk cabbage, jewelweed, and violets.

TYPE 6. RED MAPLE SWAMP. This 0.4 acre area is over-stocked with poor to medium quality red maple poles. The stand is characterized by a high water table which limits the encroachment of other species. Yellow poplar and ash can be found in the driest margins of the area. The understory is relatively open due to the crowded overstory, but elderberry and spicebush can be found. Ground cover is limited to mosses, skunk cabbage, grasses, and jewelweed.

FIGURE 3.

VEGETATION TYPE MAP



VEGETATION TYPES

- Stand 1. Mixed Hardwood, large pole size, 7.0 Acres
- Stand 2. Oak-Mixed Hardwood, pole size, 15 Acres
- Stand 3. Mixed Hardwood, pole size, 5.8 Acres
- Stand 4. Mixed Hardwood, sapling size, 0.8 Acres
- Stand 5. Wetland, 4.1 Acres
- Stand 6. Red Maple Swamp, pole size, 0.4 Acres
- Woods Road, herbaceous cover, 1.8 Acres
- Pond, Open water and shrub, 2.1 Acres

Map prepared by D.H.SMITH, DEP

WOODS ROAD. This recently (5-10 years) cleared path totals approximately 1.8 acres in area and is occupied by grasses with a variety of shrub and herbaceous species along the margins. These species include: oak, black and grey birch, yellow poplar, and cherry seedlings; sweet fern, blackberry, raspberry, multi-flora rose, greenbrier, poison ivy, staghorn and smooth sumac, gray stemmed dogwood, Queen Anne's lace, old field cinquefoil, strawberry, mullein, and goldenrod.

POND. This man-made 2.1 acre pond is shallow and is silting in. Patches of open water are interspersed with clumps of buttonbush. Margins of the pond also contain cattail, phragmites and sedge.

## B. Forest Management

Both types 1 & 3 are at a stage in which they would benefit from a fuelwood thinning. A thinning which removes approximately one-third of the trees in the overstory would reduce competition between residual trees for space, sunlight, nutrients, and water. Within a few years the residual trees will respond with more vigorous growth, would be healthier and, therefore, more able to withstand the effects of disease, defoliation, and adverse weather. Where these trees will be in a residential setting, this will be an important asset to future homeowners. Only the poorest quality stems should be removed in this thinning. This would include severely damaged stems, stems with very small crowns, large seams, and obvious disease problems; and stems which are directly competing with desirable high vigor, healthy trees. The thinning in these areas would probably yield between 4 and 6 cords of fuelwood per acre.

Type 2 would benefit from a light thinning, removing approximately one-fourth of the overstory trees in an operation similar to the one proposed above. This is not imperative and, owing to the smaller size of the trees, the yield per acre of 2 to 2.5 cords may not be tempting enough to interest a buyer.

Types 5 and 6, owing to their high water table and organic soils, are probably not able to support activity by machinery in a thinning operation. In these areas, it is preferable to conduct a light thinning of only what is accessible via cable or foot traffic from the safer confines of drier, firmer soils.

If the suggested thinnings are desired, a public service forester or private forester should be contacted to provide technical assistance.

## C. Aesthetics and Preservation

The development of this tract will involve clearing and grading much of the mixed hardwood stand (vegetation types 1 & 2). Located throughout this stand are several healthy trees which have high aesthetic and shade value. These trees should be worked into the landscape plan for this proposal where ever possible.

It should be noted, especially with the excavating and grading that is proposed for this area, that trees are very sensitive to soil disturbances within their root zones. This zone corresponds to the entire area under a trees crown. Practices (such as filling and excavating) which disrupt the balance between soil aeration, soil moisture level and soil composition in this zone may cause

a decline in tree health and vigor, potentially resulting in tree mortality within three to five years. Mechanical injury to trees may have the same results. Trees which are to be retained should be clearly (but temporarily) marked so that they may be more easily avoided during clearing and bulldozing operations.

Buffer strips of natural vegetation should be left around wetland areas to help protect and maintain water quality. These buffer strips should be 50 to 100 feet wide. The natural vegetation will help to filter and trap silt and sediments which might otherwise reach the wetland areas.

To prevent water quality degradation and further siltation of the pond during grading and development of this parcel, all disturbed areas should be re-vegetated with grasses as soon as possible after the areas have been brought to finished grade.

The larger trees which must be removed during the clearing operation might be utilized as sawlogs although the volume will be small. The tops and smaller trees which remain should be utilized as fuelwood. Bids from several prospective buyers should be solicited to assure a competitive price for the timber and a private forester should be employed to mark the trees to be removed and manage their sale.

## V. Wildlife

The quality of wildlife habitat offered by the Bronson Road Subdivision property can presently be rated as fair to good. There are two major habitat types found on this property: forestland and wetland. A third exists, but to a lesser degree. This third type includes the woodland road (+ 1.8 acres) which could be classified as semi-openland habitat.

During the field inspection, several squirrel nests were located and a variety of tracks including deer, raccoon and opossum were seen. Also a number of song-birds were heard and seen in the area. The stream and intermittent stream corridors support the greatest wildlife utilization. The woods road area was not observed to be heavily used by wildlife; this is probably due to the fact that the herbaceous vegetation along the "edge" of the road is successional well along and thus not as valuable to wildlife as if it had been cut back recently.

If this area is developed as planned, there will be an immediate negative impact on wildlife throughout the property. The primary impact would be a direct loss of habitat due to roads, buildings and driveways. Another impact would be a change in habitat where hardwood forest is cleared for lawns. This does not represent a habitat loss, but rather a change from one habitat type to another. A third impact will be the increased human presence, vehicular traffic, and number of roaming cats and dogs. This will drive the less tolerant (shy) wildlife species from the site, even in areas where it has not been physically changed.

A number of measures can be implemented to minimize the adverse impacts of the project on wildlife.



As previously mentioned, when building the proposed road, every effort should be taken to keep erosion (silt) out of existing streams. Culverts should have devices built to discourage beavers from creating dams.

To actively encourage wildlife at the Bronson Road Subdivision one could:

- a) Plant perennial vegetation beneficial to wildlife for food and cover.
- b) Leave buffer strips of vegetation along the stream complex.
- c) Erect two wood duck boxes at the present pond.
- d) Drain the on-site pond, clean out existing vegetation, and cut back a 20' wide vegetation buffer from the ponds edge to provide a "feathered edge" for wildlife.
- e) Preserve den and roosting trees wherever possible.

To conclude, the proposed project will negatively impact existing wildlife populations. However, the project can be expected to attract more "urban adapted" wildlife forms to the property (i.e. songbirds, squirrels, racoons, etc.).

## VI. PLANNING CONSIDERATIONS

### A. Traffic Impact

Since the proposed subdivision only involves the development of 11 dwelling units, there should be no significant traffic impact on the existing road system of Prospect. Based on trip generation intensity factors developed by the U.S. Department of Transportation, each dwelling unit in the proposed development is expected to generate about 11.4 vehicle trips per day, resulting in about 125 vehicle trips per day for the entire development. This additional traffic volume on Bronson Road should not create any traffic congestion problem even though Bronson Road is only 19 feet wide.

Given the small number of dwelling units served by the proposed subdivision road, and the narrow width of Bronson Road, it may be worth considering reducing the minimum road width standard for the proposed development. Reducing the minimum road width standard would benefit the town in two ways: water runoff from impervious surface areas within the development would be reduced and the reduced cost of building the proposed subdivision road could help lower the cost of the dwelling units built in the development. This is becoming an increasingly accepted approach in the Central Naugatuck Valley Region. For example, reduced road width standards for small developments have already been adopted in Oxford, Middlebury and Woodbury as a means of reducing town road maintenance and snow plowing costs.

### B. Compatibility with Surrounding Land Uses

The Bronson Road subdivision is compatible with existing development due to the fact that it is surrounded by land zoned for residential use. There are about 6 dwelling units in close proximity to this 37 acre tract of land, all of which are located on Bronson Road

However, the proposed development is not consistent with either the Town or Regional Plans of Development. The Town Plan of Development identifies a portion of the tract as suitable for an industrial park and another portion as suitable for residential development at 1/2 to 3/4 acres per dwelling unit. The Regional Plan of Development identifies this tract as suitable for preservation as a natural area.

#### C. Passive Solar Design of the Subdivision

Effective October 1, 1981 all subdivision proposals in the State of Connecticut must be developed with due consideration given to passive solar energy techniques in the design of the development. The Bronson Road subdivision incorporates several passive solar design concepts including an emphasis on an east-west street layout and lots which are elongated along the north-south axis. Two additional passive solar energy techniques that should be considered by the developer include the following: 1) to the extent soil conditions permit, placing proposed septic system leaching fields on the south side of proposed dwelling unit locations in order to aid in the removal of vegetation and thereby improve solar access to each proposed dwelling unit; and 2) inclusion of solar easements with the deeds of each lot wherever solar access is not available to the south of the proposed dwelling units.

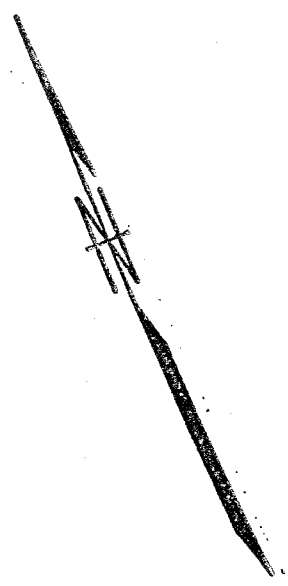
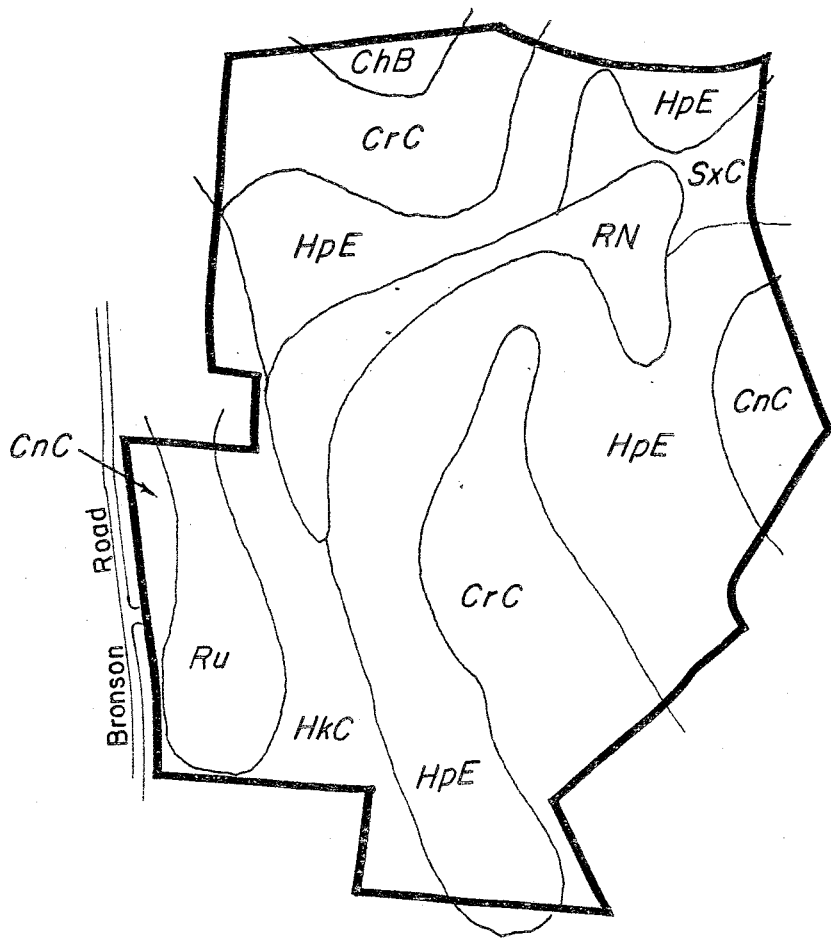
#### D. Planning Conclusion

Although the proposed development is not consistent with advisory Town or Regional Plans of Development, it does not appear to raise any significant traffic or land use issues. Indeed, based on the proposed road and lot layout this subdivision has effectively incorporated many passive solar site design techniques. However, if any consideration is given to passive solar energy in the design of the dwelling units, the applicant should consider the use of solar easements and the placement of the septic system leaching fields on the south side of each proposed dwelling unit.

### VII. APPENDIX

Soils Map  
Soils Limitation Chart

# SOILS MAP



SCALE 1" = 400'

•NOTE: Soil boundary lines derived from smaller scale map (1"=1320') and should not be viewed as precise boundaries but rather as a guide to the distribution of soils on the property.

•Adapted from New Haven County Soil Survey, U.S.D.A. - S.C.S.

SOILS LIMITATION CHART - BRONSON ROAD SUBDIVISION - PROSPECT, CT

MAP SYMBOL	SOIL NAME	SEPTIC SYSTEM	BUILDINGS W/ BASEMENTS	ROADS & DRIVEWAYS	LANDSCAPING
RU	Rumney fine sandy loam	Severe; Floods, Wetness	Severe; Floods, Wetness	Severe; Floods, Wetness	Severe; Floods, Wetness
RN	Ridgebury, Leicester and Whitman extremely stony fine sandy loams	Severe; Percs slowly, Wetness, Large stones	Severe; Wetness, Large stones	Severe; Wetness, Frost action	Severe; Wetness, Large stones
HkC	Hinckley gravelly sandy loam, 8-15% slopes	Moderate; Slope	Moderate; Slope	Moderate; Slope	Severe; Small stones, Droughty
HpE	Hollis-Charlton fine sandy loam, 15-35% slopes	Severe; Slope, Depth to rock, Large stones	Severe; Slope, Depth to rock, Large stones	Severe; Slope, Depth to rock	Severe; Slope, Depth to rock, Large stones
CrC	Charlton-Hollis fine sandy loams, 3-15% slopes	Severe; Large stones, Depth to rock	Severe; Depth to rock, Large stones	Moderate- Severe; Large stones, Depth to rock	Severe; Large stones, Depth to rock
SxC	Sutton extremely stony fine sandy loam, 3-15% slopes	Severe; Wetness, Large stones	Severe; Large stones, Wetness	Moderate; Slope, Large stones, Frost action	Severe; Large stones
ChB	Charlton very stony fine sandy loam, 3-8% slopes	Moderate; Large stones	Moderate; Large stones	Slight	Moderate; Large stones
CnC	Charlton extremely stony fine sandy loam, 3-15% slopes	Severe; Large stones	Severe; Large stones	Moderate; Large stones	Severe; Large stones

SLIGHT LIMITATION: indicates that any property of the soil affecting use of the soil is relatively unimportant and can be overcome at little expense.

MODERATE LIMITATION: indicates that any property of the soil affecting use can be overcome at a somewhat higher expense.

SEVERE LIMITATION: indicates that the use of the soil is seriously limited by hazards or restrictions that require extensive and costly measures to overcome.

EXPLANATION OF RATING SYSTEM:

## ABOUT THE TEAM

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

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

### PURPOSE OF THE TEAM

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

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

### REQUESTING A REVIEW

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

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