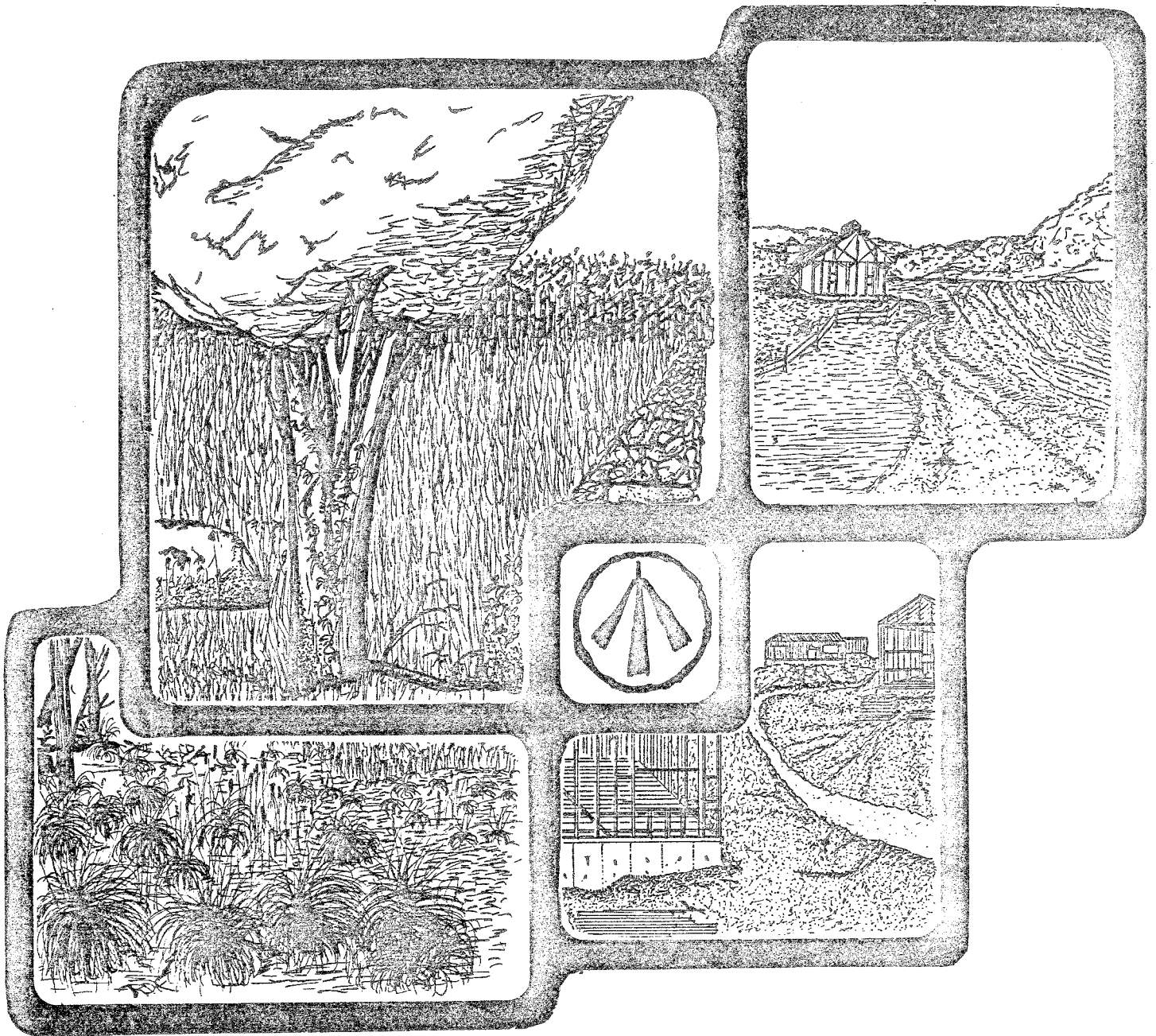


# ENVIRONMENTAL REVIEW TEAM REPORT



## ELDERLY HOUSING PROPOSAL SOUTHBURY, CONNECTICUT

KING'S MARK  
RESOURCE CONSERVATION & DEVELOPMENT AREA

# KING'S MARK ENVIRONMENTAL REVIEW TEAM REPORT

ON

## ELDERLY HOUSING PROPOSAL SOUTHBURY, CONNECTICUT



JANUARY 1981

King's Mark Resource Conservation and Development Area

Environmental Review Team

P. O. Box 30

Warren, Connecticut 06754

# ACKNOWLEDGMENTS

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

## Federal Agencies

U.S.D.A. SOIL CONSERVATION SERVICE

## State Agencies

DEPARTMENT OF ENVIRONMENTAL PROTECTION

DEPARTMENT OF HEALTH

DEPARTMENT OF TRANSPORTATION

UNIVERSITY OF CONNECTICUT COOPERATIVE EXTENSION SERVICE

## Local Groups and Agencies

LITCHFIELD COUNTY SOIL AND WATER CONSERVATION DISTRICT

NEW HAVEN COUNTY SOIL AND WATER CONSERVATION DISTRICT

HARTFORD COUNTY SOIL AND WATER CONSERVATION DISTRICT

FAIRFIELD COUNTY SOIL AND WATER CONSERVATION DISTRICT

NORTHWESTERN CONNECTICUT REGIONAL PLANNING AGENCY

VALLEY REGIONAL PLANNING AGENCY

LITCHFIELD HILLS REGIONAL PLANNING AGENCY

CENTRAL NAUGATUCK VALLEY REGIONAL PLANNING AGENCY

HOUSATONIC VALLEY COUNCIL OF ELECTED OFFICIALS

AMERICAN INDIAN ARCHAEOLOGICAL INSTITUTE

x x x x x x

## Funding Provided By

CONNECTICUT STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION

Stanley J. Pac, Commissioner

## Policy Determined By

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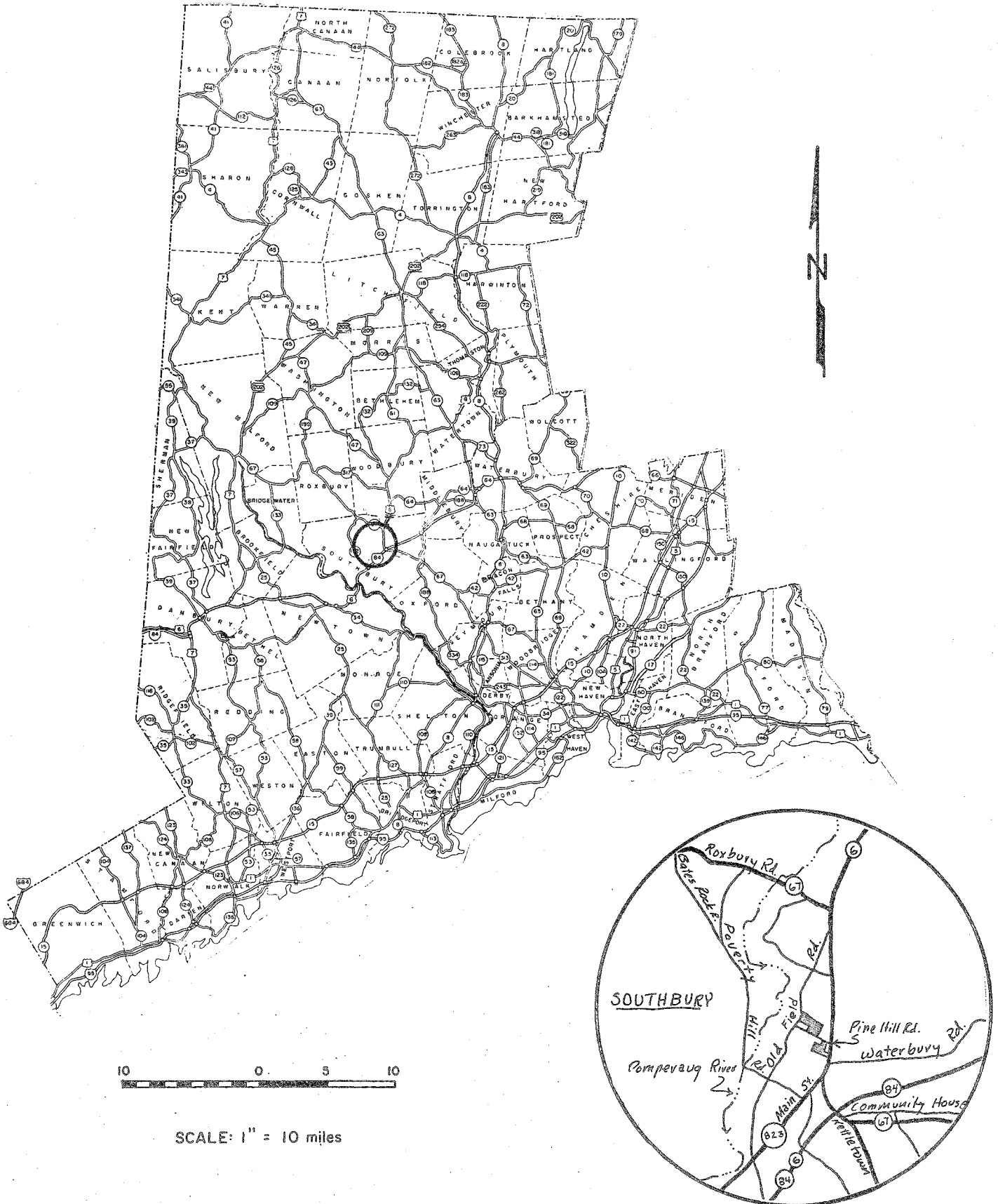
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# LOCATION OF STUDY SITE

## ELDERLY HOUSING PROPOSAL SOUTHBURY, CONNECTICUT



ENVIRONMENTAL REVIEW TEAM REPORT  
ON  
ELDERLY HOUSING PROPOSAL  
SOUTHBURY, CT.

I. INTRODUCTION

The Town of Southbury is interested in applying for federal and/or state funds to purchase and develop a +8 acre parcel of land for elderly housing. The subject site, shown as Parcel A in Figure 1, is located near the town center. Access to the property is available from the south and west off Pine Hill Road and Old Field Road, respectively. Parcel A is mostly undeveloped, however one single family residence is located in the northwestern portion of the property. Slopes on the property vary from slight to steep as shown in Figure 1.

The proposed project is in the preliminary planning stages. It is anticipated that the project will consist of 40-48 rental units plus a small community hall for the use of the residents. The site would be served by public water and on-site subsurface sewage disposal facilities.

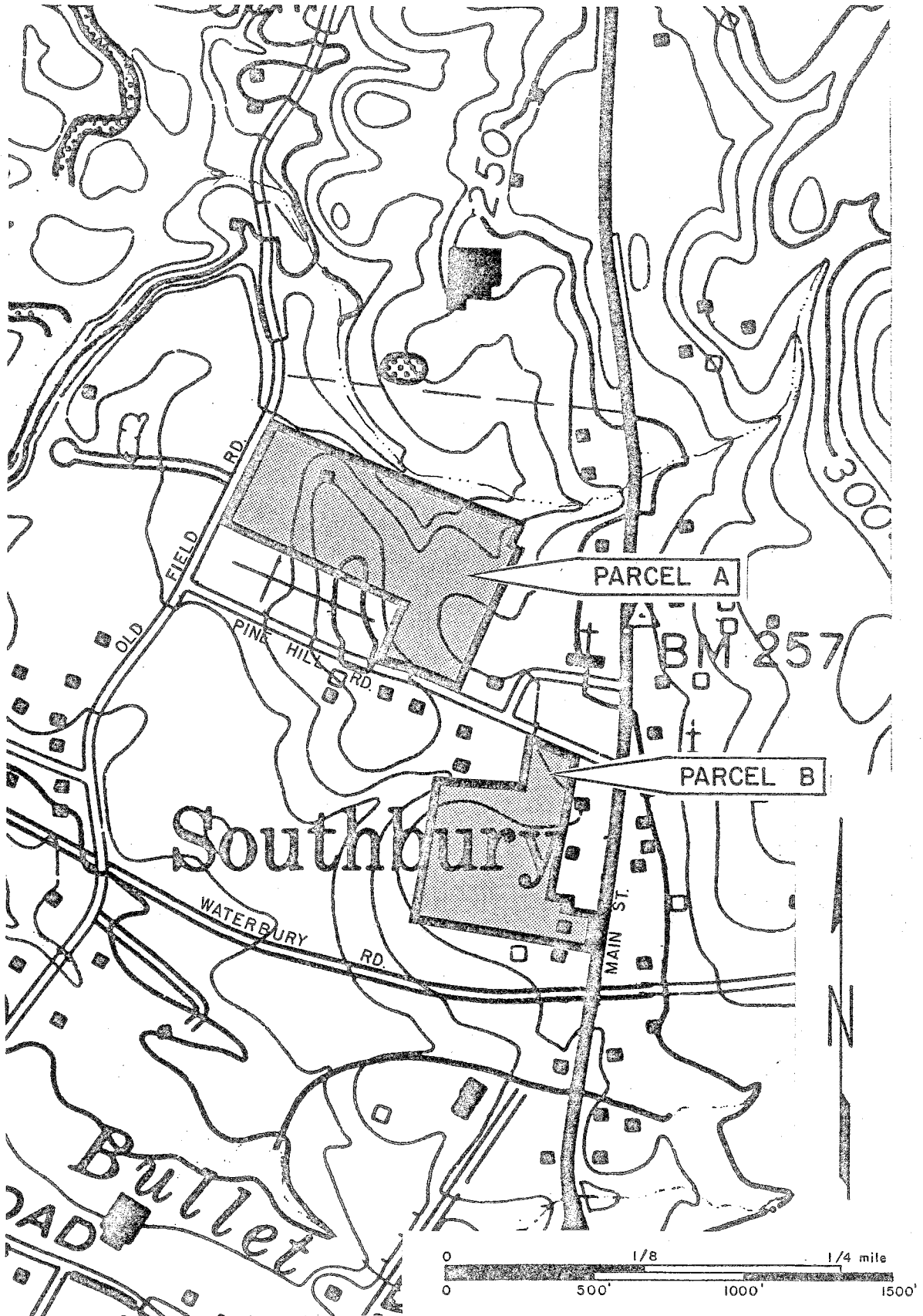
The Town of Southbury is also interested in acquiring a second parcel of land near the proposed elderly housing site. This parcel, shown as Parcel B in Figure 1, is + 5.5 acres in size. Parcel B is being considered for a variety of possible uses including: extension of the elderly housing complex, senior center, open recreation, extension of adjacent historic district (Bullet Hill School), or future facilities associated with Town Government.

The First Selectman from Southbury requested the assistance of the King's Mark Environmental Review Team to assist the Town in analyzing the development suitability of the two parcels. Specifically, the Team was asked to identify the natural resource base of the two parcels and to discuss the opportunities and limitations of the land for the proposed uses.

The ERT met and field reviewed the site on October 28, 1980. Team members for this review consisted of the following:

Brian Curtis.....	Sanitary Engineer.....	Connecticut Department of Environmental Protection
Frank Indorf.....	District Conservationist.....	U.S.D.A. Soil Conservation Service
Fred Johnson.....	Sanitarian.....	Connecticut Department of Environmental Protection
Hiram Peck.....	Regional Planner.....	Central Naugatuck Valley Regional Planning Agency
Rob Rocks.....	Forester.....	Connecticut Department of Environmental Protection
Mike Zizka.....	Geohydrologist.....	Connecticut Department of Environmental Protection

FIGURE I.  
TOPOGRAPHIC MAP



SCALE: 1" = 500'

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, and a topographic map of the subject site. 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. 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. It is hoped the information contained in this report will assist the Town of Southbury and the Southbury Senior Housing Committee in making environmentally sound decisions.

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

\* \* \* \* \*



## II. SUMMARY

- . The swale in Parcel B and the wetland in Parcel A are both effective in storing water during exceptionally heavy flows. Filling in either area should be avoided. Although development of either of the two parcels will lead to increases in runoff, it does not appear that peak flows in local streams will be noticeably affected.
- . Most of Parcel A is underlain by well drained sandy loam soils which have good potential for community development. The northern border of the site is underlain by a wetland soil however which will limit usable land. Steep slopes and bank stabilization may also prove problematic in certain portions of this site.
- . Most of Parcel B is also underlain by well drained sandy loam soils and has good potential for community development. The central portion of the property is characterized by an intermittent stream corridor however which will limit development potential.
- . During periods of construction and after construction, conservation practices should be installed and maintained to prevent erosion and sedimentation.
- . Although certain portions of both sites are limited by high groundwater conditions, other more well drained areas of each site should be capable of supporting septic systems. It appears that Parcel A is capable of supporting the type of development as proposed, but it may be necessary to reduce the scale of the project somewhat. Parcel B should also be capable of accepting a limited amount of sewage flows. In both cases, further testing and design should be conducted in order to determine the development density the land might be able to support.
- . With project implementation, consideration should be given to thinning the pine plantation on Parcel A to reduce the crowded condition. Two major soil conditions may limit future vegetation and landscape design. These include the droughtiness of the sandy soils and the saturated condition of the high water table soils.
- . The formulation of a written policy by the town with regard to elderly housing needs, attitudes and proposed courses of action is encouraged. This should ultimately lead to town regulations which allow for appropriate rezoning and development of land suitable for senior housing projects.
- . Preliminary traffic calculations indicate that no significant problems appear to exist with regard to traffic generated by the proposed project.
- . The proximity of the subject site to services and facilities is good.

### III. GEOLOGY

Both Parcel A and B are located on the stratified drift deposits of the Pomperaug River Valley. Stratified drift is a sediment of the glacial age, deposited by meltwater during a phase of ice retreat. The ice sheet that had occupied all of the state at one time had collected an enormous amount of rock particles and fragments during its journey southward. When the ice later retreated, debris-laden "tongues" and blocks of "dead" ice were left in the valleys. As these melted, the rock particles were washed out and sorted by grain size. Layered deposits, consisting primarily of sand and gravel, were thereby built up in front of the ice as well as between the ice tongues and the valley slopes. The final disappearance of the ice and the subsequent downcutting by Pomperaug River have given the stratified drift a terrace form. Parcel B and most of Parcel A are part of the same early terrace. An approximately 200-foot strip along the western boundary of Parcel A is part of a later, lower terrace. Test holes in the earlier terrace revealed a high percentage of gravel, whereas a test hole in the later terrace revealed a substantial thickness of fine silty sand with little gravel. It is possible that the finer particles in the lower terrace form a "cap" over thick gravelly materials. Such a cap may have formed shortly after glacial retreat, when strong winds picked up and redeposited fine particles from stratified drift. An excavation in the lower terrace west of Parcel A exposed a substantial amount of cobble gravel. Fine materials overlie gravel in swales in the northern sections of both parcels. These materials may be a combination of wind-blown sediments and floodplain deposits ( the swales carry streams at least intermittently).

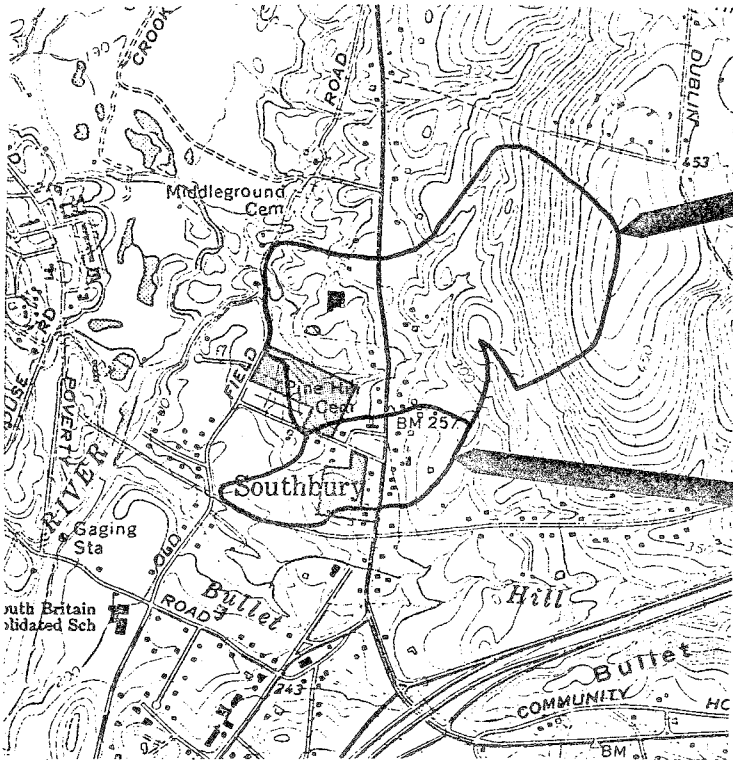
One prominent exposure of rock is found near the center of Parcel B. It is not clear whether the exposure is merely a large boulder or whether it is actual bedrock, but it most likely is a boulder. The rock is basalt, which is commonly referred to as "trap rock".

### IV. HYDROLOGY

Both parcels lie within the Pomperaug River watershed. The westernmost quarter of Parcel A drains westward; the remainder drains northward into a flat wetland-intermittent stream system. A portion of the wetland occupies the northern fringe of the site but the streamcourse itself is just off the property. A high percentage of organic materials in the surface sediments of the wetland indicate that the water table is at the surface most of the year. Parcel B drains into a swale that begins in the northeastern section. The swale becomes wider and flat toward the western section. Intermittent flows through the swale are carried southwestward into Bullet Hill Brook. Bullet Hill Brook and the streamcourse north of Parcel A are both tributaries of Pomperaug River.

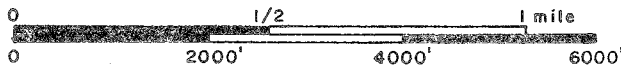
The flat macrotopography and hummocky microtopography of the swale in Parcel B and the wetland in Parcel A make both areas effective in storing water during exceptionally heavy flows. The flatness maximizes the available flood-storage volume while the hummocks reduce flow velocities. For these reasons, filling in either area should be avoided under any development scheme if at all possible. It may be necessary to fill a small portion of the swale in Parcel B in order to create an access from Pine Hill Road. If the filling is constrained to access needs, the reduction in flood-storage capacity should be minimal.

FIGURE 2.  
WATERSHED MAP



Approximate drainage area of the stream flowing just north of Parcel A, to the point where the stream crosses Old Field Road.

Approximate drainage area of the stream crossing Parcel B, to the point where the stream crosses Waterbury Road.



SCALE: 1" = 2000'

Development of either of the two parcels will lead to increases in runoff. The increases would result from the covering of permeable soils by impervious materials (roofs, roads, driveways, etc.), from the removal of vegetation, and from disturbance of uncovered soils. The magnitudes of the increases would depend upon the extent to which development activities change the land. The two most serious effects of runoff increases are usually erosion and flooding hazards. Erosion is discussed further in the Soils section of this report.

The problem of increased flood hazards is most serious when a substantial portion of a watershed has been developed. If only a very small percentage of a drainage area is altered, there may be no noticeable change in flow rates of local streams. On the other hand, a series of such incremental developments may ultimately cause a marked flow increase. For this reason, no matter how small a development proposal is, the potential hydrologic effects should be considered. In some instances, flow increases can be prevented simply by using the right size of culvert pipe.

The streamcourse at the northern border of Parcel A drains a total area of approximately 150 acres at the point where the stream crosses Old Field Road. Parcel A consists of only about 8 acres, a very small portion of the watershed. Elderly housing development on this site should not noticeably affect peak flows in the stream. Nevertheless, parking lot or roof drainage from the property could be channeled into dry wells in order to prevent even the minimal increases. "Leaky dams" or riprapped outlets might also be considered. The swale that drains Parcel B commands a watershed of only about 25 to 30 acres at the point where it passes under Waterbury Road. The tract itself is slightly larger than 5 acres, and hence represents a larger percentage of this drainage area. Still, the absolute volume of additional runoff that is likely to be generated from the land uses being considered on this tract is small. The control measures mentioned above would again be probably adequate.

## V. SOILS

A Soils Map of the subject site is presented in the Appendix of this report. The Appendix also contains a Soils Limitation Chart which identifies limiting factors for various land uses on individual soil types. By comparing the Soils Map with the Soils Limitation Chart, one can gain an appreciation of the suitability of the various soil types for alternate land uses. A description of each soil type found on the property is also included in the Appendix.

As shown by the Soils Map, the majority of both Parcels A and B are made up of the well drained Agawam soils, 3-8% slopes and Hinckley gravelly sandy loam, 3-8% slopes and 8-15% slopes. The Agawam soils have a good potential for community development and are easily excavated. However, side slopes in excavations of Agawam soils are unstable and cave-ins can occur. On-site sewage disposal systems usually function satisfactorily in Agawam soils with normal design and installation. However, the rapidly permeable underlying substratum (usually sand and gravel) requires that caution be taken in order to prevent ground water pollution.

The Agawam soils although somewhat droughty during dry summer weather have a good potential for landscaping. These soils are erosive when exposed in an unvegetated condition and conservation measures are needed to control erosion both during and after construction to prevent excessive runoff, erosion, siltation and sedimentation.

The Hinckley soils are excessively drained and have good potential for sand and gravel excavation and for community development. They are easily excavated but steep slopes are unstable and will cave-in. Droughtiness is a major concern on these soils and irrigation is necessary to maintain grass and other landscaping materials.

On-site sewage systems will function satisfactorily with normal design and installation. However, as with the Agawam soils, ground water pollution can be a hazard.

These soils have a fair potential for commercial development. However, steep slopes are a limiting factor and bank stabilization is problematic because of droughtiness, which is due to the coarse fragmented structure of these soils.

Both during and after construction, simple conservation measures need to be maintained to control runoff and erosion with resulting siltation and sedimentation.

On Parcel A, areas previously mapped as Ninigret, upon further site investigation, were found to be Scarborough Mucks. These are very poorly drained soils and are regulated under P.A.155 as amended, the Inland Wetlands and Water Courses Act. Here activities such as filling or other alterations can only be done by permit. It is usually recommended that these soils not be altered.

The Scarborough soils have a poor potential for community development because of high water table conditions most of the year. These soils are difficult to excavate because high water table conditions inundate the excavation and side slopes are very unstable.

The Scarborough soils are unsuitable for on-site sewage disposal systems and extensive filling would be necessary before any type of construction could take place.

On Parcel B, a large portion of the site was found to be Ninigret and Walpole soils. The Walpole soils are not shown on the soils map because of the scale of the map. However, they are present and exist along the intermittent stream on this site (approximately 50 feet on either side of the stream).

Should this property be purchased for the proposed uses, the wetland problem will need to be addressed. That is, the wetland areas should be flagged and described on the site plans.

Another soil found on Parcel B is Ninigret fine sandy loam. This soil has a seasonal high water table at a depth of approximately 20 inches from late fall until mid-spring. This soil has fair to poor potential for community development. It is easily excavated; however, the steep slopes of excavations are unstable. It also has poor potential for waste disposal such as on-site sewage disposal systems, because of the seasonal high water table. Also, because of the sandy-gravelly substratum, the ground water regime may be polluted if systems are improperly designed or installed.

Foundations and basements need to be properly designed and constructed to insure a stable foundation. It is necessary to install foundation or footing drains around all foundations to ensure that basements will remain dry.

During periods of construction and after construction, conservation practices should be installed and maintained to prevent erosion and sedimentation and to prevent excessive runoff.

It is clear from the above discussion that the soils of these two sites present a number of limitations for urban development. These limitations are not insurmountable, however, and the proposed development can be accomplished without significant soil deterioration providing sound conservation and engineering practices are followed.

In order to protect the large wetland and streams in the watershed, it is suggested that any proposed development of this land include plans for the control of erosion and sedimentation. Erosion and sediment control practices are described in the "Erosion and Sediment Control Handbook - Connecticut" (U.S.D.A. Soil Conservation Service, 1976). This handbook, together with additional technical assistance in developing erosion and sediment control plans, is available through the New Haven County Soil and Water Conservation District.

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

1. Keep land grading and land disturbance to a minimum.
2. Properly grade, seed and mulch all disturbed areas.
3. Install hay bale erosion checks near streams and wetlands and around disturbed areas on steep slopes.
4. Install energy dissipators at all storm drainage outlets.
5. Provide sediment traps in the storm water management systems and provide for their continual maintenance.
6. Plan a time schedule for development. This should include seeding dates for final seeding of vegetative cover or temporary seeding for winter protection of unvegetated areas where construction is not completed.
7. Topsoil should be stockpiled and spread over areas that would otherwise be critical to establish in vegetation because of adverse soil conditions.

## VI. SEPTIC SYSTEMS

### A. Local and State Review Procedures

Local Health Departments are responsible for the review and approval of household and small commercial systems of a conventional nature. Systems receiving flows of between 2,000 and 5,000 gallons per day are also reviewed by the State Department of Health Services (DOHS) in addition to requiring local health department approval. For flows in excess of 5,000 gallons per day a State Discharge Permit is required from the Department of Environmental Protection (DEP) in addition to approval and review by the local health department and the DOHS respectively. Any community sewage disposal system, which is defined as two or more separate residential buildings tied to a common sewerage system, requires a Discharge Permit from the DEP and approval by the DOHS, regardless of the flows to the system.

### B. Site Suitability

The revised Soil Conservation Service map (See Appendix) shows the soils on parcel A to be primarily in the Hinckley, Agawam and Scarborough series. The Hinckley and Agawam soils are classified as well, to excessively drained soils with a high permeability. This characteristic lends itself well to the capacity of the soils to accept the hydraulic loading of subsurface sewage disposal systems. However soils that are too well drained often do not provide adequate renovation of sewage effluent, thus warranting greater separation distances between sewage disposal systems and water supply wells. The data from the few deep test pits conducted confirmed that a soil of a sandy well drained nature existed in the area delineated as Agawam and Hinckley soils. Further test pits should be conducted to determine the exact nature of the soils in the proposed leaching areas. These tests should preferably be conducted when ground water levels are at or near their maximum, or standpipes set and monitored, during the wet season in order to determine high ground water elevations. Percolation tests will have to be conducted in the leaching areas in order to properly size the sewage disposal systems.

The soils of the Scarborough series are not well suited for subsurface sewage disposal systems due to an extremely high seasonal water table.

The design daily sewage flow from a proposed 48 unit complex such as this will most likely be in excess of 5000 gallons per day. The exact daily sewage flow will vary however, based upon certain design criteria such as the number of bedrooms per unit, recreational facilities etc. A leaching system to accommodate a design flow in excess of 5000 gallons per day and the construction of 48 dwelling units on 8 acres could be considered to be relatively intensive development. The large knoll that bisects the Northwest portion of Parcel A and the area of Scarborough soils will likely reduce the amount of land suitable for development and waste disposal on the site. The possibility exists that the proposed development density of 48 units may have to be reduced in order to effectively utilize this parcel. The exact density of development can not be determined until further site testing is conducted and a conceptual layout of the buildings is proposed.

The revised soils map indicates that the soils on the neighboring 5.5 acre parcel B are composed primarily of soils in the Hinkley, Agawam, and Ninigret soils series. The suitability of Hinkley and Agawam soils for subsurface sewage disposal was discussed previously. Ninigret soils are not well suited for subsurface sewage disposal systems due to a seasonally high water table. Detailed soil testing should be conducted on this parcel to confirm the extent of soil types and to determine the feasibility for subsurface sewage disposal. After this testing is conducted it could be better determined what the development capacity of the land might be. It appears that the southern and western portions of Parcel B should be capable of supporting development so long as the sewage flows are not excessive. For flows in excess of 5,000 gallons per day, it may be difficult to meet the minimum requirements of the DEP for effluent travel time prior to crossing a property line or entering a wetland area.

In summary, certain portions of both sites are limited by high ground water conditions. However, other more well drained areas of each site should be capable of supporting septic systems. It appears that Parcel A is capable of supporting the type of development as proposed but it may be necessary to reduce the scale of the project somewhat. Parcel B should be capable of supporting development of that area so long as the sewage flows are not excessive. In both cases a final determination must be based upon building layout and detailed site testing.

Staff from the State Department of Health Services and State Department of Environmental Protection are available to review and comment on any further testing and design.

## VII. VEGETATION

The two parcels being considered for Elderly Housing development in the town of Southbury may be divided into four vegetation types. Parcel B consists predominately of an open field used for the production of hay. A small poorly drained meadow transects this parcel. Parcel A is at present being grazed. The vegetation types present include 5 ± acres of old fields; 2 ± acres of poorly drained meadow; and a 1 ± acre pine stand (see vegetation type map and vegetation type descriptions).

### A. VEGETATION TYPE DESCRIPTIONS

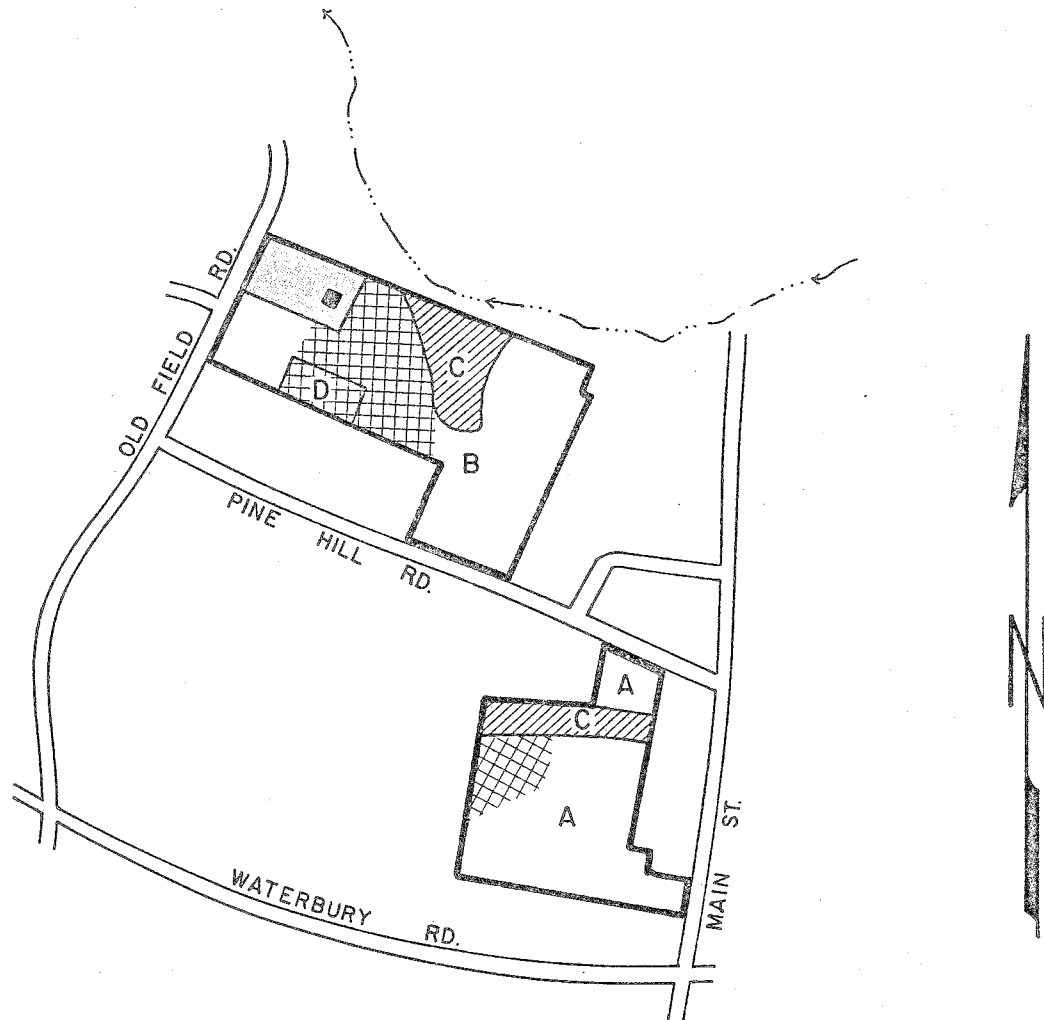
Type A. Open field/hay lot. The vegetation in this ± 4.5 acre parcel is dominated by grasses and mowed periodically for the production of hay. Scattered seedling size eastern red cedar and multiflora rose are present along with isolated patches of goldenrod.

Type B. Old Field. This 5± acre parcel of old field is understocked with sapling size eastern red cedar and black cherry. Shrub species present include autumn olive, multiflora rose, and barberry. Ground cover is dominated by grasses, goldenrod, steeplebush and cinquefoil. Several highly aesthetic sawtimber size sugar maple are present along the southern boundary of this old field.

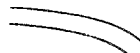


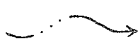





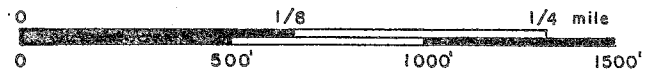
FIGURE 3.

# VEGETATION TYPE MAP



**LEGEND**

-  Road
-  Property Boundary
-  Vegetation Type Boundary
-  Stream
-  Vegetation potentials limited by droughtiness
-  Vegetation potentials limited by poorly drained soils
-  Residential Area



SCALE: 1" = 500'

**VEGETATION TYPE DESCRIPTIONS\***

- TYPE A Open field/haylot, 4.5±acres.
- TYPE B Old field, 5±acres, understocked, sapling size.
- TYPE C Meadow, 3±acres, herbaceous vegetation, poorly drained.
- TYPE D Pine plantation, 1±acre, overstocked, sapling to small pole size.

\*Seedling size - Trees less than 1" in diameter at 4½' above the ground (d.b.h.)

Sapling size - Trees 1" to 5" in d.b.h.

Pole size - Trees 5" to 11" in d.b.h.

Sawtimber size - Trees 11" and greater in d.b.h.

Type C. Meadow. Steeple bush, goldenrod, Joe-pye-weed, multiflora rose, sensitive fern, grasses, forbes and sedges are present in these two poorly drained areas which total 3+ acres in size.

Type D. Pine Plantation. This 1+ acre overstocked stand is made up of a mixture of sapling to small pole-size eastern white pine and red pine spaced approximately 6 feet x 6 feet. No understory or ground cover vegetation is able to become established because the area is used for grazing and because very little sunlight is able to pass through the dense canopy.

#### B. VEGETATION MANAGEMENT

If retention of the Pine Plantation (vegetation type D.), or any part of it, is desired, it would be beneficial to reduce the crowded condition in this stand. This would lower competition between residual trees for sunlight, water and nutrients, and in time result in healthier more stable trees. To this end, between 1/4 and 1/3 of the trees in this area should be killed or removed.

The suggested thinning should either focus on killing the poorest quality trees including the red pine which are susceptible to red pine scale (up to 1/3 of the total number of trees) or if the trees are to be cut and removed, a row thinning could be implemented. If a row thinning is desired, trees in every third or fourth row could be removed.

#### C. LIMITING CONDITIONS

At present the continual grazing and mowing taking place on these parcels in conjunction with poor soil conditions in some places limits the species composition and quality of the vegetation present.

There are two major conditions which may limit future vegetation and landscape design on these parcels.

- 1) Excessively drained, shallow and droughty soils are present where indicated on the vegetation type map. These soils limit the potential growth of most native hardwood tree species. These limitations can be overcome by the addition of top soil, periodic watering and fertilization. These practices will only be feasible where vegetation will have high aesthetic value for landscaping purposes.
- 2) The poorly drained soils found in vegetation type C (Meadow) may limit woody vegetation growth. These saturated soils do not provide adequate soil aeration for tree root growth. If trees or shrubs are to be planted, this area would have to be drained or filled to help improve soil aeration.

For more in-depth information on the trees and shrubs best suited for this site, and their care, a local landscape architect or local nurseryman should be contacted.

## VIII. PLANNING CONSIDERATIONS

### A. PLANNING PREFACE

While every attempt was made to examine all relevant details regarding the parcels of land in question for use as a location for elderly housing, it is probable that as this report is being prepared revisions to existing plans are also in progress. Therefore it is likely that some discrepancies will occur.

In addition it should be stated for the record that without a preliminary proposal for the proposed sites details, relating to even the most basic specifics, further refinement of planning considerations may be warranted as these more detailed proposals are presented.

Finally, the formulation of a written policy by the town with regard to elderly housing needs, attitudes and proposed courses of action would aid greatly not only in this evaluation, but also in any subsequent grant or funding application submitted to HUD or FmHA. It is understood that a basic needs survey has been conducted and compiled. These elements may be appropriately included in the Comprehensive Town Plan of Development.

### B. CONSISTENCY WITH EXISTING PLANS

#### 1. State of Connecticut Conservation & Development Policies Plan 1979-1982

In 1979 the State legislature approved the latest version of the "Conservation & Development Policies Plan." The Plan is an advisory document and was prepared to serve as a comprehensive policy framework to guide state government actions and decisions. While the plan has no direct legal bearing on local land use decisions, the policies articulated in the Plan may assist municipalities in determining appropriate land uses in various areas.

According to the "Locational Guide Map" which accompanies the Policy Plan, the subject property is located in an area characterized by many diverse land use classifications. These include: "rural community center", "existing preserved open space", "conservation area", "rural area". The scale of the "Guide Map" does not permit a fine-tuned delineation of the classifications with respect to the subject site. However, it can be stated that the close proximity of several fairly well defined areas (e.g. Ballantine field, commercial development to the south, the historic district) may lead to complications as well as opportunity. Careful planning to ensure the best use of all aspects of the site is undoubtedly desirable.

The State Plan contains a brief section on housing. Although the section, (pp. 27-31), is necessarily general, brief mention of elderly housing needs is made. Significant emphasis is placed on the specific need assessment and funding relationship to be employed.

In general, the proposed project does not appear to be inconsistent with the policies as set forth in the State Plan.

## 2. CNVRPA Plan of Regional Development

The Map Plan of Regional Development clearly indicates close proximity of the site under consideration to "trade and service areas." Care must therefore be taken to consider the feasibility of appropriate integration of the proposed project with existing development activity which is proceeding rapidly in accordance with existing zoning regulations and allowances.

The CNVRPA Housing Element: 1977 expresses in many different ways the goals of accommodating the needs that exist in the Region's suburban communities. For example, thirty-six percent of the Region's estimated 1976 lower income housing need existed in suburban municipalities.

## 3. Town of Southbury, Comprehensive Plan of Development

The Town Plan of Development does not specifically state policy guidelines relating to the elderly segment of the local population. The Plan does, however, address Southbury's "Future Role" (Policy #1), "Growth and Variety" (#4), "Population" (#7), and "Community Services" (#10). All of these policy sections may carry implicit meanings for the local elderly population.

In all likelihood the Southbury Senior Housing Committee or its agent will shortly draft specific policy guidelines which pertain to the needs of the local elderly population. It is recommended that this be considered if not already completed. In general the existing town plan does not seem to obstruct the proposed development of elderly housing.

### 3.1 Southbury Historic District #1

Currently in place as an overlay type of district, the historic District exists north from Old Waterbury Road to the Woodbury town line. It includes all real property on either side of Route 6 which is within 200 feet of the State Highway.

The Historic District which is on the National Register of Historic Districts has as one of its regulations the following:

- "1. No building or structure that is visible from a public way or place shall be erected, altered, restored, moved or demolished within the Historic District until an application for a Certificate of Appropriateness has been submitted to the Commission and has been approved."

It appears clear that at least one of the proposed sites (Parcel B) and perhaps both will need to address the concerns and desires of the Historic District Commission. It is imperative, in order to succeed, that a very sensitive site design be sought for either site should they be developed.

### 3.2 Flood Related Zone

It does not appear that the town's flood related zone will be impacted by proposed development at either site.

#### C. COMPATIBILITY OF ADJACENT LAND USES AND PROPOSED PROJECT

The zoning in the vicinity of the proposed project is R-30 or 30,000 sq. ft. minimum lot area. It is certain that either a change in zoning would have to take place designating suitable sites for elderly housing or a use variance would have to be granted by the appropriate local authority.

The recommended approach regarding zoning is that Southbury should deal as directly as possible with the long term problem of senior housing and not merely treat the presently existing situation as a short term problem. More specifically, it is recommended that the Town draft regulations to allow for appropriate rezoning and development of land suitable for senior housing projects. Granting of minor variations from existing zoning patterns are not recommended as the best method to pursue in this regard. A direct approach to the problem in the form of an outright commitment from the Town may also put Southbury in a better position for subsequent funding applications as well.

#### Parcel A

The existing activities adjacent to this parcel which may be of concern to proponents of the proposal are the recreational area (Ballantine Field), adjacent to the west end of Parcel A and the activity of the Baskin Robbins plant directly to the north of the same parcel. Neighbors, local staff, and town officials can best comment on the existing activities as they may affect the acceptability of the site for the proposed development.

Items which should be considered are the existing hours of operation of each of these facilities and the resultant noise levels. It would also be prudent to note any other activities which might otherwise infringe upon the established life style of elderly citizens. These might include unauthorized congregating at late hours, reports of vandalism, or excessive noise in the area.

#### Parcel B

Although somewhat more removed from active recreation areas, this parcel is much closer to Route 6, and thus presents a different set of concerns. The present and anticipated future development of the nearby commercial area appears distant enough to not warrant concern in this regard. Future development patterns will necessarily have to be well thought out if a commitment to elderly housing is made. The above noted Historic District must also be considered. In both cases, surrounding land uses do not seem to present excessive problems that sensitive site design treatment cannot deal with effectively.

D. ACCESSIBILITY AND TRAFFIC GENERATION (Refer to Figure 4)

1. Access

Both Parcel A and B are served by existing secondary collector roads. The roads presently provide adequate service for existing land uses in the area. It is anticipated that the type of development proposed will not generate a large amount of additional traffic subsequent to the construction period. In fact substantial expansion of existing Old Field Road and Pine Hill Road might well be discouraged from the standpoint of serving as an attractant to additional traffic attempting to skirt an increasingly busy business district (note: the current pending revision to Land Use and Circulation Pattern has been considered).

In addition both proposed sites are directly north of and closely adjacent to a principal business center of Southbury. Major shopping areas are located along Main Street further south of the intersection of I-84 and Route 6. This intersection is currently attracting a significant amount of new development. Access from both parcels to areas of shopping is good. Concern for future traffic congestion in the area and its impact on the proposal is warranted and again can only be mitigated through sensitive design and planning.

2. Traffic Data

Traffic data (1978) from ConnDOT indicate the following:

	<u>(ADT) average daily traffic</u>
Route 6 - end of ramp (from I-84)	17,700
Main St. - Rte 67	10,300
Rte 67 - Woodbury Town Line	7,200

The volume to capacity ratios for the major road ways serving the site are:

Rte 67 to State Route 823	=	.4437
State Route 823 (Main St.) to South	=	.5785

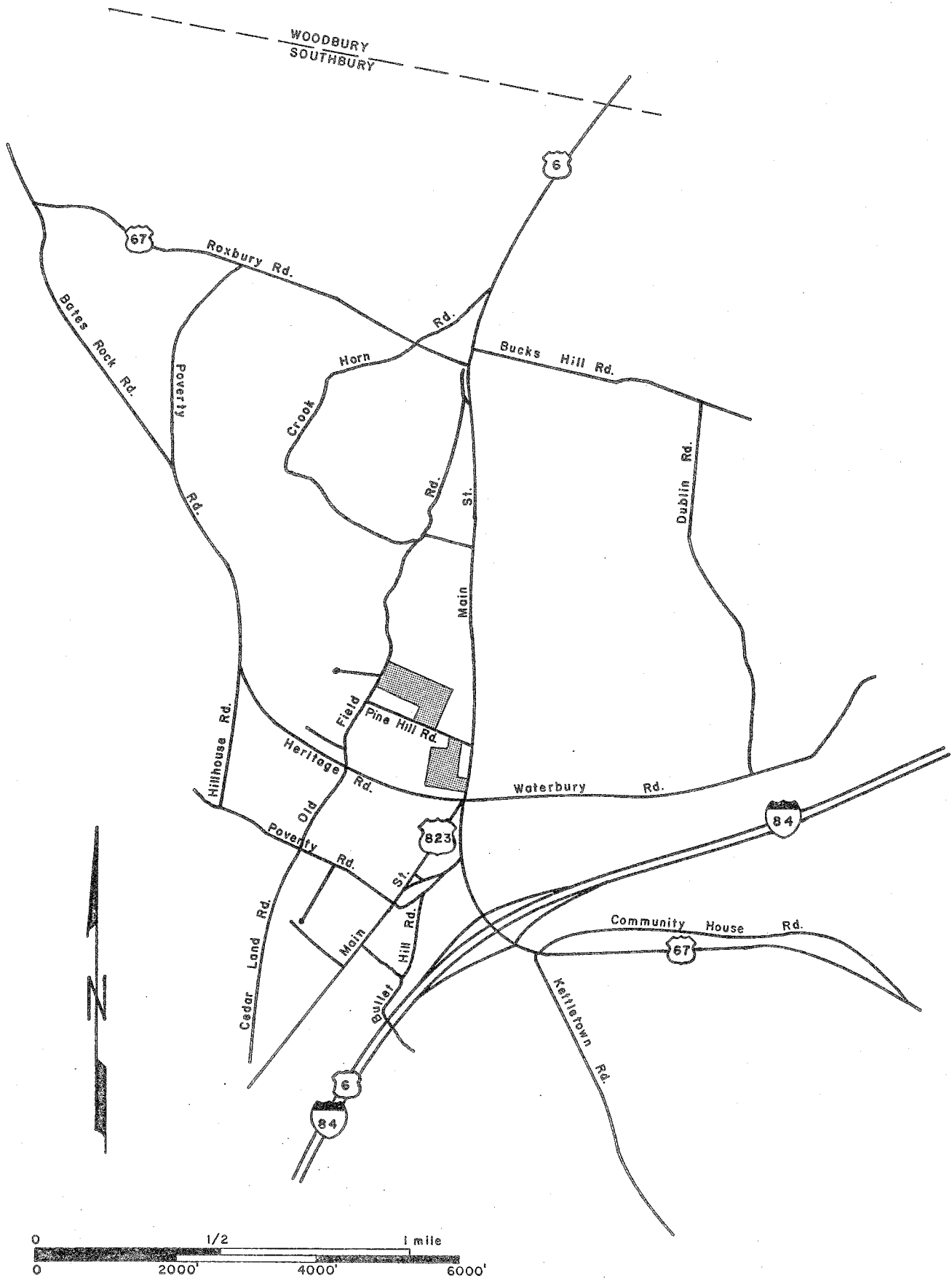
Evidence of congestion, in terms of the volume capacity ratios is normally considered to be exhibited when the V/C ratio is in excess of .75. This is currently not the case on the major roadways serving the site. Data on the secondary collectors (Pine Hill and Old Field Road) was not readily available for this brief analysis.

3. Traffic Generation

Very preliminary traffic generation data analysis shows the following may be anticipated:

<u>Type Housing</u>	<u>Trips/day/unit</u>	<u>Standard Deviation</u>	<u>Adjusted Rate</u>
Apartment	6.7	1.3	5.4 - 8.0
Retirement Community	4.65 (avg.)	2.3	2.35-6.95

FIGURE 4.  
ROAD NETWORK



The trips generated by the proposed development may then generally be anticipated to be in the area of the following:

40 units - 216.0 to 278.0 (trips per day)

48 units - 259.2 to 333.6 (trips per day)

The above calculations represent only the most preliminary analysis. They serve only to indicate that no significant problem appears to exist with regard to traffic generated by the proposed development subsequent to construction.

#### E. PROXIMITY TO SERVICES AND FACILITIES

In addition to comments already noted, proximity to existing open space is ideal. Consideration should be given to development of on-site passive recreation areas during the application and development process. Shopping proximity and access has already been noted as good. In addition, however, it should be noted that the presently existing demand response bus service for Seniors is anticipated to be expanded. Close coordination of this expansion and increased demand need should be accomplished. Perhaps consideration should be given to a transit stop at or near the site if demand warrants. Proximity to food, drugstores, medical services and hospitals via I-84 is good. Ambulance service is locally available.

The location of a nearby senior center should be a significant consideration. Acknowledged that Parcel B may be considered for this use, consideration for access during inclement weather and evenings should be given. Also pedestrian activity on Pine Hill Road itself should be kept to a minimum. Development of parallel pathways away from the roadway may be desirable.

#### F. UTILITIES

##### 1. Water Supply

Based upon information obtained from Heritage Village Water Company there does not appear to be any problem obtaining a sufficient supply of water from an existing system. A 12 inch line now exists from the Pomperaug aquifer wellfield, down Old Field Road, along Pine Hill Road, Main Street and down Old Waterbury Road. Utilizing size and pressure reducing fittings, an adequate supply of potable water to the site seems assured. Proper written commitments to this effect should be obtained prior to any development initiation.

##### 2. Septic System

The layout, design and construction of the septic system should be sensitive to the specific nature of the local soils. It is likely that continued on-site testing of subsurface soil conditions may indicate the desirability of a community type septic system. Depending on the exact nature of the soils in the leaching area a denitrifying type of septic system may need to be designed.



One reason for suggesting that this may be necessary is the location of the site in relation to the Pomperaug River aquifer. As shown in Figure 5, the location of the subject site is wholly within the primary recharge area. The area, through direct infiltration, supplies the municipal wells of the water company. Calculations regarding effluent discharge loadings of the aquifer as they relate to distance to the wells should clarify this situation.

Consideration should also be given to the present and future projected rates of pumpage from these wells and the resultant zone of influence. Careful analysis of this aspect of the development proposal is recommended.

Because of the present status of sanitary sewer plans and the fact that residents of developments of this type commonly use less water than younger citizens, sanitary sewers do not appear necessary at the present time. Plans regarding sewers however should be closely coordinated with the development proposal.

#### G. OTHER PLANNING CONSIDERATIONS

Although the proposal is in a very preliminary stage, other planning considerations merit some consideration at this time.

Primarily these considerations revolve around energy conservation. These concerns are the potential of the sites for solar access, the energy efficient nature of the construction and the actual physical configuration of the proposed project. References to site sensitive design throughout the planning section of this report may be inferred to include energy considerations as well.

##### 1. Solar Access

Parcel B is very nearly level and varies only slightly in elevation from boundary to boundary. In addition very little exists in the form of an obstruction to solar access from any angle. This parcel appears to have potential for either passive or active solar application.

Parcel A is quite different. The portion east of the cemetery slopes slightly to the north although not excessively. Deciduous trees (large maples) line Pine Hill Road along this portion of the property and may preclude solar access at certain times of year. Pines between the property in question and the Pine Hill Cemetery seem doomed and will probably not affect solar access for a lengthy period of time. The cut into the bank required to develop the site however may preclude access to a single story structure.



##### 2. Energy Efficiency

Every effort should be made to insure that any structure proposed for the site or sites is as energy efficient as possible. While the consideration of such issues generally comes under the purview of the site designer, it is felt that concept development should have an energy efficiency predisposition. This may include solar access, material



FIGURE 5.  
**AQUIFER RECHARGE AREAS**



Primary Recharge Area

-  Known and inferred coarse-grained and layered (coarse-over-fine and fine-over-coarse) stratified drift with water saturated thickness of ten feet or greater.
-  Stratified drift deposits with a saturated thickness of less than ten feet.

Secondary Recharge Area

-  Adjacent till and bedrock not drained by surface water.
-  Known and inferred fine-grained stratified drift deposits with water saturated thickness of ten feet or greater; located within the drainage area of, and adjacent to, primary recharge areas.

selection, insulation standards, building configuration on the site, and individual building height considerations.

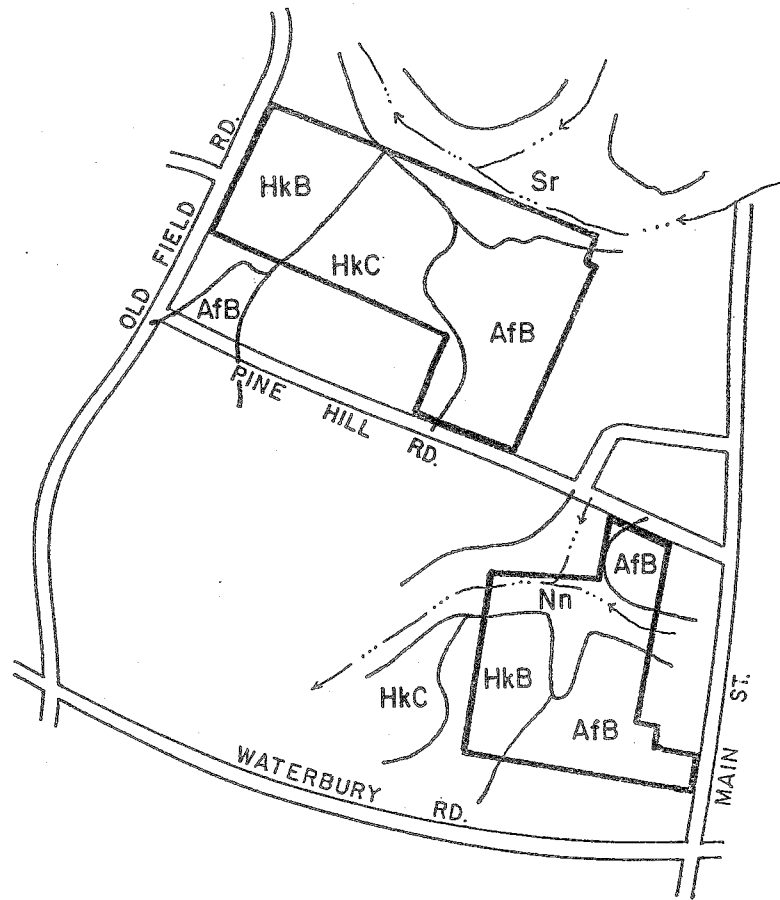
### 3. Physical Configuration

It is felt that consideration of a two story structure may be in order so that the noted concerns may be addressed. The area of the site(s) that the structures may occupy should be noted with regard to the revised soils map , presented in the Appendix of this report, as it pertains to suitability for on-site septic systems. The higher structure would also reduce the potential for obstruction of passive solar heating effects presented by portions of Parcel A. It is also felt that a two story structure properly designed may allow not only for a more energy efficient total site plan but also for an expended capacity as the demand for these units increases.

\* \* \* \* \*

**APPENDIX**

# SOILS MAP



SCALE: 1" = 500'

• MAPPED BY AL ROBERTS, S.C.S SOIL SCIENTIST  
11/80

SOILS LIMITATION CHART - "ELDERLY HOUSING PROPOSAL" - SOUTHBURY

MAP SYMBOL	SOIL NAME	SEPTIC SYSTEMS	BUILDINGS W/ BASEMENTS	PARKING LOTS	LAWNS & LANDSCAPING
AfB	Agawam fine sandy loam, 3-8% slopes	Severe; Poor filter	Slight --	Slight --	Slight --
HkB	Hinckley gravelly sandy loam, 3-8% slopes	Severe; Poor filter, Slope	Slight --	Slight --	Severe; Small stones, Droughty
HkC	Hinckley gravelly sandy loam, 8-15% slopes	Severe; Poor filter, Slope	Moderate; Slope	Moderate; Slope	Severe; Small stones, Droughty
Nn	Ninigret fine sandy loam	Severe; Wetness, Poor filter	Severe; Wetness	Moderate; Frost action	Slight --
Sr	Scarboro muck	Severe; Wetness	Severe; Wetness	Severe; Wetness	Severe; Wetness

EXPLANATION OF RATING SYSTEM

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

## SOIL DESCRIPTION

AfB - Agawam fine sandy loam, 3 to 8 percent slopes.

This gently sloping, well drained soil is on outwash terraces of stream valleys. Slopes are smooth and up to 400 feet long. The areas are dominantly irregular in shape and are mostly 5 to 70 acres in size.

Typically, the surface layer of this soil is dark brown fine sandy loam 8 inches thick. The subsoil is dominantly dark brown and dark yellowish brown fine sandy loam 24 inches thick. The substratum, to a depth of 60 inches, is yellowish brown gravelly sand.

Included with this soil in mapping are small intermingled areas, generally less than 1 acre in size, of moderately well drained Ninigret soils, well drained Haven soils, and excessively drained Hinckley soils. In a few areas in the Quinnipiac River Valley, the soils have a redder color in the substratum. Included areas make up 5 to 15 percent of this map unit.

Permeability is moderately rapid in the surface layer and subsoil and rapid in the substratum. This soil has a moderate available water capacity. Runoff is medium. This soil tends to dry out and warm up fairly early in spring. It has a low shrink-swell potential. If it is not limed, the soil is strongly acid or medium acid.

This soil is mostly cropland, or it is idle. The commonly grown crops are corn or hay; a few areas are used for vegetables or nursery stock. A rapidly increasing acreage is being used for community developments, mainly in the southern and more urban parts of the county. A small acreage is in woodland.

This soil has good potential for community development. It is easy to excavate, but the steep slopes of the excavations are unstable. Waste disposal systems, such as onsite septic disposal systems, will function satisfactorily with normal design and installation; however, the rapidly permeable substratum requires that caution be taken in some areas to prevent pollution of ground water. This soil has good potential for landscaping. Conservation measures are needed during construction of community developments to prevent excessive runoff, erosion and siltation.

This soil is well suited to cultivated crops. It is easy to maintain in good tilth. The hazard of erosion is moderate. Major concerns in managing this soil are controlling runoff and erosion and maintaining fertility, organic matter content, and tilth. If this soil is cultivated, minimum tillage, the use of cover crops, and including grasses and legumes in the cropping system are practices that help reduce runoff and control erosion.

This soil is well suited to trees; however, only a small acreage is in woodland. Productivity is moderate. Trees to favor in woodlots are eastern white pine, sugar maple, and northern red oak. Trees to plant are eastern white pine, white spruce, and Norway spruce.

The included Ninigret soil is not so well suited to community development as this Agawam soil. It has poor potential for onsite septic disposal systems because of the seasonal high water table. Haven and Hinckley soils have good potential for community development. Hinckley soils have poor potential for landscaping because they are droughty. Capability subclass 11e; woodland suitability subclass 4o.

## SOIL DESCRIPTION

HkB - Hinckley gravelly sandy loam, 3 to 8 percent slopes.

This gently sloping, excessively drained soil is on outwash terraces of stream valleys. Slopes are smooth or complex and are mostly less than 200 feet long. The areas dominantly are irregular in shape and 3 to 45 acres in size.

Typically, the surface layer is dark brown gravelly sandy loam 8 inches. The upper part of the subsoil is strong brown gravelly sandy loam 5 inches thick, and the lower part is brown gravelly loamy sand 3 inches thick. The substratum, to a depth of 60 inches, is yellowish brown stratified sand and gravel.

Included with this soil in mapping are small intermingled areas, generally less than 1 acre in size, of the well drained Agawam and Haven soils and the moderately well drained Ninigret soils. In a few areas, the soils are not so gravelly. Included areas make up 5 to 15 percent of this map unit.

Permeability is rapid in the surface layer and subsoil and very rapid in the substratum. This soil has a low available water capacity. Runoff is medium. This soil dries out and warms up rapidly in spring. It has a low shrink-swell potential. Unless the soil is limed, the reaction ranges from medium acid through very strongly acid.

Most areas of this soil have been cleared and are used as cropland. Much of the acreage is now idle. A small acreage is woodland. A rapidly increasing acreage, mainly in the southern part of the county, is used for community development.

This soil has good potential for community development. It is easy to excavate; however, the steep slopes of excavations are unstable. The droughtiness of this soil is a major concern in landscaping. Irrigation or sprinkling is needed in summer. Waste disposal systems, such as septic tank absorption fields, will function satisfactorily with normal design and installation; however, the very rapid permeability requires that caution be taken to prevent the pollution of ground water. This soil has fair potential for use as sites for commercial buildings and is limited mainly by steep slopes. During periods of construction, simple conservation measures generally are adequate to prevent excessive runoff, erosion and siltation.

This soil has poor potential for most crops because it is droughty. Irrigation is needed to insure a productive crop. Good tilth is easy to maintain; however, the gravel content hinders the use of some farming equipment. Good organic matter content needs to be maintained. Many areas can be used to grow hay and for pasture. Controlling runoff and erosion requires simple conservation measures.

This soil is fairly well suited to growing trees. Productivity is low because this soil droughty. Seedling mortality is severe because the soil lacks sufficient moisture to sustain the seedlings. Trees to favor in existing woodlots are eastern white pine, northern red oak, and sugar maple. Trees to plant in open areas are eastern white pine and European larch.

The included Agawam and Haven soils are similarly suited to community development. They are better suited to landscaping than this Hinckley soil because they are not droughty. The included Ninigret soil has poor potential for septic tank absorption fields because it has a seasonal high water table at a depth of about 20 inches. Capability subclass 111s; woodland suitability subclass 5s.



## SOIL DESCRIPTION

HkC - Hinckley gravelly sandy loam, 8 to 15 percent slopes.

This sloping, excessively drained soil is on outwash terraces in stream valleys. It is mostly on the edges of terrace breaks and outwash terraces that are adjacent to the glacial till uplands. Slopes are mostly smooth and less than 250 feet long. The areas dominantly are irregular or long and narrow in shape and 3 to 25 acres in size.

Typically, the surface layer is dark brown gravelly sandy loam 8 inches thick. The upper part of the subsoil is strong brown gravelly sandy loam 5 inches thick, and the lower part is brown gravelly loamy sand 3 inches thick. The substratum, to a depth of 60 inches, is yellowish brown stratified sand and gravel.

Included with this soil in mapping are small intermingled areas, generally less than 1 acre in size, of the well drained Agawam and Haven soils. In a few areas, the soils are not so gravelly. Included areas make up 5 to 20 percent of this map unit.

Permeability is rapid in the surface layer and subsoil and very rapid in the substratum. This soil has a low available water capacity. Runoff is medium to rapid. This soil dries out and warms up rapidly in spring. It has a low shrink-swell potential. Unless the soil is limed, the reaction ranges from medium acid through very strongly acid.

Most areas of this soil are idle or are brushy woodland. A small acreage is used for pasture and for growing hay. An increasing acreage is used for community development.

This soil has fair potential for community development. It is limited mainly by steep slopes and droughtiness. It is easy to excavate; however, the steep slopes of excavation are unstable. The droughtiness of this soil is a major concern in landscaping. Irrigation or sprinkling is needed in summer. Waste disposal systems need to be carefully designed and installed so that effluent does not seep to the surface in areas downslope from the leaching system. Because of the very rapid permeability of this soil, precautions must be taken in some areas to insure that the disposal system does not pollute the ground water. Intensive conservation measures may be needed to prevent excessive runoff, erosion and siltation during periods of construction.

This soil has poor potential for farming because it is sloping and droughty. The steepness of slopes make the installation of a satisfactory irrigation system difficult. Intensive conservation measures are needed to prevent excessive runoff and erosion if this soil is cultivated.

This soil is fairly well suited to trees. Productivity is low because this soil is droughty. Seedling mortality is severe because the soil lacks sufficient moisture to sustain the seedlings. Trees to favor in existing woodlots are eastern white pine, northern red oak, and sugar maple. Trees to plant in open areas are eastern white pine and European larch.

The included soils are similarly suited to community development. They are better suited to landscaping than the Hinckley soil because they are not droughty. Capability subclass IVs; woodland suitability subclass 5s.

## SOIL DESCRIPTION

### Nn - Ninigret fine sandy loam.

This is a nearly level, moderately well drained soil in slightly depressional areas of broad outwash terraces and narrow stream valleys. Slopes are 0 to 3 percent. They are smooth and generally are less than 300 feet long. The areas dominantly are irregular in shape and 3 to 30 acres in size.

This soil has a seasonal high water table at a depth of about 20 inches from late in fall until mid-spring. Permeability is moderately rapid in the surface layer and subsoil and rapid in the substratum. This soil has a moderate available water capacity. Runoff is slow. This soil dries out and warms up rather slowly in spring. It has a low shrink-swell potential. Unless limes, this soil is very strongly acid through medium acid.

This soil has fair to poor potential for community development. It is easy to excavate; however, the steep slopes of excavations are unstable. It has poor potential for waste disposal systems, such as septic tank absorption fields, because of the seasonal high water table. Waste from the septic system may pollute the ground water. Foundations and basements need to be properly designed and constructed to insure a stable foundation and to prevent wet basements. This soil is well suited to landscaping. During periods of construction, conservation measures are needed to prevent excessive runoff, erosion, and siltation.

The included Agawam soils have greater potential for community development than this Ninigret soil. The Raypol and Walpole soils are less suited to community development because they are poorly drained and have a higher seasonal water table for a longer period. Capability subclass 11w; woodland suitability subclass 3o.

## SOIL DISCRPTION

### Sr--Scarboro muck

This nearly level, very poorly drained soil is in depressional areas of broad outwash terraces and narrow stream valleys. Slopes are 0 to 2 percent. They are smooth and mostly less than 300 feet long. The areas are dominantly irregular or long and narrow in shape. They are mostly 3 to 40 acres in size.

Typically, this soil has a 12 inch layer of black muck over the mineral surface layer. The surface layer is very dark gray loamy sand 5 inches thick. The substratum, to a depth of 60 inches, is gray fine sand over grayish brown, mottled sand.

Included with this soil in mapping are small intermingled areas, generally less than 2 acre in size, of poorly drained Walpole, Leicester, and Rumney soils and very poorly drained Adrian soils. In a few small areas the surface layer is sandy loam. Included areas make up 5 to 15 percent of this map unit.

This soil has a water table at or near the surface most of the year, especially from fall through spring and after heavy rains in summer. Permeability is rapid or very rapid. This soil has a low available water capacity. Runoff is very slow. This soil is commonly ponded in places for several weeks in winter. It has a low shrink-swell potential. Unless limed, it is very strongly acid through medium acid.

This soil is mostly in woodland. A few small areas are cleared and are idle or used for pasture. A small acreage is used for community development and industrial parks.

This soil has poor potential for community development because of the high water table most of the year. It is difficult to excavate because water inundates the excavations. The steep slopes of excavations are unstable. This soil has poor potential for waste disposal systems, such as septic tank absorption fields, because of the high water table. Septic systems are not feasible without very extensive filling and engineering design, and they may pollute the ground water. Homesites on this soil are wet and require extensive filling. This soil is poorly suited to landscaping because of the wetness and organic material on the surface.

This soil is poorly suited to use as cropland. Wetness is the major limiting factor for crops. Adequate drainage for good crop production is difficult and generally not feasible. This soil may be ponded for several weeks in winter and for shorter periods after heavy rains in summer.

This soil is poorly suited to trees however, woodland may be one of its best uses. Productivity is low. There are major limitations to the use of equipment, seedling mortality is high, and tree windthrow is common---all because of the high water table. Trees to favor in existing woodlots are eastern white pine and red maple. Trees to plant are northern white-cedar.

The included Walpole, Leicester, and Rumney soils have poor potential for community development; however, they do not have so high a water table for so long a period of the year as this Scarboro soil. The Rumney soils are also subject to frequent flooding. The Adrian soils have poor potential for community development because they have 16 to 50 inches of organic material on the surface and a high water table that is at or near the surface most of the year. Capability subclass Vw; woodland suitability subclass 5w.

## 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.