

Environmental Review Team Report

Sisisky Property Stonington, Connecticut

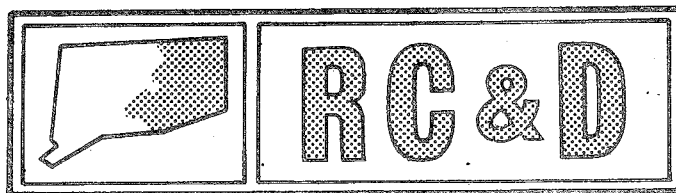


EASTERN CONNECTICUT RESOURCE CONSERVATION AND DEVELOPMENT AREA, INC.

Environmental Review Team
Report

Sisisky Property
Stonington, Connecticut

November 1982

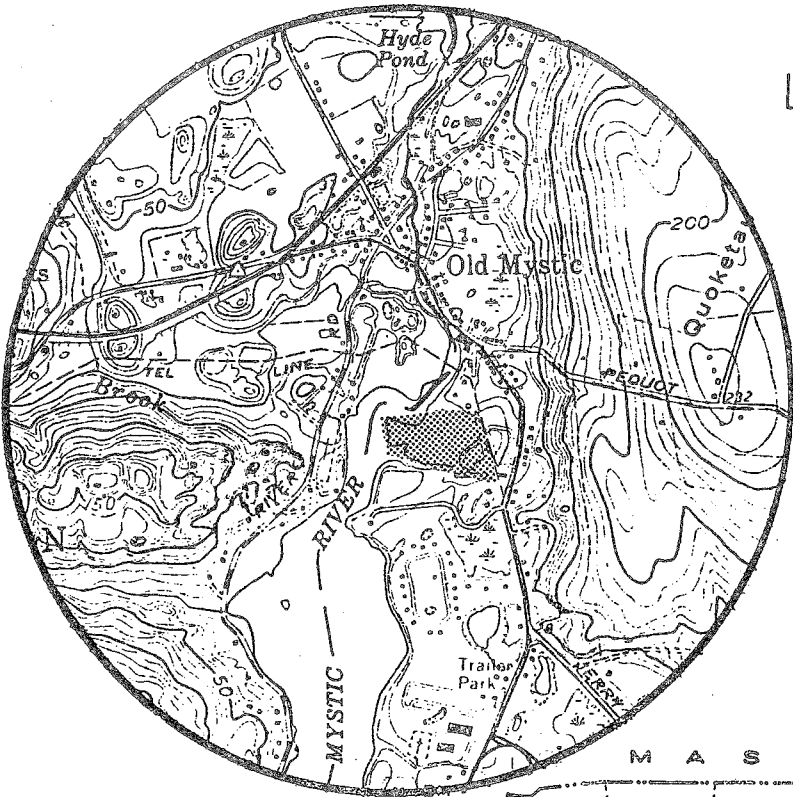


Eastern Connecticut Resource Conservation & Development Area

Environmental Review Team
PO Box 198
Brooklyn, Connecticut 06234

Location of Study Site

SISISKY PROPERTY
STONINGTON, CONNECTICUT



M A S S A C H U S E T T S



EASTERN CONNECTICUT
RESOURCE CONSERVATION AND DEVELOPMENT PROJECT

ENVIRONMENTAL REVIEW TEAM REPORT
ON
SISISKY PROPERTY
STONINGTON, CONNECTICUT

This report is an outgrowth of a request from the Stonington Planning and Zoning Commission to the New London County Soil and Water Conservation District (S&WCD). The S&WCD referred this request to the Eastern Connecticut Resource Conservation and Development (RC&D) Area Executive Committee for their consideration and approval as a project measure. The request was approved and the measure reviewed by the Eastern Connecticut Environmental Review Team (ERT).

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

The ERT that field checked the site consisted of the following personnel: Gary Domian, District Conservationist, Soil Conservation Service (SCS); Eric Smith, Marine Fisheries Biologist, Department of Environmental Protection (DEP); Jane Kreisman, Planner, Coastal Area Management (DEP); Ron Rozsa, Ecologist, Coastal Area Management (DEP), and Jeanne Shelburn, ERT Coordinator, Eastern Connecticut RC&D Area.

The Team met and field checked the site on Tuesday, August 17, 1982. Reports from each Team member were sent to the ERT Coordinator for review and summarization for the final report.

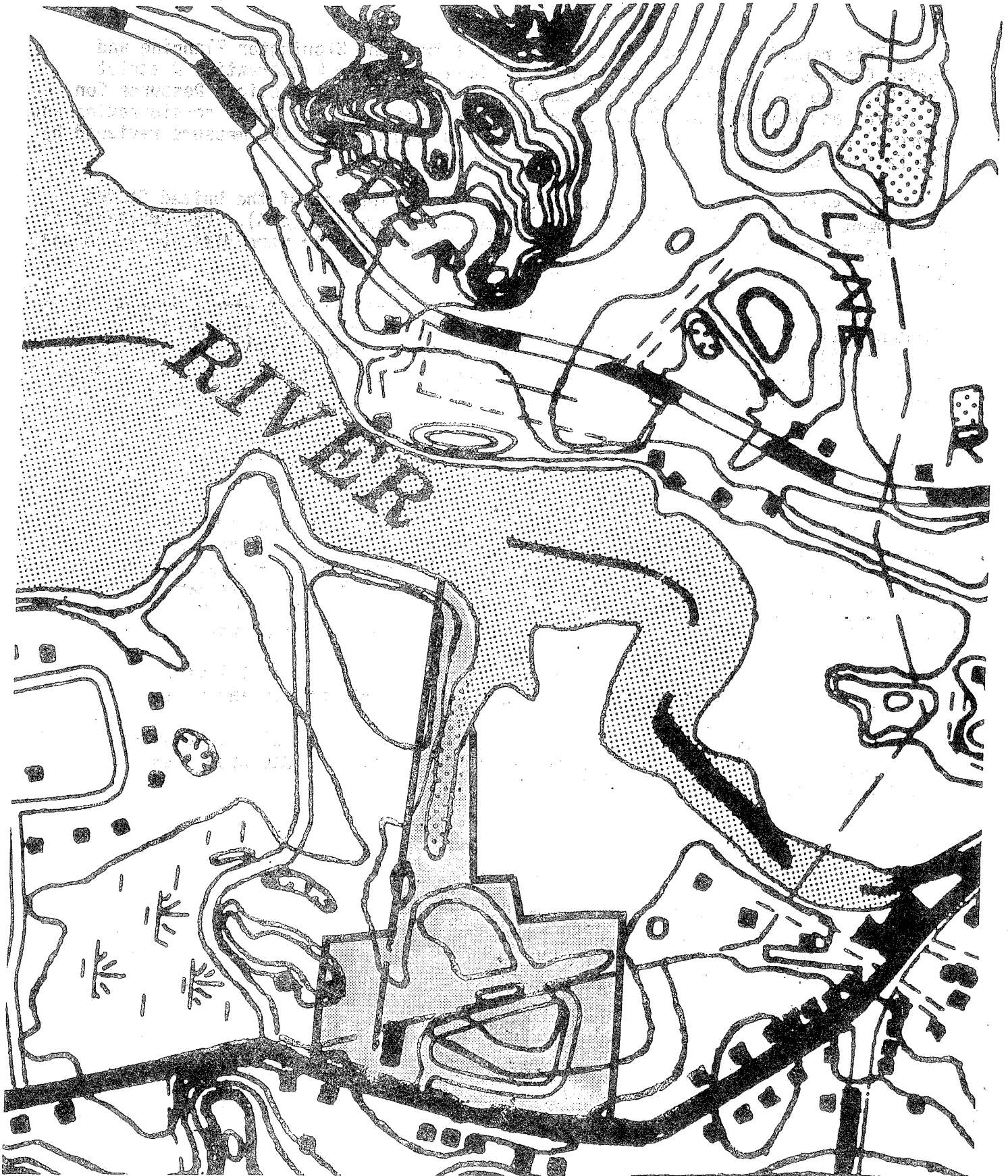
This report is not meant to compete with private consultants by supplying site designs or detailed solutions to development problems. This report identifies the existing resource base and evaluates its significance to the proposed development and also suggests considerations that should be of concern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

The Eastern Connecticut RC&D Project Committee hopes you will find this report of value and assistance in making your decisions on this particular site.

If you require any additional information, please contact: Ms. Jeanne Shelburn, Environmental Review Team Coordinator, Eastern Connecticut RC&D Area, Box 198, Brooklyn, Connecticut 06234, 774-1253.

Topography

— Site Boundary



INTRODUCTION

The Eastern Connecticut Environmental Review Team was asked to prepare a limited site evaluation for a condominium proposal in the town of Stonington. The property is approximately 6 acres in size and is located in the village of Old Mystic on the west side of Route 27, adjacent to the Mystic River. It is the site of what was formerly known as the Old Mystic Marina. The property is presently in the private ownership of Samuel Sisisky. Preliminary design plans were prepared by Stephen Joncus. Engineering plans will be prepared by Dicesare-Bentley Engineering of Groton.

The developer intends to construct 35 condominium units on this site. Public water and sewerage are available to this property along Route 27. The existing docking facility would be available to the owners of the new condominiums. During the pre-review meeting there was some discussion of public access to the marina for boating as well as fishing, however no final decision about access has been made at this time.

The town was particularly concerned with the effect of this proposal on the tidal wetlands and significant shoreline erosion which presently exists on site. Additional concerns relating to public access to the Mystic River and a non-water dependent use replacing a water dependent use are addressed in the Coastal Management section of this report.

ENVIRONMENTAL ASSESSMENT

SOILS

A detailed soils map of this site is included in the Appendix to this report, accompanied by a chart which indicates soil limitations for various urban uses. As the soil map is an enlargement from the original 1320 feet/inch scale to 660 feet/inch, the soil boundary lines should not be viewed as absolute boundaries, but as guidelines to the distribution of soil types on the site. The soil limitation chart indicates the probable limitations of each of the soils for on-site sewage disposal, buildings with basements, streets and parking, and landscaping. However, limitations, even though severe, do not preclude the use of land for development. If economics permit large expenditures for land development and the intended objective is consistent with the objectives of local and regional development, many soils and sites with difficult problems can be used. The soils map, with the publication, New London County Interim Soil Survey Report, can aid in the identification and interpretation of soils and their uses on this site. "Know Your Land-Natural Soil Groups for Connecticut" can also give insight to the development potentials of the soils and their relationship to the surficial geology of the site.

Soils typical of this site include Haven silt loam and Westbrook mucky peat. These are described in detail below.

The gently sloping steam terraces and outwash plains are occupied by Haven silt loam. The soils are designated by soil mapping unit symbol 63B. The symbol "B" denotes 3-8 percent slopes. Haven soils formed in water sorted loamy material over stratified outwash. The soils are well drained and have moderate permeability in the surface layer and subsoil, and very rapid permeability in the substratum. Surface runoff is medium. This soil qualifies as a Prime Farmland soil in Connecticut.

The nearly level, poorly drained areas on tidal flats are occupied by Westbrook mucky peat. Westbrook mucky peat is designated by soil mapping unit symbol TM. They formed in partially decomposed organic material, between 16 to 51 inches thick, over loamy deposits. Westbrook soils are subject to twice daily inundations of salt water. Surface runoff is very slow.

An environmental review was conducted on August 17, 1982, of the proposed condominium development at the Old Mystic Marina in the town of Stonington. Public water and sewer are available to the site so that concerns over sewage effluent as a pollutant are minimal. On site wells will not be needed due to availability of public water. The soils on the site have been disturbed by grading and construction of buildings. However the soil is mapped as Haven silt loam (63B) which is an accurate indication of on-site soil conditions in the upland portion. The tidal soils are mapped as Westbrook Mucky Peat (TM). The erosion of the dike along the southeastern edge of the tidal marsh soils was of concern.

The erosion problem of the dike has been caused for several reasons. The main reason is the fluctuating water levels due to the tides. This has caused undercutting of the organic material beneath the dike which eventually caused portions of the dike face to erode into the water. Some portions of the dike are constructed with buried limbs, stumps and other organic debris within the mineral soil. As this material rots, large voids are formed in the soil causing weakness in the dike structure itself and allowing water to pipe through these soils causing additional erosion.

Several alternatives exist to stabilizing the dike and tidal marsh area. The simplest method is to grade the face of the dike on 2:1 slope with coarse porous material which would then be backfilled with modified riprap above the high water line. If boat traffic at high water causes waves to erode above high water line, then the riprap should be brought up to that height. It is very important to eliminate the undercutting that is now taking place. Any organic debris now visible in the dike should be removed prior to repair.

A more complicated and expensive method is to install wooden or metal bulkheads along the edge of the dike and backfill with coarse materials. The main advantage to using bulkheads is that they are more durable and require less maintenance. Aesthetically, they may not be as pleasing as graded slopes which can allow for natural revegetation. The selection of one method over the other will depend on the landowner's current and future operation and maintenance plans for the site.

Some erosion and sedimentation can be expected to occur when the project is implemented. A definitive sediment and erosion control plan should be a part of the final plan. The plan should also indicate who is responsible for carrying out

the sediment and erosion control plan. The New London County Soil and Water Conservation District is available to review the plans. A request can be made to the District, care of the District Chairman, at 562 New London Turnpike, Norwich, Connecticut.

MARINE FISHERIES

The Team Marine Fisheries biologists are interested in assuring that there will be no deleterious habitat deterioration during or after completion of the proposed development. They are primarily concerned that no unnecessary dredging and filling occur without proper review. An additional set of DEP permits is necessary for any such activity. Erosion from the construction site to the lagoon should be controlled so unnecessary siltation does not occur. This is not likely to be a problem since it is in the developer's best interest to avoid such erosion. Finally, erosion of the dike could be an environmental problem at some time in the future, but it will not necessarily impact fisheries to any great extent.

The town is interested in maintaining public access to the dike area for fishing purposes. Parking may prove to be a limiting factor in this instance. At present, parking occurs along the street in front of the Marina. In the future, however, such use may be prohibited. Parking in nearby Old Mystic does not seem to be a reasonable alternative. As a result, Stonington may wish to consider some type of "set-aside" of no more than four car spaces at the edge of the property for fishing access. This would limit the number of people in and out of the site without making access so difficult that use of the site would be precluded; this level of parking would be consistent with past observed use.

COASTAL MANAGEMENT CONCERNS

The condominium proposal for the Old Mystic Marina site consists of approximately 35 units to be located on the upland portion of the site. Dock facilities would be retained for use by the condominium owners. This project would culminate in the displacement of the upland component of the marina operation including boat storage facilities by condominiums, a non-water dependent use. A coastal site plan review (CSPR) application must be prepared and submitted concurrently with the application for a special permit to the Planning and Zoning Commission. In order to obtain a valid municipal approval under sections 22a-105 and 22a-106 of the Connecticut Coastal Management Act (CCMA), the applicant must demonstrate and the municipal commission must find that (1) the proposal is consistent with all applicable coastal management policies, (2) adverse impacts on coastal resources and future water dependent uses are acceptable, and (3) all reasonable measures to mitigate adverse impacts have been incorporated into the project.

Coastal Resource Identification

A plan depicting the spatial location of coastal resources on and adjacent to the site must accompany the CSPR application. As defined in the CCMA, coastal resources located on and adjacent to the site are Tidal Wetlands, Coastal Hazard Area, Shorelands and Coastal Waters (Estuarine Embayment).

Coastal Policy Identification and Consistency Determination

Identification of all applicable coastal resource and use policies* follows from the identification of the coastal resources and types of uses or activities proposed. Based upon the preliminary proposal, the applicable policies are:

Coastal Resource Policies

General Resources IA(A-C)
Tidal Wetlands IF(A,D)
Coastal Hazard Area IH(A)
Shorelands IK(A)
Coastal Waters & Estuarine Embayments IM(A)

Coastal Use Policies

General Development IIA(A)
Water Dependent Uses IIB(A,B)
Boating IIF(A,B,C,D,)

A brief analysis of the consistency of the project with certain policies is discussed below. Water dependency and boating policy considerations are discussed in separate sections below.

1. Tidal Wetland Policies

As proposed, there appear to be no activities which will be located within the limits of the tidal wetlands. However, activities in the north-west corner of the site may result in sedimentation on the marsh surface. If this potential adverse impact will not occur or can be mitigated, the project may be consistent with these policies.

2. Coastal Hazard Areas

Without a detailed site plan, it is impossible to determine the specific location of structures relative to the coastal hazard area. Any building located in this area must be flood proofed in accordance with the Federal Emergency Management Agencies regulations for A-Zones. Flood proofing, as appropriate, would make the proposal generally consistent with this policy.

Potential Adverse Impacts: Alternative Mitigation Measures

All applicable potential adverse impacts as defined in Section 22a-92 of the CCMA must be identified. If a project is to receive coastal site plan approval, the applicant must demonstrate to the local commission that any adverse impacts generated would be acceptable. The following adverse impact considerations, as defined in the CCMA, may be of concern with respect to this project:

*Planning Report #30 Coastal Policies and Use Guidelines, Connecticut Dept. of Environmental Protection, Coastal Area Management Program (1979).

- Degrading water quality through the significant introduction into either coastal waters or groundwater supplies of suspended solids, nutrients, toxics, heavy metals or pathogens, or through the significant alteration of temperature, ph, dissolved oxygen or salinity.
- Degrading natural or existing drainage patterns through the significant alteration of groundwater flow and recharge and volume of runoff.
- Degrading visual quality through significant alteration of the natural features of vistas and view points.
- Degrading or destroying essential wildlife, finfish or shellfish habitat through significant alteration of the composition, migration patterns, distribution, breeding or other population characteristics of the natural species or significant alterations of the natural components of the habitat.
- Degrading tidal wetlands, through significant alteration of their natural characteristics or function.

Of the above concerns, the following two warrant particular note: 1) the degradation of coastal waters, tidal wetlands and wildlife habitat through increased sedimentation and 2) degradation of coastal waters through increased runoff. Since sewer services exist and are proposed to serve development on the site, then degradation of water quality from septic system leachates is not a concern. The above two potential adverse impacts are discussed below and should be thoroughly addressed in the coastal site plan review for this proposal.

1. Increased Sedimentation. During the construction phase, activities such as grading, excavation and filling have the potential to result in sedimentation in coastal waters and tidal wetlands. Without a detailed site plan, it is impossible to assess the significance of these potential adverse impacts. These adverse impacts can be mitigated through the installation of fabric silt fences along the border of wetland and marina basin so as to trap sediments that might be transported into these systems by runoff. Silt fences are superior to haybales in controlling erosion and are also reuseable and do not degrade. Proper installation, as with haybales, requires that the lower portion be placed in a shallow trench and covered with excavated soil. This technique should mitigate the potential adverse impacts from sedimentation.
2. Stormwater Runoff. Three concerns relating to stormwater runoff are introduction of runoff including contaminants into coastal waters, erosion of the shore at the point of discharge and the transport of sediments into coastal waters. The latter is resolved through the installation of catch basins equipped with trash hoods. Shoreline erosion can be mitigated by the placement of a riprap or concrete splash pad at the point of discharge if water depths are shallow and a potential for scouring exists.

Introduction of stormwater into coastal waters will cause a temporary reduction in salinity and also introduce contaminants from roofs and parking lots. The significance of this impact cannot be assessed at this time in the absence of stormwater calculations. However, if a system can be devised which recharges stormwater from frequent, small intensity storms into the soil coupled with an overflow design for major storms, then these concerns will be minimized.

Water Dependency Considerations

The Connecticut Coastal Management Act specifically encourages the location of water dependent uses at waterfront sites. Within the CSPR process, projects for waterfront sites, such as this, must be evaluated in terms of the water dependent use provisions of the Act. Section 22a-93(16) of the CCMA defines water dependent uses as "those uses and facilities which require direct access to, and location in, marine or tidal waters and which therefore cannot be located inland...and uses which provide general public access to marine or tidal waters."

When the coastal site plan review is being conducted for an activity proposed on a waterfront location, among the applicable policies that must be considered are the Water Dependent Use Policies IIB (A&B) as per Planning Report #30. The first policy requires municipal boards and commissions, in discharging their regulatory responsibilities, to give highest priority and preference to water dependent uses in shorefront areas. This policy in conjunction with Sections 22a-105 and 22a-106, also authorizes or allows a commission to reject a non-water dependent project if it can be demonstrated that the site is uniquely suited for a water dependent use and there is a reasonable expectation of demand for a water dependent use for which the site is uniquely suited.

In addition to applying the water dependent use policies, Sections 22a-106 (a & e) require the commission to determine whether or not any adverse impacts on future water dependent development opportunities or activities resulting from the project are acceptable. Adverse impacts on future water dependent development opportunities and activities are defined in the CCMA as amended by P.A. 82-250 to include but are not limited to:

- (A) locating a non-water dependent use at a site that (i) is physically suited for a water dependent use for which there is a reasonable demand or (ii) has been identified for a water dependent use in the plan of development of the municipality or the zoning regulations;
- (B) replacement of a water dependent use with a non-water dependent use, and
- (C) siting of a non-water dependent use which would substantially reduce or inhibit existing public access to marine or tidal waters.

A rejection of a non-water dependent use is required under these sections of the act if the commission finds the adverse impacts to be unacceptable. For example, a rejection of a non-water dependent use because of unacceptable adverse impacts would be required in instances where a viable water dependent use was being displaced, the site was uniquely suited for a water dependent use for which there was

a clear, expressed demand, or where existing public access was being reduced or inhibited. The commission must insure that all reasonable measures which would mitigate adverse impacts or a project on future water dependent development activities have been incorporated in an approved project.

As presented, the condominium proposal does not constitute a water dependent use, even though the project incorporates existing boat slips. The boat slips represent an accessory use to the individual residential units. The viability of residential condominiums depends neither on a location adjacent to the water nor on the availability of boat slips so the project cannot be considered a water dependent use for the purposes of coastal site plan review.

The definition of water dependent uses are those "uses which provide general public access to marine or tidal waters." By incorporating an acceptable provision for public access into a proposal, virtually any project can become a water dependent use. Given the preferential treatment a water dependent use receives in the municipal review, agreeing to a reasonable request by the commission for public access would seem to be to the advantage of the developer as well as the municipality. Once it is determined whether or not a project is a water dependent use, the project is evaluated for its consistency with the water dependent use policies and for the acceptability of the adverse impacts on future water dependent development activities.

Three potential adverse impacts upon future water dependent activities can be identified with this project as proposed: 1) locating a non-water dependent use (residential units) at a site that is physically suited for a water dependent use where there is a reasonable demand (as evidenced by the existing water based marina and related land activities), 2) replacement of a water dependent use (marina facilities) with a non-water dependent use (residential units) and 3) siting of a non-water dependent use which would substantially reduce or inhibit existing public access to marine or tidal waters. The commission must make a demonstration of the acceptability of these potential impacts. This determination should be based on an evaluation of the proposed use in relation to the specific characteristics of the site and the current or past uses of the property. The first step is the consideration as to whether or not the site is uniquely suited for a water dependent use. It is probably the case that the existing water based facilities could be expanded without significant adverse impacts to coastal resources. Obviously dredging and blasting would be required to deepen the basin. However, bank and wetland erosion could possibly be stabilized with extensive bulkheading. Assuming then that the water based component of the marina could be expanded in an environmentally sensitive and sound matter, the pivotal concern regarding suitability of the site is the adequacy of the existing natural channels, north of the I-95 causeway, for unimpeded navigation to the natural and dredged channels south of the causeway. The natural channel could be deepened by dredging but the adverse impacts would probably outweigh the benefits and the costs would probably be prohibitive. However, it may be the case that the channel is sufficiently deep for navigation by shallow draft boats and this site suited for shallow draft vessels only.

The second step is to determine whether or not there is a clear and expressed demand for water dependent uses-in this case, recreational boating in this area. Lastly, the Commission should consider whether the loss of the existing facilities and continuation of restricted public access to the dike area constitutes an acceptable adverse impact.

In the event that adverse impacts upon future water dependent activities are demonstrated to be acceptable, then the project can be converted to a water dependent. As a part of the proposal, provision of public access to the site would make the project consistent with the water dependent use policies and possibly mitigate unacceptable adverse impacts on future water dependent development opportunities. Establishment of a portion of docks for public use or continuance of public access to the dike for fishing, walking and bird watching or both are reasonable types of public access at the site. The commission should also consider requiring the developer to maintain a certain number of boat slips for rent to the general public as an additional means of mitigating adverse impacts related to water dependency. If public access is to be meaningful, then provision for public parking should also be incorporated into the design. This could consist of establishment of several parking spaces for automobile parking and possible installation of a bicycle rack.

Boating Policies

Boating policies IIF(A-D) are applicable to this project particularly since a marina facility already exists on the site. Some of the policy considerations are similar to and overlap with the water dependency concerns. For example Policy IIF(D) requires the maintenance of existing authorized recreational boating harbor space unless the demand for these facilities no longer exist or adequate space has been provided. Also policy IIF(A) encourages the limiting of non-water dependent land uses that preclude boating support facilities. Policy IIF(c) requires the protection of and where feasible upgrading of facilities serving recreational boating industries. Policy IIF(A) also encourages increased boating use of coastal waters, where feasible, by providing additional berthing space in existing harbors. Lastly, boating policy IIF(B) requires the protection of coastal resources by requiring where feasible, that such boating uses and facilities minimize disruption and degradation of natural coastal resources.

The proposed project appears to conflict with several of these boating policies. In particular, the proposed project would result in a degradation of (rather than protection of or upgrading) recreational boating facilities through the loss of upland marine support facilities and boating services. This project should be thoroughly evaluated in light of these boating policies and the water-dependency considerations discussed above. Specifically, the retention of upland boating support facilities should be pursued as one means of assuring both that the proposed project is consistent with the boating policies and that the adverse impacts on future water dependent uses are acceptable. Together, retention of existing marina support facilities and provision of meaningful public access for the shoreline could substantially eliminate the primary concerns regarding compliance of this proposal with the policies and standards of the CCMA.

General Coastal Planning Consideration

A general planning concern and one that relates directly to water dependency considerations and boating policy IIF(B) is erosion of the dike. This erosion adversely affects the health and integrity of the marsh to the north and the future viability of public access across to the dike. If public access to the shore via the dike is to be viable and integrated into the project insofar as water dependency considerations, then restoration of the dike is a salient concern. Restoration and stabilization of the dike will facilitate public access and prevent future wetland



erosion. It is recommended that the developer devise a stabilization plan for the diked area. Given the variable steepness of the bank adjacent to the dike, it may be necessary to combine erosion control techniques such as placement of riprap on the gentler slopes and bulkheading of steep and vertical banks. A process for future maintenance of the diked area should also be incorporated into the project.

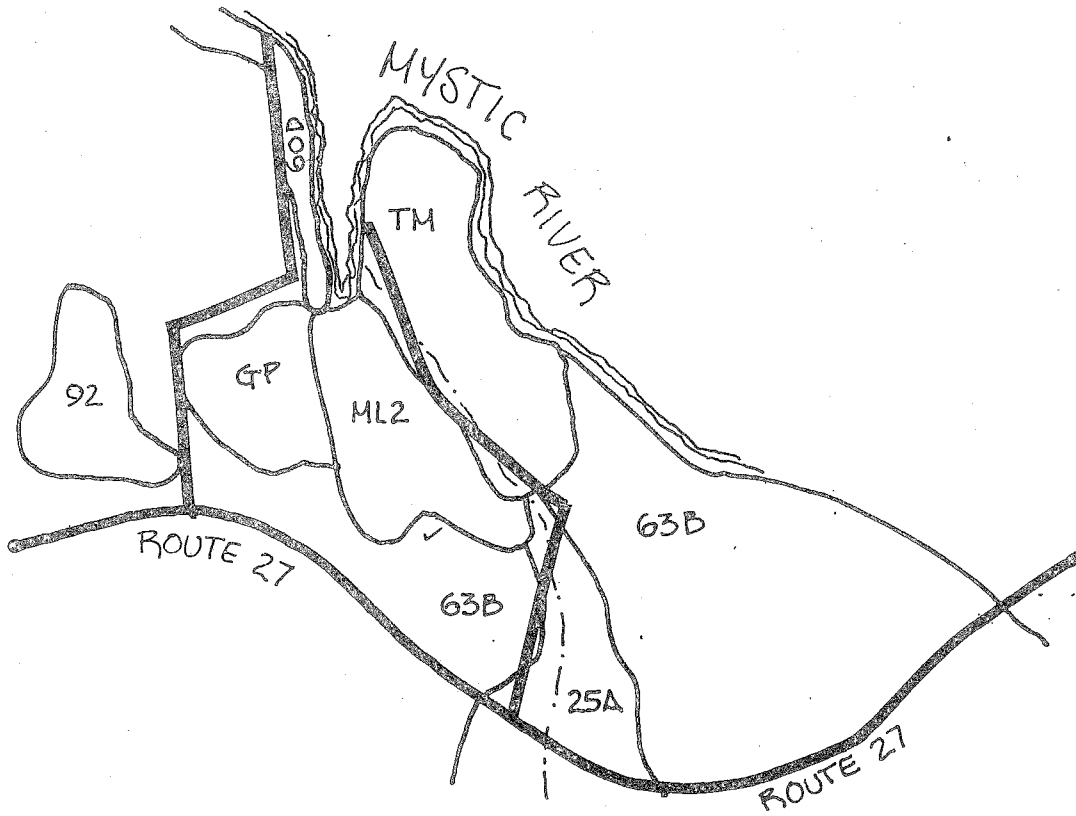
Restoration of the dike to its former condition may require permits from the Department of Environmental Protection (DEP) and U.S. Army Corps of Engineers. The Water Resources Unit of DEP should be consulted to determine what permits would be needed.

Conclusions

The most significant coastal issue is evidently the displacement of a water dependent use with a non-water dependent use. The developer must demonstrate and the municipal commission must find that (1) the project is consistent with the water dependent use policies and (2) that the adverse impacts upon future water dependent activities is acceptable. Factors that must be considered under the water dependency evaluation process are suitability of the site for a water dependent use, assessment of the demand for a water dependent use (in this case boating) and that conversion of a marina facility to a non-water dependent use, accompanied by some form of coastal recreation constitutes an acceptable adverse impact upon future water dependent activities. Since the site currently functions as a marina facility, a number of boating policies are applicable and an assessment of the project consistency with these policies must be addressed.

Appendix

Soils	 <p>scale</p>	
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PROPERTY BOUNDARY IS APPROXIMATE

SISISKY PROPERTY
STONINGTON, CONNECTICUT

PROPORTIONAL EXTENT OF SOILS AND THEIR LIMITATIONS FOR CERTAIN LAND USES

<u>Soil Series</u>	<u>Soil Symbol</u>	<u>Urban Use Limitations</u>			
		<u>On-site Sewage</u>	<u>Buildings with Basements</u>	<u>Streets and Parking</u>	
Haven	63B	1	1	2	
Hinckley	60D	3	3	3	
Gravel Pit	GP		Limitations Determined On-Site		
Ninigret	25A	3	3	2	
Tidal Marsh	TM		Limitations Determined On-Site		
Udorthents	ML2		Limitations Determined On-Site		
					<u>Landscaping</u>
					1
					3
					1

 Limitations: 1=slight, 2=moderate, 3=severe.

SOIL INTERPRETATIONS FOR URBAN USES

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

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

Slight Limitations

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

Moderate Limitations

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

Severe Limitations

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

About the Team

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

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

PURPOSE OF THE TEAM

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

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

REQUESTING A REVIEW

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

For additional information regarding the Environmental Review Team, please contact Jeanne Shelburn (774-1253), Environmental Review Team Coordinator, Eastern Connecticut RC&D Area, P.O. Box 198, Brooklyn, Connecticut 06234.