

SUBDIVISION PRACTICE TEAM REPORT

ON

"OVER THE RIVER" PROPERTY

Willimantic, Connecticut

This report is the outgrowth of a request from the Healy Real Estate Agency to the Windham Region Planning Agency. WRPA requested the Subdivision Practice Team Coordinator to make a preliminary investigation on the above mentioned property to determine the extent of further investigation that might be needed by members of the Subdivision Practice Team.

On May 23, 1969, the site was reviewed by W. L. Lucas, Team Coordinator; R. Young and L. Barber, Windham Region Planning Agency; and E. F. Healy. During the course of the preliminary investigation, you indicated that you do not intend to develop the area but intend to sell the property to a developer. Therefore, at this stage, the members of the Subdivision Practice Team will not be asked to evaluate this particular area. It is recommended that the eventual buyer or developer request the services of the team. Some findings and observations about the area are following:

The soils of the area are Charlton fine sandy loam, Charlton very stony fine sandy loam, Hollis very rocky fine sandy loam and Sutton very stony fine sandy loam. Approximately 75 percent of the area is fairly level having from 0 to 8 percent slope. There were no areas for any water impoundment sites as the soils in the area are moderately to rapidly permeable in nature; also, much of the area is shallow to bedrock and very rocky.

Depth to bedrock and rockiness will create specific engineering problems for the construction of homes. Single family house sites would have to be very carefully selected in order to avoid problems of sewage pollution and drainage problems. Single family units with public utilities, (less than 3,000 feet away with the possibility of being extended to the area) would entail high service unit cost because of the depth to bedrock. Due to the high elevation of the property, water pressure may be a factor that should be given special attention. The high cost of development in this area may rule out low cost housing.

The proximity to the city of Willimantic and the bordering of Pomeroy State Park is a definite asset of the area. The aesthetic value is exceptionally high because of the terrain, (rock ledge, escarpments and boulders,) the elevation overlooking the Willimantic River and the city of Willimantic, and the vegetative forest cover that consists of scattered large oak and many kinds of smaller trees and shrubs that enhance the wildlife habitat of the area.

Cluster developments, possibly including high-rise, garden apartments, and town houses and some low density single family houses could be a possibility for this area. Significant amounts of the area should be considered open space, taking advantage of the ledge escarpments, silica quarry, vegetative cover and other topographic features.

Section 18-13 of the Willimantic Zoning Code provides information for planned unit development.

This report is by no means an all-inclusive report and was based on preliminary investigation rather than a detailed investigation and should be regarded as such.