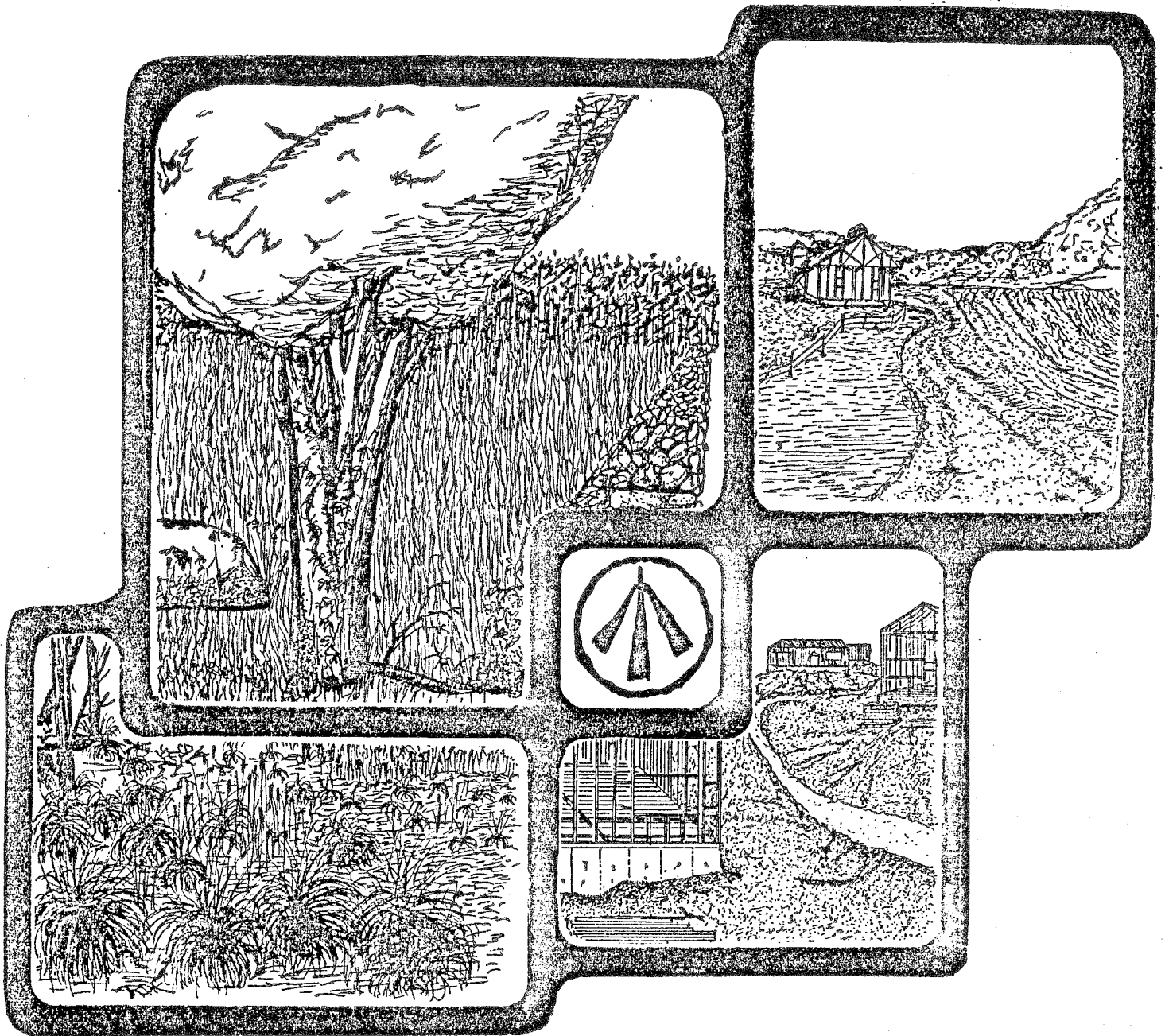


ENVIRONMENTAL REVIEW TEAM REPORT



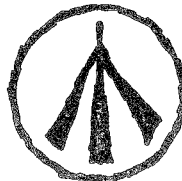
ELDERLY HOUSING PROPOSAL WOODBURY, CONNECTICUT

KING'S MARK
RESOURCE CONSERVATION & DEVELOPMENT AREA

KING'S MARK
ENVIRONMENTAL REVIEW TEAM REPORT

ELDERLY HOUSING PROPOSAL
WOODBURY, CONNECTICUT

JUNE 1981



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

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Federal Agencies

U.S.D.A. Soil Conservation Service

State Agencies

Department of Environmental Protection

Department of Health

University of Connecticut Cooperative Extension Service

Local Groups and Agencies

Litchfield County Soil and Water Conservation District

New Haven County Soil and Water Conservation District

Hartford County Soil and Water Conservation District

Fairfield County Soil and Water Conservation District

Northwestern Connecticut Regional Planning Agency

Valley Regional Planning Agency

Central Naugatuck Valley Regional Planning Agency

Housatonic Valley Council of Elected Officials

Southwestern Regional Planning Agency

Greater Bridgeport Regional Planning Agency

Regional Planning Agency of South Central Connecticut

Central Connecticut Regional Planning Agency

Capitol Regional Council of Governments

American Archaeological Institute

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FUNDING PROVIDED BY

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ENVIRONMENTAL REVIEW TEAM REPORT
ON
ELDERLY HOUSING PROPOSAL
WOODBURY, CT

I. INTRODUCTION

The Woodbury Interfaith Committee for Elderly Housing is presently considering the acquisition of a + 80 acre parcel of land. The Committee is interested in developing a portion of the tract for elderly housing. A total of 48 units is ultimately envisioned for the site with a first phase consisting of 24 units in 4 to 6 separate buildings. The site is served by public water.

The subject site is located south of the center of town along Route 6. The land is characterized by moderately sloping open fields in the western half and steeply sloping wooded land in the eastern half (see Figure 1). South Brook traverses the central portion of the property.

The proposed project is in the preliminary planning stages. Based upon discussions with representatives of the Woodbury Interfaith Committee, Figure 2 has been prepared by the ERT. This map presents a conceptual plan of the proposed project. Although this map should not be interpreted as a final plan for the site, it does provide a basis for discussion.

The Woodbury Interfaith Committee and the First Selectman of Woodbury requested the assistance of the King's Mark Environmental Review Team to help them in analyzing the subject site and proposed project. Specifically, the Team was asked to identify the natural resource base of the site, to discuss the suitability of the site for the proposed project, and to comment on the probable environmental impact of the development.

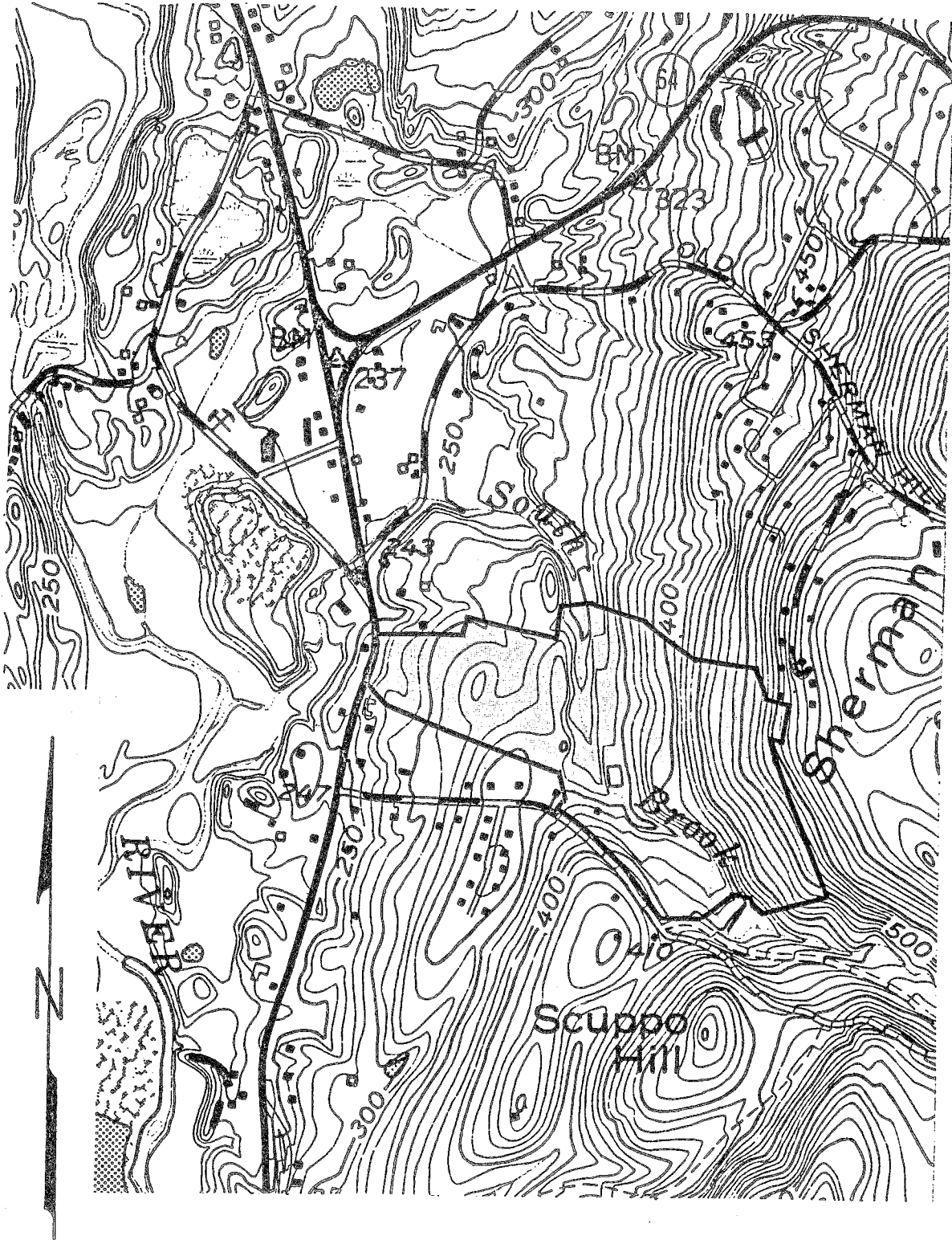
The King's Mark Executive Committee considered the town's request for an ERT study and approved the project for review by the Team.

The ERT met and field reviewed the site on April 8, 1981. Team members for this review consisted of the following:

Art Cross.....	District Conservationist.....	U.S.D.A. Soil Conservation Service
Brian Curtis.....	Sanitary Engineer.....	Ct. Department of Environmental Protection
Bob Orciari.....	Fishery Biologist.....	Ct. Department of Environmental Protection
Hiram Peck.....	Regional Planner.....	Central Naugatuck Valley Regional Planning Agency
Rob Rocks.....	Forester.....	Ct. Department of Environmental Protection
Mike Zizka.....	Geohydrologist.....	Ct. Department of Environmental Protection

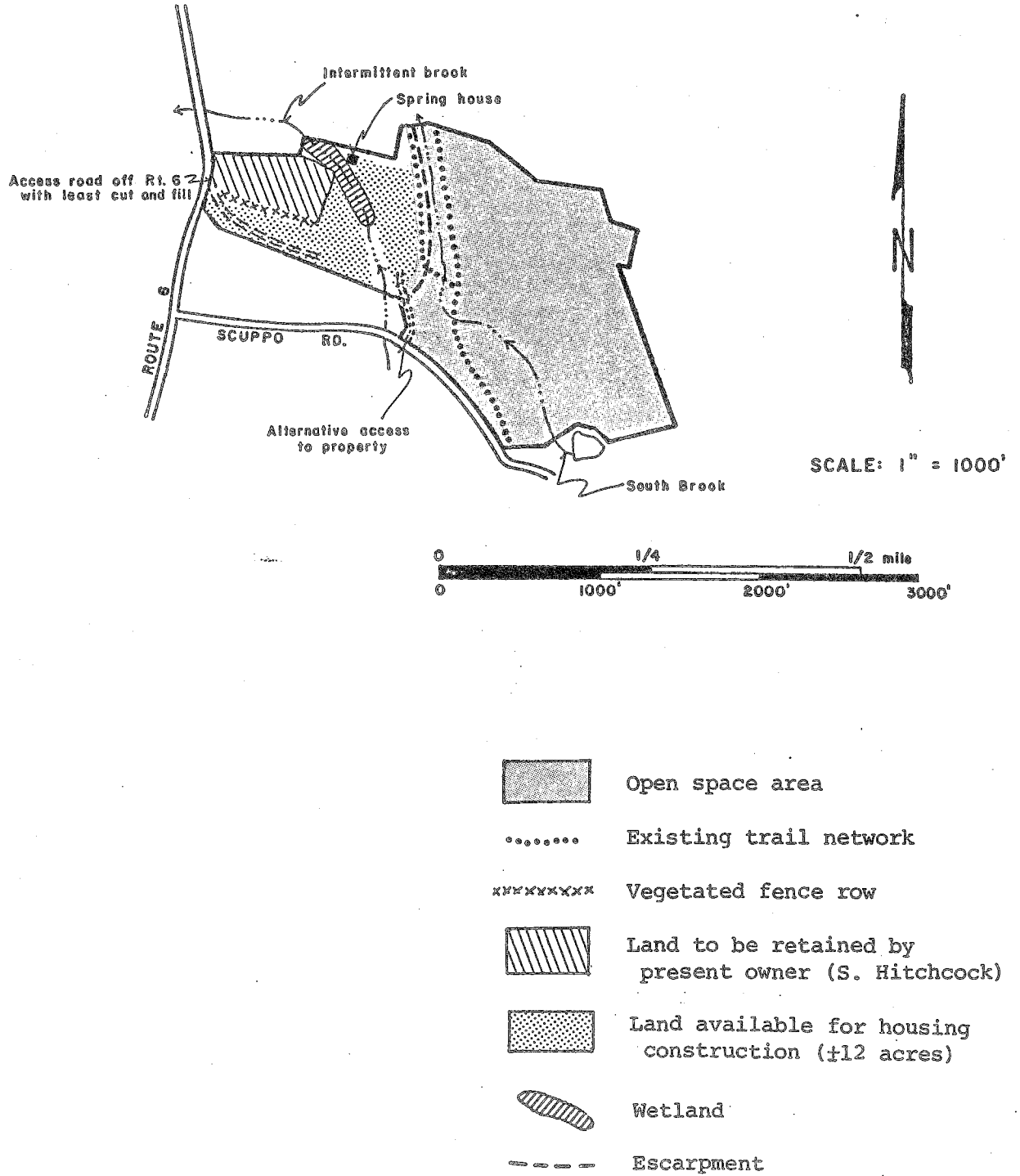
FIGURE 1.

TOPOGRAPHIC MAP



SCALE: 1" = 1000'

FIGURE 2.
CONCEPTUAL SITE PLAN*



*Note: This map was prepared by the ERT for discussion purposes only. It does not represent a final plan for the site.

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 at the local level. It is hoped the information contained in this report will assist the Town of Woodbury and the Woodbury Interfaith Committee in making environmentally sound decisions.

If any additional information is required, please contact Richard Lynn, (878-7342), Environmental Review Team Coordinator, King's Mark RC&D Area, Sackett Hill Road, Warren, Connecticut 06754.

* * * * *

II. HIGHLIGHTS

- 1) The western portion of this property, encompassing about 20 acres of open fields and old fields, is the most suitable land on this parcel for construction of the proposed project. This land is aesthetically attractive and presents few limitations for landscaping and the construction of roads, driveways, and dwellings. Because this area is underlain by sand and gravel, however, care must be taken to ensure that septic systems do not pollute groundwater. This is of particular importance as this site is located on the direct recharge area of the Pomperaug River aquifer which supplies water to the Middle Quarter well field. Despite the poor filtration characteristics of these soils, the ERT sanitary engineer believes this land should be capable of supporting on-site subsurface sewage disposal for the housing density as proposed, so long as proper system design and construction is adhered to.
- 2) The parcel is served by Route 6. Due to rather poor sight lines and hazardous horizontal road alignments along this section of Route 6, vehicular and pedestrian access to the site is hazardous. This is perhaps the major drawback of this property with regards to the proposed use. An alternate access to the site may be feasible off Scuppo Road, but this too appears to present problems. Another drawback of the subject site is the distance from shopping areas and other services. This concern may be alleviated however by creating a transit stop at the site.
- 3) The eastern section of this parcel, which includes + 60 acres of steep terrace escarpments, South Brook, and a wooded side hill, has been proposed for open space use. The natural beauty of this area together with its severe development limitations indicate that this land is well suited to open space use. Portions of this open space area could be utilized for passive recreation, wildlife habitat management, and woodland management. This open space would provide an attractive amenity to the proposed elderly housing complex.
- 4) South Brook traverses the central portion of the site. This attractive brook of riffles and pools may be inhabited by native brook trout. The brook may therefore have potential for providing some limited recreational fishing. If much interest develops for fishing, consideration should be given to stocking the brook. South Brook could accommodate a yearly stocking of about 200 yearling brown trout or brook trout. It is recommended that development be located away from the brook as presently planned, and that the brook be allowed to remain in a natural condition. However, some clearings and an expanded foot-path, made for area residents to passively enjoy this pleasant little brook, would not have a significant impact.
- 5) The property may be divided into five vegetation types. Development of this proposal in the open field areas as planned will have the least impact on vegetation. It would be desirable to retain the trees along the fence rows dividing the open fields for their aesthetic quality. Much of the wooded land on the eastern portion of this site would benefit from a fuelwood thinning. Access to and through these areas should be planned and developed with future recreational trails in mind.

6) Three major types of wildlife habitat are present on the property. These include openland habitat, woodland habitat with an evergreen component, and woodland habitat without an evergreen component. These areas provide wildlife with medium to high quality habitat. Implementation of the project will reduce the size and volume of the openland habitat offered by this property. Species utilizing this area can be expected to relocate to other areas with implementation of the project. Wildlife impact can be minimized by retaining as much natural vegetation as possible, and supplementing existing vegetation with fruiting shrubs and conifers.

* * * * *

III. GEOLOGY

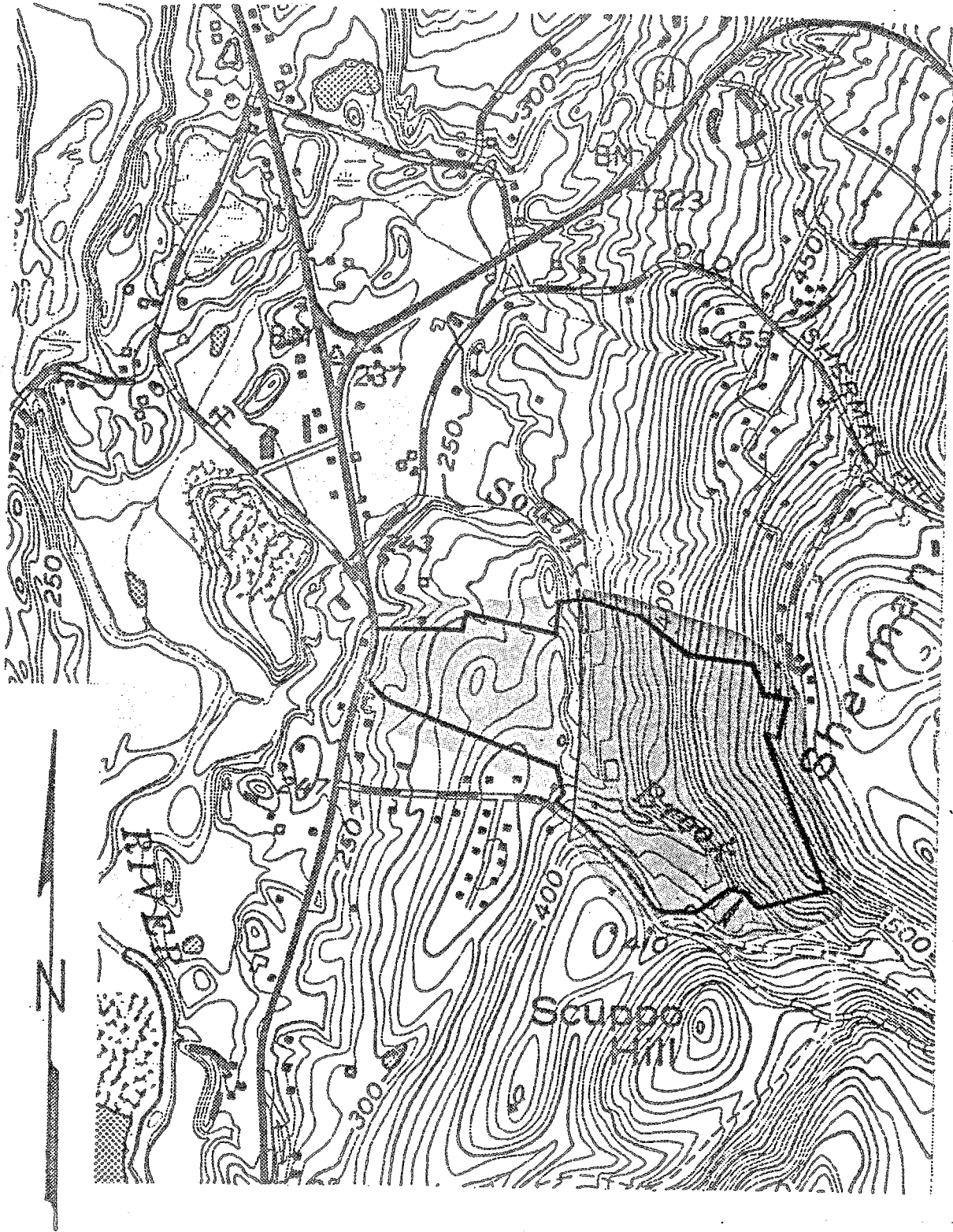
The proposed elderly housing site is located in an area encompassed by the Woodbury topographic quadrangle. A bedrock geologic map and report for the quadrangle were published in 1954 by the Connecticut Geological and Natural History Survey (Quadrangle Report No. 3, by R. M. Gates). A surficial geologic map of the quadrangle was published in 1970 by the U.S. Geological Survey (Map GQ 896, by F. Pessl, Jr.).

Gates classified all of the bedrock cropping out and underlying the site as part of the Hartland Formation. The field review, however, suggested that the Hartland rocks were restricted to the area east of South Brook (see Figure 3). The Hartland Formation consists largely of crystalline metamorphic rocks (rocks which have been altered by high temperatures and/or pressures within the earth's crust). The major mineral components of the various rock types in the formation are quartz, muscovite, biotite, and feldspar. Common accessory mineral constituents include garnet, staurolite, kyanite, and magnetite. Granite and pegmatite (a very coarse-grained granitic rock) occur as irregular intrusive lenses or layers within the metamorphic rocks. Hartland rocks are best exposed on the northeastern side of South Brook just east of the old trolley crossing.

West of South Brook, the bedrock appears to consist primarily of basalt (a dark-colored rock formed by the solidification of lava; locally called "trap rock") and reddish-brown colored sedimentary rocks (rocks formed by the natural cementation and hardening of particles derived from preexisting rocks). These rocks are all part of an anomalous bedrock group known as the Pomperaug Outlier, which is found in both southern Woodbury and northern Southbury. The outlier is an "island" of Triassic or Jurassic-age rocks in a "sea" of much older crystalline rocks. It is correlative with the basalts and sedimentary rocks of the central Connecticut Valley.

The distinctively different nature of the rocks on either side of South Brook as well as the sheared and shattered appearance of the rocks in outcrop indicate that the brook occupies a major fault zone. Along this fault, the rocks of the Pomperaug Outlier slipped downward with respect to the rocks on the eastern side, and were thereby juxtaposed against the Hartland rock units. Subsequent erosion of the Triassic-Jurassic rocks on the eastern side of the fault has removed all those rocks, leaving only the formerly underlying Hartland Formation. Partly as a result of the movement along the fault and partly as a result of chemical and physical weathering, the basalts and sedimentary rocks west of the brook are severely decomposed and are difficult to recognize. Portions of the rock are highly porous and resemble pumice. Iron sulfides and, possibly, copper-bearing minerals may be found in the rocks along the fault zone. A small tunnel, probably an exploratory mine, extends about 10 feet into the bedrock ridge just west of the brook on the site. The tunnel probably has more historical value than the minerals have economic value.

FIGURE 3.
BEDROCK GEOLOGY



EXPLANATION

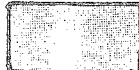

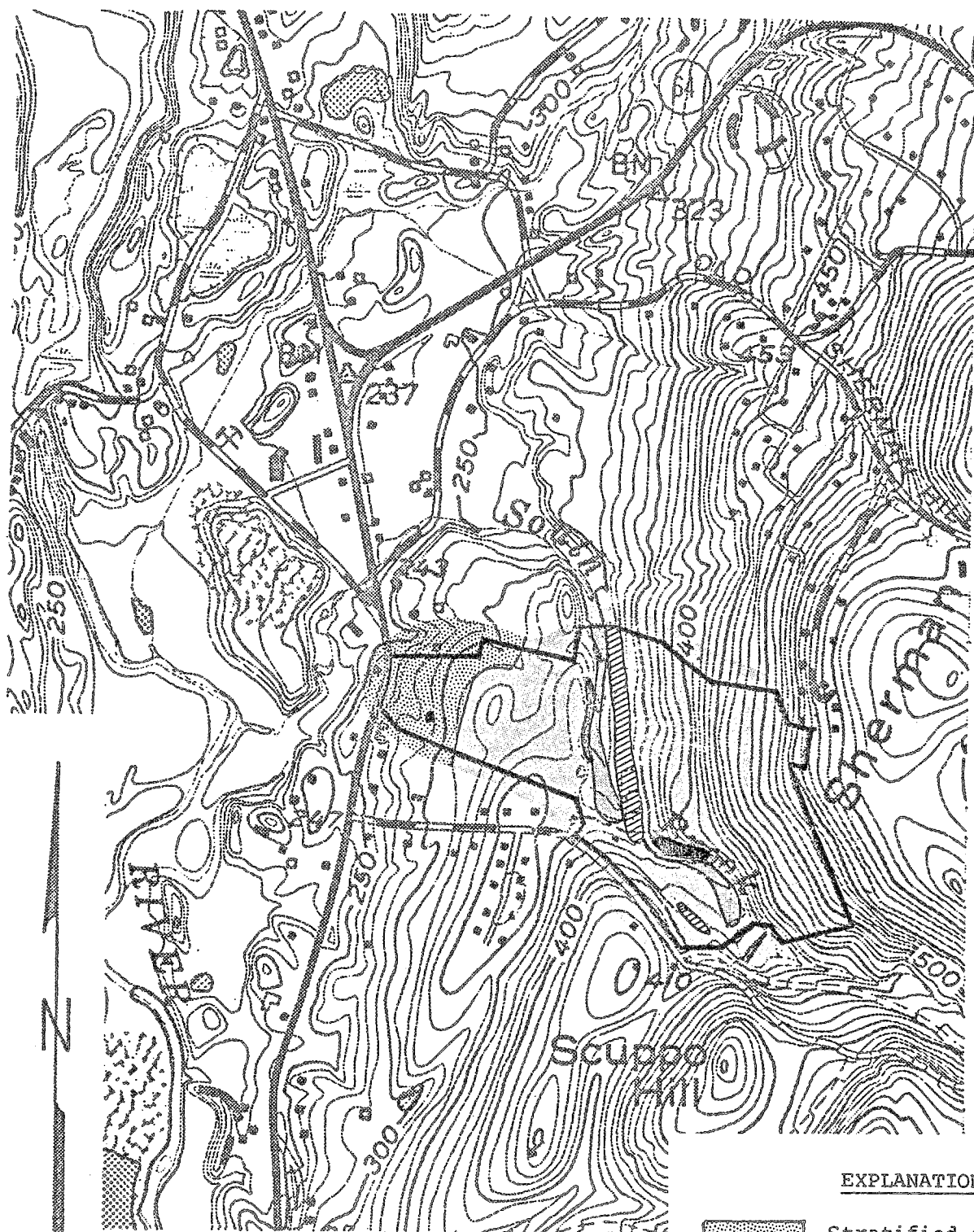

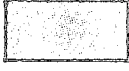



-  Triassic-Jurassic
basalts and
sedimentary rocks
-  Hartland formation

FIGURE 4.
SURFICIAL GEOLOGY
 (Adapted from U.S.G.S. Map GQ-896)



EXPLANATION

-  Stratified sand and gravel
-  Till
-  Thin floodplain and stream channel sediments
-  Artificial fill
-  Bedrock exposures



SCALE: 1" = 1000'

In most places within the site, bedrock is overlain by sediments of glacial origin (see Figure 4). The predominate type of sediment is known as till. Till consists of rock particles and fragments that were accumulated by and later re-deposited directly from glacier ice. As it deposited the rock debris, the ice did not discriminate on the basis of grain size, as a flowing stream might have. In consequence, the till on the site is a nonsorted and nonstratified mixture of clay, silt, sand, gravel, and boulders. Although its surface texture is generally sandy, the till may become silty and very compact, particularly at depths of 10 feet or more. In contrast to the till, the strip of land bordering Route 6 is made up largely of stratified sand and gravel. These materials were deposited by streams of glacial meltwater flowing from stagnant ice masses that were left in the Pomperaug River valley during deglaciation. Most of the area presently being considered for elderly housing development is made up of stratified sand and gravel or sandy till.

IV. HYDROLOGY

The site is traversed by only one perennial stream, South Brook. The brook is a tributary of Pomperaug River, and it has a watershed area of approximately 1330 acres, or about 2.1 square miles. The watershed includes Woodbury Reservoir, which is located approximately one half mile east of (upstream from) the site, and a small unnamed reservoir near, but still upstream from, the southeastern corner of the parcel. To the Team's knowledge, neither reservoir is presently in use for water-supply purposes. Because the reservoirs are located upstream from the site, the proposed elderly housing development will have no qualitative effect on them. In addition, any future development of most of the remaining portion of the tract should have no effect on these water bodies.

Intermittent drainage from a portion of the site west of the central ridge flows via a small natural waterway into a small valley just north of the site. The eastern leg of the L-shaped tract of land proposed for elderly housing development drains through the valley; the western leg drains by sheet flow to Route 6. The establishment of buildings, driveways, and parking areas will increase the runoff from the site. This may in turn increase the peak storm flows in the intermittent stream in the small valley. It seems unlikely that the flows would cause serious flooding problems since the stream drains such a small area (only about 25 acres at the point where it crosses Route 6). Nevertheless, several buildings are located close to the valley so that the potential for flooding and particularly for increased erosion should not be discounted. It would be advisable, therefore, to direct drainage from the elderly housing sites through pipes along the new access road to Route 6, rather than to allow it to continue along its present pathway.

V. SOILS

A Soils Map of the subject site can be found in the Appendix of this report. The Appendix also contains a Soils Limitation Chart which identifies limiting factors for various land uses on the individual soil types. By comparing the Soils Map with the Soils Limitation Chart, one can gain an appreciation of the suitability of the various soils for different land uses.

Discussion here will focus on first, the western portion of the site where the housing units are proposed, and second, on the steeply sloping eastern portion of the site.

A. WESTERN SECTION (\pm 20 acres)

With the exception of a small strip along Rt. 6 all of the soils in this area are mapped as Branford Loam on slopes varying from 3-15%. This soil is underlain at depths of 20-40 inches, by stratified layers of sand and gravel.

Soil limitations/potentials for the Branford soil are as follows.

1. For On-Site Sewage Disposal this soil has a SEVERE limitation due to poor filtration.* The rapid percolation rate of underlying sand and gravel may allow sewage effluent to pollute groundwater. Pollution hazards increase as 1) maximum high water table becomes closer to the base of a leaching system, 2) substrata contains increasing amounts of gravel and 3) density of septic tank leaching fields increases per acre. It should be noted that if these soils are associated with high yielding groundwater aquifers, the potential for overcoming soil limitations is rated as poor. However, this rating is upgraded to fair to good if an underlying aquifer is of low yield and does not constitute a major source of groundwater supply. This particular site is located on the direct recharge area of the Pomperaug River aquifer (see Figure 6). This area, through direct infiltration, supplies the recharge for what eventually becomes the Middle Quarter well field.

Management practices which can be implemented to overcome the Branford soil limitations* on this site are:

- 1) Control housing density.
- 2) Enlarge leaching area(s).
- 3) Avoid construction when wet to prevent soil smearing.
- 4) On slopes 8-15%, use serial tile distribution.

It should be noted that the cost of these management practices may be up to 100-fold above average. For additional discussion of septic system suitability and administrative procedures, please see the next section of this report.

2. For Dwellings With or Without Basements the Branford loam has a slight limitation on slopes of 3-8% and a moderate limitation on slopes of 8-15%. On slopes above 8%, difficulty is added to site preparation. However, the steeper slopes may present opportunities for a wider choice of architectural design.

*Hill, David E., "Soil Interpretations for Waste Disposal", Bulletin 776, Ct. Agricultural Experiment Station, June 1979.

3. For Access Roads and Drives the Branford loam has a moderate limitation. The uppermost + 26 inches of soil has a moderate potential to heave when alternate freezing and thawing occurs. The subsoil is a good source of roadfill and earth moving is readily done.
4. For Lawns, Landscaping and Reestablishing Vegetation on Roadcuts the Branford loam has a slight limitation on slopes of 3-8% and a moderate limitation on slopes of 8-15% due to the slopes. However, on this site, if extensive earth moving is done to create sites for housing units, roads, drives, etc., the underlying layers of sand and gravel will be exposed. Therefore, it will be important to save topsoil and to lime, fertilize and add organic matter according to soil test recommendations.
5. Erosion and Sediment The top + 8 inches (A horizon) of the Branford loam is of average erodibility. At depths of + 8-26 inches (B horizon) this soil is highly erodible. The sand and gravel layers below + 26 inches (C horizon) are of low-moderate erodibility. On slopes above 8 percent, it will be important to install surface water control measures if this site is developed (e.g. diversions, waterways, timely temporary and permanent vegetative covers, mulches, etc.). A sequence of construction with a sequence of erosion control measures should be planned and implemented.
6. Other Comments
 - 1) If access off of Rt. 6 is created for this site, consideration should be given to locating the entrance road as shown in Figure 2 to keep cuts, fills and grades to a minimum.
 - 2) The location and depth of the lead pipeline running through the tract from the spring house (see Figure 2) should be determined as it will influence earth cuts and final grades.
 - 3) The natural drainageway and narrow strip of wetland along the drainage-way (see Figure 2) will need consideration in final site design.

B. EASTERN SECTION (+ 60 acres)

This section is characterized by the terrace escarpments, South Brook, and a wooded side hill on the eastern border of the property. This area is proposed for open space use.

The natural beauty of the terrace escarpments and the brook can be preserved and protected by careful, limited management. All live trees should remain as they hold the steep slopes in place thus preventing erosion. If dead trees are removed, they should be removed in such a manner that the soil surface is minimally disturbed. Fallen trees in the brook should be removed so as to prevent water deflection and possible streambank erosion.

The wooded side hill encompasses the area mapped as Charlton, very stony fine sandy loam on slopes of 15-35% (see Soils Map in Appendix). Suitability for various open space uses on this soil type are as follows:

- . Recreation: these soils have severe limitations for picnic areas, camp sites and play areas because of slope and stoniness. Trails located on

this soil type should receive attention with regards to needed erosion control measures such as waterbars. Grades should be kept to a minimum in locating any trails.

- . Wildlife: habitat requirements of openland wildlife species can be established, improved, or maintained but slope and stoniness make it very difficult to plant grain, grasses and legumes. There are few or no soil limitations that affect the development or maintenance of woodland habitat. It is impractical to develop wetland wildlife habitat on these soils.
- . Woodland: these soils have fair productivity for wood crops. Competition from hardwoods is a problem when managing for pine, spruce, or larch on the soils underlain by loamy till (like Charlton). Equipment operation is difficult because of steep slopes. Attention to erosion control measures is important on skid trails and roads.

As shown in Figure 2, there is an existing trail network along South Brook. This trail offers a pleasant hiking experience but was observed to be severely eroded in places, particularly in the vicinity of the stream crossings. If this trail network is to receive continued use, efforts should be made to create a stable treadway, and correct existing critical erosion areas.

VI. SEWAGE DISPOSAL

Various local and state review procedures and approvals are required for subsurface sewage disposal systems, depending upon the nature of the system involved. Local Health Departments have authority 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. Flows in excess of 5,000 gallons per day require a State Discharge Permit from the Department of Environmental Protection (DEP) in addition to review and approval by the local health department and the DOHS. 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 quantity of flow to the system. Therefore, the type and size of septic systems serving the buildings of this proposed project (individual or community; 0-2000, 2000-5000, 5,000+ gallons per day) will determine the responsibility over review and approval of the system designs.

For normal residential development, DEP criteria for system sizing is based upon 75 gallons per capita/day and a population of 2 persons per bedroom. This is a conservative design based upon the DEP's concern for a lengthy planning period.

Where sufficient institutional controls exist which would limit the proposed development to an elderly housing complex for an indefinite period of time, the Department of Environmental Protection would be willing to consider

lower design flow figures. Using a lower design flow of approximately 100 gallons per bedroom per day, or less, a project of 48 units may not fall under DEP's permit requirements so long as each building would be served by an individual system. If any community systems were proposed, however, regardless of the flow, a permit would be required.

Soils on the western portion of the property have been mapped as Branford loam by the Soil Conservation Service. Despite the "severe" limitation of these soils for on-site sewage disposal (see Soils Section), the ERT sanitary engineer believes these soils should be capable of supporting on-site subsurface sewage disposal for the housing density as proposed, so long as proper system design and construction is adhered to. Some of the swale areas, in particular the swale approximately 150 feet from the eastern end of the open meadow, may be wet during the spring months and should be avoided as potential primary or reserve leaching area locations.

Due to very steep topography, ground water conditions, and soil types, the eastern half of the property appears to be generally unsuitable for on-site sewage disposal for a project of this type. It is felt that the costs necessary to overcome site difficulties or limitations in this area of the property would be excessive.

The Department of Environmental Protection or the Department of Health Services would be available to review future more detailed designs of the project's sanitary system for the Town of Woodbury.

VII. VEGETATION

The 80 + acre property proposed for elderly housing may be divided into five vegetation types (see Figure 5). These include hemlock, 27+ acres; northern hardwoods, 16+ acres; open fields, 14+ acres; softwood/hardwoods, 11+ acres; old fields, 7+ acres; and mixed hardwoods/streambelt, 5+ acres.

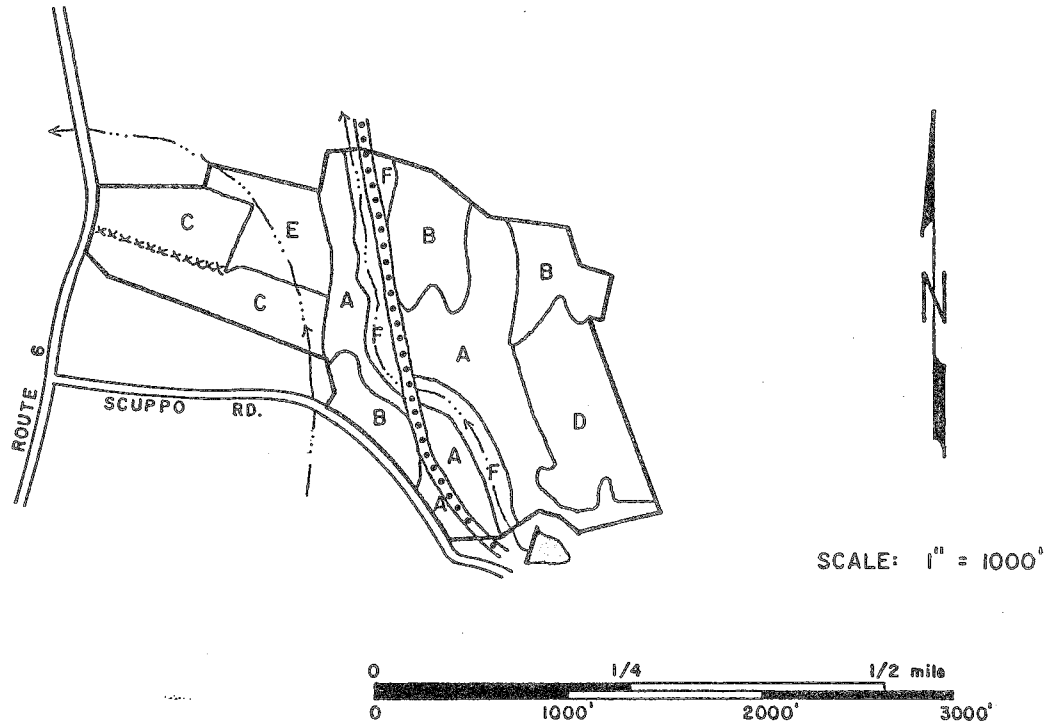
Development of this proposal in the open field area as planned will have the least impact on vegetation. It would be desirable to retain the trees which are in the fence rows which divide the open fields for their aesthetic quality. Limitations for landscaping this open field area are minimal; transplanting conifer trees from the old field area would be both feasible and desirable.

The remainder of the property including South Brook and the property to its east would be best utilized for passive recreation and forest management and left for open space. Both the northern hardwoods and softwood/hardwood areas would benefit from receiving fuelwood thinnings. Access to and through these areas should be planned and developed with future recreational trails in mind.

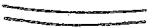



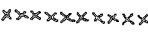

A. VEGETATION TYPE DESCRIPTIONS (refer to Figure 5)

TYPE A. Hemlock. This 32+ acre stand is fully-stocked to over-stocked with sapling to pole size eastern hemlock and occasional black birch, yellow birch and shagbark hickory intermixed. A significant understory is lacking, however in some areas a rather dense growth of seedling size hemlock has become established. The seedling size hemlock is prevalent where larger trees have fallen and opened up the canopy. Ground cover is made up of spotty patches of cinnamon fern, evergreen wood fern, spinulose wood fern and Canada mayflower.

FIGURE 5.
VEGETATION TYPE MAP



LEGEND

-  ROAD
-  ABANDONED TROLLEY
-  PROPERTY BOUNDARY
-  VEGETATION TYPE BOUNDARY
-  VEGETATED FENCE ROW
-  STREAM

VEGETATION TYPE DESCRIPTIONS*

- TYPE A Hemlock, 27+ acres, fully to over-stocked, sapling to pole size.
- TYPE B Northern hardwoods, 16+ acres over-stocked, pole size.
- TYPE C Open field, 14+ acres.
- TYPE D Softwoods/hardwoods, 11+ acres, over-stocked, pole size.
- TYPE E Old field, 7+ acres, under-stocked, seedling to sapling.
- TYPE F Mixed hardwood/streambelt, 5+ acres, fully-stocked, all sizes.

* Seedling size = trees less than 1 inch in diameter at 4½ feet above the ground.
 Sapling size = trees 1 to 5 inches in d.b.h.
 Pole size = trees 5 to 11 inches in d.b.h.
 Sawtimber size = trees 11 inches and greater in d.b.h.

TYPE B. Northern Hardwoods. Pole size sugar maple, white ash, tulip tree and occasional red oak, paper birch and American elm are present in this 16+ acre over-stocked stand. The trees in this stand are declining in health and vigor due to their crowded condition. Wisteria vines have caused considerable damage to approximately 20 percent of the trees in this stand. This damage has occurred predominantly in sapling size sugar maple. Sapling size sugar maple and scattered eastern red cedar, spice bush, and apple trees are present in the understory. Poison ivy, virginia creeper, barberry and Christmas fern are present in this stands understory. Vine species which are located in this stand include fox grape and wisteria.

TYPE C. Open fields. Approximately 14 acres of open fields are present within this tract. These fields are vegetated with grasses, goldenrod, orpine, bedstraw and cinquefoil. Pole to sawtimber size sugar maples, white ash, pignut hickory, shagbark hickory, black birch and apple trees are growing in the fence rows which divide these fields. Barberry, multiflora rose and poison ivy have also become well established along these fence rows.

TYPE D. Softwoods-Hardwoods. Pole-size black birch, white ash, paper birch, sugar maple, red maple and occasional American beech are present in this 11 + acre, over-stocked stand along with numerous patches of sapling to pole-size eastern hemlock. The understory is made up of sugar maple seedlings and scattered eastern red cedar. Ground cover consists of poison ivy, Canada mayflower, club moss and Christmas fern.

TYPE E. Old Field. This 7+ acre old field area has been planted with eastern white pine, European larch, red pine and pitch pine which are at present seedling to sapling size. Eastern red cedar, apple trees, choke cherry, red maple, pignut hickory, black oak, and quaking aspen have become established on their own, along with smooth sumac, staghorn sumac, red osier dogwood, gray stemmed dogwood, bayberry, maple leaved viburnum, steeple bush, raspberry and barberry. Grasses, goldenrod, dewberry and cinquefoil form the ground cover in this area.

TYPE F. Mixed Hardwoods/Streambelt. All size classes of sugar maple, white ash, white oak, black oak, red oak, and eastern white pine are present in this 5+ acre fully-stocked stand which borders South Brook. This area contains several large white oak trees which would make ideal den trees, because of the suitable cavities which are already present. The understory which is made up of a spicebush, highbush blueberry, flowering dogwood and swamp dogwood is very dense in many places throughout this stand. Ground cover where present consists of skunk cabbage, false hellebore, Christmas fern, cinnamon fern, evergreen wood fern and barberry.

B. AESTHETIC CONSIDERATIONS

From a vegetation standpoint, development of the elderly housing complex as proposed in the open fields (vegetation type C) off Route 6 would have the least negative impact.

It would be desirable to retain the trees which are present along the fence rows which divide these fields. These trees add considerable character to this portion of the property and therefore consideration should be given to incorporation of these trees and the fence rows into the final site plans for this proposal. If any or all of these trees are retained, special care should

be taken not to disturb them or the soil in the entire area under their crowns. Any disturbances which alter the balance between natural soil moisture, soil aeration or soil composition may cause a decline in tree health and vigor, potentially resulting in tree mortality within three to five years after the disturbance. Mechanical injury to trees may cause identical long and short term effects.

If the magnitude of development demands expansion to the old field area to the north and east (vegetation type E), provisions should be made to salvage the trees which were recently planted. These trees could be used for landscaping purposes on the developed portions of the tract. Even if the old field area is not to be developed, trees could still be transplanted and utilized for landscaping. Ideally, transplantation of these trees should take place during the early spring when these trees are still somewhat dormant in terms of growth.

C. FOREST MANAGEMENT

If development of this property occurs as proposed, it would be desirable to retain the remainder of the property as open space. This area could best be utilized for passive, non-consumptive recreation such as hiking, picnicking and cross country skiing. In conjunction with these activities it would be feasible to improve the health and vigor of the vegetation which is present through proper vegetation management techniques. Steep slopes do limit access to this portion of the property, however with proper road or trail lay out, these limitations can be overcome. Properly placed trails through the eastern portion of this tract, which follow contours and avoid wet areas and very steep slopes, could not only be used for access for management but also recreation activities.

The ravine area along South Brook has extremely steep banks and is therefore a very fragile area. This area should be left as undisturbed open space.

The trees which are present in the northern hardwood stand (vegetation type B) and also the softwoods/hardwoods stand (vegetation type D) are crowded and would benefit by receiving a fuelwood thinning. A fuelwood thinning which removes approximately one third of the trees in the overstory would reduce competition between residual trees for space, sunlight, water and nutrients. Over time the residual trees would respond by more vigorous growth. The remaining trees would also become healthier and more resistant to degradation by environmental factors such as insects, diseases and adverse weather conditions. Only the poorest quality trees should be removed during this thinning. These should include trees which are severely damaged, trees with very small crowns, trees with large seams, trees which are directly competing with healthy high vigor trees and undesirable species such as red maple and cankered black birch. This thinning would produce between four and six cords of fuelwood per acre. Revenues received from these thinnings could be utilized for improvement of the abandoned trolley track and establishment of a trail system for recreation and fire control. Once again, access roads should be carefully laid out so they may be used as the backbone for a recreational trail system.

If the suggested thinnings are desired, a public service forester or private forester should be contacted to help mark the trees which are to be removed and also to help lay out the trail system.

VIII. WILDLIFE

Three major wildlife habitat types are present on this + 80 acre tract. These include openland habitat, woodland habitat with a significant component of evergreen vegetation, and woodland habitat without the presence of evergreen vegetation. For a description of the vegetation present and the location of these habitat types, please see the vegetation type descriptions and vegetation type map found in the preceding section of this report.

The openland habitat which comprises 14+ acres of open field and 7+ acres of old field provides many species of wildlife with high value food and cover. The abundant fruiting shrubs which are present along with the great variety of grass and weed species provide wildlife with ample food throughout all seasons of the year. The conifers which were recently planted in the old field area offer excellent nesting and escape cover to many species of birds and small mammals. Typically this habitat type and the edges where it grades into the other habitat types is utilized at different times by white-tailed deer, eastern cottontail rabbits, skunk, raccoon, opossum, chipmunk, meadow vole, white-footed mouse and a great variety of song and game birds. Many predator species such as gray fox, hawks and owls frequent these areas to hunt the small mammals and song birds which are plentiful.

Approximately 38 acres of woodland habitat which is made up of between 40% and 80% hemlock is present within this tract. This habitat type includes the hemlock stand and the softwood/hardwood stand described in the vegetation portion of this report. The quality of this habitat for wildlife varies from place to place. Areas with a dense understory, especially hemlock, obviously provide wildlife with better cover and browse than areas with little or no understory. The dense cover is extremely valuable during the winter months when shelter from adverse weather conditions is needed. Utilization of this area by white-tailed deer and several species of woodpeckers and creepers was apparent. The area is probably utilized from time to time by raccoons, skunk, fox, chipmunk, song birds, occasional ruffed grouse, hawks and owls.

The woodland habitat type (with no major evergreen constituent) makes up approximately 21 acres of this property and corresponds to the northern hardwood stands and the mixed hardwood/streambelt zone which runs along South Brook. These areas provide wildlife with medium to high quality habitat. The mast produced by many of the tree species which are present are utilized by gray squirrel and to a lesser extent by white-tailed deer. Raccoon, woodchuck, gray fox, ruffed grouse and many other bird species are known to utilize this habitat type, however no signs of their presence were observed during the field investigation. Several large trees in the streambelt area have cavities that could be utilized by a wide variety of wildlife species. These trees should be left in their natural condition. This streambelt area is also utilized for hunting purposes by raccoons, skunks, fox and shrews.

The transition zones and edges between these habitat types have high value for wildlife. Great plant diversity (species and classes) usually exists in these areas. This diversity allows utilization by many wildlife species. Actions that help to create more diversity will improve the quality of this area for wildlife.

Impact on wildlife from the development of the elderly housing project as proposed in the open fields will stem from destruction of this habitat type. Many of the bird species which now utilize this habitat type will move to surrounding open fields which are as of yet undeveloped. Other species such as woodchucks may simply relocate closer to the undisturbed old field and wooded areas. Small rodents which are unable to find cover as lawns are maintained will also be displaced to undeveloped areas.

Landscaping the areas which surround buildings with conifers and fruiting shrubs, including eastern white pine, hemlock, crab apple, tartarian honeysuckle, autumn olive, silky dogwood and flowering dogwood, will help to offset the impact of habitat destruction. It may also be desirable to plant patches or "islands" of these species in open courtyard areas. These plantings should enhance the value of this area once it is developed.

Retention of the vegetated fence row which divides the openland will also help to lessen the effect of development in this area. The above mentioned fruiting shrubs could be planted among these fence rows to further improve their wildlife value.

The plants which are recommended for this area may be relocated from the old field area without significantly reducing the value of the old field area for wildlife.

IX. FISHERIES

The + 80 acre tract of land proposed for elderly housing development is bisected by South Brook. Within the subject site, South Brook exists in a natural condition, is well shaded, and alternates between riffles and pools. The brook also has good protective cover for fish. Although South Brook is rather small, it appears to have the physical characteristics necessary for supporting a native brook trout population. Other species of fish that may reside in the stream include blacknose dace, white sucker, creek chub, common shiner, tessellated darter, and American eel. Since South Brook may be inhabited by native brook trout, it has the potential for providing some limited recreational fishing. However, any native brook trout population in such a small stream could not withstand heavy fishing pressure. If much interest develops for fishing among residents of the development, South Brook could accommodate a yearly stocking of about 200 yearling (6-9") brown trout or brook trout.

South Brook is important for providing the Pomperaug River with cool, clean water. The Pomperaug River is a major trout stream, that is stocked by the Connecticut Department of Environmental Protection. Because trout are all cold-water species, they are reliant upon inputs of cool water from feeder streams, such as South Brook, for their survival during the summer.

South Brook should be allowed to remain in a natural condition. Roads, parking areas, and housing units should be located away from the brook as presently planned. Virtually all stream-side vegetation should be left intact. However some clearings and an expanded foot-path, made for residents to passively enjoy this pleasant little brook, would not have a significant impact. Efforts should be taken to correct the erosive sections of the existing trail in the stream vicinity (see Figure 2). Any new trails constructed should contain provisions for effective erosion and sediment control.

X. PLANNING CONSIDERATIONS

A. PLANNING PREFACE

While every attempt has been made to examine all relevant details regarding the parcel of land in question for use as a site for elderly housing, it is known that as this report is being prepared, revisions to existing plans and further data gathering are underway. It is possible therefore that some discrepancies will occur.

In addition it should also be stated, for the record, that several elements of the elderly housing proposal were presented as yet "not formalized" or "subject to change". It is very likely therefore that refinement of planning considerations may be warranted as these elements are further detailed.

Finally, the formulation of a written policy by the Town with regard to elderly housing needs, attitudes and proposed alternative courses of action would aid greatly not only in this type of evaluation, but also in any subsequent grant or funding application submitted to HUD, FmHA or any other source. It is understood that a basic needs survey has been conducted and the data summarized. These elements may appropriately become resource documents as the Comprehensive Plan of Development update is formalized.

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 help 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 two land area classifications. These are "Conservation Area" and "Rural Area". The scale of the map does not permit a detailed examination of the relationship of these areas to the site as this is not the intent of the map. The policy reflection however is clear.

The State action strategy for "Conservation Areas" is: "Plan and manage for the long term public benefit the lands contributing to the state's need for food, fiber, water and other resources, open space, recreation and environmental quality, and insure that changes in use are compatible with the identified conservation values."

The state action strategy for "Rural Areas" is: "avoiding support of structural development forms and intensities which exceed on-site carrying capacity for water supply and sewage disposal on a permanent basis, which are inconsistent with open rural character or conservation values of adjacent areas and which are more appropriately located in Rural Community Centers."

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 needs assessment and funding relationship to be employed.

Based upon the foregoing, it appears that the proposed project is not entirely consistent with the policies as set forth in the advisory State Plan.

2. CNVRPA Plan of Regional Development

The Map Plan of Regional Development recommends the site for low density "Urban Development" with 2 to 4 dwelling units per acre net. While the proposed use of this site is not generally out of context with the Plan of Regional Development it is felt that much consideration should be given to the projects proximity to needed services and businesses.

Also considered in this evaluation was the Review Checklist on Elderly Housing Guidelines (12/79) as presented by the Northwestern Area Agency on Aging, Inc. Of the 11 categories presented there were 3 "yes" answers (suitable), 2 qualified "yes" answers, 3 "no" answers, and 3 "unknown" answers. It is apparent that the project's direction may be significantly affected by the outcome of the unknown quantities. Appendix B of this report presents the Review Checklist as completed by the Team Planner.

3. Town of Woodbury, Comprehensive Plan of Development

The Town Plan of Development does not specifically state policy or guidelines for the elderly segment of the local population. The creation, completion and summarization of the questionnaires on elderly housing for Woodbury however indicate the degree of local interest is high and the need known.

It is recommended that the Town of Woodbury or some Town sponsored group draft specific policy guidelines which pertain to the needs of the local elderly population.

In general the existing Town Plan does not seem to obstruct the proposed development of elderly housing.

3.1 Woodbury Historic District

It does not appear that the Town's historic district will be affected by the proposed project.

3.2 Flood Related Zone

The proposed project is outside the designated flood hazard areas. It is not expected that the project, if constructed, would impact the flood prone areas.

C. COMPATIBILITY OF ADJACENT LAND USES AND PROPOSED PROJECT

The zoning in the area of the proposed project is OS-60 or approximately 1½ acres per lot. It is probable that a special permit, variance or a request for a zone change would have to be obtained prior to construction of the project.

The surrounding land uses are primarily residential although small commercial operations may be found on Route 6 north of the site as well as across the road. The likelihood is that these commercial uses will continue to exist in the near future.

The recommended approach regarding zoning is that Woodbury should deal as directly as possible with the long term issue of senior housing, not merely treat the present proposal as a short term situation. More specifically, it is recommended that the Town continue to redraft and refine and supplement existing regulations to allow for appropriate rezoning and/or development of land which is suitable for senior housing projects. Granting of variances and special permits for elderly housing development is not a recommended approach. Rather, appropriate siting of elderly housing should manifest itself in the form of an outright commitment from the Town in a policy and regulatory format. This approach will better enable the more efficient consideration of future elderly housing development proposals.

It should be acknowledged that existing regulations are currently being revised. The effect of the pending revisions on this or any other proposed project is, as of yet, unknown. It is recommended however that careful guidance from local staff with respect to those affected lands be mirrored in any regulation revision.

D. ACCESSIBILITY AND TRAFFIC GENERATION

1. Access

As shown in Figure 1, the parcel is served by Route 6 (Main Street), an arterial highway. This road currently provides an adequate level of service for existing land uses in the area. It is not generally the case that an elderly housing complex of this size, 24-48 units, would cause an excessive amount of traffic to be generated. In addition, the project would not be likely to generate additional traffic not related to the project.

One of the poorest features of this site is the rather poor sight lines and hazardous horizontal road alignments at this section of Route 6. Further complicating an evaluation at this stage is the lack of a specific proposal for access to the site from Route 6 and from the site to Route 6 in both the northerly and southerly directions.

Pedestrian access to the site in this area is also hazardous. The road alignment angles, traffic speed and road way curves are all detractors from the site's suitability for this project.

An alternate access to the site may be feasible off Scuppo Road. This access also appears to present problems, however. Scuppo Road has a steep grade and is not an arterial highway, which may present a regulatory problem under existing

town regulations. Also, based upon field investigation, it appears that an interior road constructed off Scuppo Road would need to cross a wetland area. Nevertheless, with the apparent problems of a Route 6 access to the property, full consideration should be given to this alternative Scuppo Road access.

2. Traffic Data

Traffic data (1980) from the Connecticut Department of Transportation (unpublished at the writing of this report).

	<u>(ADT) Average Daily Traffic</u>
Route 6, South of Route 64 in Woodbury	8,600
Route 6, Southbury/Woodbury Townline	<u>8,100</u>
ConnDOT Average	8,300

The capacity of the roadway in this area, as stated by ConnDOT is 1540.0. This capacity is an hourly capacity figure.

The volume to capacity ratio for the road serving the site is .6169.

Evidence of congestion, in volume to capacity (V/C) 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 roadway serving the site.

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

<u>Type of 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

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

(Using cross averaging)

24 units	129.6 - 166.8 (trips/day)
48 units	259.2 - 333.6 (trips/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 the overall traffic flow on Route 6 and that which might be generated by the proposed development subsequent to construction.

E. PROXIMITY TO SERVICES AND FACILITIES

Proximity of this parcel to established shopping areas is not felt to be optimum. In addition, the distance problem is further worsened by the traffic pattern in the vicinity of the site itself and the shopping area slightly to the north of the site. The problems presented by the flow of traffic at the bend in Route 6 at the site's proposed entrance are further compounded by the traffic patterns and commercial nature of the area itself.

These problems are not insurmountable. They are however very real concerns and should be carefully and thoroughly addressed prior to any irretrievable action being taken.

The route of the senior transit service, if adjusted, could help alleviate some of the problems created by the traffic. Perhaps consideration should be given to a transit stop at or near the site if demand warrants. Ambulance service is locally available and proximity to hospitals from anywhere near Route 6 is good.

F. UTILITIES

1. Water Supply

Plans for the source, extent and location of the water supply for the project were not formalized when the review was conducted. It is known however that revisions to the existing distribution and storage facilities of the Woodbury Water Company are planned and progressing. It is highly recommended that close scrutiny of the water supply situation be given by those interested in developing the site to insure that an adequate quantity and quality of water is available to the site. The site location between the surface water reservoir and the Pomperaug Aquifer suggest that adequate water should be available to the project.

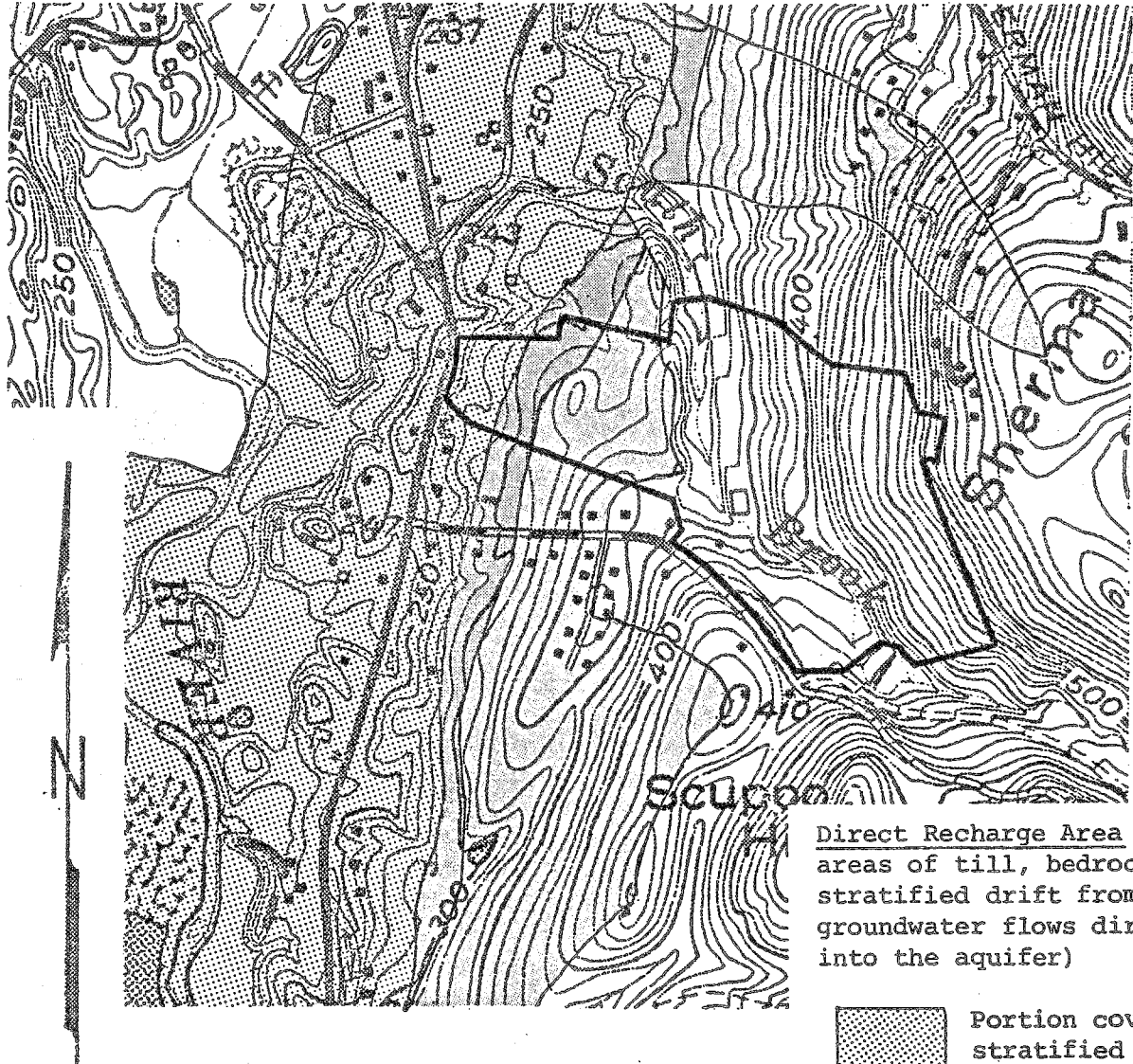
2. Septic System

While a more detailed technical analysis of the septic system may be found elsewhere in this report, several comments regarding planning of a system should be made here. 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 denitrification type of system may be needed.




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 6, the location of the site is on the direct (primary) recharge area. This area, through direct infiltration, supplies the recharge for what eventually becomes the Middle Quarter well field. Calculations regarding effluent discharge loadings of the aquifer as they relate to the distance to the wells should clarify the capacity of this site for on-site sewage disposal.

Consideration should also be given to the present and projected rates of pumpage from these wells and the resultant zone of influence.

FIGURE 6.
 RECHARGE AREA MAP OF POMPERAUG RIVER
 AQUIFER IN SITE VICINITY



Direct Recharge Area (those areas of till, bedrock, and stratified drift from which groundwater flows directly into the aquifer)

-  Portion covered by stratified drift of greater than 10' saturated section
-  Portion covered by stratified drift of less than 10' saturated section
-  Portion covered by till



SCALE: 1" = 1000'

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 to be necessary at the present time for 24 units. Future plans regarding sewers however should be closely coordinated with the proposed development.

Finally, it is important to note that the Water Pollution Control Authority (WPCA) would have jurisdiction over any community type septic system that is constructed in the future. Therefore, as planning progresses, it is highly recommended that close coordination between the project staff and the WPCA be facilitated.

G. OTHER PLANNING CONSIDERATIONS

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

These considerations revolve around concern for energy conservation. These concerns are the potential of the site for solar access, the energy efficient nature of the construction and the actual physical configuration of the proposed buildings.

1. Solar Access

Much of the site presents the opportunity to situate the structures with western or southern (or anything in between) exposure. The potential for passive and perhaps even active solar application is present.

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 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 that the structures may occupy should be noted with regard to a detailed on-site soils map, as it pertains to suitability for on-site septic systems. A two story structure would also reduce the potential for obstruction of passive solar heating effects from other structures. 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 expanded capacity as the demand for these units increases.

H. CONCLUSIONS

There are undoubtedly several excellent characteristics contained in this site which allow it to be seriously considered for this use. Each of these positive characteristics should be carefully developed to provide the optimum contribution to the site plan of the proposed project.

It is felt however that there are significant problems with the proposed use and this site as it presently exists. Traffic flow, poor sight lines and awkward horizontal road alignments make the access point hazardous. In addition, it is felt that many significant details of specifically where the access way is to go and what land is to be retained by the present owner are critical to the establishment of proper and safe access and egress from the site.

It appears that local staff and other groups are committed to the worthwhile end of a viable senior housing project. It is recommended that all possible sites in Woodbury be evaluated in as great detail as possible so that when all the costs and benefits are known and calculated, the site ranking the highest over all will be selected.

* * * * *

XI. APPENDIX

MAP SYMBOL	SOIL NAME	ACRES/ % OF SITE	SEPTIC SYSTEMS	DWELLINGS W/OUT BASEMENTS	ROADS AND DRIVEWAYS	LAWNS AND LANDSCAPING
PdD	Paxton stony fine sandy loam, 15-25% slopes	3/3.8	Severe; Slope, Percs slowly	Severe; Slope	Severe; Slope	Severe; Slope
Tg	Terrace escarpments	13/16	Severe; Poor filter, Slope	Severe; Slope	Severe; Slope	Severe; Slope, Droughtiness
TwB	Tisbury & Sudbury Soils, 3-8% slopes	5/6	Severe; Wetness	Severe; Wetness	Severe; Frost action	Slight --
WzC	Woodbridge very stony 1/1+ fine sandy loam, 3-15% slopes		Severe; Percs slowly, Wetness	Severe; Wetness	Severe; Frost action	Moderate; Slope, Large stones Wetness

80 ACRES/100%

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

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

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

EXPLANATION OF
RATING SYSTEM

ELDERLY HOUSING GUIDELINES

A Review Checklist

This checklist has been prepared by the NWAHA Housing Committee to assist groups and individuals interested in exploring elderly housing in their communities and those involved with review of proposed housing developments. It is intended to be used only as a guide. It generally represents an "ideal" of what constitutes quality elderly housing. Some of the criteria are considered by the committee to be essential and are often required in publicly subsidized elderly housing; others are desirable, and the checklist is organized to reflect this. Few elderly developments could measure up to all of the standards--some judgement and flexibility on the part of the user is required.

All applicable codes should be reviewed in conjunction with this checklist to determine other items required in such housing. Those who will be building with Federal or state financial assistance will have to adhere to respective standards.

Since many elderly live on fixed incomes, the cost of housing is an important factor to consider. Builders should review income characteristics of this population in the town proposed to be served and attempt to provide housing to low-income elderly at least in proportion to their percentage in the total elderly population of that town, through the use of subsidies if necessary.

		<u>CRITERIA</u>		
		Yes	No	Not Applicable or Unknown
I. <u>Site Selection</u>				
A. Essential Items				
1.	Site location and planned building arrangement shall avoid unnecessary steps and steep access gradients and assure safe and convenient all weather pedestrian access.			X
2.	Essential community facilities and services shall be reasonably accessible to site (e.g., food and drug stores, medical services, fire and police protection, transit stop where available).	X*		
3.	There must be ambulance service available to the site.	X		
B. Desirable Items				
1.	Are other desirable community services/facilities reasonably accessible to site, either by walking or via available transit? (e.g., banks, post offices, houses of worship, senior centers,	X*		

*Transit needed.

CRITERIA

II. General Principles of Elderly Housing Design, (Cont'd.)

A. Essential Items, (Cont'd.)

1. (Cont'd.)

cluded in all buildings of two or more stories.

- 2. If sufficient land is available, the site design for outdoor areas and facilities shall respond to the social and physical needs of the elderly residents. (e.g., passive recreation space, benches, active areas, containment of space for perceived and real security).

B. Desirable Items

- 1. A large sub-dividable community room or building is desirable in all elderly housing and essential in such housing of 40 or more units.
- 2. In projects designed for both elderly and for families with children, living units for the elderly should be located in separate structures.

II. Specific Design Criteria/Considerations

A. Entrance/Exits

1. Essential Items

- a. Multi-story--each building intended for resident use to be accessible to the physically handicapped at two entrances.
- b. One-story attached--all shared non-dwelling buildings and 5% of all dwelling facilities to be accessible at both entrances.
- c. A single exit is not acceptable in elderly housing.

2. Desirable Items

- a. A foyer or vestibule to serve as an air lock against the weather and to provide security, is desirable in all living unit entrances opening directly to the exterior.
- b. All door openings should allow for someone who is in a wheelchair or for someone who is using a mechanical walking aid to pass easily (minimum 32" clearance).

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.