

**TOWN OF SOUTHINGTON**  
**PLANNING AND ZONING COMMISSION**  
196 N. MAIN STREET, SOUTHINGTON, CT 06489

To: IW/CC  
From: David Lavallee, Asst. Town Planner   
Re: IW #1309; 1177,1193, 1303 West Street- Anthony Properties  
Date: 12/20/22

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**Planning Department Inland Wetland Agency Checklist**

1. The use of retaining walls should be explored in all wetland fill areas.
2. A Phase 1 will be required.
3. If the sweeping bend was taken out of the entrance/exit drive, wetland fill could be reduced or avoided. A low wall against the commercial parking could help to accomplish this.
4. The outfall from the Clubhouse underground storage area is not protected adjacent to the wetland; the ecb goes right over it.
5. All detention ponds should be shaped, seeded, and matted in order to act as a temporary sediment trap prior to excavation of the site.
6. Hay bales are no longer used due to invasive seed stock; straw bales or 10"+ mulch wattles can substitute.
7. All dewatering should receive filter bags on discharge hoses.
8. Some low growing berry producing native shrubs would be beneficial around the basin slopes; Bayberry, Low Bush Blueberry up top and Winterberry (near bottom of slope).
9. The outfall from the first set of cb's should be pulled back to avoid unnecessary clearing between the two sides of the wetland.
10. Can the entrance road be shifted west by relocating the front row of parking to the eastern end of the commercial building? You could extend the parking over the infiltrators east by one row as well to balance the numbers.
11. There appears to be an opportunity to move Building 8 to the west; the pool area for the clubhouse seems quite large, the clubhouse area can be tightened up toward the west as well; entrance drive, building.
12. Please see street tree requirements for Curtiss Street frontage.

13. The outfall adjacent to Building 2 can be shifted to the north thereby eliminating the grading needed behind the building; the limit of disturbance can be pushed well west here.
14. The upland review area should not be cleared for a temp containment area north of Building 2; grading in that area should be tightened up and the limit of disturbance reduced.
15. The limit of clearing on site should be clearly staked prior to tree cutting.
16. Can the pond west of Building 6 be eliminated (extend outfall) and the one to the south expanded? This would allow for less clearing directly adjacent to the wetlands.
17. I don't see any pre-treatment for the discharge to the north of Building 7. That is a long run of pipe, a swirl separator may be appropriate.
18. Grading adjacent to the wetlands across from Building 6 may need a bit more detail.
19. Wetland flag numbers should appear on the plans.
20. Please file with the NDDDB for habitat areas.
21. The ecb's go over work areas adjacent to Building 7 (outfall and wall areas).
22. Can Buildings 6 and 7 be shifted west? The foundation can act as a retaining wall for Building 6.
23. Please contact the USACOE for wetland fill.
24. Please respond in writing.



# FUSS & O'NEILL

January 5, 2023

Mr. David Lavallee  
Assistant Town Planner  
Town of Southington  
Planning and Zoning Commission  
196 North Main Street  
Southington, CT 06489

RE: Response to Comments  
Anthony Properties Development – Southington  
IW#1309  
1177, 1793, 1303 West Street, Southington, CT

Dear Mr. Lavallee:

The purpose of this letter is to address comments received from the following Planning Department Inland Wetland Agency Checklist to the Southington Planning and Zoning Commission from David Lavallee, dated December 20, 2022.

For convenience, the original comments have been repeated in *italics* below with our responses immediately afterwards. The comments are in the same order that they were originally presented.

1. *The use of retaining walls should be explored in all wetland fill areas.*

A retaining wall will be added to reduce the Wetland impacts near Building 8 as well as adjacent to the main driveway if determined to reduce wetland impacts.

2. *A Phase I will be required.*

A Phase 1 Environmental Assessment has been conducted and a copy of it will be provided.

3. *If the sweeping bend was taken out of the entrance/exit drive, wetland fill could be reduced or avoided. A low wall against the commercial parking could help to accomplish this.*

The driveway entrance/exit was placed as shown in order to be directly across the street from the commercial driveway on the south side of Curtiss Street.

4. *The outfall from the Clubhouse underground storage area is not protected adjacent to the wetland; the ecb goes right over it.*

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The erosion control barrier will be revised to be shown down slope of the outfall protection.

5. *All detention ponds should be shaped, seeded, and matted in order to act as a temporary sediment trap prior to excavation of the site.*

All Stormwater Quality Basins will be graded and shaped within 6-inches of the final grading to be used as temporary sediment traps during construction. After construction is complete, the Stormwater Quality Basins will be cleaned of sediment, graded to final grades, and then seeded and matted per the Landscaping Plan.

6. *Hay bales are no longer used due to invasive seed stock; straw bales or 10"\* mulch wattles can substitute.*

Haybales will be removed from the Site Erosion & Sediment Control Plans and replaced with straw bales or silt socks.

7. *All dewatering should receive filter bags on discharge hoses.*

Dewatering is not anticipated but if required, all dewatering hoses will be equipped with a filter bag.

8. *Some low growing berry producing native shrubs would be beneficial around the basin slopes; Bayberry, Low Bush Blueberry up top and Winterberry (near bottom of slope).*

The landscaping plans have been revised to include the above suggested plantings around the basin slopes.

9. *The outfall from the first set of cb's should be pulled back to avoid unnecessary clearing between the two sides of the wetland.*

The length of outfall pipe from CB-7 is based in the required invert to daylight the pipe. This area can be replanted with additional wetland enhancement plants to fill in the area between the wetland boundaries.

10. *Can the entrance road be shifted west by relocating the front row of parking to the eastern end of the commercial building? You could extend the parking over the infiltrators east by one row as well to balance the numbers.*

The entrance road can be shifted slightly to the west to a portion of the improvements out of the designated wetlands areas. The sidewalk can also be relocated to the western portion of the road.

11. *There appears to be an opportunity to move Building 8 to the west; the pool area for the clubhouse seems quite large, the clubhouse area can be tightened up toward the west as well; entrance drive, building.*

This area is positioned how it is to keep all structures out of the existing New Britain Water transmission line easement. A wall can be provided in a portion of the sloped area that



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impact the wetlands, however due to the location of the easement, some impacts will be required.

12. *Please see street tree requirements for Curtiss Street frontage.*

The landscape plans have been revised to include the street tree requirements of Section 4-06-8.C. Street trees have been added at approximately  $\pm 50'$  spacing along Curtiss Street frontage.

13. *The outfall adjacent to Building 2 can be shifted to the north thereby eliminating the grading needed behind the building; the limit of disturbance can be pushed well west here.*

The grading shown north of Building 2 was done with the intent of not having any impacts in the wetlands area while grading to the invert needed to daylight the outlet pipe from CB-65

14. *The upland review area should not be cleared for a temp containment area north of Building 2; grading in that area should be tightened up and the limit of disturbance reduced.*

The Temporary Stockpile Containment Area shown on the plans will be relocated out of the Upland Review Area. Also, the grading will be revised to reduce impacts in the Upland Review Area.

15. *The limit of clearing on site should be clearly staked prior to tree cutting.*

The limit of clearing will be staked prior to any construction activity.

16. *Can the pond west of Building 6 be eliminated (extend outfall) and the one to the south expanded? This would allow for less clearing directly adjacent to the wetlands.*

Building 6 will be shifted west and the area will be regraded. At that time, the functionality and size of Stormwater Quality Basins 3 and 4 will be re-evaluated.

17. *I don't see any pre-treatment for the discharge to the north of Building 7. That is a long run of pipe, a swirl separator may be appropriate.*

Hydrodynamic Separators will be added as needed to treat stormwater runoff from the contributing watershed area that discharges to the outfall adjacent to Building 7.

18. *Grading adjacent to the wetlands across from Building 6 may need a bit more detail.*

Building 6 will be shifted west and the grading will be revised accordingly.

19. *Wetland flag numbers should appear on the plans.*

Wetland flag numbers will be added to the site plans.

20. *Please file with the NDDB for habitat areas.*



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An NDDDB Request will be submitted to CT DEEP to determine if there are any endangered, threatened, and special concern species within the project area.

21. *The ecb's go over work areas adjacent to Building 7 (outfall and wall areas).*

The erosion control barrier will be revised to be shown down slope of the outfall protection

22. *Can Buildings 6 and 7 be shifted west? The foundation can act as a retaining wall for Building 6.*

Building 6 will be shifted west and the adjacent parking lot layout will be revised accordingly. Building 7 will remain as is but the parking lot layout will be revised to reduce the area of disturbance in the upland review area.

23. *Please contact the USACOE for wetland fill.*

USACE will be contacted to inquire about wetland fill to be used on the site.

24. *Please respond in writing.*

A response letter has been prepared to address the Inland Wetlands comments.

If you have any questions or need additional information regarding any of the above comments, please contact us at (860) 783-4767

Sincerely,

Ron Bomengen, PE, LEEP  
Department Manager