

# PLANNING AND ZONING DEPARTMENT

JOHN WEICHSEL MUNICIPAL CENTER - 196 NORTH MAIN STREET  
SOUTHINGTON, CONNECTICUT 06489

Phone: (860) 276-6248 - Fax: (860) 628-3511

TO: Planning and Zoning Commission  
FROM: David Lavallee, Acting Town Planner  
RE: S #1328-181 West Queen Street, industrial subdivision  
DATE: 8/9/21

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The applicant is proposing to subdivide this 27.5 acre parcel into 9 lots. The following is the Planner's checklist. I have included the prior Inland Wetlands review checklist for confirmation that all comments were addressed in the new plan. This review is for the subdivision itself; individual lots and grading will be reviewed under Site Plan applications for each.

1. The proposed treeline/l.o.c should be staked in the field and inspected prior to clearing.
2. The sidewalk should run through the pavement of the driveways.
3. Please see Section 4-02.9.a regarding catch basins.
4. Straw bales or wattles should replace haybales for e&s.
5. Please see Section 4-06.4 regarding sidewalks.
6. Please see Section 4-07 regarding street trees.
7. How much material will leave the site?
8. Street trees should be native to the region.
9. Will the road be private?
10. If the road is private, stormwater facilities should not be town owned.
11. Is the project phased?
12. Street light locations will be determined by the Town Engineer.
13. Sheet D-3 references canal restoration; where is this proposed?
14. Please see Section 4-02.10.e regarding fencing around detention ponds.
15. Please respond in writing to these comments.

# kratzert, jones & associates, inc.

CIVIL ENGINEERS • LAND SURVEYORS • SITE PLANNERS

1755 MERIDEN-WATERBURY ROAD, BOX 337, MILLDALE, CONNECTICUT 06467-0337  
PHONE (860) 621-3638 • FAX (860) 621-9609 • EMAIL INFO@KRATZERTJONES.COM

AN EQUAL OPPORTUNITY EMPLOYER - M - F

To: David Lavallee; Environmental Planner  
From: Andrew Quirk, PE; Agent  
Re: IW #1164-Southington Land Associates -- West Queen Street  
Date: 12/1/09

RECEIVED

DEC 1 2009

PLANNING DEPT.

1. The detention area adjacent to the canal would be better served with a circuitous stormwater path rather than a direct line discharge. The stone berm would likely do little to remove the pollutants that vegetation would if biofilters were allowed more contact.  
**YES, OUTLET CONTROL STRUCTURE HAS BEEN RELOCATED TO THE NORTH END OF BASIN FOR IMPROVED WATER QUALITY.**
2. The clearing of the vegetation along the entire west side of the canal will change the character of the canal: additional sunlight, heat and pollutant load from stormwater basin will negatively affect this resource.  
**ROAD GRADING HAS BEEN MOVED WESTERLY TO ALLOW SUBSTANTIAL TREES TO BE PRESERVED. THE CANAL IS PROTECTED FROM SUNLIGHT AND HEAT PRIMARILY FROM THE EASTERLY AND SOUTHERLY VEGETATION. THIS VEGETATION IS TO REMAIN UNTOUCHED.**
3. The current layout appears to be very aggressive as it relates to wetlands and the upland review areas.  
**THE WETLAND IMPACT IS THE MINIMUM NECESSARY TO PROVIDE NECESSARY ACCESS TO THE PARCELS WITHIN THE PROJECT. THE UPLAND REVIEW AREA DISTURBANCE HAS BEEN FURTHER REDUCED BY 22,000 SF. ALSO, MUCH OF THE URA WILL BE RE-ESTABLISHED AS A WETLAND BUFFER WHEN THE PROJECT IS COMPLETED.**
4. If this or a similar layout is approved, the project should be phases limiting the development to one lot at a time with each additional lot to begin after the c/o for the previous building is obtained. This includes tree clearing on each lot.  
**PROPOSED BUILDINGS ARE NOT TO BE CONSTRUCTED ALL AT ONCE. INFRASTRUCTURE IS TO BE COMPLETED AT ONE TIME AS PART OF INITIAL STAGES OF CONSTRUCTION SO AS TO ACHIEVE STORMWATER MANAGEMENT PLAN AND FOR INITIAL STABILIZATION. TREE CLEARING AND SITE INFRASTRUCTURE TO BE COMPLETED ON A LOT BY LOT BASIS BASED UPON SITE PLAN APPROVALS.**
5. In several locations, the limits of work adjacent to the wetlands/upland review area do not seem realistic given common construction envelopes.  
**PLAN DETAILS THE SILT FENCE, HAYBALES AND ORANGE CONSTRUCTION FENCING TO BE INSTALLED PRIOR TO CONSTRUCTION**

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**IN THESE SENSITIVE AREAS. BOULDERS MAY ALSO BE PLACED PER TOWN AGENTS DIRECTION. IN ADDITION TO REVISIONS TO LOT #4, LOT #6 AND #7 HAVE BEEN REVISED TO ALLOW MORE CONSTRUCTION DISTANCE TO THE WETLANDS.**

6. What is the new total for wetland filling?  
**THE TOTAL WETLAND FILLING HAS NOT CHANGED. THE BOX CULVERT RE-DESIGN IS WITHIN THE PREVIOUS GRADING LIMITS.**
7. It appears that a wall will be needed behind the bldg. On Lot #6.  
**IT IS INTENDED THAT THE BACK WALL OF THE BUILDING WILL SERVE AS A RETAINING WALL TO ACCOMMODATE THE GRADE DIFFERENCE.**
8. All swales around all buildings should be matted.  
**AGREED.**
9. All slopes behind buildings should be shaped, seeded and matted prior to pad construction.  
**AGREED. INDIVIDUAL SITE PLANS TO ADDRESS AS WELL.**
10. Is there a grading detail for the box culvert installation?  
**GRADING IS SHOWN AT 40 SCALE WITH A 10 SCALE BLOW-UP OF THE DETAILED GRADING AT THE CROSSING.**
11. Is the canal restoration still proposed? This does not seem beneficial to any aspect of environmental design.  
**NO RESTORATION IS PRESENTLY PROPOSED ASIDE FROM CORRECTING BREACH IN BERM.**
12. No tree clearing should be allowed to repair existing breach.  
**AGREED.**
13. I recommend that the number of plantings in Planting Areas 1B, 2B and 3B be doubled.  
**AGREED.**
14. Given the additional plantings adjacent to the stormwater basins and the significant clear cutting of the site, a separate mitigation area for wetland fill on this particular project may not be warranted. Credit may be given for the planted bottoms of the basins.  
**AGREED.**
15. The canal crossing should not take place until the first 4 lots have been completed.

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**THE CANAL CROSSING IS INTEGRAL TO THE COMPLETION OF THE STORMWATER MANAGEMENT ASSOCIATED WITH THE NORTHERLY HALF OF THE SUBDIVISION ROAD. THE CROSSING AND STORMWATER SYSTEM TO THE DETENTION BASIN IS PROPOSED AS PART OF THE INITIAL STAGES OF CONSTRUCTION SO AS TO ACHIEVE ZERO AND WATER QUALITY AND TO STABILIZE SITE EARLY WITHIN CONSTRUCTION.**

16. All yard drains should have temporary silt sacs.

**AGREED.**

17. Erosion controls should connect behind eastern stormwater pond.

**AGREED.**

18. BMP's appear to be lacking on the eastern stormwater ponds.

**STORMWATER PONDS CONTAIN SEDIMENT FOREBAY, RIP RAP FILTER BERMS, WET BOTTOM BASIN AND OUTLET CONTROL STRUCTURES. ADDITIONAL DEVICES TO BE REVIEWED WITH TOWN AGENT.**

19. Please respond in writing.

**COMPLETED.**

**TOWN OF SOUTHINGTON**  
**Conservation Commission**  
**Inland Wetland & Watercourses Agency**  
196 NORTH MAIN STREET, SOUTHINGTON, CT 06489

11/2/18

Southington Land Associates  
112 Wall Street  
Torrington, CT  
06790

Please be advised that the below approval was granted a 5 year extension with the stipulations to remain; the approval will expire on 12/3/23.

*Dear Applicant:*

*Please be advised that at their Regular Meeting of December 3rd, 2009, the Southington Inland Wetlands Agency voted to approve your Inland Wetland Application #1164 seeking to fill and grade wetlands and upland review area for an industrial subdivision with the following stipulations:*

- 1. 12" of topsoil should be provided in all planted stormwater basins.*
- 2. All slopes 3:1 or steeper should be matted. A bold note featured on every sheet stating such along with shading of the slopes on the E&S sheet(s) shall be provided.*
- 3. No sidewalks shall be constructed on the East side of the proposed roadway.*

Respectfully,

  
David Lavalley  
Environmental Planner/  
IW Officer 276-6203