

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

To: IW/CC, Southington Planning and Zoning Commission
From: David Lavallee, Asst. Town Planner *DL*
Re: IW #1307/S #1337- 347, 349, 389 Marion Ave; 12 lot subdivision
Date: 8/23/22

Planning Department Checklist

1. The existing street drainage (extended) should be treated by some means.
2. A Phase 1 will be required.
3. Is a sidewalk waiver being requested? Walks should be shown either way.
4. Greater separation from the wetlands and a plunge pool should be added to the outlet of the detention pond.
5. The detention pond 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 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 conservation easement should extend to the limit of work on Lots 1, 3 and 4.
10. Boulders and signage should be provided along the limit of work on all lots with Upland Review Area. Boulders to be placed 10' on center.
11. Is the open space going to the Town?
12. Please see Section 4-07 of the Sub Regs for street tree requirements.
13. It appears the open space area is deficient in size.
14. Lot 5 frontage appears to be mislabeled.
15. The limit of clearing on all lots should be clearly staked prior to tree cutting.

16. It appears that the limit of work could be pulled uphill on Lot 1 in the side yard adjacent to the outfall pipes.
17. Is any fencing proposed around the detention pond?
18. Is there any need for the extension of Pine Street to be built to Industrial Zone standards? Has this been discussed?
19. Lot 12 should receive silt fence along the rear property line.
20. Are any street lights proposed?
21. Please respond in writing.