

TOWN OF SOUTHLINGTON
INLAND WETLANDS AND WATERCOURSES AGENCY
196 N. MAIN STREET, SOUTHLINGTON, CT 06489

To: Southington Inland Wetlands/Watercourses Agency
From: David Lavalley, Asst. Town Planner/Environmental Land Use Planner
Re: IW #1294/ S #1330 -Curtiss Street Industrial Subdivision
Date: 10/04/21

Asst. Town Planner's Checklist

1. Can the detention pond outlet be swapped to the north side thereby avoiding the grading within the Upland Review Area?
2. Is a sidewalk waiver being requested?
3. Any debris within/around wetland should be removed.
4. All plantings shall be native in origin.
5. The term "Industrial Park" is specific to certain developments which this does not seem to conform to, can the name be changed?
6. Throughout the entire development, please provide erosion controls at the toe of slope associated with grading around the buildings.
7. Lot 1 should show the building pulled back at least 10' from the buffer to allow for construction.
8. Signage approval will be separate.
9. Outside storage approval will be on a lot by lot basis under Site Plan review.
10. Is the site phased? If not, a Special Permit will be required (4 acres or greater).
11. All slopes greater than 3:1 should be matted and seeded with hydroseed.
12. The level spreader should be either stone or permanent geotextile fabric with a rip-rap strip at the toe of slope.
13. Do all standard lots meet the 100' frontage? Is Lot 8 the only rear lot?
14. Lot 7 will need check dams mid slope in the front yard area.
15. CB's on Lot 7 should have straw wattles.

16. The 30' planted buffer will likely apply to the existing house on 120 Curtiss Street as well as the Yorski property to the north.

17. All existing encroachments of material shall be removed from State/Town property, especially along the trail.

18. A Phase 1 will be required.

19. Is a soils report available?

20. How much, if any, material will leave the site?

21. Is the road to be privately owned?

22. The proposed l.o.c. should be staked and inspected prior to clearing.

23. Please respond in writing.