

TOWN OF SOUTHTON
Conservation Commission
Inland Wetland & Watercourses Agency

196 N. MAIN STREET, SOUTHTON, CT 06489

To: Southington Inland Wetlands & Watercourses Agency
From: David Lavallee; Environmental Land Use Planner/Assistant Town Planner *DL*
Re: IW #1282 – Lovley Development, 45 Pacer Lane
Date: 9/25/20

This site was previously farmed and is quite sandy. A watercourse runs along the western property line but is not proposed to be disturbed. The actual crossing is off site behind rear lots located off of Crispino Drive; the tie-in will head south onto Southfork Circle. I have attached a clearer map. The line will cross just south of the green hatched easement and run down property of 42/52 Southfork Circle to the street then extend into this parcel.

1. It appears a new sewer easement will be needed.
2. All dewatering shall incorporate filter bags on discharge hoses.
3. New water quality basins shall incorporate non-invasive native plantings.
4. All outlets from basins should have a low stone berm in front of outlet.
5. A stone filter berm should be put in the basin in the pinch point behind Unit #8.
6. Erosion controls are needed along the top of the stormwater area behind Units 7-10.
7. All greenspaces should be established first immediately after drainage is installed; hydroseeding, filter berms, and tackifier should be provided.
8. Waddle rings should encircle the bottom contours of all greenspace low points.
9. A landscaping plan by either a Landscape Architect or Engineer is required.
10. A conservation easement is required for 20% of green area.
11. Please review the required distance between units.
12. The stormwater area is required to be landscaped.
13. Please respond in writing.