


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

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

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 NDDB 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.