Staff Report
Application #IWW/M 10994-20
225 Greens Farms Road
Prepared 6/3/20, Revised 6/8/20
Public Hearing: June 17, 2020

Application Request: The applicant is requesting to amend wetland map # G06. The Current Town of Westport Wetland map shows no wetland boundary on the parcel.

Soil Scientist for Applicant: Scott D. Stevens, Soil Science and Environmental services, Inc.
Soil Scientist for Town of Westport: Aleksandra Moch, Soil & Wetland Scientist

Plan reviewed:
"Improvement Location Survey Prepared for 225 Greens Farm Road LLC, Westport, Connecticut", Scale: 1"=30', dated April 3, 2020, prepared by Edward J. Frattaroli, Inc

Wetlands Description:
Soil Report - prepared by Scott D. Stevens, Soil Science and Environmental services, Inc., dated October 8, 2019, identified the following **wetland** soils occurring on the property;

Aquents (Aq): This soil type generally has less than two (2) feet of fill over naturally occurring poorly or very poorly drained soils, or are located where the naturally occurring wetland soils are no longer identifiable, or the original soil materials have been excavated to the ground water table within twenty (20) inches of the soil surface, have an aquatic moisture regime and can be expected to support hydrophytic vegetation.

Leicester fine sandy loam (4): This soil occurs on upland drainageways and depression landforms. The parent material consists of melt-out till derived from granite, schist, and gneiss. The drainage class is poorly drained. This Leicester soil has a seasonal high water table at a depth of about 6 inches from fall until late spring. Most areas of this soil are wooded. The seasonal high water table limits this soil for community development; sites for on-site septic systems commonly need extensive filling and require special design and installation. Where suitable outlets are available, footing drains help prevent wet basements. Using siltation basins and quickly establishing plant cover help to control erosion and sedimentation during construction. Even when drained, the soil remains wet for several days after heavy rains. Wetness make this soil poorly suited for trees. The shallow rooting depth to the seasonal high water table causes the uprooting of many trees during windy periods.

Non-wetland soils were identified as:
Hinckley gravelly sandy loam (38): This excessively drained soil is on terraces, kames and eskers in valleys. The hazard for erosion is severe. The parent material consists of sandy and gravelly glaciofluvial deposits derived from schist, granite, and gneiss

Sutton fine sandy loam (50): This soil consists of gently sloping, moderately well drained glacial till found in slight depressions and on the sides of hills and ridges.

Canton Charlton fine sandy loam (60): This component occurs on upland hill landforms. The parent material consists of melt-out till derived from granite, schist, and gneiss. The drainage class is well drained

Udorthents-Urban land complex (306): This component occurs on urban land, cut, fill, or spoil pile landforms.

Udorthents, smoothed (308): This component occurs on leveled land and fill landforms.

Property Description and Facts Relative to the Map Amendment Application:

- The pre-existing house and barn onsite were demolished in 2016.
- The property is 2.93 acres (127,631 sq. ft.) in size.
- It is predominately located in the Sherwood Mill Pond watershed. No flood zone is associated with this property.
- The property is **not** within the Aquifer Protection Overlay Zone.
- Property does **not** exist within the Coastal Areas Management Zone.
- The Waterway Protection Line Ordinance boundary is 15' from the edge of flagged wetlands.
- The Current Town of Westport Wetland map shows no wetland boundary on the parcel.
- The flagged wetland area is **4,033 sq. ft.** as determined by the surveyor email dated June 5, 2020. The wetland are in the location of the former building is **453 sq. ft.** and the wetland in the area near the property line is **4,033 sq. ft.**

Discussion:

The applicant submitted a soils report by Scott D. Stevens dated October 9, 2019 that documents his investigation of the soils on the site. This report identifies the soils listed above. Additionally, Mr. Stevens signed the associated survey, identified above, on April 9, 2020 certifying that the wetland line is "substantially correct" as depicted on the survey.

The Town of Westport retained the services of Aleksandra Moch, Soil & Wetland Scientist, to review the proposed wetland boundary. Ms. Moch conducted an on-site investigation on May 9, 2020. Her letter/report, dated May 9, 2020, supports the findings of Mr. Stevens. The report states that the property was sampled in numerous locations. Ms. Moch agrees with the southeastern corner flagging and comments that the old foundation pit in the center of the site intercepts the ground water table and is an example of a man-made wetland/watercourse with the presence of hydrophytic vegetation.