

January 28, 2021

Town of Somers Conservation Commission

Subject: Swimming Pool Installation at 233 Ninth District Rd

To Whom It May Concern,

The information below pertains to the wet-lands application for 233 Ninth District Rd. The application has been filed by Juliano's Pools on behalf of the homeowner, Ken Albert. The application is being filed per the request of the Town of Somers to ensure wetlands compliance.

At A Glance

Homeowner: Ken Albert

Address: 233 Ninth District Rd Somers, CT 06071

Phone: 860-836-4715

Project: Construction of 16 x 32 rectangle inground pool, including patio and 4' safety fence with self-closing and self-latching gate

Location of Pool/Fence: See attached plot plan. There will be no disturbance within the wetland designation, the area of disturbance will not be greater than 20' around pool edge

Materials: All trucked away by Juliano's

Significant Event Q/A

- Will the proposed activity involve the deposit or removal of material in or near a regulated area?
Minimum of 36' Away from wetlands.
- Will the proposed activity change the natural channel or inhibit the natural dynamics of a watercourse system? **No**
- Will the proposed activity cause any decrease in the natural capacity of a wetlands or watercourse to: support desirable fisheries, wildlife, or other biological life; prevent flooding; supply water; assimilate waste; facilitate drainage; or provide recreation or open space? **No**
- Will the proposed activity cause turbidity, siltation or sedimentation in a wetlands or watercourse? **No**
- Will the proposed activity diminish the flow of a natural watercourse or the groundwater levels of the regulated area? **No**
- Will the proposed activity cause or have the potential of causing pollution of groundwater, a wetlands or watercourse? **No**
- Will the proposed activity create conditions that may adversely affect the health, welfare and safety of any individual or the community? **No**
- Will the proposed activity destroy a wetlands or watercourse? **No**
- Will the proposed activity have a major effect or substantial impact on the area for which this application has been filed or on another part of a wetlands or watercourse? **No**

Construction Approach

Throughout the construction process at 233 Ninth District Rd, Juliano's Pools will use the utmost care to ensure there is zero impact to the nearby wetland area.

The following is an explanation of the various phases of the construction process, the safeguards that will be in place to protect the regulated area, and the type of equipment which will be used for the construction of the Inground swimming pool.

Phase 1 – Excavation

Prior to the start of any excavation, Juliano's Pools will meet all CT Guidelines for Erosion and Sediment Controls. Juliano's Pools will properly erect silt fence and place hay bales as needed to stop any erosion into the wetland area/buffer. The silt fence will be carefully toed in and hay bales will be staked into the ground with wooden plow stakes.

Excavation of the pool will be done by Juliano's Pools. We use no subcontractors for excavation; therefore we are able to better control the project and ensure all workers are aware of the nearby wetland buffers. A Gehl 802 excavator will be used during the excavation phase. Juliano's Pools has an in-house mechanic who meticulously goes through the machine, to ensure there are no oil leaks or leaking hydraulic hoses, on a regular basis. This excavator is also equipped with rubber tracks to help reduce the amount of grass that is torn up and eliminates damage to any paved road.

To reduce risk of erosion, all excess material during excavation will be hauled away, not stock-piled on-site. As the pool is being dug the material is loaded directly into a truck without the material ever hitting the ground. This excess material will be hauled away by a tri axle dump truck.

Phase 2 – Wall Erection

During this phase of construction, no equipment will be used. The only vehicle entering the property will be a concrete truck to pour the footing for the pool.

Phase 3 – Electrical Work

A mini excavator with a 1' wide bucket and rubber tracks will be used to dig the trench for the electrical conduit from the house to the equipment.

Phase 4 – Plumbing

No equipment will be used during this phase

Phase 5 – Vermiculite Pool Bottom

A small paddle mixer will be used to mix the vermiculite.

Phase 6 – Liner Installation

No equipment will be used during this phase

Phase 7 – Pool Backfill

To backfill the pool, we will use a Takeuchi skidsteer. This machine has rubber tracks on it to minimize impact on any areas where it travels. Any sand needed to backfill the pool will be brought in by Tri axle dump truck and spread immediately, no stock piling of material will be done.

Phase 8 – Pool Decking / Fence / Landscaping

After the pool is backfilled the concrete decking will be poured. For this, a concrete truck will once again access the property to pour the concrete. Once the concrete is completed, we will come back to fine grade the yard. To do this grading we will bring in the Takeuchi skidsteer again. During this phase we will also be spreading topsoil. The silt fence and hay bales will stay in place until grass is established.

The fence will be installed once the grading is done so it can be set to the proper height.

Phase 9 – Pool Operation/Maintenance

Ongoing pool operation and maintenance will have no impact to the property or wetlands. We own water trucks and can haul away water in the fall when we pump approximately 6” of water out of the pool for winterization. This water can be repurposed and put into other new swimming pools.

In conclusion, Juliano’s Pools will exercise a tremendous amount of care to ensure that there is no negative impact to the regulated area throughout the construction process. The biggest reason we can ensure this is that we unprecedently haul away ALL material leaving only a virgin ground hole. We have been installing inground pools for 20 years with many of them being within regulated wetlands area. Juliano’s has successfully sought over 100 permits with similar or greater wetland intrusion in Hartford, Tolland, Windham, Middlesex, New Haven, and Litchfield counties in Connecticut. All such jobs were executed professionally and flawlessly.

If you have any questions, please feel free to contact Brian Juliano (Owner/Founder) on his personal cell phone day or night at (860) 729-6869 or me at (860) 870-1085.

Sincerely,



Bryan Cormier Project Manager