

## **SUP-2**

### **FILLING AND REGRADING ON REZONED PORTION OF 40 HALLIE LANE**

Checklist of standards, paraphrased and quoted from the regulations

#### **Overview of the site plan**

- A. Location of area to be excavated or filled and proposed commencement and completion dates.
- B. A detailed statement of the nature, extent, timing and purpose of the operation.
- C. Depth of existing topsoil at various locations.
- D. Depths to water table before and after the operation.
- E. Proposed truck routes. Access and egress to and from the property must be at least 100 feet from side and rear lot lines.
- F. Proposed truck circulation within the property.
- G. Existing and proposed drainage on the premises.
- H. Proposed measures for control of runoff, soil erosion and sedimentation.
- I. Existing topographic contour lines on the premises and proposed final contour lines resulting from the intended excavation, removal or filling, shown on a map, drawn to scale of not more than 40 feet to the inch, and with contour intervals of no greater than five feet. Contour lines must be shown for all areas within, and within 100 feet of, the site of the proposed excavation, removal or filling.
- J. All existing buildings or structures on the site and any buildings, structures or uses being applied for.
- K. Surrounding properties and streets.

#### **Criteria for Approval**

- (1) The activity will not result in the creation of any sharp declivities, pits or depressions, soil erosion, soil fertility problems or permanently depressed land values, or create any drainage or sewage problems or other conditions which would impair the use or reuse of the property or neighboring property in accordance with these Zoning Regulations or which would create

a nuisance.

- (2) The activity will be in harmony with the general purpose and intent of these regulations and shall not have an adverse effect on any existing or potential surface water or groundwater supplies.
- (3) The premises will be excavated and graded in conformity with the proposed plans as approved.
- (4) During the period of excavation and removal, adequate barricades and/or woven fences with middle posts, four feet in height, will be erected for protection of vehicles and pedestrians.
- (5) No heavy equipment other than for digging, leveling, loading and carting excavated material shall be used on the site, and no material will be processed on the site.
- (6) At all stages of operation, proper drainage will be provided to avoid the occurrence of stagnant water and to prevent interference with and contamination of surface water and groundwater.
- (7) During and after the excavation, removal or filling, the site will be cleared of debris.
- (8) Silt and sediment shall not be permitted to run off the site and settlement basins will be used to control sedimentation.
- (9) All arable soil from any excavation or fill area will be set aside and retained on the premises, and shall be respread over the affected area and permanently seeded upon completion of the entire operation or any part thereof.
- (10) No excavation will be conducted nearer than 100 feet from any property line, except that in two locations, activity will be 10 feet from two abutters, Fiore and Schlafstein, both of whom have approved the activity.

Notwithstanding the foregoing provisions, the Commission may allow any buffer area to be crossed by a driveway or other accessway not to exceed 28 feet in width and as close to 90° through the buffer area as possible if such access is necessary to allow the conduct of the proposed activity, or if it would be more reasonable and prudent than any alternative access. The length, cost, location and other characteristics of any alternative access may be considered by the Commission in determining whether such access would be more reasonable or prudent.

- (11) Earth products removal operations will not involve excavation to a depth any closer than five feet above the site's high-water table.
- (12) There will be no generation of dust on access roads or driveways because there is no removal. The experienced contractors will minimize noise, flying dust and rocks, both on and off the premises.

- (13) Upon completion of an approved operation, the final grades in any area excavated or filled shall not be steeper than three to one (3:1), horizontal to vertical, or whatever lesser slope is necessary to maintain stability under particular soil conditions, and this area shall be covered with not less than six inches of topsoil, and, unless put under cultivation, it shall be treated with two tons of lime per acre, 1,000 pounds of 10-10-10 fertilizer per acre and permanently seeded. A permanent grass mixture will be planted on the restabilized area. These plans will be referred to the Tolland County Soil Conservation District for recommendations.
- (14) Machines and trucks working in, to and from the pit area will be properly muffled and covered at all times.
- (15) All trucks shall be required to take the shortest distance to a state road.
- (16) Topsoil or loam shall not be removed from any property.
- (17) The site will be subject to continuously conform to the State of Connecticut Guidelines for Soil Erosion and Sediment Control, as amended.

#### **Blasting; operation standards and hours**

- A. N/A no blasting
- B. N/A no blasting
- C. There are no wetlands or watercourses within 50 feet of the excavation
- D. No excavation and related activity will take place on any Sunday or any legal holiday; or earlier than 7:30 a.m. nor continue after 5:30 p.m. Monday through Friday; or earlier than 8:00 a.m. nor continue after 12:00 noon on Saturday. There will be no processing of earth products.

The estimated cost of the work for excavation, sedimentation and erosion control, stabilization, and final establishment of the lawn area is \$97,767 total for SUP-1 and SUP-2.

- A. The applicant will post security in the amount equal to the cost as estimated, plus a contingency of 20% of that amount and will be filed with the Town Planner in a sum and form satisfactory to the Town Engineer, Town Attorney and the Commission