

Amy L. Eastman

40 Hallie Lane

Special Use Permit

Article XII

Earth Removal and Filling

Description of the Application

Amy L Eastman is applying for a special use permit pursuant to Article XII Earth Removal and Filling of the Somers Zoning Regulations to undertake the excavation, removal, and filling at the property she owns at 40 Hallie Lane. The proposed work will include breaking up rock ledge of approximately 9,650 yd.³ and removal of that material to the abutting, conjoined parcel at 42 Hallie Lane, also owned by Amy L Eastman. The 40 Hallie Lane property will be landscaped with topsoil to create a lawn area.

It is proposed that the excavation of the rock be accomplished by two different means. First, the portion closest to the house of approximately 1,500 yd.³ will be broken up by drilling 3 inch holes on 3 foot centers 4 feet deep and then inserting a hydraulic device that will fracture rock. The balance of the rock, approximately 8,000 yd.³, is proposed to be excavated by blasting. The hydraulic fracturing creates very little noise off-site; the actual breaking of the rock cannot be heard off-site. The blasting is proposed because it can be done far more quickly and the periods of potential noise are minimal. Blasting has proved on the site to be the most expeditious, economical, and least impactful of any method of excavating the rock.

The attached grading plan describes the work to be done. Soil erosion and sedimentation controls are provided and will be properly maintained.

The excavation of the rock, if the combined hydraulic fracturing and blasting processes used will take approximately two weeks. If blasting is not permitted, the hydraulic fracturing will take approximately eight to twelve weeks. Relocation of the excess material to the adjoining lot that 42 Hallie Lane will be done concurrent with the excavation work.

The removal of the excess material to 42 Hallie Lane will be permitted pursuant to the settlement of litigation involving the Zoning Board of Appeals, which settlement is anticipated to be implemented within the next two to three weeks. The approval of the Zoning Commission will necessarily be conditioned upon the entering of the settlement in the Zoning Board of Appeals appeal.

- A. Location of area to be excavated or filled and proposed commencement and completion dates.

See grading plan. Expected completion date is December 31, 2020.

- B. A detailed statement of the nature, extent, timing and purpose of the operation.

See above.

- C. Depth of existing topsoil at various locations.

0 inches on exposed ledge, up to 4-6 inches in wooded areas.

- D. Depths to water table before and after the operation.

TBD.

- E. Proposed truck routes. Access and egress to and from the property must be at least 100 feet from side and rear lot lines.

Existing access on an easement from Mountain Road, less than 100 foot setback. Variance to be granted subject to the importation of fill on that access is limited to a single 30-day period.

- F. Proposed truck circulation within the property.

Within cleared areas as shown on the grading plan

- G. Existing and proposed drainage on the premises.

See grading plan.

- H. Proposed measures for control of runoff, soil erosion and sedimentation.

See grading plan.

- 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.

See grading plan, generally. Final topography for areas filled TBD before Zoning Commission review.

- J. All existing buildings or structures on the site and any buildings, structures or uses being applied for.

N/A/

K. Surrounding properties and streets.

See grading plan.