



## **ANDOVER INLAND WETLANDS & WATERCOURSES COMMISSION APPLICATION FOR PERMIT SUPPLEMENT**

### **8. PROJECT DESCRIPTION**

Jean-Mark Bade is proposing to renovate and construct an addition to the existing single-family home located at 344 Lake Road. The work will consist of the following:

- Construction of an addition to the east side of the existing house. The new structure will match/extend the northern face of the existing structure and will have approximate dimensions of 24' wide by 36' deep.

The proposed project consists of a minor modification to the original plan approved by the Andover Inland Wetlands and Watercourses Commission (IWWC) on April 17, 2018.

### **DESCRIPTION OF REGULATED AREA & ACTIVITIES**

Application No. IWW-1415-04 was approved by the IWWC at the April 17, 2018 Special Meeting for the previous property owner. The approved plan included the following items:

1. Construction of an addition to the existing house & garage
2. Selective clearing and establishment of groundcover
3. Construction of a repair septic system compliant with Health Code
4. Relocation of an existing Town-owned drainage pipe through property.

Prior to completing all work associated with the approved plan, the previous owner sold the property. Work completed prior to sale included the installation of a code compliant septic repair for the existing 3-bedroom home. The septic repair complied with the CT Public Health Code, was approved by the Eastern Highlands Health District, and the Andover Wetland Agency John Valente was notified of the work.

The proposed modification consists of the construction of a smaller house addition than originally approved by the Commission in generally the same location. The renovated house will have 3 bedrooms instead of 4 and will connect to the recently installed septic system. Activities within the regulated area include:

No work is proposed directly within a wetland or watercourse.

The entire property is located within the 200' Regulated Area from the Ordinary High-Water Mark of Andover Lake. Therefore, all activities for this project are located within the Regulated Area. The total area of disturbance within the Regulated Area is approximately 0.14-acres and consists of the following:

- Installation of construction access drive and installation of erosion controls
- Removal of existing elevated concrete stoop along eastern face of house
- Excavation and installation of concrete foundations for addition
- Construction of house addition
- Finish grading, placement of topsoil, seed, and mulch.
- Removal of erosion and sedimentation controls when vegetation is established.

## **9. PROPOSED EROSION AND SEDIMENTATION CONTROLS AND OTHER MANAGEMENT AND MITIGATION MEASURES**

The proposed site improvements are fully contained within appropriate erosion and sedimentation controls designed in accordance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control. The controls will consist of:

- Ani-tracking apron at the proposed construction entrance
- Installation of silt fence downgrade of all disturbance areas. A secondary row of silt fence or haybales will be installed parallel with Amston Lake.
- Soil stockpile area

### **ALTERNATIVES**

As stated in the original permit approval, one of the primary functions of the plan was the installation of a repair septic system, designed and constructed in accordance with the Public Health Code (Code). A septic repair for the house was installed in August of 2019. The installed repair septic system meets the minimum requirements of the Code, is located within suitable soils, and maximized separating distances to the lake meeting the intent of the original plan. The proposed house footprint has been slightly reduced and shifted further from the lake to provide adequate separating distances to the recently installed repair system.

There are no prudent or feasible alternatives which would cause less or no environmental impact to the adjacent wetlands or watercourses as compared to the approved or proposed plan. Impact to the regulated areas will be minimized through the following management and mitigation measures.

### **MANAGEMENT & MITIGATION MEASURES**

Management measures will consist of both short-term and long-term measures.

- Short-term measures will consist of the installation of proper E&S controls.
- Long-term measures included in the original approved application have been completed.
  - Selective clearing of trees was completed during the septic repair to allow partial sunlight to the ground surface and promote the establishment of ground cover and native vegetation. Ground cover has been sufficiently established.
  - Vegetated areas disturbed during construction will be revegetated.

Mitigation measures consist of the installation of rain barrels at each gutter downspout to collect and treat ¼" of rainfall from the new roof areas in accordance with the original permit conditions.

The original plan proposed to relocate the existing Town-owned drainage pipe through the property to accommodate the repair septic system. Relocation of the drainage pipe was determined to be neither feasible nor prudent, and an alternate location for a code compliant septic repair was identified that provided adequate separating distance to the pipe. The pipe no longer needs to be relocated and the associated work has been eliminated from the proposed plan.