



Town of Hamden Planning Department

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December 11, 2020

North Haven Inland Wetlands Commission
Memorial Town Hall
18 Church Street
North Haven, CT 06473
c/o Land-Use Administrator Alan Fredricksen

Re: Application # 120-06....construction of a school at 5100 Ridge Road, North Haven

Dear Chairman Bumsted and Honorable Commission Members:

It has very recently come to my attention as Chair of the Hamden Inland Wetlands Commission that the North Haven IWC is currently reviewing a wetlands application for the construction of a school at 5100 Ridge Road on a parcel that abuts the Hamden/North Haven town line. A review of the plans submitted by the applicant indicates the presence of inland wetlands on both sides of the municipal boundary.

If you decide to approve this application, we would respectfully request that the North Haven IWC protect nearby wetlands located in the Town of Hamden by requiring the creation of a 5100 Ridge Road buffer area that is consistent with Town of Hamden regulatory standards. Our Hamden Inland Wetlands & Watercourses Regulations call for the creation of 100-foot non-disturbance buffer zones whenever this is feasible and practical. Those regulations also require the installation of inland wetland conservation area markers along the boundary line of whatever buffer is ultimately approved by the Hamden IWC. We would therefore encourage the installation of markers along the boundary of any buffer area that the North Haven IWC establishes for the protection of Hamden wetlands.

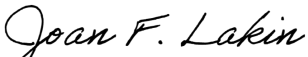
I am making this request on behalf of the Hamden Inland Wetlands Commission in furtherance of its stewardship over Hamden's wetland resources. The following excerpts from the Town of Hamden Inland Wetlands & Watercourses Regulations are directly relevant to our request:

10.2.k. *A Non-Disturbance Buffer Zone is a necessary part of any permit in order to separate construction, development or other regulated activities to prevent harm to the regulated area. Therefore, the Agency shall require, at a minimum, a Non-Disturbance Buffer Zone encompassing the land area one hundred (100) feet from any wetland or watercourse as a condition of granting wetlands permits unless the applicant demonstrates through substantial evidence in the record that such activity within the 100-foot non-disturbance area does not pose an impact to the regulated area. Factors to be considered in determining the appropriate width of a buffer zone include but are not necessarily limited to the presence of steep slopes, the intensity of adjacent land use, soil erodibility, the size and characteristics of a watercourse (e.g. intermittent versus perennial), vegetation types and conditions, and whether the wetland/watercourse/floodplain is a tributary to a public water supply reservoir or lies within a public water supply watershed. The buffer zone shall be protected from site disturbance during and after construction and native vegetation shall be left in place to the maximum extent feasible. Therefore the extent and protection of the Non Disturbance Buffer Zone will be considered in the deliberations. Future applications seeking alteration of any Non-Disturbance Buffer Zone may be considered and approved by the Agency only upon determination of a substantial change in circumstance warranting such alteration. Buffer zones may also be protected using deed restrictions or Conservation Easements as mitigation for regulated activities.*

11.9.g *The boundary of the Non-Disturbance Buffer Zone(s) adjacent to permitted construction, development, or other regulated activity shall be marked at every thirty-five foot interval (unless otherwise directed by the Agency) using such materials, writing, and/or medallions as the Agency may direct.*

We wish to thank the North Haven Inland Wetlands Commission for any consideration that you can give to our request. If you have any questions about Hamden's IWW regulations or about the aforementioned non-disturbance provisions in the Town of Hamden, feel free to contact Hamden's Inland Wetlands Officer, Tom Vocelli, at 203-281-6289.

Sincerely,



Joan F. Lakin - Chair

Hamden Inland Wetlands Commission

cc via e-mail:

Dan Kops – Town Planner

Matt Davis – Assistant Town Planner

Tom Vocelli – Inland Wetlands Officer

Natalie Barletta – Clerk of the Commissions

HIWC members