APPLICANT: Steve and Diane Lanney
ADDRESS: 13 Sears Lane

NARRATIVE:

The proposal consists of the construction of a new single-family residence on the subject property known as 13 Sears Lane. The property is located within the R-1 Zoning District and is bounded by Lake Pocotopaug on its easterly side. The property was previously developed as a single-family residence, however the former structure was burned and demolished in 2013. The proposed residence will be served by public sewer and a new private well.

The proposed development requires the temporary disturbance of 0.30 acres (13,500 square feet) within the 200-foot Upland Review Area associated with Lake Pocotopaug. The proposed disturbance includes the excavation and construction of the new residence, demolition of the existing paved driveway and installation of a new paved area in front of the garage and house, excavation and installation of the new sewer service, excavation and installation of a new rainwater infiltration system, excavation and installation of a rain garden, and installation of a new drilled well.

SITE SOIL CHARACTERISTICS:

Soil characteristics per the Natural Resources Conservation Service Web Soil Survey on the project site are as follows:

UPLAND SOILS:

(a) **57B – Gloucester Gravelly Sandy Loam – 3 to 8% Slopes.**

The Gloucester series consists of somewhat excessively drained, sandy and gravelly melt-out till derived from granite and/or schist and/or gneiss. Gloucester soils are found on the landscape on dry till uplands. Slopes are 3% to 8%.

The soil horizon generally consists of: 0" – 4" fine sandy loam; 4" –12" gravelly sandy loam; 12" – 25" very gravelly sandy loam; 25" – 35" very gravelly loamy coarse sand; 35" – 60" very gravelly loamy coarse sand.

The depth to bedrock is typically greater than 80". The depth to water table is typically greater than 80". Saturated conductivity is high to very high. Glouceseter soils are classified as Hydrologic Soil Group A.