

SOUTHEASTERN CONNECTICUT COUNCIL OF GOVERNMENTS

5 Connecticut Avenue, Norwich, Connecticut 06360
(860) 889-2324/Fax: (860) 889-1222/Email: office@seccog.org

October 21, 2020

To: Mr. Sam Giavara
Mr. Andrew D'Amato

CC: Mr. Charles Grant III, Town of Franklin First Selectman
Mr. Ron Chalecki, Franklin Zoning Enforcement Officer
Ms. Sherry Pollard, Franklin Land Use Administrator
Mr. Tom Weber, Franklin Building Official
Franklin Inland Wetlands and Watercourses Commission
Franklin Planning and Zoning Commission

From: Ms. Carly Holzschuh, AICP, Planner/SCCOG, Wetland Enforcement Officer

Subject: Application #18-03, Franklin Hills Estates and Country Club Site Conditions and Inspections

The Franklin Hills Estates and Country Club site is not in compliance with Condition 1 of the IWWC permit granted 5/30/2019:

- 1. That the *Applicant* retains a qualified engineer to act as the site monitor throughout the site construction elements of this project *until such time that all disturbed areas have been fully and permanently stabilized* [emphasis mine]. This site monitor should make daily inspections during periods of active construction, weekly inspections during less active periods of construction, and inspections immediately following all rainfall events in excess of ½ inch. The site monitor shall provide reports to this Commission, and the Planning and Zoning Commission, in writing, on a timely basis, outlining, site observations made, project progress, recommendations provided, and corrective actions satisfactorily implemented by the site contractor. Copies of this report shall also be provided to the project owner, Town Engineer, Wetlands Agent, SECCOG, and First Selectmen.
- 4. The applicant shall deposit \$25,000 cash with the Town Treasurer to cover *adjunct Town Staff Site Inspections* [emphasis mine] with monthly billing statements provided for the expended inspection activity such that at no time shall no less than \$5000.00 in cash reserve remain on hand and immediately available to the Town to pay for such Town inspection costs.

The Town of Franklin considers this to be an active (if stalled) construction site, due to the use of temporary E&S controls used during construction such as silt fences. These temporary

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construction E&S control measures need to be monitored after 0.5” rainfall events and need occasional maintenance. The Town of Franklin has been contracting Boundaries LLC to inspect the site after 0.5” rainfall events and paying their invoices using a fund meant to cover adjunct, not regular, inspections as needed by Town Staff. Per the conditions of approval, this is a responsibility of the applicant.

According to our latest site inspection report from Boundaries LLC, the temporary E&S control measures are currently in good repair with ample storage capacity, and portions of the site have good vegetative cover.

The applicant may either:

- Hire a third-party engineering firm to take over the ongoing rainfall event site inspection role as per the conditions of approval.
- Hire a third-party engineering firm to evaluate the site status and provide details on what is necessary to fully and permanently stabilize the site. When the site is fully stabilized and temporary E&S controls are no longer needed, then ongoing site inspections can be postponed until work resumes.

Please let me know within 30 days how you will proceed. I can be reached at (860) 889-2324 if you have any questions.

Carly Holzschuh, AICP

Ron Chalecki, ZEO

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