

Executive Summary

The owners of 130 Topstone Road, Redding, CT propose to subdivide an existing undeveloped lot into 3 building lots, and a portion of land to remain undeveloped. Lots 1 & 2, which have frontage directly on Topstone Road, will consist of a single-family residence, pool, patio and driveway. Lot 3 will be a rear lot accessed by a 16' wide common driveway that will provide access to Lots 1 & 2 in addition to Lot 3, and will consist of a single-family residence, detached storage garage and driveway. All structures have been located outside the 100' upland review area for the on-site wetlands. The only proposed disturbance within the upland review area is grading associated with the two rain gardens located to the west of the residences on Lots 2 & 3 and there will be no disturbance beyond the delineated wetland line. Improvements are limited to the areas related to the construction of the above-listed structures and lawn areas outside the delineated wetlands as shown on the site plans prepared by LANDTECH.

The property is 33.4± acres in size, it is located to the south of Topstone Road. There is a significant area of wetlands on the property, which include a portion of Blackmans Pond Brook. The majority of site drains to the wetland area, which bisects the three new building lots and the upland portion of land to remain undeveloped.