

REVIEW OF PROPOSED MODIFICATION OF EXISTING DRAINAGE EASEMENT
APPLICATION OF KURT REYNOLDS
GIFFORD LANE (08/005-B)
BOZRAH, CT
October 8, 2019

Review Comments prepared by:
Anchor Engineering Services, Inc.

Documents Reviewed (Prepared by Reynolds Engineering Services, LLC):
Application Drawings - 3 Sheets, dated 9/28/18
Historical Mapping – Final Subdivision Plan for Site, last revised 10/5/89

Anchor Engineering has spoken with and reviewed documentation, noted above, provided by the applicant's engineer, Mark Reynold, P.E. and also spoken with Sam Alexander, AICP, Bozrah Town Planner. Our understanding of the existing drainage easement and proposed modification is as follows:

- The easement is depicted on the 1989 subdivision plan noted above. On that plan, the easement is called out and a note on the plan is referenced, although the note does not appear to apply to this easement as the note references a swale to be constructed on lot 3 and this easement is on what was known as lot 2 on the plan.
- A review of the minutes from 1989 during which the subdivision was approved does not include a discussion of this easement or specific intended purpose.
- The easement as situated, impacts the ability of the owner of the lot to develop the non-wetland area in the southeastern corner of the lot, which is adjacent to Gifford Lane, with a single family residence. The easement does not appear to affect the possibility of developing the north/western section of the property, however this would require a wetland crossing with the driveway and soils information for this area is not included to demonstrate viability for septic, etc.
- The applicant proposes to replace the existing 300' x 50' easement, with two easements along the property frontage, one measuring approximately 50' x 50' and the second measuring approximately 140' x 20'.

Based upon the documentation and stated review of the historical records, the intended purpose of the easement is unknown. While that may be the case, it is unlikely that it was established for no reason. A likely purpose of the existing easement might have been to provide a pathway for the installation of a drainage swale or drainage pipe to transmit stormwater flow from Gifford Lane to Bentley Brook, which flows through the wetland tract that bisects the parcel.

There does not appear to be a functional purpose for the two easements that have been proposed to replace the existing easement. The easements as proposed will not serve the hypothesized purpose of the existing easement as stated above.

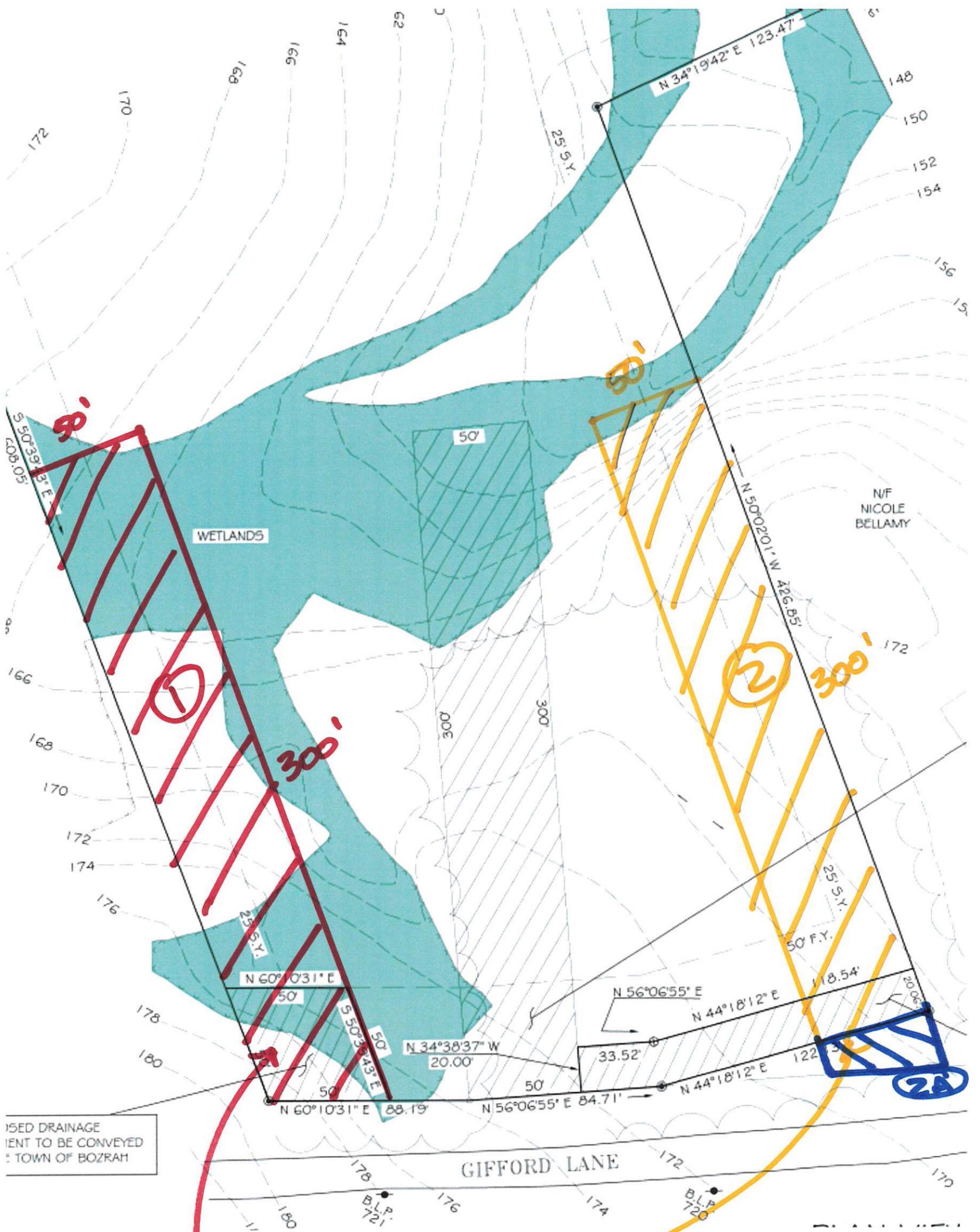
Drainage Easement Modification Review
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Should the Town entertain a modification of the existing drainage easement on this property, we recommend that the new easement allow the Town to maintain access between the property frontage and Bentley Brook so that a future swale or pipe could be installed to direct stormwater flow from Gifford Lane to Bentley Brook in the same manner the existing easement would allow.

We have attached a copy of the engineer's plan for the site showing the existing easement as well as two potential alternative easement configurations. Alternative 1 is along the southwestern property line and Alternative 2 is along the northeastern property line. Pros & Cons of each alternative are as follows:

- The property line along the front of the parcel at Alternative 2 is not the ROW line. An additional easement (2A as shown on the attached sketch) would also be required from the neighboring land owners to make this a viable alternative.
- The existing grades within Alternative 2 would require additional excavation as the elevation rises as you move away from Gifford Lane before dropping steeply towards Bentley Brook.
- Alternative 1 would require more extensive wetlands impacts should a swale or pipe be installed in the future when compared to Alternative 2.

We suggest that the Town consider the provided alternatives in lieu of what was depicted on the applicant's plans. We are available to review any additional information that may be provided and answer any questions the Town may have.



PROPOSED DRAINAGE
 SYSTEM TO BE CONVEYED
 TO TOWN OF BOZRAH

Potential Alternative
 Drainage Easements