



THE OLD STONE HOUSE

TOWN OF GUILFORD

NATURAL RESOURCES DEPARTMENT

50 BOSTON STREET – TOWN HALL SOUTH

GUILFORD, CONNECTICUT 06437

SETTLED IN 1639

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December 15, 2020

To: Guilford Planning & Zoning Commission
CC: Benton Knoll LLC

From: Kevin Magee, Environmental Planner

RE: Non Compliance to Special Permit
Benton Knoll PRD
215 Colonial Road
Guilford, Connecticut 06437
Assessor Map 8 Lot 24

On November 6, 2020, I observed the conservation area at Benton Knoll LLC and noticed that my concerns noted in my October 1, 2019 letter to the commission regarding the special permit modification have not been addressed by the developer. I recommend that the Planning and Zoning Commission take formal action against Benton Knoll LLC to obtain compliance with the following concerns:

1. The Conservation Area has not been cut and is overgrown with invasive plants. The conservation easement document requires any landscaping approved by the Planning and Zoning Commission/Inland Wetlands Commission be cut yearly between November 15th and April 1st. This includes the area of the septic system which should be planted with “New England Wildlife and Conservation mix” as shown on the approved Landscaping and Wetlands Planting Plan.
2. The detention basin located behind 1 Benton Knoll is overgrown with invasive plants which is spreading into the conservation area. Condition 4 of the October 10, 2019 special permit modification approval required that a qualified professional be contracted to assist with the identification and removal of the invasive plants located in the fields, detention basins, rain gardens, and swale, and that these areas be cut yearly between November 15th and April 1st.
3. Trees and shrubs have been shown on the landscape plan but have not been planted yet. These landscape items should have been replanted within one year of the special permit modification to ensure that the trees and shrubs are maintained while the development is being built out.
4. Several of the conservation easement marker post which were installed when construction began on the development are no longer in place. These posts were most likely damaged during site construction and need to be replaced.