

INLAND WETLANDS COMMISSION

TUESDAY, February 9, 2021

ZOOM Meeting

A) Call to Order & Roll Call

B) Appointment of Alternates

Agenda Item C.a.
Action on Minutes of Previous Meeting
Minutes of January 12, 2021

2021 JAN 15 A 8:54

Linda Paradise
TOWN CLERK, ASST

Town of Thompson Inland
Wetlands Commission

815 Riverside Drive North
Grosvenordale, CT 06255
860-923-1852 (Office)

INLAND WETLANDS COMMISSION
TUESDAY, January 12, 2021 7:00PM
ZOOM Virtual Meeting

- A) Call to Order & Roll Call – The call to order was by Chair George O’Neil at 7:00pm via Zoom.
Present: Chair George O’Neil, Marla Butts (Wetlands Agent), Diane Chapin (Treasurer), Francesca Morano, H. Charles Obert (Vice Chair), Amy St Onge (First Selectman), Jason Roach
- B) Appointment of Alternates - None
- C) Action on Minutes of Previous Meeting
- a) Minutes of December 8, 2020 – Per G. O’Neil, with no objection, the minutes stand as read.
- D) Citizens Comments on Agenda Items - None
- E) Applications
- a) Old Applications
1. **WAA20009** Hallet T. Merrick, 0 Plum Road, Assessor’s map 85, block 52, lot 12, construction of single-family home, septic system and portion of home proposed in 100-foot upland review area, stamped received 4/13/2020, issued 1/4/2021, legal notice to be published 1/15/2021, end of appeal period 1/30/2021. – M. Butts says it was published on the 15th and to date there are no appeals, no action required by the Commission at this time.
 2. **WAA20031**, Madison Avenue Investments, LLC, 0 Madison Ave. (Assessor's map 103, block 31, lot 6K, subdivision lot 11), driveway and grading for new single-family home, stamped received 8/3/2020, additional information requested 12/28/2020. – M. Butts received email yesterday regarding the letter she had sent to Mr. Meehan, asking for an explanation for why the driveway was partially built prior to the approved application. The email she received stated they had previously determined there was no need for cross culverts, the driveway was put in place when driveways for lots 2 and 6 were constructed and there were extra materials left over so he thought he could use that on lot 11. The action was not intentional to create a problem. The rest of the driveway to be constructed should not increase the footprint of what is there already. M. Butts said she would bring this to the Commission tonight, her recommendation is to issue an approval for this with the condition that the extent of work is limited to top dressing the driveway with some additional gravel. D. Chapin says she is fine with this, C. Obert says it seems fine. G. O’Neil asks if this possesses any danger to the wetlands, M. Butts says no danger, it looks like it has already been there a while. The site was fairly stable when she went, no evidence of any sediment moving off site. F. Morano asks if they set a precedent by just accepting or if they should have come in to fill out an application prior to completing this work. M. Butts says he had already filled out the application and paid the fee but when she went out to see the site it looked like the driveway had already been roughed in years prior, she recommends that in the future, the Commission might want to put further

thought into any applications Mr. Meehan comes to ask for but there is not much else to do now. M. Butts will issue the approval within the next week or so.

3. **WAA20033**, Madison Avenue Investments, LLC, 0 Madison Ave. (Assessor's map 103, block 31, lot 6R, subdivision lot 18), septic system for new single family home, stamped received 8/12/2020, additional information requested regarding status of drainage easement and stormwater management basin. – Yesterday M. Butts received an email from Norm Thibeault, P.E., he states the survey determined the footprint of the basin is nearly identical to the basin as designed, the bottom of the basin is larger in area which allows a larger storage volume than originally designed, it is his professional opinion that the basin exceeds the design parameters originally approved. As for the drainage easement, it had already been filed on land records last January. M. Butts sent an email to Amy St Onge asking for review by the Town's legal counsel. Counsel noted there were some gray areas in the easement as was written and suggested to write up a revised easement. That revised easement is now being reviewed by Mr. Meehan and his attorneys, once it is reviewed and filed on land records than M. Butts will issue an approval. No action is required by the Commission at this time.
4. **WAA20040**, Laura Hauser, 31 Center St. (Assessor's map 116, block X, lot 8), reconstruction of a single family home in 100-foot upland review area for Little Pond, stamped received by the Town Clerk 9/18/2020 and 10/5/2020 by the Wetlands Office, on hold pending receipt of revised plans. – Approval was issued by NDDH on December 30, 2020, M. Butts just received a hard copy of that plan yesterday. She will be issuing an approval for this application now that she has received the plan.
5. **WAA20043**, Gary Rawson, 0 Logee Rd. (Assessor's map 141, block 17, lot E), construction of a new single family home in the 100-foot upland review area for Quaddick Reservoir, stamped received 10/29/ 2020, under review pending additional information. – On hold pending NDDH approval and also a response from the Natural Diversity Database since it is an area of concern.

b) New Applications

1. **WAA20047** – Town of Thompson, Riverside Drive from Route 200 to Rawson Ave (Maps 61, 63 & 174), reconstruction of sidewalks in DOT right-of-way, received 12/21/2020, under review. – M. Butts reported Janet Blanchette, representing the Town, was not able to attend this meeting. The Town has received a grant from CTDOT to replace the existing sidewalks and catchbasin covers, all of which are in the upland review area. The location of the sidewalks were viewed. M. Butts identified an area of concern due to drainage problems in and around Thatcher Road. This was been review by J. Blanchette. M. Butts will draft a letter for the 1st Selectman to CTDOT asking them to clean their system and determine if any work needs to be done. Money for addressing any problem with the CTDOT drainage system should not come from the sidewalk grant. Diagram for silt sacs to be used in catch basins as sediment control was viewed and discussed. G. O'Neil asks who is responsible for cleaning these and M. Butts states the contractor who is doing the work would be responsible. She notes they are not replacing the catch basins, only the catch basin tops. All of them are located in the pavement on Route 12. M. Butts says she will draft the CTDOT letter and then issue a Wetlands Agent Approval.

2. **DEC21001**, Jason Roach, 23 Center Street (Assessor's Map 116, block X, Lot 9), replacement of existing stone deck and stairs in the 100-foot upland review area for Little Pond for use permitted as of right – maintenance and enjoyment of residential home, stamped received 1/5/2021. – Mr. Roach is present on the meeting; he wants to replace an existing fieldstone patio and stairs that have fallen into disrepair. He would like to use a skid steer to remove the materials. Photos of the existing area where the work is to be done are viewed and Mr. Roach explains where and why the work will be done. M. Butts says he is not changing any grades and it is a small amount of work. She suggested he come in to ask for the request this way, as a maintenance and enjoyment request since it is such a small amount of work. **A motion made by C. Obert to approve this request, seconded by F. Morano. All in favor, the motion carries.**

c) Applications Received After Agenda was Published – IWA21002 – Lisa M. Audette, 0 Robbins Road (map 87, block 53, lot 8A-1), grading and construction of stone ford across an intermittent watercourse / wetland to develop an access for pedestrian and tractor use associated with the construction of a proposed new daycare facility, received by Town Clerk 1/8/21, under review. - This is only being received today, no decision can be made until next meeting. A copy of the storm water management report and site plans were included in the Zoom documents for viewing before next meeting. The only proposed activity in the upland review area is grading to establish a travel way. A stone ford is to go across the intermittent water course / wetlands for use by a tractor and for children to explore across the intermittent watercourse. There will be no grading on the other side as the area is fairly flat. Erosion and sediment control during the cut into the hillside will be the only real concern. This will be discussed further at the next meeting.

F) Permit Extensions / Changes - None

G) Violations & Pending Enforcement Actions

- a) **Cease & Restore Order VIOL20003** Scott Josey, 637 East Thompson Road, Assessor's map 154, block 5, lot 14: filling of wetlands and work within 100-foot upland review area, issued 3/5/2020, hearing and decision 3/10/2020 soils scientist report submitted 5/10/2020 approved, and to be work completed by 9/15/2020. – At the end of October, the soil scientist Mr. Gibson reported upon inspection of the site, it looked like the stone placed across the path filled the crossing, it was not according to plan, and he would talk to Mr. Josey to suggest removal of excess stone in the area to permit discharge in the path. When M. Butts just went out to the site today, it does not look like any changes were made. M. Butts will get in touch with Mr. Josey and find out what happened and why he has not created a stone swale across the path. She also notes it appears as though he is driving a lot of vehicles over the access way.
- b) **VIOL20013**, Adrienne Martin and Joseph Fagan, 208 Linehouse Rd, Assessor's map 36, block 70, lot 4, clearcutting of trees and earth moving work in 100-foot upland review area, Notice of Violation issued 5/14/2020 to remove the slash, pull back the soil along the eastern property boundary to a grade no steeper than 3:1 (i.e. 3 feet horizontal to 1 foot vertical) by 6/1/2020 and immediately following the completion of this work, seed and mulch all disturbed soils, 7/14/2020 granted extension to 10/1/2020 for completion of work. – M. Butts has not been able to look at this site, when she stopped by, the homeowners were not home. There is no new information at this time, this is not a large violation if it is even still there, the backyard looks stable and all of the wood is removed.
- c) **VIOL20033**, Jennifer Burlingame & Robert Lemieux, Jr., 480 Quaddick TownFarm Rd., Assessor's map 158, block 20, lot 8K, filling / earthmoving within 100-foot upland review area and possibly within delineated wetlands. Notice of Violation issued 8/6/2020 to cease any further earthmoving work and by August 20, 2020 provide an explanation for the earth moving work and the reason why an approval was not sought prior to the initiation of work within 100

feet of delineated wetlands. – M. Butts had sent an email to Jennifer Burlingame trying to set up a time to meet at the site and has not received a response. She is going to see if she can gain access to viewing the property from the back side of the Desrocher property rather than from Quaddick Town Farm Road. If there was a filling that occurred, it was most likely not very significant. M. Butts will make another attempt to see and if nothing significant has occurred then she may recommend not to proceed with any further.

H) Other Business

- a) FY21-22 Budget Request – M. Butts recommends keeping the budget request the same as it was last year. She suggests there should possibly be a plan in place on a replacement Wetlands Agent in the following fiscal year. With no objection she will offer last year's budget as the same for this year. G. O'Neil asks if they are on track for the budget this year. He would like to find room for drone services in the budget. M. Butts states a small drone around \$300-400 could probably be provided within the budget. F. Morano says last year has been unique with quarantining and pulling back and that might have resulted in less expenditures, it might make sense to pad the budget by 10% or so in case there are any bigger expenditures if things are able to return back to normal in the next fiscal year. C. Obert is worried Finance may try to cut the budget in some way. Amy St Onge says the budget isn't so massive that if the Commission would like to wait until next meeting to give their decision, she is okay with them taking that extra time to review and decide. C. Obert says the budget isn't very big and they are already willing to tighten things up so that is his concern, people each bring their own priorities to the budget process and if they are only thinking about cutting cost than you end up cutting services. M. Butts will provide monthly budget reports in the Zoom documents for next meeting for the Commission to review before giving their decision.

b) Permit Conditions to Ensure Compliance

1. Procedures to Minimize Water Encroachments during Shoreline Construction – M. Butts has a letter for consideration from Daniel Blanchette regarding permits to be given for construction on the shorelines. There are no current permits pending that fall into this category, but it is a suggestion for the future. After discussing briefly with the Commission, M. Butts will come up with sample language to present at next meeting for the Commissioners to look at for this.
2. Bonding Options by IWC – M. Butts says this is in response to two properties that had bonds released by the Planning and Zoning Commission too soon and an issue arose with one of the properties that she will discuss in the Wetlands Agent Report. She suggests modifying or improving the language in the current IWC regulations regarding bonds. She says there could be the question of why two Commissions would be bonding for the same thing, maybe IWC should be bonding for things such as soil and erosion control instead of PZC. M. Butts would like to know if the Commission would like to consider bonding and if so, what kind of bond? Cashbook bond or surety bond? G. O'Neil discusses the difference between the bonds and letters of credit. He asks for the Commissions opinion on any construction projects that have impacts on actual wetlands. F. Morano says asking for a bond might be beyond the realm of some applicants, D. Chapin agrees, some people are not going to be able to afford a flat fee of say \$10,000 and it may stop people from coming to the IWC for approval prior to doing work to avoid the fee. M Butts states typically bonds would be required by the PZC for road construction, gravel operations or a large-scale development such as a Walmart. M. Butts cannot think of any operations aside from gravel operations and road construction to bond for Wetlands. G. O'Neil spoke with a bond expert today, he said suggesting a personal guarantee to say, "I will do whatever work, by this date, and if I do not, I will pay the difference." M. Butts said there could be some issues with that. This will be further discussed next meeting.

3. Bonding by PZC – This was discussed above, with item 2.

- c) Status of Revisions to Plan of Conservation & Development – M. Butts says the Plan of Conservation and Development text was finalized but due to statutory requirements it has to go out for additional review before it can be adopted. It is now out for public review but the 2020-2030 PoCD have not been finalized yet. Amy St Onge says there is going to be a public hearing, it has to be 65 days after notification to NEECOG and The Board of Selectmen, she believes they are looking at the beginning of March for that hearing.

l) Reports

- a) Budget & Expenditures – Per Treasurer D. Chapin, the Commission has expended \$149.54 for advertising and a face shield, \$14,119.22 is available, they have used 45.2% of the budget to date. G. O’Neil asks about the budget and balance for advertising. D. Chapin says there was \$600 set aside for advertising, they have used \$345.45 and encumbered \$130, there is \$124.55 left, they have used 79.2% of the advertising budget.

- b) Wetlands Agent Report – There has been no change in the status of Court Appeal on Application IWA15029, River Junction Estates, LLC, MS4 Annual Report or Pre-1990 File Destruction.

There was an inspection done on the North Grosvenordale Pond Dam on 12/24/2020 and 12/26/2020, before and after heavy rains and melting snow, done by Steven Sroka, P.E. of Tighe & Bond, Inc. He noted no noticeable changes observed when compared to the pre-storm inspection aside from increased water heights in the impoundment and increased seepage at the intersection of the right primary spillway training wall and downstream masonry wall.

Complaint 20-05 – There is no evidence of manure dumping in the wetlands off of Hiawathia Drive, however upon inspection M. Butts notes it appears there has been recent dumping of brush, leaves and woody debris at the top slope reaching the swamp. M. Butts will be requesting the Public Works Director blocks the entrance to this town owned property and post no dumping signs.

Complaint 20-18 – Structure built in Jerry’s Swamp is under investigation.

Permit IWA19004 – A silt fence was reported to be failing after heavy rains on Christmas at 363 Quaddick Town Farm Rd. Modifications were made to the silt fence by Strategic Commercial Realty Inc. and upon inspection by M. Butts, the modifications were done as she had requested.

3 Building permits were reviewed, Permit #20-481-B, Permit #20-492-B, Permit #20-505-B

Purchase Requisition Status – Pending Payment of \$19.54 to zShield for Covid Protection Device; Paid \$58.80, Stonebridge Press, legal notice for Jasmine IWA20011 and Mileno IWA20041; Paid \$58.80, Stonebridge Press, legal notice for Town of Thompson IWA20044 and Fogarty WAA20045; Encumbered \$40.00, Stonebridge Press, legal notice for Merrick III WAA20009.

J) Correspondence - None

K) Signing of Mylars – None

L) Comments by Commissioners – C. Obert asks if anyone recalls the report that came in from Orla, at the bottom of the page is the logo developed by Economic Development Branding Committee. They are asking all Boards and Commissions incorporate that logo into their letterheads. They have a couple of different options available for Boards and Commissions to choose from. Amy St Onge says the idea is recognition of the image of Thompson, she thinks everyone should eventually transition over to this logo, EDC and Branding did a great job with this logo. G. O’Neil asks if it has been copyrighted, C. Obert is not sure if it has been.

M) Adjournment – **A motion made by F. Morano, seconded by C. Obert, to adjourn the meeting. The meeting was adjourned at 9:01pm.**

Respectfully Submitted,

Ashley Pomes

<<ZOOM RECORDING>>

Topic: Inlands Wetlands Commission

Date: Jan 12, 2021 06:29 PM Eastern Time (US and Canada)

Share recording with viewers:

[https://us02web.zoom.us/rec/share/DWq5n9_Up1QyZUNJO-](https://us02web.zoom.us/rec/share/DWq5n9_Up1QyZUNJO-kNljWCD5ccedRoMKPuyjni5TgXd7WhnuPZ3RChBgAQUHyL.F3ArOYtrMMIPzYJw)

[kNljWCD5ccedRoMKPuyjni5TgXd7WhnuPZ3RChBgAQUHyL.F3ArOYtrMMIPzYJw](https://us02web.zoom.us/rec/share/DWq5n9_Up1QyZUNJO-kNljWCD5ccedRoMKPuyjni5TgXd7WhnuPZ3RChBgAQUHyL.F3ArOYtrMMIPzYJw)

Passcode: .4k!!sja

Agenda Item D.
Citizens Comments on Agenda Items

Agenda Item E.a) 1. Old Applications

WAA20031, Madison Avenue Investments, LLC, 0 Madison Ave. (Assessor's map 103, block 31, lot 6K, subdivision lot 11), driveway and grading for new single family home, stamped received 8/3/2020, issued 1/19/2021, legal notice published 1/29/2021, appeal period ends 2/13/2021..

Agenda Item E.a) 2.Old Applications

WAA20033, Madison Avenue Investments, LLC, 0 Madison Ave. (Assessor's map 103, block 31, lot 6R, subdivision lot 18), septic system for new single family home, stamped received 8/12/2020, on hold pending acceptable language for drainage easement.

[Reply](#)[Forward](#)[Delete](#)**Application WAA20034, Madison Avenue Lot 18 [Fwd: Madison Ave --> Drainage Easement]****Date:** Today, 12:51:33 PM CST**From:** wetlands@thompsonct.org**To:** [Amy St.Onge, 1st Selectman](#)**Cc:** [Richard Benoit, Director DPW](#) [Cynthia Dunne, ZEO](#) [Tyra Penn-Gesek, Planning Director](#) [George O'Neil, IWC Chair](#) [Text \(1 KB\)](#)

Hi Amy, Do I have your permission to forward Attorney Roberts's email to Madison Avenue Investments LLC? If yes, then I will advise them that once this easement is executed and filed on the land records I will issue Wetlands Agent Approval WAA20034 for the construction of the single family home on Subdivision Lot 18 that is to be encumbered by this revised easement. This new easement language is much more explicit than the one that is current recorded in Vol 950, Page 325 in the land records (copy attached).

For future reference I suggest that applicants / developers be required to submit the language for any proposed drainage easement to the Town for a legal review and approval before filing such easements on the land records. Perhaps there is a place for such a requirement in the subdivision regulations currently under review for revision.

I await your reply. - Marla

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Marla Butts
Thompson Wetlands Agent
860-923-1852, Ext. 1
wetlands@thompsonct.org

 [Text \(1 KB\)](#)

[Attachment stripped: Original attachment type: "message/rfc822", name: "Forwarded Message"]

 [Text \(1 KB\)](#)

[Attachment stripped: Original attachment type: "application/pdf", name: "Easement for Drainage system Madison Ave Vol 950 Pg 325.pdf"]

Agenda Item E.a) 3. Old Applications

WAA20040, Laura Hauser, 31 Center St.
(Assessor's map 116, block 30, lot 3A),
reconstruction of a single family home in 100-foot
upland review area for Little Pond, stamped
received by the Town Clerk 9/18/2020 and 10/5/
2020 by the Wetlands Office, issued 1/14/2021,
legal notice published 1/22/2021, appeal period
ended 2/6//2021.

Agenda Item E.a) 4. Old Applications

WAA20043, Gary Rawson, 0 Logee Rd. (Assessor's map 141, block 17, lot E), construction of a new single family home in the 100-foot upland review area for Quaddick Reservoir, stamped received 10/29/ 2020, issued 2/5/2021, legal notice to be published 2/5/2021, appeal period ends 2/20/2021.

Agenda Item E.a) 5. Old Applications

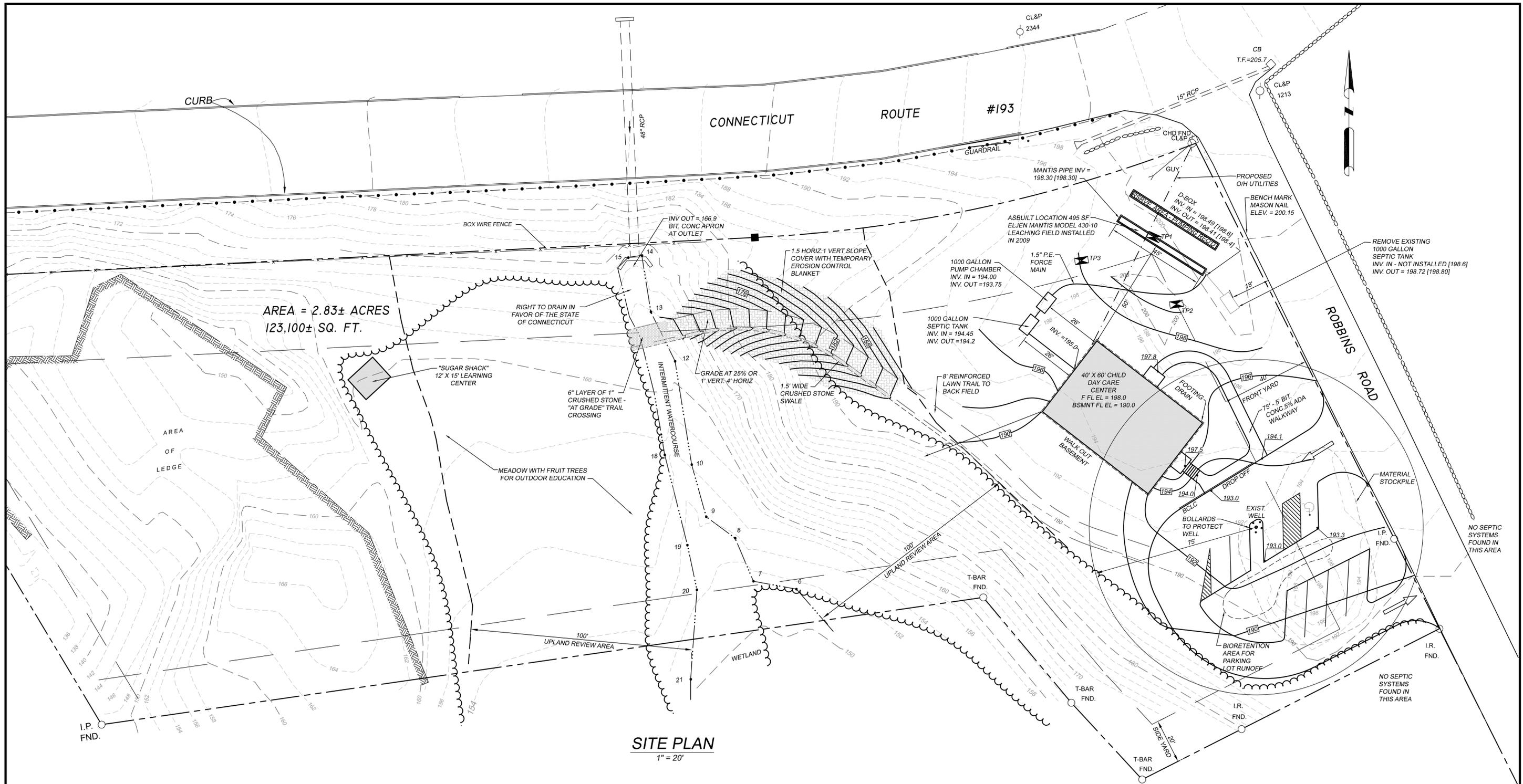
WAA20046, Fred & Josee Rogers, 0 New Road (Assessor's map 154, block 3, lot 2C), construction of a septic system in the upland review area for a new single family home, stamped received 11/12/2020, on hold pending receipt of NDDH approval of septic design.

Agenda Item E.a) 6. Old Applications

WAA20047 – Town of Thompson, Riverside Drive from Route 200 to Rawson Ave (Maps 61, 63 & 174), reconstruction of sidewalks in DOT right-of-way, received 12/21/2020, issued 1/25/2021, legal notice to be published 2/5/2021, appeal period ends 2/20/2021.

Agenda Item E.a) 7. Old Applications

IWA21002 – Lisa M. Audette, 0 Robbins Road (map 87, block 53, lot 8A-1), grading and construction of stone ford across an intermittent watercourse / wetland to develop an access for pedestrian and tractor use associated with the construction of a proposed new daycare facility, received by Town Clerk 1/8/21, statutorily received 1/12/2021.



SITE PLAN
1" = 20'

SURVEY NOTES:

- THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARD FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
- TOPOGRAPHY IS FROM REFERENCE PLAN, WITH ADDITIONAL SPOT GRADES BY J & D CIVIL ENGINEERS IN DECEMBER 2020.
- PROPERTY LINES DO NOT EXPRESS A BOUNDARY OPINION.
- TEST PIT AND PERC TEST LOCATIONS HAVE BEEN COMPILED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. THIS INFORMATION IS TO BE CONSIDERED APPROXIMATE AND J & D CIVIL ENGINEERS DOES NOT TAKE RESPONSIBILITY FOR SUBSEQUENT ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THIS PLAN AS A RESULT.
- REFERENCE PLANS:
 - "PROPERTY SURVEY PREPARED FOR HAROLD E. NICHOLS, JR. IRENE A. NICHOLS ROUTE # 193 & ROBBINS ROAD, THOMPSON, CONNECTICUT DECEMBER 2006" BY PC SURVEY ASSOCIATES, LLC.
 - "SITE DEVELOPMENT PLAN PREPARED FOR RICHARD R. SAMBORSKI, ROBBINS ROAD - THOMPSON, CT." PLAN PREPARED BY J & D CIVIL ENGINEERS, LLC. DATE: JUNE 1, 2009.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

DENNIS R. BLANCHETTE DATE 12/10/20 LICENSE NUMBER 12107

LEGEND

	BUILDING SETBACK LINE
	PROPERTY LINE
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	EDGE OF WETLANDS
	WETLAND BUFFER
	EROSION CONTROL DEVICES
	TEST PIT
	PERC TEST

MAP 57 BLOCK 53 LOT 8A-1

**CHILD CARE FACILITY
SITE DEVELOPMENT PLAN
PREPARED FOR
LISA AUDETTE
ROBBINS ROAD - THOMPSON, CT**

J&D CIVIL ENGINEERS, LLC
401 RAVENELLE ROAD
N. GROSVENORDALE, CT 06255
860-923-2920

DESIGNED: JJB	REVISIONS:
DRAWN: DRB	
JOB NO: 20258	DATE: JANUARY 6, 2021
SCALE: AS NOTED	SHEET: 1 OF 23

2016 Aerial of Application IWA21002 Audette



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town of Thompson, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated September 21, 2020
Data updated March 20, 2019

2016 Aerial with Topo of Application IWA21002 Audette



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

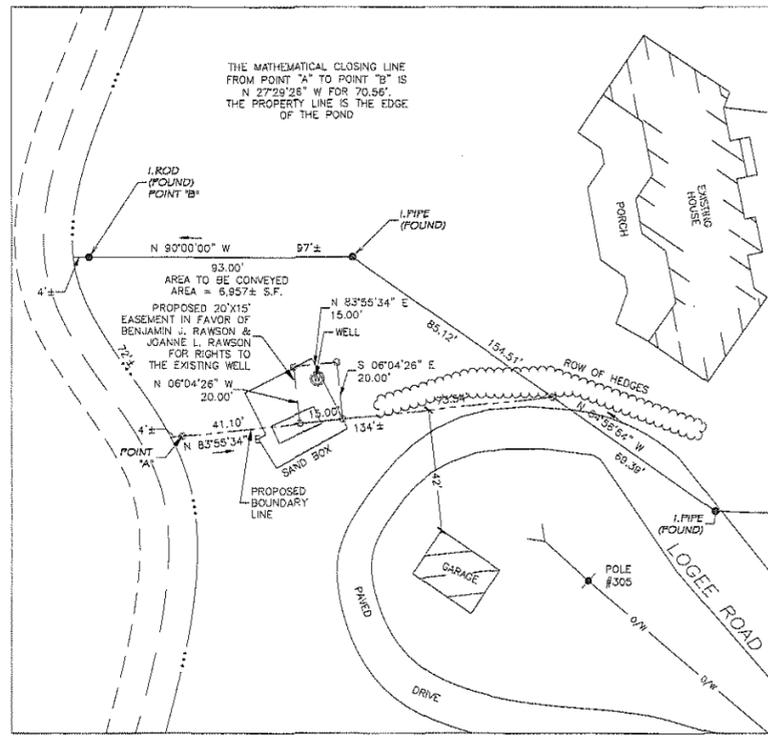
Town of Thompson, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated September 21, 2020
Data updated March 20, 2019

Agenda Item E.b) New Applications - None

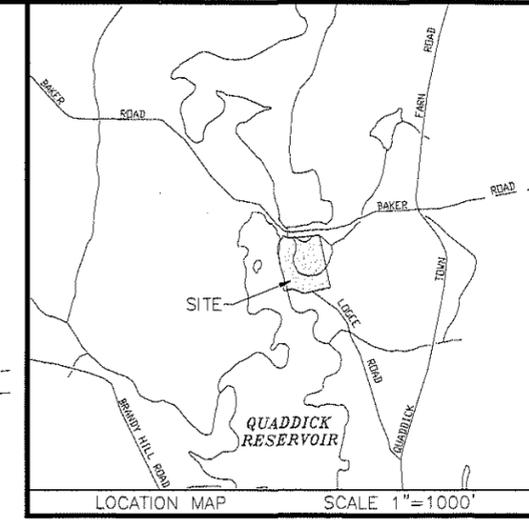
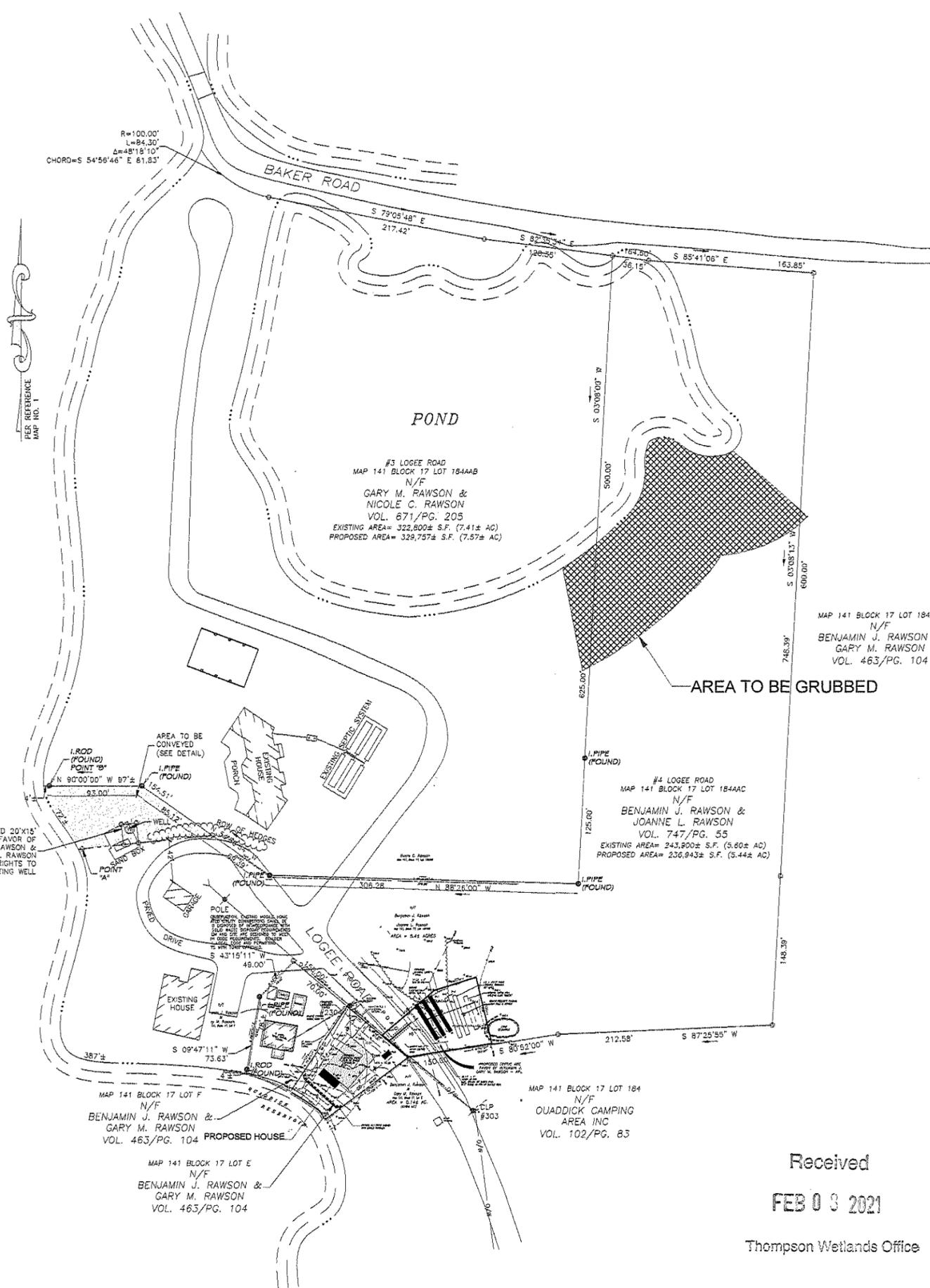
Agenda Item E.c) Application Received After
Agenda was Published

WAA21003, Gary Rawson, 3 & 4 Logee Rd.
(Assessor's map 141, block 17, lots 184AAB &
184AAC), remove stumps, level soil & plant grass,
stamped received 2/8/2021, under review.



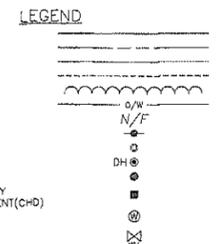
DETAIL
SCALE = 1" = 30'
GRAPHIC SCALE IN FEET

QUADDICK RESERVOIR



MAP REFERENCES
1. SUBDIVISION PLAN PREPARED FOR GARY M. RAWSON QUADDICK TOWN FARM ROAD AND BAKER ROAD THOMPSON, CT SUBDIVISION SITE MAP DATE: FEB. 8, 2006 SCALE: 1"=40' PROJECT NO. 20050390 SHEET NO.: 4 OF 6 BY: CME ASSOCIATES, INC. REVISED THROUGH 4/6/08

NOTES
1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
THE TYPE OF SURVEY PERFORMED IS AN IMPROVEMENT LOCATION SURVEY CONFORMING TO THE STANDARDS OF ACCURACY FOR A HORIZONTAL CLASS A-2 AND IS A DEPENDENT RESURVEY OF THE SUBJECT PROPERTY.
THIS PLAN DEPICTS A PROPOSED BOUNDARY LINE ADJUSTMENT. THESE LINES SHOULD NOT BE CONSTRUED AS LINES OF TITLE UNTIL THE APPROPRIATE DOCUMENTS HAVE BEEN EXECUTED.
2. THE SUBJECT PARCEL WAS CONVEYED TO GARY M. RAWSON & NICOLE C. RAWSON, THROUGH A CONVEYANCE DATED ON MAY 17, 2007, AND IS RECORDED IN VOLUME 671, PAGE 205 OF THE TOWN OF THOMPSON, CONNECTICUT LAND RECORDS.
3. THE SUBJECT PROPERTY IS SHOWN ON THE TOWN OF THOMPSON, CONNECTICUT TAX ASSESSOR MAP No. 141 AS LOT 1844AB OF BLOCK 17 AND HAS BEEN ASSIGNED ADDRESS OF 3 LOGEE ROAD, THOMPSON, CONNECTICUT.
4. TOTAL AREA OF PROPERTY = 7.41± ACRES (322,800± SQUARE FEET).
5. SITE IS LOCATED IN ZONE R-40.
6. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO CME ASSOCIATES, INC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.



CME ASSOCIATES, INC.
32 Cobble Lane, Woodstock, CT 06281
333 East River Drive, East Hartford, CT 06108
50 Elm Street, Southbridge, MA 01550
866-281-3227 | www.cmeengineering.com

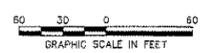
PREPARED FOR IMPROVEMENT
LOCATION SURVEY
GARY M. RAWSON &
NICOLE C. RAWSON
3 LOGEE ROAD
THOMPSON, CONNECTICUT

JOB DATA		REVISIONS	
PROJECT	BOOK NO.	DATE	DESCRIPTION
2015094	180		
DESIGNED	HR		
DRAWN	HR		
CHECKED	CB		
CADD FILE	215094ALL		

QUALITY CONTROL CERTIFICATION		
GROUP	REVIEWED	DATE
PROJECT MANAGER		
SURVEY		
ENVIRONMENTAL		
CIVIL		
STRUCTURAL		
ARCHITECTURAL		

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
CRAIG P. BIGGER, L.S. #70413 DATE

Received
FEB 03 2021
Thompson Wetlands Office



Application 2015094

DATE: 10/23/2015
SCALE: 1" = 60'
PROJECT: #2015094

SHEET 1 OF 1



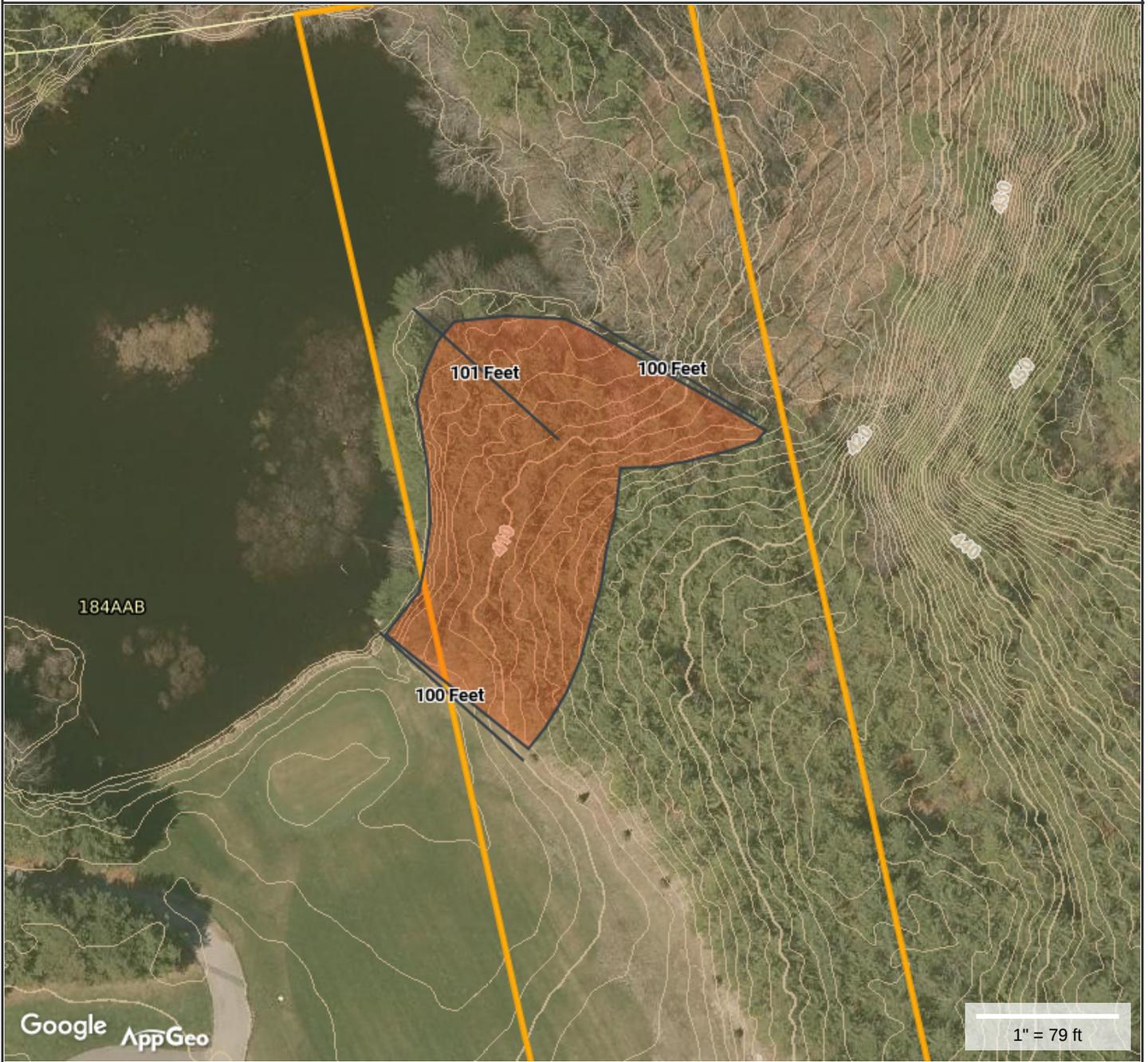
LOCATION MAP

SCALE 1" = 1000'

Received
FEB 08 2021
Thompson Wetlands Office

Applicator 21003

WAA21003 - Proximate location of Stump Grubbing w/ Topo



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town of Thompson, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated September 21, 2020
Data updated March 20, 2019

F)a) Permit Extensions / Changes

IWA20022, Marc Baer, 1227 Thompson Rd., Assessor's map 116, block 24, lot 10, construct house, well, septic system, driveway and associated grading, request to authorize additional modifications to approved plans as shown on plans entitled "Site Development Plan Prepared for Mark Baer 1227 Thompson Road – Thompson, CT" prepared by J&D Civil Engineers, LLC (sheet 1 of 2) dated June 15, 2020, revised 2021-01-13 Move House, received via email by the Wetlands Office 1/14/2021.

[Reply](#)[Forward](#)[Delete](#)**Request for Modification to Permit IWA20022, Dr Marc Baer, 1227 Thompson Road****Date:** Today, 11:34:48 AM CST**From:** Daniel Blanchette**To:** Marla Butts (wetlands@thompsonct.org)**Cc:** drmarc162@cs.com wallexcavation@gmail.com Text (4 KB)

Good Afternoon Marla,

It was nice speaking with you just now. As I mentioned in my email on January 14, we ran into an issue during construction at the Baer property, and we were forced to make a change to the house location. Please add us to the agenda for the upcoming wetlands meeting, so we may request a modification to the permit listed above. I will attend the meeting to describe the nature of the change, and the reasons for doing so.

Thanks,

Daniel Blanchette, PE

J&D Civil Engineers, LLC

401 Ravenelle Road
N. Grosvenordale, CT 06255
www.jdcivilengineers.com
860-923-2920

Reply

Forward

Delete

Plan Revision for Baer**Date:** 01/14/2021 (11:48:30 AM CST)**From:** Daniel Blanchette**To:** drmarc162@cs.com**Cc:** wallexcavation@gmail.com Marla Butts (wetlands@thompsonct.org)**Attachments:**  19216 Baer - Site Plan REVISED 2021-01-13.pdf (999 KB) Text (6 KB)

Good Morning Marc,

I was on site with your contractor Pat yesterday to review the ongoing construction. We ended up making a slight change to the latest approved site plan, and I wanted to make sure everyone is on the same page. Basically, Pat realized that he could not dig deep enough to build the foundation. The site plan called for a cut down to elevation 164 for the house footings. Pat cut down to elevation 170, and determined that it was impossible to cut another 6 feet without having the slope up to the road become unstable.

We decided the best option was to raise the house a little, and also slide the house to the south, where the property is a bit wider. The only other option would be to start cutting the slope back all the way to the road, which would be a lot more disturbance and earthwork.

I am attaching a PDF of this revision, and I will get paper copies distributed to everyone shortly. I did a quick as built of the earthwork, so this plan reflects the current topography on site. This revised site plan is substantially similar to the approved site plan from November. All the construction along the shoreline has been completed already (those granite stairs came out beautiful). The house will be raised by 3 feet, rotated counterclockwise by 5 degrees, and translated south by 25 feet. The house will be slightly further from the water, due to the rotation. The driveway turnaround will now be on the uphill side of the driveway, further from the water. We were also able to reduce the amount of impervious surface by almost 875 square feet, since the driveway is 25 feet shorter. The septic tanks will also be raised by three feet, but since it is a pumped system the tank elevations are pretty arbitrary.

Let me know if you have any questions, thanks! My surveyors will be there any minute to stake out the house.

Daniel Blanchette, PE

J&D Civil Engineers, LLC

401 Ravenelle Road
N. Grosvenordale, CT 06255
www.jdcivilengineers.com
860-923-2920

 19216 Baer - Site Plan REVISED 2021-01-13.pdf (999 KB)

TEST PIT RESULTS

OBSERVED BY: SHERRY MCGANN
 DATE: DECEMBER 16, 2019
 NDDH FILE #20000144

PIT NO. 1

0 - 8" TOPSOIL
 8 - 46" RB/YB FINE SANDY LOAM
 46 - 102" RED COARSE SAND AND GRAVEL W/ COBBLES

MOTTLING: N/A
 RESTRICTIVE: N/A
 LEDGE: N/A
 WATER: N/A
 ROOTS: 46"

PIT NO. 2

0 - 4" TOPSOIL
 4 - 75" MEDIUM COARSE SAND AND GRAVEL W/ COBBLES

MOTTLING: 66"
 RESTRICTIVE: N/A
 LEDGE: N/A
 WATER: 75"
 ROOTS: 41"

SOUTH END OF TEST PIT DISTURBED,
 CONTAINS GRAVELLY FILL

PERC. TEST RESULTS

OBSERVED BY: SHERRY MCGANN
 DATE: DECEMBER 16, 2019

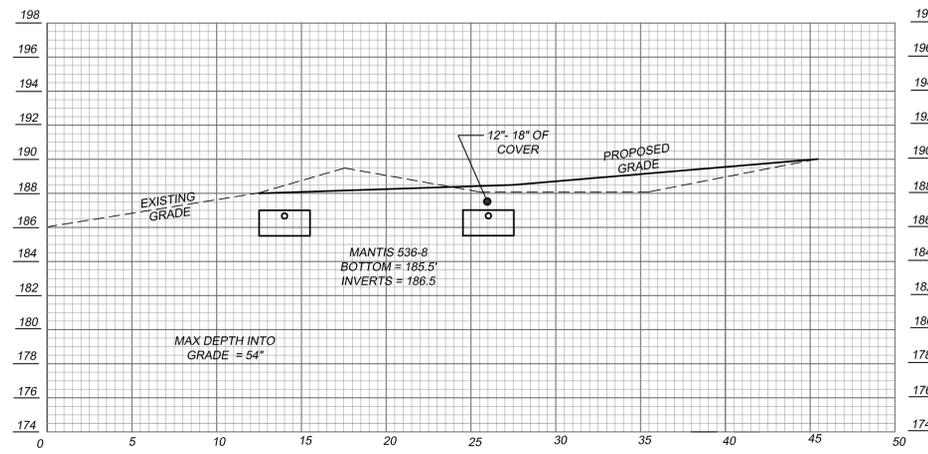
HOLE A - NEAR TP 1

TIME	READING
11:02	6.50"
11:07	9.00"
11:12	9.75"
11:17	10.25"
11:27	11.25"
11:37	12.25"
11:47	13.25"

DEPTH: 48"
 RATE: 10 MIN/IN

ZONING INFORMATION:

ZONE	LAKE DISTRICT	4,500 S.F.
MINIMUM LOT AREA	50 FT	
MINIMUM FRONTAGE	10 FT	
MINIMUM FRONT YARD	10 FT	
MINIMUM SIDE YARD	10 FT	
MINIMUM REAR YARD	10 FT	
MAX COVERAGE	50%	



LEACHING FIELD CROSS SECTION A-A

1" = 5'

SURVEY NOTES:

1. THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARD FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

2. THE SURVEY TYPE IS TOPOGRAPHIC, PERFORMED IN NOVEMBER 2019 AND UPDATED IN NOVEMBER 2020, AND IS INTENDED TO BE USED FOR THE DESIGN OF AN ENGINEERED SEPTIC SYSTEM.

PROPERTY LINES DO NOT EXPRESS A BOUNDARY OPINION.

3. TEST PIT AND PERC TEST LOCATIONS HAVE BEEN COMPILED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. THIS INFORMATION IS TO BE CONSIDERED APPROXIMATE AND J & D CIVIL ENGINEERS DOES NOT TAKE RESPONSIBILITY FOR SUBSEQUENT ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THIS PLAN AS A RESULT.

4. REFERENCE PLAN: "PROPERTY SURVEY PLAN DEPICTING LAND OF ANNE P. BAER AND PAUL A. BAER, 1217 AND 1227 THOMPSON ROAD, THOMPSON CT." PREPARED BY CME ASSOCIATES, INC. DATE SEPT 27, 2005. SCALE 1" = 40'. ON FILE AS MAP 1516.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

DENNIS R. BLANCHETTE DATE LICENSE

THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE
 © 2020 J&D CIVIL ENGINEERS, LLC

SEPTIC SYSTEM DESIGN CRITERIA

NUMBER OF BEDROOMS: 5
 SEPTIC TANK: 1500 GALLON
 PERC RATE: 10 MINS/INCH
 MOTTLING: N/A; LEDGE: N/A; WATER: N/A; RESTRICTIVE: N/A; SLOPE: 3%
 LEACHING AREA REQUIRED: 660 SQUARE FEET
 MLSS REQUIRED = N/A
 LEACHING AREA PROVIDED: 60' OF MANTIS 536-8 = 660 SQUARE FEET
 LSS PROVIDED = 30'

SPECIFICATIONS

SEPTIC SYSTEM INSTALLATION SHALL BE IN ACCORDANCE WITH THE "CONNECTICUT PUBLIC HEALTH CODE REGULATIONS AND TECHNICAL STANDARDS FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS".

THE BUILDING, SEPTIC SYSTEM, AND WELL SHALL BE ACCURATELY STAKED IN THE FIELD BY A LICENSED SURVEYOR OR ENGINEER PRIOR TO CONSTRUCTION. ALL PRECAST STRUCTURES SUCH AS SEPTIC TANKS AND DISTRIBUTION BOXES SHALL BE SET LEVEL ON SIX INCHES OF COMPACTED GRAVEL BASE.

SEPTIC TANK: TWO-COMPARTMENT TANK WITH OUTLET FILTER. INSTALL RISERS OVER TANK CLEANOUTS IF COVER OVER TANK EXCEEDS 1'.

DISTRIBUTION BOXES: 6 HOLE D-BOX WITH BAFFLE

HOUSE, EFFLUENT AND "TIGHT PIPE" FOR DRAIN OUTLETS: 4" PVC SCHEDULE 40, ASTM D 1785 OR ASTM D 2865 WITH RUBBER COMPRESSION GASKET ASTM D 3139 OR SOLVENT WELD COUPLINGS.

DISTRIBUTION SYSTEM: ELJEN MANTIS 536-8

POLYLOK PIPE SEAL AS MANUFACTURED BY SUPERIOR SEPTIC TANKS (OR EQUAL) SHALL BE USED TO SEAL SEPTIC TANK AND D-BOX INLETS AND OUTLETS.

BOTTOM OF TRENCHES TO BE LEVEL.

TOPSOIL SHALL BE STRIPPED IN AREA OF LEACH FIELD AND THE SUBSOIL SCARIFIED PRIOR TO PLACEMENT OF SELECT SEPTIC FILL.

ALL SELECT FILL SHALL BE CLEAN BANK RUN GRAVEL, MEETING THE FOLLOWING REQUIREMENTS OF THE CT DEPT. OF PUBLIC HEALTH:

MAX. PERCENT GRAVEL (PLUS NO. 4 SIEVE MATERIAL) - 45%

GRADATION ON FILL LESS GRAVEL:

SIEVE	DRY PERCENT PASSING	WET PERCENT PASSING
NO. 4	100	100
NO. 10	70-100	70-100
NO. 40	10-75	10-50*
NO. 100	0-5	0-20
NO. 200	0-2.5	0-5

* PERCENT PASSING THE #40 SIEVE CAN BE INCREASED TO NO GREATER THAN 75% IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10% AND THE #200 SIEVE DOES NOT EXCEED 5%.

SELECT FILL MUST PERC AT A RATE EQUAL TO OR FASTER THAN THE UNDERLYING SOIL.

SELECT FILL MATERIAL SHALL EXTEND A MINIMUM OF 10' BEYOND THE LOWEST TRENCH BEFORE TAPERING OFF.

THIS DESIGN IS BASED ON TEST PIT INFORMATION RECORDED BY NDDH. J & D HAS MADE NO INDEPENDENT INVESTIGATION OF SOIL CONDITIONS. THE CONTRACTOR IS ADVISED TO PERFORM SUFFICIENT SITE INVESTIGATION TO DETERMINE CONSTRUCTABILITY OF THE DESIGN PRIOR TO BIDDING OR COMMENCING WORK.

EROSION AND SEDIMENT CONTROL NOTES:

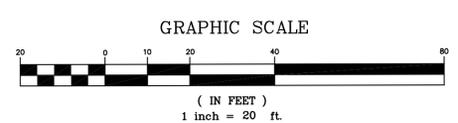
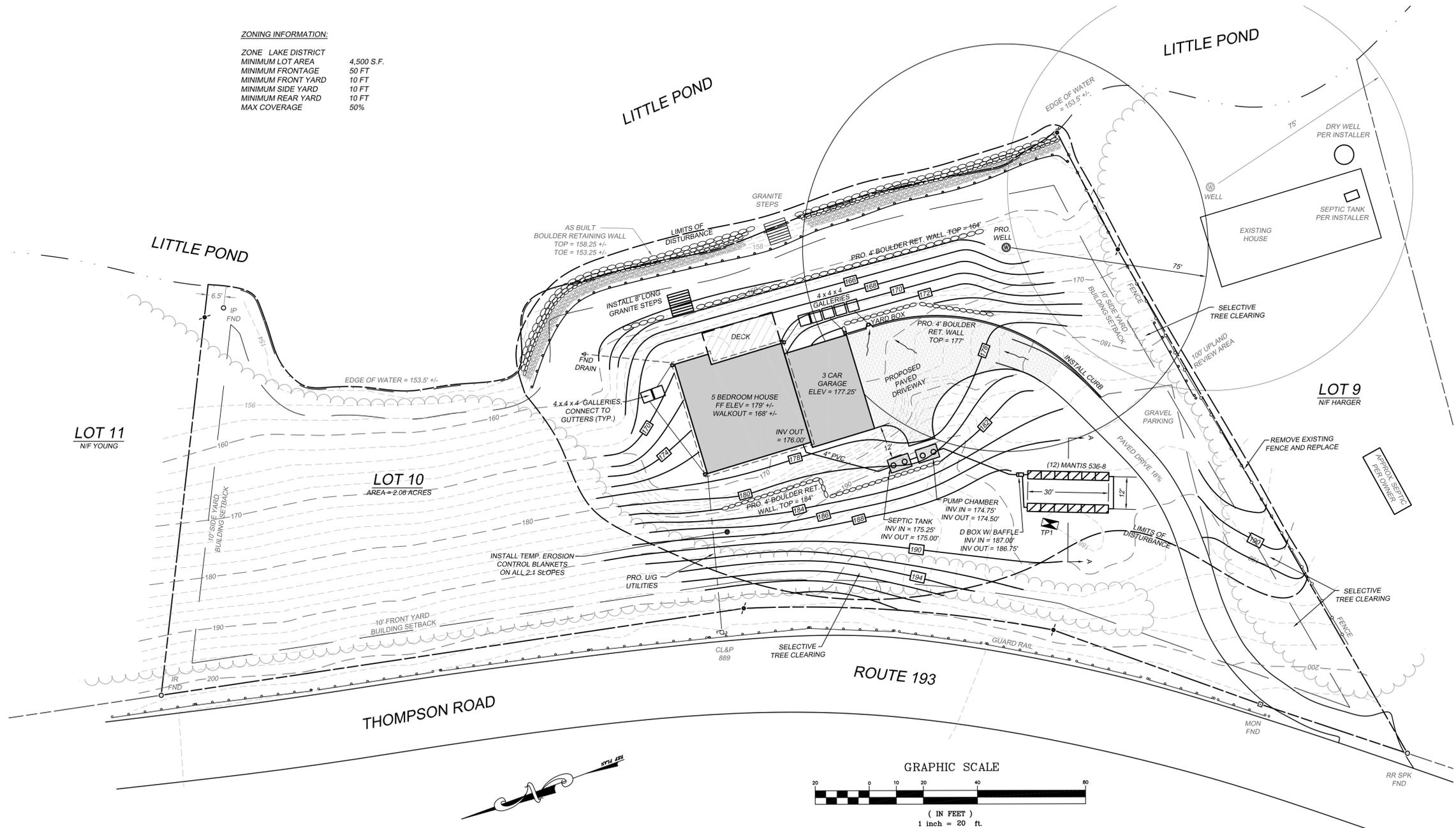
1. THE PROPOSED ACTIVITY ON THE SITE WILL CONSIST OF THE CONSTRUCTION OF A SINGLE FAMILY HOUSE, WELL, SEPTIC SYSTEM AND DRIVEWAY.
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4. THE OWNER OF RECORD SHALL DESIGNATE THE ON SITE ENVIRONMENTAL AGENT RESPONSIBLE FOR REGULARLY CHECKING THE CONDITION OF THE EROSION CONTROL DEVICES AND REMOVING ACCUMULATED SEDIMENT.

FLOOD ZONE

THE PROPERTY ABUTS FLOOD ZONE A, (NO ELEVATION) PER FLOOD MAP 090117 0010B, DATED 11-1-84. THE FLOOD ZONE IS APPROXIMATELY THE HIGH WATER LINE OF THE POND.

LEGEND

	BUILDING SETBACK LINE
	PROPERTY LINE
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	EDGE OF WATER
	UPLAND REVIEW AREA
	EROSION CONTROL DEVICES
	TEST PIT
	LEACHING TRENCH
	STONEWALL
	UTILITIES
	TREELINE



SITE DEVELOPMENT PLAN
 PREPARED FOR
MARC BAER
 1227 THOMPSON ROAD - THOMPSON, CT
 MAP 116 BLOCK 24 LOT 10

J&D CIVIL ENGINEERS, LLC
 401 RAVENELLE ROAD
 N. GROSVENORDALE, CT 06255
 860-923-2920

DESIGNED: DRB	REVISIONS: 2021-01-13 MOVE HOUSE
CHECKED: DRB	
JOB NO: 19216	DATE: JUNE 15, 2020
SCALE: 1" = 20'	SHEET: 1 OF 2

TEST PIT RESULTS

OBSERVED BY: SHERRY MCGANN
DATE: DECEMBER 16, 2019

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0 - 8" TOPSOIL
8 - 46" RB/YB FINE SANDY LOAM
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MOTTLING: N/A
RESTRICTIVE: N/A
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WATER: N/A
ROOTS: 46"

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RESTRICTIVE: N/A
LEDGE: N/A
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ROOTS: 41"

SOUTH END OF TEST PIT DISTURBED,
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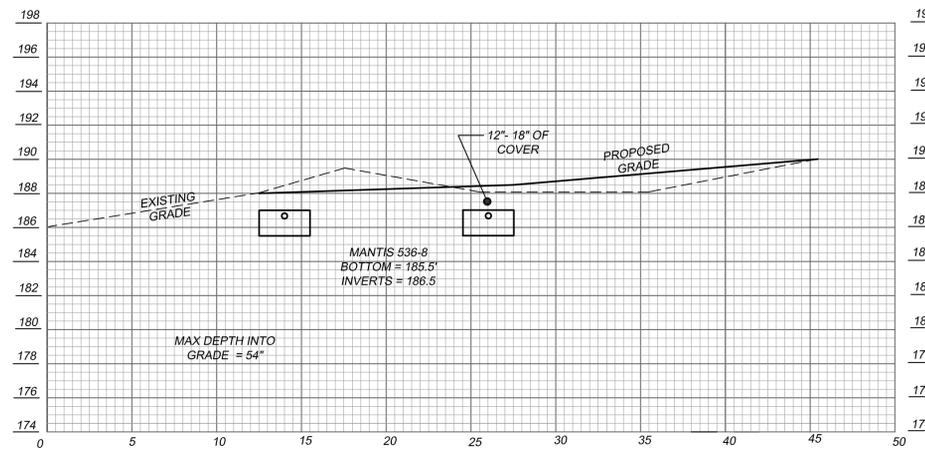
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HOLE A - NEAR TP 1

TIME	READING
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LEACHING FIELD CROSS SECTION A-A
1" = 5'

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DENNIS R. BLANCHETTE DATE LICENSE

THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE
© 2020 J&D CIVIL ENGINEERS, LLC

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SEPTIC TANK: 1500 GALLON
PERC RATE: 10 MINS/INCH
MOTTLING: N/A; LEDGE: N/A; WATER: N/A; RESTRICTIVE: N/A; SLOPE: 3%
LEACHING AREA REQUIRED: 660 SQUARE FEET
MLSS REQUIRED = N/A
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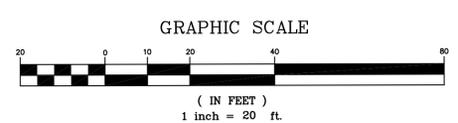
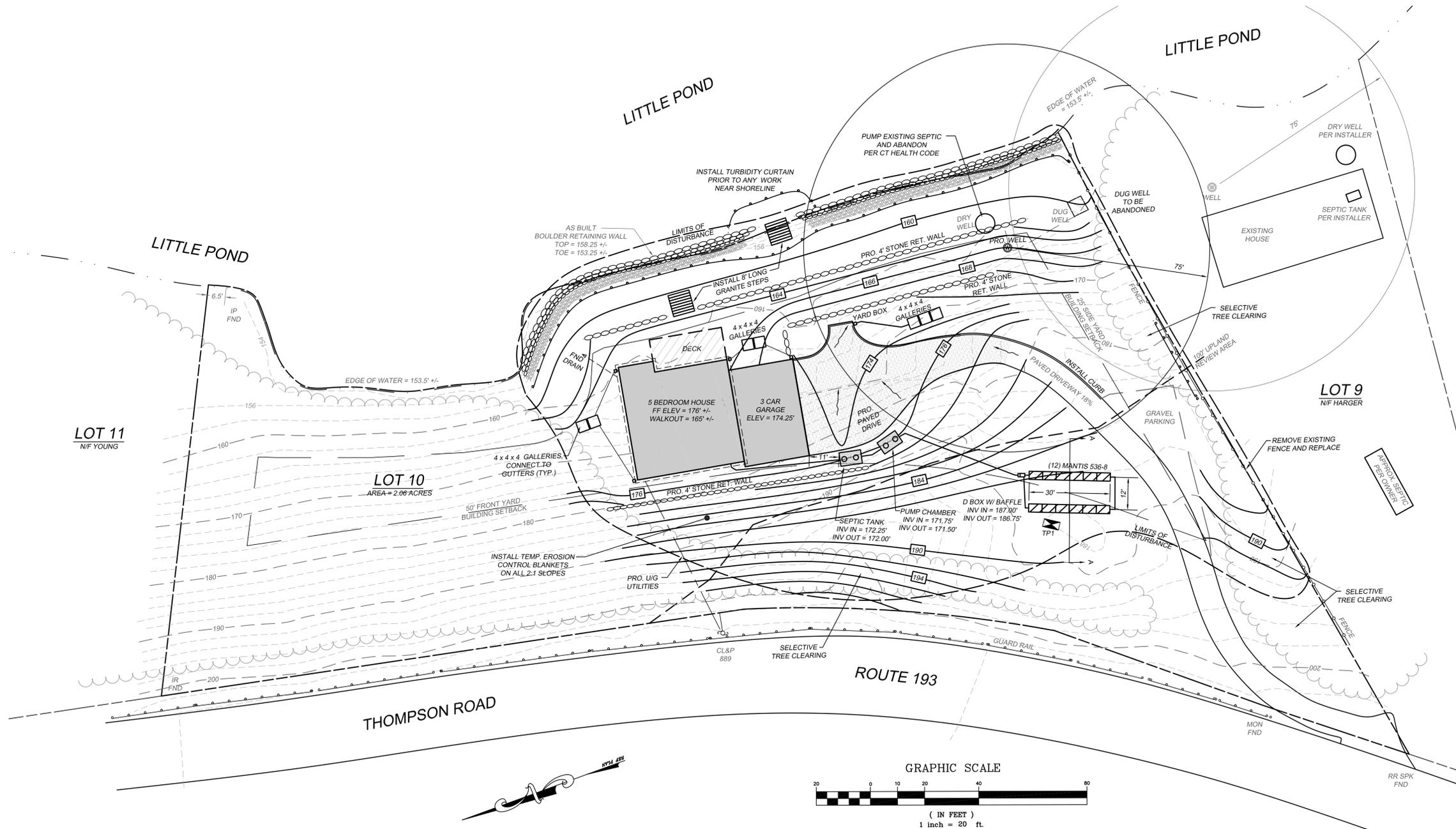
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LEGEND

- BUILDING SETBACK LINE
- - - PROPERTY LINE
- · - · - EXISTING CONTOUR LINE
- · - · - PROPOSED CONTOUR LINE
- · - · - EDGE OF WATER
- · - · - UPLAND REVIEW AREA
- · - · - EROSION CONTROL DEVICES
- ⊗ TEST PIT
- ▨ LEACHING TRENCH
- STONEWALL
- UTILITIES
- TREELINE



SITE DEVELOPMENT PLAN
PREPARED FOR
MARC BAER
1227 THOMPSON ROAD - THOMPSON, CT
MAP 116 BLOCK 24 LOT 10

J&D CIVIL ENGINEERS, LLC
401 RAVENELLE ROAD
N. GROSVENORDALE, CT 06255
860-923-2920

DESIGNED: **DRB**
CHECKED: **DRB**

REVISIONS:
2020-05-05 NDDH COMMENTS
2020-09-01 WETLANDS COMMENTS
2020-11-16 RET. WALLS

JOB NO: **19216**
SCALE: **1" = 20'**

DATE: **JUNE 15, 2020**
SHEET: **1 OF 2**

NDDH FILE #20000144

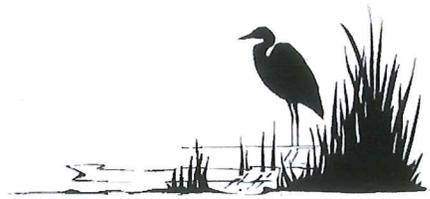
Request to amend agenda to include the following:

Agenda Item F) b) Permit Transfer WAA20045 to George & Karen Marrier from James Fogarty.

Approval WAA20045 issued 12/3/2020 for construction of a driveway in the 100-foot upland review area for a new single family home at 0 Brickyard Rd. (Assessor's ,map 38. block 87, lot 6).



Town of Thompson
INLAND WETLANDS COMMISSION
 815 RIVERSIDE DRIVE
 NORTH GROSVENORDALE, CT 06255



REQUEST FOR TRANSFER OF PERMIT/APPROVAL TO NEW LANDOWNER

The following is the legal agreement regarding application approvals which must be signed by the current and prospective owner / permittee. For a limited liability corporation (LLC), signature is required to be by a managing member. For a corporation other than an LLC, signature is required to be by an authorized corporate officer.

PERMIT/APPROVAL # WAA20045 DATE ISSUED: 12/3/2020

LOCATION OF PROPERTY INVOLVED:

1. Street Address: 0 BRICKYARD ROAD
2. Assessor's Reference :Map 38 Block 87 Lot 6

TRANSFER PERMIT TO:

NAME: George + Karen MARRIGE
 MAILING ADDRESS: 26 Pine Crest Ridge
Woodstock Ct 06281

DAYTIME PHONE #: 910-685-3825 HOME PHONE #: _____

For the current Permittee*:

W & Gloria + James FOGARTY do hereby give permission to transfer Thompson
 (print name of signatory listed below)

Inland Wetlands Permit / Approval # referenced above to _____
 (print name of prospective permittee)

Gloria Fogarty and James A. Fogarty Dated: 1/12/2020
 (Signature of permittee)

For the prospective Permittee*:

I, the undersigned, am the owner of the above reference property and hereby apply for approval of the transfer in the permit/approval referenced above. This request is made in full knowledge and understanding of the permit/approval and agree to comply with the permit/approval as applied for and issued. Further I grant permission to the Thompson Inland Wetlands Commission and its duly authorized agents to enter upon the property at reasonable times for purposed of inspection and enforcement of the Inland Wetlands and Watercourse regulation of the town of Thompson.

Karen & Marie
George & Marie Dated: 1-19-2021
 (Signature of property owner)

* If current permittee or prospective permittee is limited liability corporation (LLC), signature is required to be by a managing member. If current permittee or prospective permittee is a corporation other than an LLC, signature is required to be by an authorized corporate officer.

*** For Commission Use Only ***	
Chairman's Signature: _____	Date: _____



Town of Thompson
INLAND WETLANDS COMMISSION
815 RIVERSIDE DRIVE
NORTH GROSVENORDALE, CT 06255

WETLAND AGENT APPROVAL WAA20045

APPROVAL GRANTED TO:

James Fogarty
373 Old Turnpike Rd
Salem, CT 06420

DATE OF APPROVAL: December 3, 2020

EXPIRATION DATE: December 3, 2025

LOCATION OF AUTHORIZED ACTIVITY: 0 Brickyard Rd., Assessor's Map 38, Block 87, Lot 6

DESCRIPTION OF AUTHORIZED ACTIVITY: To conduct regulated activities associated with the construction of a driveway in the 100-foot upland review area to provide access for a proposed new single family home as shown in Wetlands Agent Approval Application WAA20045 stamped received by the Thompson Town Clerk November 3, 2020 and as shown in drawing(s) entitled "Site Development Plan prepared for Jim & Gloria Fogarty, 0 Brickyard Road - Thompson, CT" prepared by J&D Civil Engineers, LLC dated September 21, 2020 and revised 10-30-20 stamped received by the Wetlands Office November 3, 2020.

This approval is issued pursuant to section 11(b) of the Inland Wetlands and Watercourses Regulations of the Town of Thompson.

APPROVAL CONDITIONS:

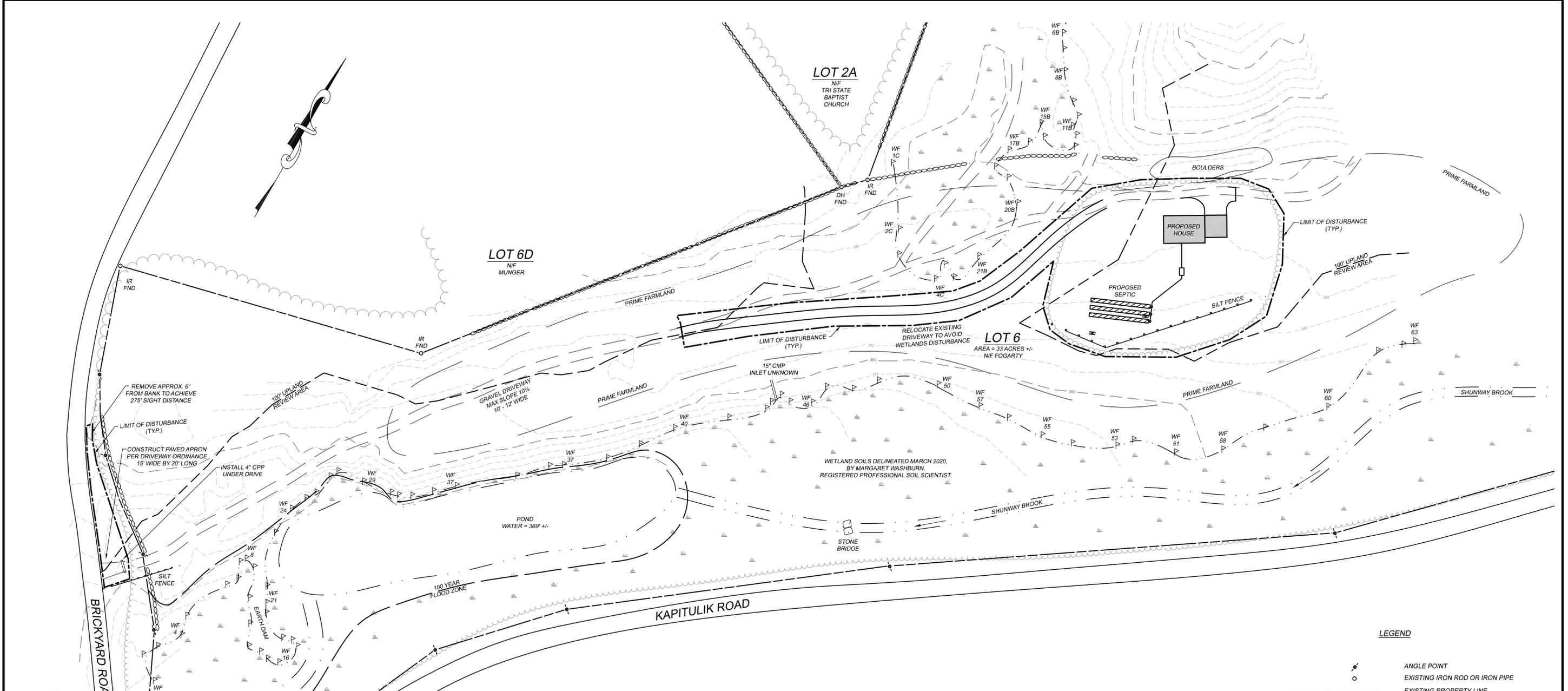
1. A notice of decision will be requested to be published in the Thompson Villager. Note this approval is subject to appeal to the Inland Wetlands Commission for 15 days from the date of publication for a final decision.
2. If the authorized activity also involves an activity or a project which requires zoning or subdivision approval, special permit, variance, or special exception, then no work pursuant to this approval may begin until such other approval is obtained. (See section 11.10.c. of the Inland Wetlands and Watercourses Regulations of the Town of Thompson)
3. This approval will be valid for five (5) years. You are expected to notify the Wetland Agent of your starting date and to complete your activities within 2 years of beginning your site work. If you expect to take longer, you must contact the Wetland Agent for an extension.
4. The Thompson Wetland Agent/Inland Wetlands Commission must be notified in writing one week prior to the beginning of any regulated activities. Please use the enclosed card.
5. Appropriate erosion and sediment controls shall be installed prior to the beginning of any regulated activities. Until all disturbed soils are stabilized appropriate erosion and sediment controls shall be used and maintained. (See document entitled "2002 Connecticut Guidelines for Soil Erosion and Sediment Controls" for guidance.)
6. If there are any changes in the location of any of the proposed activities for which this approval has been granted, then the new proposal must be presented to Thompson Wetland Agent/ Inland Wetlands Commission for approval of such changes prior to commencing activities.

Wetland Agent: _____

Marla Butts
Marla Butts

Dated: _____

Dec 3, 2020



LEGEND

	ANGLE POINT
	EXISTING IRON ROD OR IRON PIPE
	EXISTING PROPERTY LINE
	BUILDING SETBACK
	100 YEAR FLOOD ZONE
	EDGE OF WATER
	WETLAND SOILS
	100' UPLAND REVIEW AREA
	STONE WALL
	UTILITIES
	TREELINE
	WETLAND FLAG
	LIMIT OF DISTURBANCE

SURVEY NOTES:

1. THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARD FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

THE SURVEY TYPE IS TOPOGRAPHIC, PERFORMED IN FEBRUARY 2020, AND IS INTENDED TO BE USED FOR THE DESIGN OF AN ENGINEERED SEPTIC SYSTEM.

PROPERTY LINES DO NOT EXPRESS A BOUNDARY OPINION.

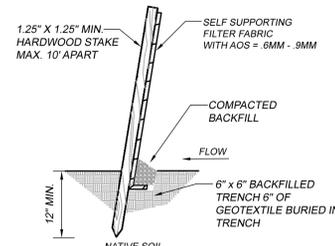
2. TEST PIT AND PERC TEST LOCATIONS HAVE BEEN COMPILED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. THIS INFORMATION IS TO BE CONSIDERED APPROXIMATE AND J & D CIVIL ENGINEERS DOES NOT TAKE RESPONSIBILITY FOR SUBSEQUENT ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THIS PLAN AS A RESULT.

3. REFERENCE PLAN:
 (A) "FARM OF MARY KAPITULIK, THOMPSON, CONN." PREPARED BY WK PIKE. SCALE 1" = 200'. DATED 1942.
 (B) "SUBDIVISION PLAN OF LAND OF JOSEPH KAPITULIK, BRICKYARD ROAD, THOMPSON CT." PREPARED BY KWP LAND SURVEYORS. SCALE 1" = 40'. DATED 1/21/1980.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

DENNIS R. BLANCHETTE DATE 12/07 LICENSE NUMBER

THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE © 2020 J&D CIVIL ENGINEERS, LLC



SILT FENCE INSTALLATION
NOT TO SCALE

ZONING INFORMATION:
 ZONE RA 80
 MINIMUM LOT AREA 80,000 S.F.
 MINIMUM FRONTAGE 150'
 MINIMUM FRONT YARD 50'
 MINIMUM SIDE YARD 25'
 MINIMUM REAR YARD 25'

PROPERTY OWNER
 JAMES AND GLORIA FOGARTY
REFERENCE DEED
 THOMPSON LAND RECORDS
 VOL. 305 PG. 47
ASSESSORS REFERENCE
 MAP 38 BLOCK 87 LOT 6

SITE DEVELOPMENT PLAN PREPARED FOR JIM & GLORIA FOGARTY 0 BRICKYARD ROAD - THOMPSON, CT MAP 38 BLOCK 87 LOT 6	
J&D CIVIL ENGINEERS, LLC 401 RAVENELLE ROAD N. GROSVENORDALE, CT 06255 860-923-2920	
DESIGNED: DDB CHECKED: JJB	REVISIONS: 10-30-20 - ADD LIMIT OF DISTURBANCE
JOB NO: 20103 SCALE: 1" = 50'	DATE: SEPTEMBER 21, 2020 SHEET: 1 OF 2

Agenda Item G.a. Violations & Pending Enforcement Actions

Cease & Restore Order VIOL20003 Scott Josey, 637 East Thompson Road, Assessor's map 154, block 5, lot 14: filling of wetlands and work within 100-foot upland review area, status of compliance with Cease & Restore Order.

Agenda Item G.b. Violations & Pending Enforcement Actions

VIOL20013, Adrienne Martin and Joseph Fagan, 208 Linehouse Rd, Assessor's map 36, block 70, lot 4, clearcutting of trees and earth moving work in 100-foot upland review area, status of compliance with Notice of Violation issued 5/14/2020 to remove the slash, pull back the soil along the eastern property boundary.

Agenda Item G.c. Violations & Pending Enforcement Actions

VIOL20033, Jennifer Burlingame & Robert Lemieux, Jr., 480 Quaddick Town Farm Rd., Assessor's map 158, block 20, lot 8K, filling / earthmoving within 100-foot upland review area and possibly within delineated wetlands. Status of Notice of Violation issued 8/6/2020.

Agenda Item H Other Business

- a) FY21-22 Budget Request

INLAND WETLANDS COMMISSION

This cost center funds the Wetlands Commission

RATIONALE OF OBJECTS

		# of Hours	Hourly Rate	Current Bi-Weekly	Current Annual	pays Factor	Budget Raise	Proposed Pay	
								Annual	Hourly/Monthly
<u>Salary & Wages</u>									
510151	Wetlands Officer	15	\$ 24.79	\$743.70	\$19,411	26.1	\$ -	\$ 19,411	\$ 24.79
				Current Monthly					
510152	Wetlands Secretary			\$289.25		12		\$ 3,471	\$ 289.25
	Wetlands Secretary							\$ 401	
								\$ 3,872	

Salary increased for wetland agent & recording secretary requested to be in line with those of non-union positions, 2% assumed

No change in remaining objects proposed from that approved

Town of Thompson
2021-2022
Budget Expenditures

Fund - 001 - GENERAL BUDGET

Department - 6203 WETLANDS COMMISSION

Obj/Sub	Description	Actual FY 2018/19	Actual 2019/20	Budget 2020/21	Estimate FY21	Dept Proposed	Selectman Proposed	BOF Proposed	FY21 ESTIMATE	FY21 BUDGET
									v PROPOSED \$ Increase (Decrease)	v PROPOSED \$ Increase (Decrease)
510151	WETLANDS OFFICER	18,924	19,327	19,405					0	-19,405
510152	WETLANDS SECRETARY	3,615	3,254	3,872					0	-3,872
*Total for Object		22,539	22,581	23,277	0	0	0	0	0	-23,277
522110	PROFESSIONAL AFFILIATIONS	60	60	60					0	-60
522130	TRAVEL	0	14	50					0	-50
522140	MEETING, FEES, ETC	120	0	100					0	-100
522220	PROFESSIONAL SERVICES	0	0	300					0	-300
522310	ADVERTISING	684	603	600					0	-600
522890	EASTERN CT CONSERVATION DIST. DONATION	1,000	1,000	1,000					0	-1,000
*Total for Object		1,864	1,677	2,110	0	0	0	0	0	-2,110
533150	OFFICE SUPPLIES	234	251	400					0	-400
*Total for Object		234	251	400	0	0	0	0	0	-400
*Total for Department		24,637	24,509	25,787	0	0	0	0	0	-25,787
Budget Increase (Decrease)- \$									0	-25,787
Budget Increase (Decrease)- %									#DIV/0!	-100%

Budget Expenditures For Past 4 Fiscal Years

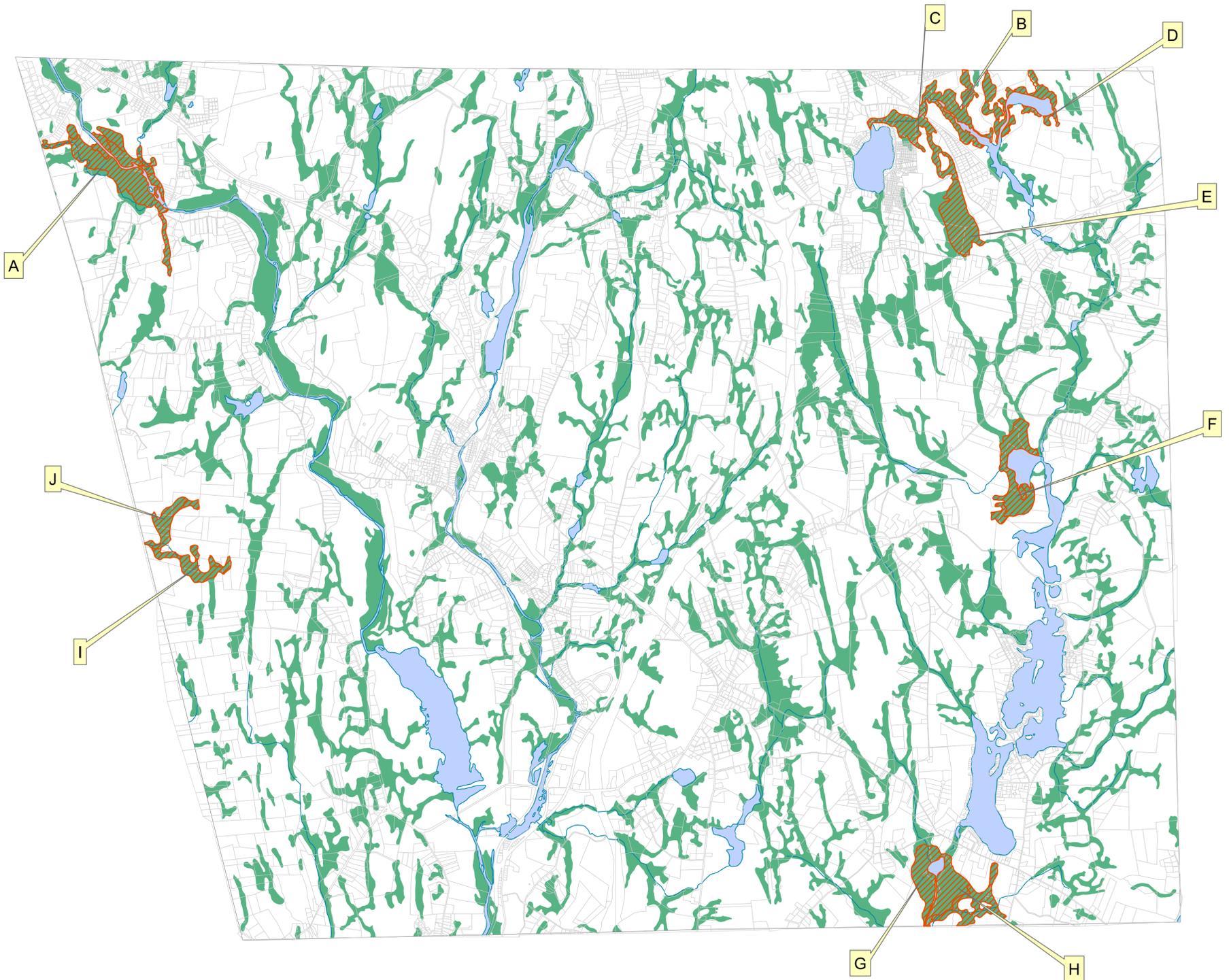
Account #	Account for	FY 17-18 Budgeted	FY 17-18 Expended	FY 17-18 % expended	FY 18-19 Budgeted	FY 18-19 Expended	FY 18-19 % expended	FY 19-20 Budgeted	FY 19-20 Expended (not audited)	FY 19-20 % expended	FY 20-21 Budgeted	FY 20-21 6 month expended	FY 20-21 % Expended in 6 month
510151	Wetlands agent salary	\$18,358.00	\$18,306	99.71%	\$19,025	\$18,924	99.47%	\$19,405	\$19,327	99.60%	\$19,405	\$9,088.04	46.83%
510152	Recording Sec.	\$3,738.00	\$3,941	105.43%	\$3,738	\$3,615	96.71%	\$3,872	\$3,254	84.04%	\$3,872	\$2,024.25	52.28%
522110	Professional affiliations	\$55.00	\$55	100.00%	\$60	\$60	100.00%	\$60	\$60	100.00%	\$60	\$60.00	100.00%
522130	Travel	\$200.00	\$0	0.00%	\$100	\$0	0.00%	\$50	\$14	28.76%	\$50	\$0.00	0.00%
522140	Meetings, fees etc.	\$200.00	\$0	0.00%	\$100	\$120	120.00%	\$100	\$0	0.00%	\$100	\$0.00	0.00%
522220	Professional services	\$600.00	\$0	0.00%	\$300	\$0	0.00%	\$300	\$0	0.00%	\$300	\$0.00	0.00%
522310	Advertising	\$550.00	\$673	122.36%	\$600	\$684	113.93%	\$600	\$603	100.45%	\$600	\$345.45	57.58%
522890	Soil & Water Cons. District	\$1,000.00	\$1,000	100.00%	\$1,000	\$1,000	100.00%	\$1,000	\$1,000	100.00%	\$1,000	\$0.00	0.00%
533150	Office supplies	\$500.00	\$352	70.40%	\$400	\$234	58.50%	\$400	\$251	62.64%	\$400	\$0.00	0.00%
99016320	Totals	\$23,205.00	\$20,423.34	88.00%	\$23,448.00	\$21,970.72	93.70%	\$25,787.00	\$24,508.74	95.04%	\$25,787.00	\$11,517.74	44.66%
	Salaries												
	Constant commitments												
	Variable each year												

Agenda Item H Other Business

b) Discussion on review of Thompson Wetland Inventory

Inland Wetlands & Watercourses Map

Thompson, Connecticut



Legend

-  Inland Wetlands
-  Significant Wetlands
-  Waterbodies
-  Parcels

This map delineates the general location and boundaries of inland wetlands and the general location of watercourses. In all cases, the precise location of regulated areas shall be determined by the actual character of the land, the distribution of wetland soil types and locations of watercourses. Final determination of wetlands will be made by a certified soil scientist.

Significant Wetlands refers to the ten (10) most noteworthy wetlands and watercourses identified in the TOWN OF THOMPSON INLAND WETLAND INVENTORY prepared by Northeastern Connecticut Regional Planning Agency 1980 pages 9, 14 and 15.



DATA SOURCES

Inland Wetlands & Waterbodies: CT DEP GIS data, 2005.
 Significant Wetlands: extracted from CT DEP Environmental GIS Data, 2003 ed. based upon the Town of Thompson Inland Wetlands Inventory, publ. by Northeastern CT Regional Planning Agency, 1980.
 Parcels: database generated by Applied Geographics, Inc. based upon Assessor's Official Maps, October 2008.

Connecticut State Plane Coordinate System of 1983
 Lambert Conformal Conic Projection
 North American Datum of 1983

Natural Diversity Data Base Areas

THOMPSON, CT

December 2020

-  State and Federal Listed Species
-  Critical Habitat
-  Town Boundary

NOTE: This map shows general locations of State and Federal Listed Species and Critical Habitats. Information on listed species is collected and compiled by the Natural Diversity Data Base (NDDDB) from a variety of data sources. Exact locations of species have been buffered to produce the generalized locations.

This map is intended for use as a preliminary screening tool for conducting a Natural Diversity Data Base Review Request. To use the map, locate the project boundaries and any additional affected areas. If the project is within a hatched area there may be a potential conflict with a listed species. For more information, complete a Request for Natural Diversity Data Base State Listed Species Review form (DEP-APP-007), and submit it to the NDDDB along with the required maps and information. More detailed instructions are provided with the request form on our website.

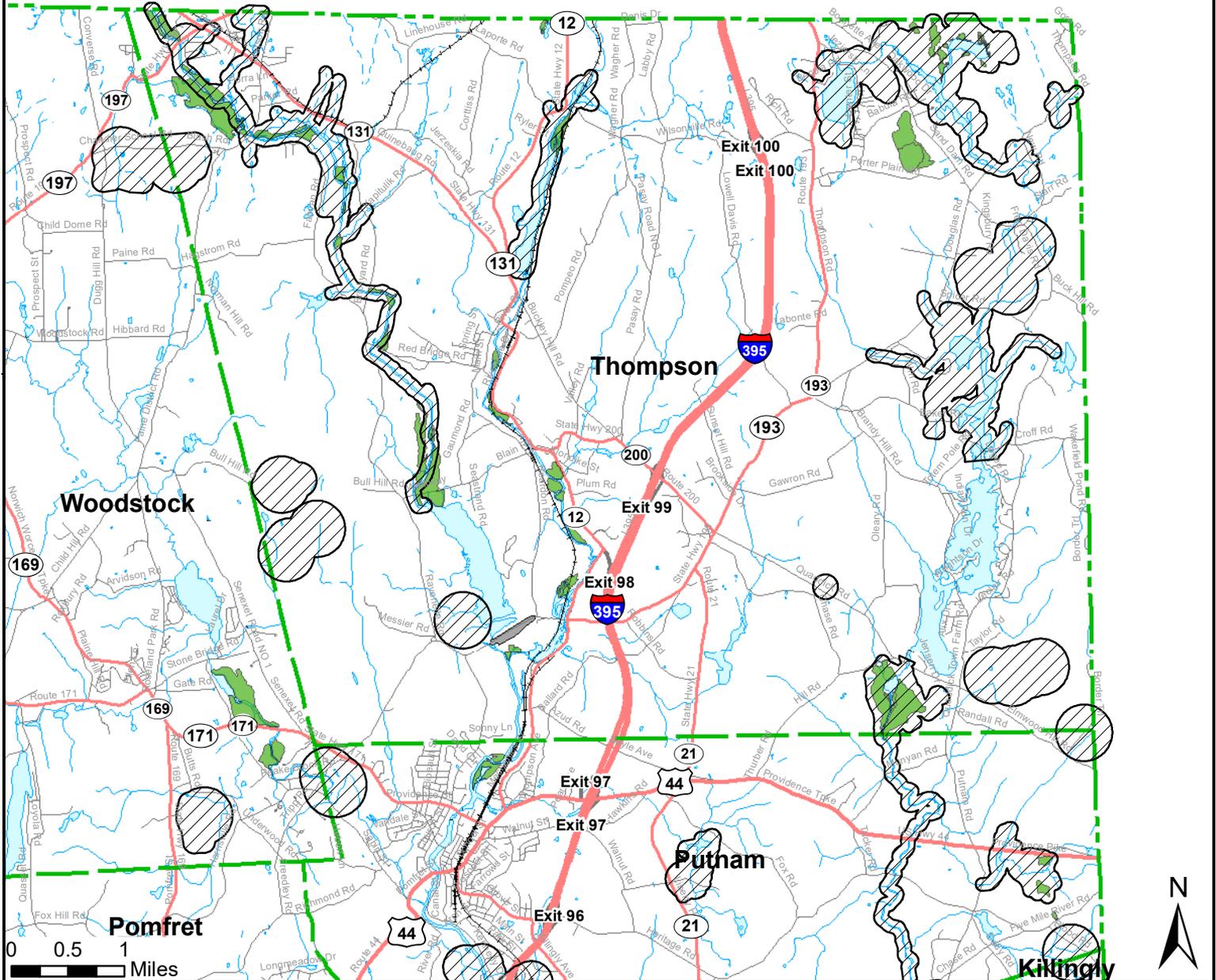
www.ct.gov/deep/nddbrequest

Use the CTECO Interactive Map Viewers at <http://cteco.uconn.edu> to more precisely search for and locate a site and to view aerial imagery with NDDDB Areas.

QUESTIONS: Department of Energy and Environmental Protection (DEEP)
79 Elm St, Hartford, CT 06106
email: deep.nddbrequest@ct.gov
Phone: (860) 424-3011



Connecticut Department of Energy & Environmental Protection
Bureau of Natural Resources
Wildlife Division



Agenda Item H Other Business

c) Permit Conditions to Ensure Compliance

1. Procedures to Minimize Water Encroachments during Shoreline Construction

Suggested motion language for Wetlands Permits involving Retaining Walls/Revetments proposed along property boundaries (shorelines and otherwise):

Move to approve [application information] on the condition that prior to the initiation of any earthmoving work associated with the construction of any proposed retaining wall(s) / revetments within five (5) feet of any property boundary line, a land surveyor licensed to practice in Connecticut shall stake out such property boundary and such staking shall be maintained during construction of the retaining wall / revetment and until such time as the Commission confirms in writing that such construction is complete.

Agenda Item H Other Business

c) Permit Conditions to Ensure Compliance

2. Bonding Options by IWC

Summary from Greenwich, Fairfield, Washington & Windsor

1. What is the form of the bond: cash, letter of credit, form & type in accordance with Town bonding policies, public liability insurance
2. Who determines bond amount: agency, estimated as part of application, professional engineer paid for by applicant, calculated based on nature of work.
3. When can bond funds be used: called by the Agency to correct violations or compliance problems as part of an enforcement action, frequently not identified by regulation.
4. Procedures for using bond funds not identified in regs, not clear.

Greenwich Wetlands Bonding – from Webpage Frequently Asked Questions:

I need to post a bond? Why, when, and how?

Most permits require a performance bond to be posted to help ensure the project is implemented in accordance with the permit and, in the case of mitigation or enhancement plantings, those plants are cared for during their first two critical years following installation. The bond also provides the incentive to complete the end-of-project requirements, such as filing foundation as-built plans, getting the engineer's letter of compliance, etc. The agency might also use the bond to fix problems at a site if the applicant is unresponsive to staff requests and a wetland and/or watercourse is at risk of impact.

The bond amount is included in the Special Conditions of the permit. The conditions may also call for an estimate for the retail, installed cost of any plantings. A defined percentage of this estimate will also be factored into the final bond amount. Once the bond amount is finalized, a check made out to the Town of Greenwich is submitted to the [office of the agency](#). The funds are deposited into a non-interest bearing account for the duration of the project and "hold" period associated with plantings.

4. How do I get my bond back?

Once the regulated activities are complete and all conditions of the permit have been satisfied, a letter or [email can be submitted to Wetlands](#) requesting a final inspection and release of your bond. The compliance inspector will be looking to see if the site is stabilized and the work complies with the approved plans. She will also review the file to see that the end-of-project requirements have been met. These include foundation as-built plans, engineer's certification of compliance, drainage management plans filed on the land records, etc. The portion of the bond attributed plantings will have a "hold" period, which is often two years, and compliance is met if 80% of the plants are thriving.

Greenwich IWWA Regs read:

SECTION 13: BOND AND INSURANCE

Section 13.1 The applicant, upon approval of the permit and prior to the start of the permitted activity, may, at the discretion of the Agency, be required to file a bond in an amount and in a form approved by the Agency. **Bonds shall, unless otherwise approved by the Agency, be in the form of a cash deposit to be made payable to the Town of Greenwich and held without interest until released. The bond shall be conditioned on substantial compliance with all provisions of these Regulations and the terms, conditions and limitations established in the permit.**

Section 13.2 The amount of the bond shall be released to the permittee upon receipt by the Agency of evidence that the proposed activity(ies) have been substantially completed in a satisfactory manner. The Agency may, at its own discretion release a portion of the bond amount if it is of the opinion that the permitted activity(ies) have been substantially completed and only a minor portion of the activity(ies) remains to be completed.

Section 13.3 The cash bond can be called by the Agency to correct violations or compliance problems on a permitted site in accordance with the provisions of section 14 of these Regulations (sic Enforcement Section).

Fairfield Conservation Commission may require a cash performance bond. Regulation language is the same as Thompson's IWC regulations

Washington IWC Regs read:

SECTION 14 BONDING

14.01 The IWC may require as a permit condition the filing of a bond in such amount and in a form approved by the IWC for the following purposes:

a) A **performance bond** may be required for activities where large areas of land are disturbed or when such activities carry the risk of significant adverse impacts to wetlands and/or watercourses. In the event the permittee were to abandon the project or the work carried out did not comply with the specifications of the approved permit, the funds would be used to prevent further deterioration and erosion of the area. The amount of the bond may be determined by the IWC or a professional engineer. If a professional engineer is retained, the cost is borne by the applicant. A performance bond must be deposited with the IWC before work is begun. If any portion of the bond is used by the Commission, the permittee shall replenish the bond to the original amount before work may continue. All unused funds will be returned to the permittee when the IWC or its agent has determined that the activity has been successfully completed per the terms of the approved permit.

b) A consultant bond is required when a professional consultant such as, but not limited to, a certified wetland or soil scientist, professional engineer, landscape architect, etc. is needed to assist the IWC in determining the best execution of a project. A consultant may also be retained by the IWC to review a complex proposal or to monitor a project during its development and implementation. The consultant will estimate the cost of such activity and the permittee will deposit one and a half times the estimated cost with the IWC. When 75% of the consultant bond is expended, the permittee will be notified and the initial amount must be replenished within two weeks in order that work may continue. Failure to comply will result in a stop work order. All unused funds will be returned to the permittee when the IWC or its agent has determined that the activity has been successfully completed per the terms of the approved permit.

Funds from the performance bond and the consultant bond may not be used interchangeably by the IWC.

14.02 The bond shall be conditioned on compliance with the provisions of these Regulations and the terms, conditions, and limitations established in the permit.

14.03 All bonds shall be in a form and of a type approved in accordance with the Town's bonding policies and procedures and approved by the Town or IWC attorney. The IWC reserves the right to require a letter of credit or cash bond and to reject a surety bond and/or surety company.

14.04 No work shall commence on any of the activities included in the permit until the bond is received by the IWC.

Windsor IWWC Regs read:

Section 13 Bond and Insurance

13.1 The Agency may require as a permit condition the filing of a cash bond in such amount approved by the Agency.

13.2 The bond or surety shall be conditioned on compliance with all provisions of these regulations and the terms, conditions and limitations established in the permit.

13.3 The Agency may require the applicant to certify that it has public liability insurance against liability which might result from the proposed operation or use of the wetlands or water- courses covering any and all damage which might occur within two (2) years of completion of such operations, in an amount to be determined by the Agency commensurate with the regulated activity.

13.4 The formula for calculating the wetland performance bond amount will be the total of the applicable following items:

- a. \$2,500.00 per detention basin
- b. \$60.00 per catch basin
- c. \$.50 per square foot of disturbance within a wetland, watercourse or in the closest 50 feet to either a wetland or watercourse.

The applicant shall be liable for all adverse environmental damage resulting from violation of the permit in accordance with the Town ordinances

Agenda Item I Reports

1 Budget & Expenditures

2 Wetlands Agent Report

Agenda Item J, Correspondence - None

Agenda Item K, Signing of Mylars - None

Agenda Item L Comments by Commissioners

Agenda Item M
Adjournment