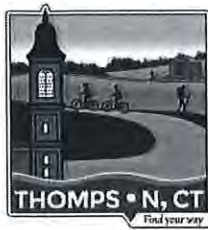


INLAND WETLANDS COMMISSION  
TUESDAY, September 12, 2023  
ZOOM Meeting

- A) Call to Order & Roll Call
- B) Appointment of Alternates

Agenda Item C) a)  
Action on Minutes of Previous Meeting  
Minutes of August 8, 2023



## TOWN OF THOMPSON Inland Wetlands Commission

815 Riverside Drive, P.O. Box 899  
North Grosvenordale, CT 06255  
Phone: 860-923-1852, Ext. 1  
Email: [wetlands@thompsonct.org](mailto:wetlands@thompsonct.org)  
Web: <https://www.thompsonct.org/>

RECEIVED  
TOWN OF THOMPSON, CT.

2023 AUG -9 P 2:50

*Paula Lyons*  
TOWN CLERK, Ass't

### MEETING MINUTES: Tuesday, August 8, 2023, 7:00PM

*Via ZOOM Online Meeting Portal*

- A) The Meeting was called to Order at 7:00 PM by Chairman George O'Neil who announced the protocols for conducting the online meeting.

Members and staff present: George O'Neil (Chairman), Charlie Obert (Vice Chairman), Diane Chapin (Treasurer), Marla Butts (Wetlands Agent), Amy St. Onge, Ex-Officio Member, Gloria Harvey (Recording Secretary)

Members of the public: David Held, Dan Malo, Jason Jezierski, Joe Przybylek and others.

- B) Appointment of Alternates - None

- C) Action on Minutes of Previous Meetings

- a) The Minutes of July 11, 2023 were unanimously accepted as presented.

- D) Citizens Comments on Agenda Items - None

- E) Applications

- a) Old Applications

1. **WAA23001**, Hany Youssef, 274 Riverside Drive, (Assessor's map 87, block 95, lot 39), construct a 13' x 50' concrete pad for a refrigeration/freezer unit, stamped received 1/19/23, revised 2/1/2023 to include construction of 2 second floor decks. One 50' x 13' over proposed concrete slab and one 18' x 36' along entire width of the south side of the building. Issued 7/12/23, legal notice published 7/21/23, end of appeal period 8/5/23. No appeals made. Decision is final. No further action is required by the Commission.
2. **IWA23014**, Cheryl J. Popiac, 0 Thompson Road, (Assessor's map 116, block 24, lot 6B), construct new single-family home, well and septic system with associated grading in wetland and upland review area, stamped received 6/28/23, statutorily received 7/11/23. IWC received a revised plan and other documents to complete the application. David Held, Professional Engineer and Land Surveyor with Provost and Rovero, explained the changes made to the plan which included the addition of the preliminary 100-year flood zone, approximately 57 square feet of wetland will be filled in where a shed was removed, and 200 square feet of wetland filled in near the driveway turnaround and installation of the well. All proposed work will be outside of the FEMA flood zone that becomes effective September 7, 2023. There will be no impact on endangered species. Commissioner Obert asked for clarification on the flood zone and Marla replied when FEMA analyzed all of the flood zones, they made adjustments to the flood zone lines and moved the lines northward so in September when the updated Ordinance goes into effect, the house and septic system will no longer be within the 100-year flood plane according to FEMA. NDDH approval received on this application and the Natural Diversity Data Base response stated it had no problem with this site. Marla had no objection to the issuance of an approval on this

application. Commissioner Obert commented that the site is a tight squeeze but within the guidelines. Marla asked David Held if there were any alternatives to the design of this property and he answered they minimized the footprint of the house and septic system to what is allowed per code. This is a two-bedroom house, the smallest design the Public Health Code allows for this structure, and every opportunity for a different design has been exhausted. Marla questioned the sequence of construction and David Held replied it has been added to the plan. She also how will the applicant know where to install the silt fence. David Held replied the location of the silt fence will be identified in the field by a licensed surveyor. Commissioner Chapin made a motion to approve IWA23014 Cheryl J. Popiac, 0 Thompson Road, (Assessor's map 116, block 24, lot 6B), construct new single-family home, well and septic system with associated grading in wetlands and upland review area. Commissioner Obert second the motion. Discussion followed and Commissioner Obert reiterated this is a tight squeeze. Hearing no further discussion, the motion was unanimously **APPROVED**.

**WAA23015**, Michael Vandt, 10 Green Lane, (Assessor's map 3, block 82, lot 11), construct a new single-family home in 100-foot upland review area, stamped received 6/27/23, approved 7/19/23, legal notice published 7/28/23, end of appeal period 8/12/23. Marla issued a Wetlands Agent Approval on 7/19 and added an additional special condition, which she read into the record, to limit the extent of land disturbance so the applicant wouldn't have to change the plan. There are no proposed grade changes on this property. The applicant will put the new cottage exactly where the existing cottage was however, he will replace the foundation and will disturb only a small portion of land to install footings. Marla requested the applicant add stone at the foundation drain outfall to prevent any erosion. No action is required by Commission at this time. The appeal period ends 8/12/23.

b) New Applications

1. **WAA23016**, Jason Jezierski, 61 Old Turnpike, (Assessor's map 143, block 17, lot 232), construct new single-family home with septic, driveway and underground utilities in 100-foot upland review area, stamped received 7/19/23, under review. This property is located near Route 197 and the Quinebaug River. Site plan was discussed and the existing 100-year flood plain was identified as well as the new flood plane that will go into effect in September. The new flood plain shows a small portion of his driveway will be covered by water during a 100-year flood. There is no proposal to fill in wetlands. The applicant submitted the Natural Diversity Data Base Report and sequence of construction. DEEP expressed concern about the Savannah sparrow and the Boblink, both grassland species, and the wood turtle. The driveway will have greater impact due to proposed underground utilities, but there will be minimal construction activities in the habitat. The applicant submitted an acceptable sequence of construction today as follows: Gravel the pathway that currently exists for the driveway to the high ground to the property, dig the foundation hole, dig the trench and install a conduit for the utilities and then install the septic system. Commissioner Obert questioned drainage along the driveway between the wetlands and the Quinebaug River and Marla replied that the wetlands drain away from the river and south towards the Army Corp of Engineers property. Marla and Commissioner Obert will visit the site before she issues a Wetlands Agent Approval.

c) Applications Received After Agenda was Published

1. **DEC23017**, Joseph and Diane Przybylek, 76 Jesieski Lane, (Assessor's map 116, block X, lot J-Z), demolish and replace existing deck and stairs within the upland review area for Little Pond, received 8/8/2023. No earthmoving work is proposed to replace the existing deck except for the possible need for a new sonotube. Applicant wants to replace the deck and



stairs with composite material, build up to current code, and is applying for a Use Permitted as of Right under the current regulations for maintenance and enjoyment of a residential home. Commissioner Chapin made a motion to approve a Declaratory Ruling for Use Permitted as of Right for application DEC23017, Joseph and Diane Przybylek, 76 Jesieski Lane, (Assessor's map 116, block x, lot J-Z), demolish and replace existing deck and stairs within the upland review area for Little Pond. Commissioner Obert seconded the motion. The motion was unanimously **APPROVED**.

F) Permit Extensions / Changes - None

G) Violations & Pending Enforcement Actions

- a) **Notice of Permit Violation VIOL21036**, Permit IWA20022, Marc Baer, 1227 Thompson Rd (Assessor's map 116, block 24, lot 10), grades not as authorized in modified plan approved by the Commission on February 9, 2021. No change on this violation. Marla will touch base with Mr. Baer within the next couple of weeks. Earth work is not finished on the site so they are not ready to do an as built drawing.
- b) **Notice of Permit Violation VIOL23013**, Wojciech Sudyka, 1574 Riverside Drive, (Assessor's map 55, block 65, lot 14), grading work exceeded scope of work authorized by Permit IWA21028, issued 5/22/23. Plan received from J&D Engineering who went out to the site to see what the seepage going into a pipe is doing. Dudley wetlands consultant was not available for discussion. A new application is needed and will have to be coordinated with Dudley wetlands. Marla read a letter into the record and a copy can be obtained in the IWC office. The applicant is looking into turning the building 90 degrees and if they do, they will have to complete a plan modification. A proposal is to install new drainage pipe and direct water into an existing wetland area which will also need a new application. Marla will contact Dudley to come up with a plan as to what they want to do with pipe and how they want the grades to be north of the proposed building.
- c) **Permit WAA22033**, Spicer Gas, Inc. 299 (formerly 0) Reardon Road, (Assessor's map 65, block 101, lot 6), letter sent on failing erosion and sediment controls and need for stormwater basin construction schedule. Dan Malo and Marla visited the site and found inadequately installed silt fencing and sediment going underneath it flowing into the conservation easement and wetlands. Marla read a response to her email sent by Daniel Blanchette, J&D Engineering into the record which can be obtained in the IWC office. Daniel Blanchette stated the quickest solution is a wood chip berm along the silt fence as a secondary erosion control to prevent additional sediment from traveling under the silt fence to be installed early next week which should be a good short-term fix. Marla received an email today from Daniel Blanchette stating he was out at the site today and staked out the drainage basin and said the site work should be completed in 4-6 weeks. He added a few stakes along the conservation easement. A more definitive schedule will be sent to IWC once it is available.

H) Other Business

a) Status of Thompson Flood Damage Prevention Ordinance

Marla stated the ordinance has already been put in General Code of Ordinances and some of the language in the Ordinance is mirrored to CT General Statutes to assist FEMA to make sure whatever Ordinances that got passed in CT all were consistent with FEMA standards. Marla noted that there are some language conflicts between the original ordinance language and that found in the new Code of Ordinances. If the IWC is appointed the Appeals Agency for the ordinance, she wants to make sure the standards in the IWC Regulations mirror what FEMA requires in the ordinance. Marla gave the First Selectman and Town Planner a PDF of what the final language would be if approved at a Town Meeting, a red line version which takes the

language from the General Code with additions, deletions and changes. Marla mentioned several issues that need to be addressed: (1) Flood Damage Prevention Ordinance needs to be revised and approved by Town Meeting; (2) the fee structure found in Article III, 33 Attachment 1 Enforcement, Fees and Penalties of the Code of Ordinances needs to be corrected by the Board of Selectmen; (3) alternates for the Inland Wetlands Commission in its authorizing ordinance was somehow dropped off from General Code, but has already been returned. Action on the Attachment 1 changes are addressed by Board of Selectmen. Commissioner Chapin commented that it is concerning that changes made had no basis to be made. Commissioner Obert stated there should be no way anybody can change a controlled document. Amy St. Onge, First Selectman, commented that the document was being pulled from General Code and any changes were not intentional and no changes have been done by the current administration. She further stated that the current Ordinance was created in 1988 and the reason why we went to General Code under her current administration was that there would be professionalism, and proper tracking. Prior to that it was done by a staff member on a Word document and there were errors and issues so that is why General Code was hired. General Code hasn't seen the revised FEMA Ordinance yet.

b) Anticipated Staff Changes

Marla's exit strategy was discussed. The focus was based on critical work that still needed to be done. IWC and Conservation departments will be combined and staffed by Dan Malo. The Commissioners asked Marla to collaborate with Dan Malo and present the Commission with a specific scope of projects as well as a time frame for the outstanding critical work that they feel still needed to be completed. Commissioner Obert commented that it is in the best interest of the Commission and the town that the Regulations be completed and lined up with state and national requirements and to make sure that in the transition to the new enforcement agent nothing valuable is thrown away. Commissioner O'Neil asked Marla to bring these specific projects to the Commission for their review, discussion and approval so an exit strategy can be worked out that's profitable for everyone. Marla commented she will identify what she feels needs to be done and she will send this list to the Commissioners via email.

c) Maintenance of IWC meeting recordings

Marla was asked why the IWC meetings are not posted on YouTube. She replied that First Selectman Amy St. Onge maintains the IWC meetings on ZOOM, the IWC recordings are downloaded from ZOOM and maintained in IWC office, and the IWC Recording Secretary maintains a copy of the IWC recordings on a thumb drive. IWC was never given access to YouTube. Prior meeting digital recordings have been placed CDs. Commissioner O'Neil commented that meeting recordings are public records and efforts to memorialize decisions have been made.

I) Citizen's Comments

Jason Jezierski stated he has a question on his application. The IWC agent will contact him tomorrow.

J) Reports

a) Budget & Expenditures

Commissioner Chapin reported available budget from July 1, 2022 to June 30, 2023 is marked "Not Final" and has an available balance of \$1,192.92 and the IWC has expended 95.7% of the budget. Marla commented that the final report will not be available for another month until all outstanding bills have been paid. The IWC left \$1,000 on the table.

Commissioner Chapin reported available budget from July 1, 2023 to July 30, 2023 has an





Agenda Item D)

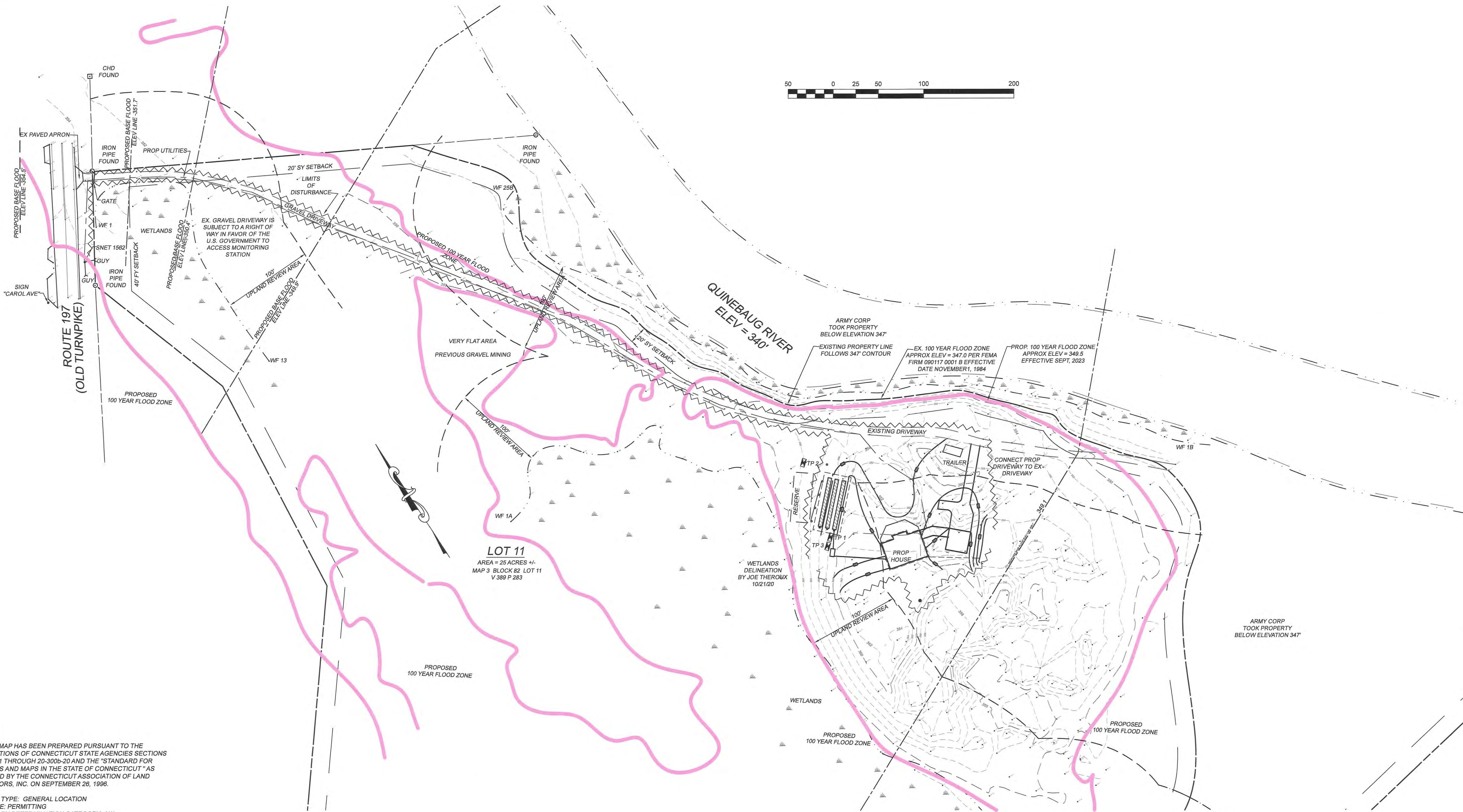
Citizens Comments on Agenda Items

## Agenda Item E) a) 1. Old Applications

**WAA23016**, Jason Jezierski, 61 Old Turnpike,  
(Assessor's map 143, block 17, lot 232), construct new  
single-family home with septic, driveway and  
underground utilities in 100-foot upland review area,  
stamped received 7/19/23, issued 8/16/23, legal notice  
published 9/1/23, appeal period ends 9/16/23.



new house 2022-7-13 dwg overall plan 8/1/2023 09:11:25



#### 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.

SURVEY TYPE: GENERAL LOCATION  
PURPOSE: PERMITTING  
BOUNDARY DETERMINATION CATEGORY: N/A  
HORIZONTAL ACCURACY: CLASS B  
TOPOGRAPHIC ACCURACY: CLASS T-2

PROPERTY LINES DO NOT EXPRESS A BOUNDARY OPINION.

THIS MAP WAS PREPARED FROM RECORD RESEARCH, OTHER MAPS, LIMITED FIELD MEASUREMENTS AND OTHER SOURCES. IT IS NOT TO BE CONSTRUED AS A PROPERTY/BOUNDARY OR LIMITED PROPERTY/BOUNDARY SURVEY AND IS SUBJECT TO SUCH FACTS AS SAID SURVEYS MAY DISCLOSE.

2. REFERENCE PLANS:  
(A) CT DOT HIGHWAY PLAN  
(B) LAND TO BE CONVEYED TO WILLIAM CRAWFORD, JR AND DOROTHY CRAWFORD, ON FILE AS PLAN #197

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

DENNIS R. BLANCHETTE 8/1/23 12107  
DATE LICENSE  
NUMBER

THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE  
© 2022 J&D CIVIL ENGINEERS, LLC

Received  
AUG 01 2023  
Thompson Wetlands Office

AUG 01 2023  
Thompson Wetlands Office

#### LEGEND

EXISTING PROPERTY LINE  
BUILDING SETBACK  
UPLAND REVIEW AREA  
UTILITIES  
PROPOSED 100 YEAR FLOOD ZONE  
LIMIT OF DISTURBANCE  
WETLANDS

### SITE DEVELOPMENT PLAN

PREPARED FOR  
**JASON JEZERSKI**  
0 OLD TURNPIKE (ROUTE 197) - THOMPSON, CT

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

DESIGNED: DRB  
CHECKED: JJB

REVISIONS: 7/24/23  
100 YEAR FLOOD, URA, LOD

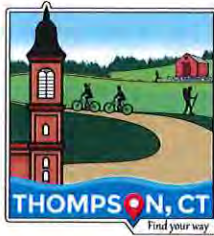


JOB NO: 20224  
SCALE: 1" = 50'

DATE: JULY 11, 2022  
SHEET: 1 OF 2

Appl WAA23016 Copn1 replaces plans received 7/10/23





**TOWN OF  
THOMPSON**  
**Inland Wetlands Commission**

815 Riverside Drive  
P.O. Box 899  
North Grosvenordale, CT 06255  
Phone: 860-923-1852, Ext. 1  
Email: [wetlands@thompsonct.org](mailto:wetlands@thompsonct.org)  
Web: <https://www.thompsonct.org/>

---

**WETLAND AGENT APPROVAL WAA23016**

**APPROVAL GRANTED TO:**

Jason Jezierski  
P.O. Box 193  
Quinebaug, CT 06262

**DATE OF APPROVAL:** August 16, 2023

**EXPIRATION DATE:** August 16, 2028

**LOCATION OF AUTHORIZED ACTIVITY:** 61 (formerly 0) Old Turnpike, Assessor's Map 3, Block 82, Lot 11

**DESCRIPTION OF AUTHORIZED ACTIVITY:** To conduct regulated activities associated with the construction of a new single-family home with septic, driveway and underground utilities in 100-foot upland review area as shown in Wetlands Agent Approval Application WAA23016 stamped received by the Thompson Wetlands Office July 19, 2023 and as shown in drawing(s) entitled "Site Development Plan prepared for Jason Jezierski 0 Old Turnpike (Route 197) - Thompson, CT" prepared by J&D Civil Engineers LLC dated July 11, 2022, revised 7/24/23 and stamped August 1, 2023.

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

**APPROVAL CONDITIONS:**

1. Each day prior to the initiation of any work authorized herein, a search of the entire work area shall be performed to find and relocate any wood turtles found to a distance of at least 200 hundred feet from any portion of the work site.
2. 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.
3. 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)
4. 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.
5. 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.
6. 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.)
7. 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

Dated: \_\_\_\_\_

August 16, 2023

## Agenda Item E) b) 1. New Applications

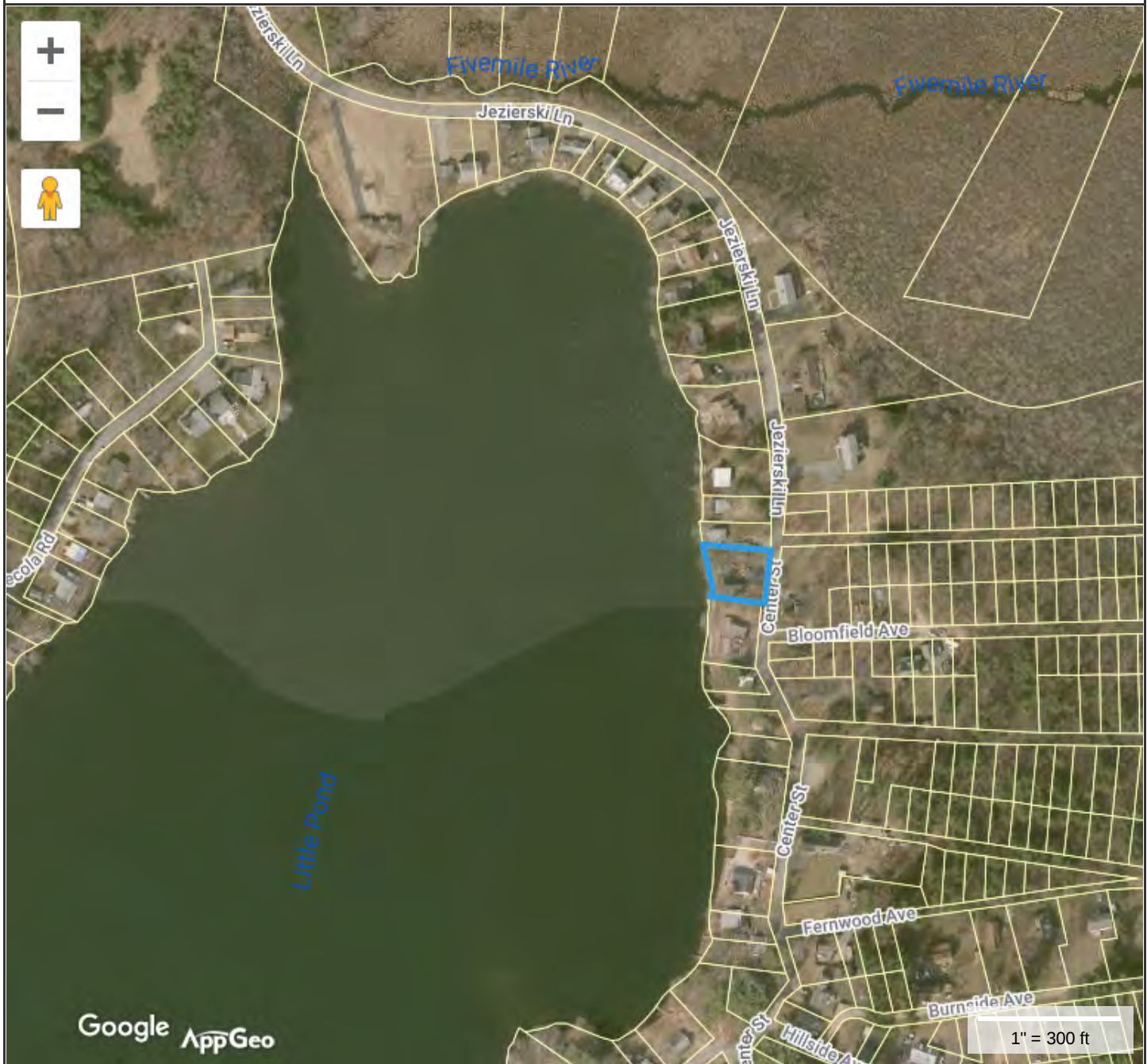
**WAA23018**, Gary Rawson, 0 Logee Rd, (Assessor's map 141, block 17, lot 181R), construct new single-family home, stamped received 8/14/23. Under review

## Agenda Item E) b) 2. New Applications

**WAA23019**, Michael & Barbara Roach, 13 Center Street, (Assessor's map 116, block X, lot N-0), construct 12' x 14' detached garage in 100-foot upland review area for Little Pond, stamped received 8/14/23, issued 8/22/23, legal notice to be published 9/1/23, appeal period ends 9/16/23



## Locus Map for 13 Center St - Application WAA23019

**Property Information**

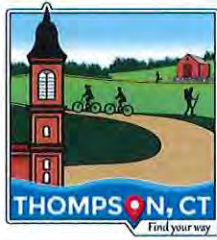
**Property ID** 3201  
**Location** 13 CENTER ST  
**Owner** ROACH MICHAEL + BARBARA

**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 December 1, 2022  
Data updated Daily

Print map scale is approximate.  
Critical layout or measurement  
activities should not be done using  
this resource.



**TOWN OF  
THOMPSON**  
**Inland Wetlands Commission**

815 Riverside Drive  
P.O. Box 899  
North Grosvenordale, CT 06255  
Phone: 860-923-1852, Ext. 1  
Email: [wetlands@thompsonct.org](mailto:wetlands@thompsonct.org)  
Web: <https://www.thompsonct.org/>

---

**WETLAND AGENT APPROVAL WAA23019**

**APPROVAL GRANTED TO:**

Michael & Barbara Roach  
13 Center Street  
Thompson CT 06277

**DATE OF APPROVAL:** August 22, 2023

**EXPIRATION DATE:** August 22, 2028

**LOCATION OF AUTHORIZED ACTIVITY:** 13 Center Street, Assessor's Map 116, Block X, Lot N-O

**DESCRIPTION OF AUTHORIZED ACTIVITY:** To conduct regulated activities associated with the construction of a 20' X 22' detached garage in the 100-foot upland review area for Little Pond as shown in Wetlands Agent Approval Application WAA23019 stamped received by the Thompson Wetlands Office August 14, 2023 and as shown in drawing(s) stamped received August 22, 2023.

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

Dated: \_\_\_\_\_

August 22, 2023



**Project Information****Name:** Mike Roach**Address of work:** 13 Center Street, Thompson CT**Home Phone:** NA **Work Phone:** NA**HIC:** 0664421 **NHC:** 0016544

20x22 garage

Removal of existing topsoil.

Installation of processed gravel and compacted.

Install a 6"-10" slab with 42" sauna tube footings every 10ft  
6x6x8 post with 6x6 top beam around the entire perimeter.

Truss roof frame.

roof will be a 5-6 pitch

Vinyl siding will be installed color to match the existing home

7/16 zip roof plywood will be applied to the roof and walls.

Architectural shingles will be applied color to match existing home as best as possible

Installation of all drip edge flashing roof paper and ice and water shield

1- 16'x7' insulated overhead garage door. No automatic opener

Installation of 1 new vinyl window

1-3'-0" x 6'-8" steel insulated entry door located on left side of garage.

**Job Contract**

HJK Renovations is pleased that you have chosen us to perform your improvement project. In an effort to provide you with the best possible service and to clearly spell out the terms of our agreement, please thoroughly review all of the information below and sign to show your understanding of the service we will be providing to you and your own responsibilities to help us do so.

Anticipated start date: NA

Customer Name(s): Mike Roach

Complete Address: 13 Center Street, Thompson CT

Installation Address, if different: NA

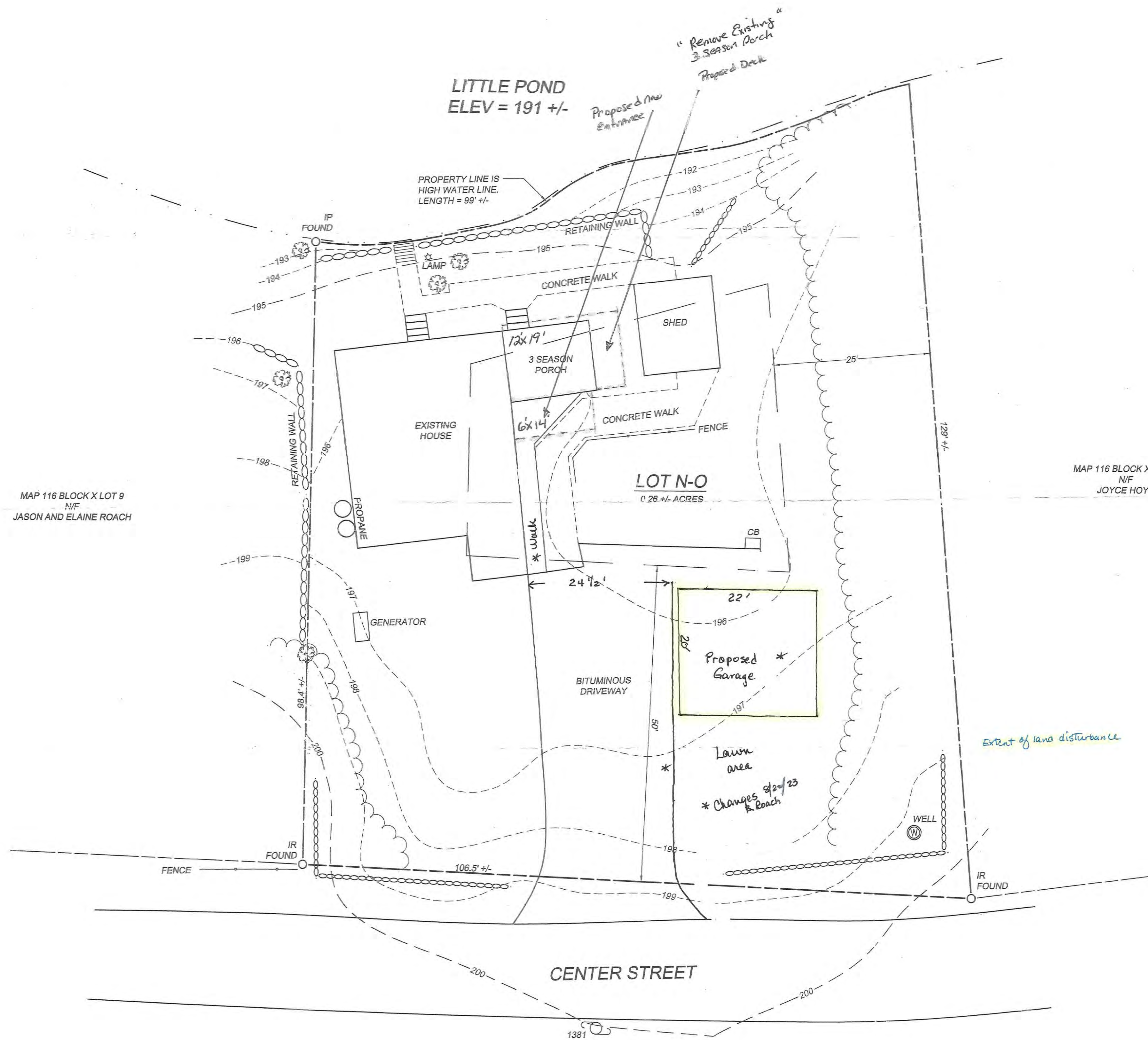
Daytime Phone: Alternate Phone: NA

INSTALL THE FOLLOWING FROM SALES ORDER NUMBER

SPECIAL INSTRUCTIONS (subject to approval):

**Received****AUG 22 2023****Thompson Wetlands Office**





**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.

SURVEY TYPE: GENERAL LOCATION

PURPOSE: BUILDING ADDITION

BOUNDARY DETERMINATION CATEGORY: NONE

HORIZONTAL ACCURACY: CLASS B

PROPERTY LINES DO NOT EXPRESS A BOUNDARY OPINION.

THIS MAP WAS PREPARED FROM RECORD RESEARCH, OTHER MAPS, LIMITED FIELD MEASUREMENTS AND OTHER SOURCES. IT IS NOT TO BE CONSTRUED AS A PROPERTY/BOUNDARY OR LIMITED PROPERTY/BOUNDARY SURVEY AND IS SUBJECT TO SUCH FACTS AS SAID SURVEYS MAY DISCLOSE.

2. REFERENCE PLANS:  
(A) "PLAN OF LOTS AT LITTLE POND", THOMPSON, CONN., OWNED BY ADOLPH E. BERNIER, SCALE 1"=30', JUNE 7, 1948, PREPARED BY GILBERT F. PERRY CE

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

*Dennis R. Blanchette* 12107  
DENNIS R. BLANCHETTE DATE LICENSE  
NUMBER

THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE

PROPERTY OWNER  
MICHAEL ROACH  
BARBARA ROACH

REFERENCE DEED  
THOMPSON LAND RECORDS  
VOL. 653 PG. 244

ASSESSORS REFERENCE  
MAP 116 BLOCK X LOTS N-O

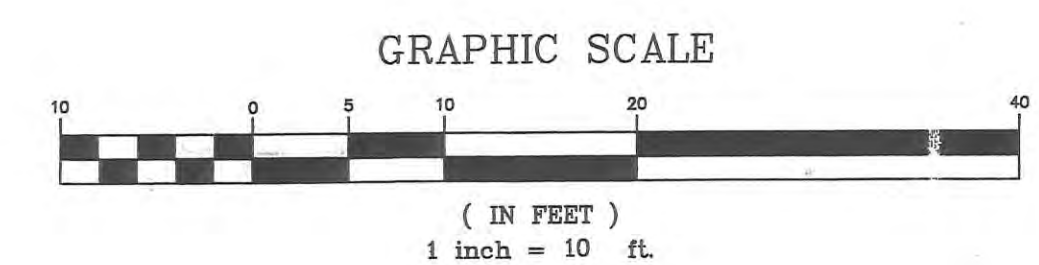
**ZONING INFORMATION:**

ZONE R-40  
MINIMUM LOT AREA 40,000 S.F.  
MINIMUM FRONTAGE 160'  
MINIMUM FRONT YARD 50'  
MINIMUM SIDE YARD 25'  
MINIMUM REAR YARD 25'

**LEGEND**

- EDGE OF WATER
- EXISTING PROPERTY LINE
- BUILDING SETBACK
- TREELINE
- STONE WALL
- EXISTING IRON ROD OR IRON PIPE

Received  
AUG 22 2023  
Thompson Wetlands Office



Application W1A 23019

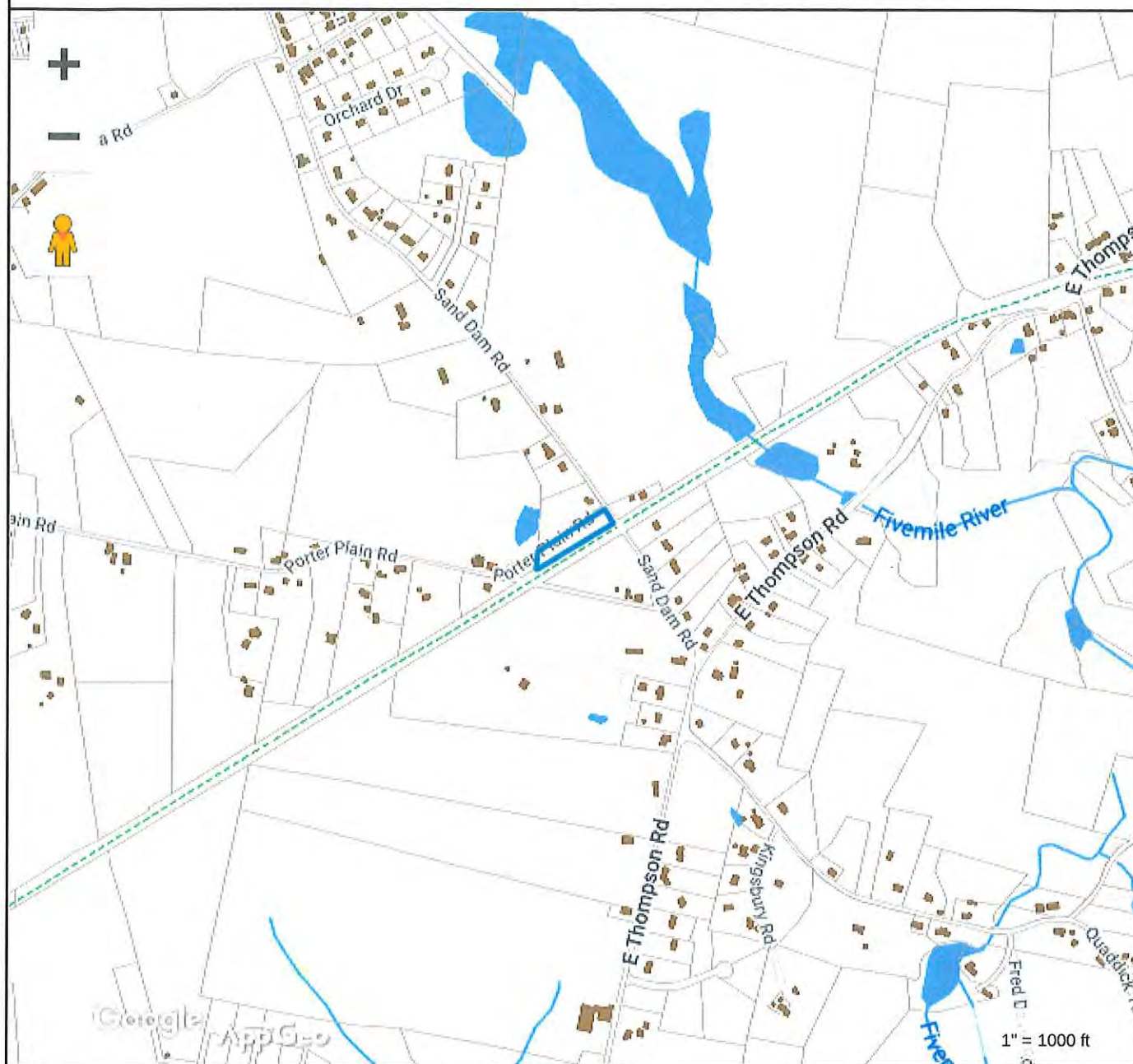
<b>GENERAL LOCATION SURVEY</b> PREPARED FOR <b>MIKE ROACH</b> 13 CENTER STREET - THOMPSON, CT	
<b>J&amp;D CIVIL ENGINEERS, LLC</b> 401 RAVENELLE ROAD N. GROSVENORDALE, CT 06255 860-923-2920	
DESIGNED: DRB	REVISIONS:
CHECKED: JJB	
JOB NO: 16164	DATE: JULY 5, 2016
SCALE: 1" = 10'	SHEET: 1 OF 1



## Agenda Item E) b) 3. New Applications

**WAA23020**, Maximillian Candidus, 0 Sand Dam Road,  
(Assessor's map 135, block 22, lot 17), new single-  
family home in upland review area, stamped received  
8/20/23, under review

## Locus Map 0 Sand Dam Rd (Map 135, Block 22, Lot 17)



## Property Information

Property ID 4109  
Location 0 SAND DAM RD  
Owner MACKEY BETTY

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 December 1, 2022  
Data updated Daily

Print map scale is approximate.  
Critical layout or measurement  
activities should not be done using  
this resource.

Copy 1

For Wetland Agent:	rev 01/11
APPLICATION #WAA	<u>23020</u>
DATE RECEIVED	<u>8/30/23</u>

Application  
for  
Wetland Agent Approval  
to conduct a regulated activity

## Town of Thompson

INLAND WETLANDS COMMISSION  
815 RIVERSIDE DRIVE  
NORTH GROSVENORDALE, CT 06255

Received

AUG 30 2023

Thompson Wetlands Office

### Instructions:

Two (2) copies of the completed application and two (2) copies of all the additional attached documents (site plan, etc.) must be submitted to the Agent.

The applicant is advised to read Sections 7 and 8 of the Regulations for further information regarding application requirements and procedures. THE APPLICANT IS FURTHER ADVISED THAT A BUFFER (SETBACK) OF 100 FEET FROM AN INLAND WETLAND OR WATERCOURSE IS REQUIRED, AND A BUFFER/SETBACK OF 200 FEET FROM THE TEN (10) ESPECIALLY 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 IS REQUIRED. See Section 6 of the Regulations for further information regarding regulated activities.

Please provide the following information:

- Directions to the property from the Thompson Town Hall
  - Location of Utility Pole nearest your property
- \*Pole Number    \*Location of property in reference to Pole

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NO APPROVAL SHALL BE TRANSFERRED WITHOUT PERMISSION OF THE AGENCY.

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### FEE SCHEDULE:

(Additional \$60.00 fee to State as per Public Act 09-03, Section 396)

- Individual Lot ..... \$50 + \$60  
(Includes Mandatory Legal Advertisements Fee of \$20)

If the Agent finds that greater than a minimal impact may occur to wetlands, then this proposal must undergo a full permit application. Fee will be applied to the permit application.

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**Please complete the following application information.**  
**If you need assistance contact the Wetland Agent (office 860- 923-1852)**  
**Fax 860-923-9897**  
**[www.thompsonct.org/wetlands](http://www.thompsonct.org/wetlands)**

Date August 23, 2023

1) Name of Applicant Maximilian Candidus

Home Address 18 Hilltop Place, New London NH 03257

Home Tele & Hrs (617)308 -7100 Business Tele & Hrs \_\_\_\_\_

Business Address \_\_\_\_\_

2) Applicant's interest in the Property: ☒ Owner ☐ Other  
**INLAND WETLANDS APPROVALS CAN BE GRANTED TO PROPERTY OWNER ONLY.**

3) Name of Property Owner (if not applicant) \_\_\_\_\_

Home Address \_\_\_\_\_

Business Address \_\_\_\_\_

Home Tele & Hrs \_\_\_\_\_ Business Tele & Hrs \_\_\_\_\_

4) Geographical Location of the Property (site plan to include utility pole number nearest property or other identifying landmarks)

Pole # and Location SBC 3414

Street or Road Location Sand Dam Road

Tax Assessor's Map # 135

Block # 22

Lot # that appears on site plan 17

Deed Information : Volume # 1044

Page # 290

5) The property to be affected by the proposed activity contains:

Soil Types Fine sandy loam

Wetland Soils ☒ (Swamp ☒ Marsh ☐ Bog ☐ Vernal Pool ☐)

Watercourses N/A (Lake or Pond ☐ Stream or River ☐ Intermittent Stream ☐)

Floodplain - Yes ☐ **No** ☒

6) Description of the Activity for which Approval is requested Proposed construction of a 3  
bedroom home and septic system within the 100' wetland buffer.



7) Submit a Site Plan, drawn to scale, with the certification of the preparing Surveyor and/or Engineer including:

- ☒ 1-Locus map at approx. 1" = 1000'
- ☒ 2-Location of property, with boundaries defined and utility pole # near property and any other identifying landmarks.
- ☒ 3-Location of wetlands and /or watercourses. A wetland delineation in the field must be marked with numbered wetlands flags by a certified soil scientist and located on the map/site plan. Site plan shall bear the soil scientist's original signature.
- ☒ 4-Soil types on the property.
- ☐ 5-Flood Hazard area classification and delineation.
- ☒ 6-(a)Location of the proposed activity (i.e. house, septic, well or other areas to be disturbed).  
(b)Location of perc tests and soil test holes.  
(c)Copy of NDDH approval to construct or repair subsurface sewage disposal system.
- ☐ 7-Nature and volume of the material to be placed, removed, or transferred.
- ☒ 8-Topographical contours, proposed and existing.
- ☐ 9-Location and supporting data for proposed drainage.
- ☒ 10-Date, scale (recommend 1"=40') and North arrow.
- ☐ 11-Proposed limits of clearing/disturbance and location of stockpiles during construction.
- ☒ 12-Location of proposed Erosion and Sedimentation controls and other management practices and mitigation measures which may be considered as a condition of issuing a permit for the proposed regulated activity. The erosion and sedimentation control provisions on the site plan must comply with the most current CT DEP edition of the *Connecticut Guidelines for Soil Erosion and Sedimentation Control* and be so noted on the plans.
- ☐ 13 -Location of proposed Stormwater treatment design on the site plan must comply with the most current CT DEP edition of the *Connecticut Stormwater Quality Manual* and be so noted on the plans. It is strongly recommended that low impact development techniques, stormwater management techniques that are designed to approximate the pre-development site hydrology, be utilized in the stormwater system design wherever practical and possible.
- ☐ 14-Location of proposed mitigation or wetland enhancement measures which may be considered as a condition of issuing a permit for the proposed regulated activity.
- ☐ 15-Timing and description of phases of activities, installation of sediment and stormwater control measures and temporary and permanent stabilization methods.

*The Wetland Agent will notify you if any additional information is needed in order to properly evaluate your proposal.*

- 8) Is any portion of this property located within the watershed of a water company as defined in section 16-1 of the Connecticut General Statutes? No If yes, the Applicant is required to provide written notice of the application by certified mail, return receipt requested, to the water company on the same day of filing this permit application with the Thompson Inland Wetlands and Watercourses Commission. Documentation of such notice shall be provided to the Commission.

9) Does any portion of this property contain a Natural Diversity Data Base (NDDDB) area of concern as defined on the map of Federal and State Listed Species and Significant Natural Communities, for Thompson, Connecticut, prepared by the Connecticut Department of Environmental Protection? No If yes, the Applicant must contact the CT DEP for information regarding the State or Federal Listed Species of Concern.

10) Names and Addresses of Abutters:

See attached document.

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11) Estimated start date September 2023

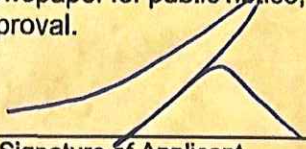
Estimated date of completion (all disturbed areas are stabilized) May 2024

12) The undersigned hereby consents to necessary and proper inspections of the above mentioned property by the Agents of the Town of Thompson Inland Wetlands Commission, at reasonable times, both before and after the approval in question has been granted by the Agent, including site walks by Commission members and staff for the purpose of understanding existing site conditions, which may be necessary in order to render a decision on this application.

The undersigned swears that the information supplied in this completed application is accurate to the best of her/his knowledge and belief.

**ABSOLUTELY NO WORK IS TO BEGIN UNTIL ALL NECESSARY APPROVALS ARE OBTAINED.**

Upon Approval the Applicant is responsible for publishing a notice of the approval, at the applicant's expense, in a newspaper having a general circulation in the Town of Thompson. The Agent will provide the necessary notice to the newspaper for public notice, and such notice must be published within ten (10) days of the date of approval.

  
\_\_\_\_\_  
Signature of Applicant

8.23.23  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Consent of Landowner if other than applicant

\_\_\_\_\_  
Date

**Please attach a written consent by the owner if applicant is not the property owner.**

2.3/53



# NORTHEAST DISTRICT DEPARTMENT OF HEALTH

69 SOUTH MAIN STREET • UNIT 4 • BROOKLYN, CT 06234  
PHONE (860) 774-7350 • FAX (860) 774-1308 • WEB SITE WWW.NDDH.ORG

August 07, 2023

Max Candidus  
59 Worthen Drive  
Groton, MA 01450

**SUBJECT: FILE #23000249 -- SAND DAM ROAD #, MAP #135, BLOCK #22, LOT #17, THOMPSON, CT**

Dear Max Candidus:

The subject plan (J&D CIVIL ENGINEERS, CANDIDUS, JOB#23155, DRAWN 06/13/2023) submitted on 7/17/2023 has been reviewed, as requested. Following completion of this review, it has been determined that the subject plan will meet the requirements of the Technical Standards for a 3-bedroom house based on the following:

1. CT licensed surveyor must stake house, well, benchmark, and septic system, offset stakes to include flow line or bottom of trench elevation.
2. Permanent benchmark to be set within 50 feet horizontally and 12 feet vertically of septic system.
3. A bottom of excavation inspection is required once the topsoil has been removed.
4. A current sieve analysis of select fill material (within past 30 days) must be submitted to the Northeast District Department of Health (NDDH).
5. Select fill is to be perced once in place.
6. An engineer/surveyor's As-Built drawing (to include ties to the house) is to be submitted following the final inspection and approval of installation by NDDH.
7. Installer to schedule and be present for the final inspection with NDDH staff. Level to be set up for verification of elevations.

This letter is NOT to be construed as an APPROVAL TO CONSTRUCT the septic system and DOES NOT indicate that the Northeast District Department of Health endorses approval for issuance of any building permit.

Prior to the start of construction of the septic system, you must apply for your Approval to Construct Permit and submit the applicable fees to this office. A set of the floor plans of your house must be submitted to NDDH for review. Your CT licensed installer must come in to this department to sign for the permit if we do not have his signature on file. Office hours are Mon - Thurs 8 am - 4 pm, Fri 8 am - Noon.

**THE OWNER IS RESPONSIBLE TO SEEK PROPER AUTHORIZATION FROM ALL TOWN AGENCIES PRIOR TO START OF CONSTRUCTION.**

Should you have any questions, please do not hesitate to contact this office.

Sincerely,

Maureen Marcoux, RS  
Senior Sanitarian ~ NDDH

cc: Thompson Building Official; J&D civil Engineers; Rick Desrochers

# **WASHBURN WETLAND CONSULTING LLC**

19 Wolf Den Road • Pomfret Center, Connecticut 06259-2022

Telephone (860) 428-8424 • washburnwetland@gmail.com

Daniel Blanchette  
J & D Civil Engineers  
401 Ravenelle Road  
North Grosvenordale, CT 06255

June 9, 2023

Dear Daniel,

Today, at your request, I conducted a site investigation at Map 135, Block 22, Lot 17, also known as 0 Sand Dam Road in Thompson, CT. The owner of the property is Betty Mackey. The purpose of the site investigation was to delineate the wetlands on the subject property.

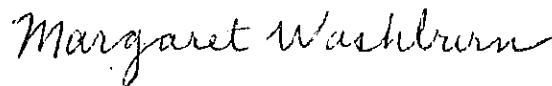
The subject property is located on an area of nearly level to gently sloping soils formed in glacial till. References used in the soil identification process included *Soil Survey of Windham County Connecticut* (USDA Soil Conservation Service, December 1981), the U.S.G.S. topographic map for the subject property, and GIS maps. The wetlands were delineated using consecutively numbered lengths of blue surveyors' ribbon. There is one series of wetland flags (WF), numbered WF1 - WF14. Please refer to the attached site sketch for further details.

The wetlands in the area of the delineation on the subject property consist of drainage ditches with intermittent flow. The wetlands flags end at WF14; however, the flow continues to the edge of Sand Dam Road. Between WF14 and Sand Dam Road, the sides of the drainage ditch were sheer drops on both sides, densely vegetated with multiflora rose. You kindly agreed to depict the drainage ditch between WF14 and the edge of Sand Dam Road on the site plan, since it is a straight line, and because I felt that it was unsafe to work on the sheer drop smothered in multiflora rose bushes.

According to Map 4 of the *Soil Survey*, in the area of the wetlands delineation, the upland soils consist of Woodbridge fine sandy loam (most of the lot) and Paxton fine sandy loam (closest to Sand Dam Road). The site investigation confirmed the mapping in the *Soil Survey*.

It has been a pleasure working for you on this site. Please feel free to call me if I may be of further assistance.

Sincerely,



Margaret Washburn, M.S.  
Registered Professional Soil Scientist



TEST PIT RESULTS

OBSERVED BY: DONOVAN MOE  
DATE: 8/14/23  
FILE 23000249

PIT NO. 1

0" - 10" TOPSOIL / ORGANICS (DEPTH VARIES)  
10-28" BROWN SANDY LOAM WITH FINES  
28-84" MOTTLED MODERATELY COMPACT  
GRAY SANDY LOAM

MOTTLING: 28"  
GROUND WATER: 80'  
LEDGE: N/A  
ROOTS: 26"  
RESTRICTIVE: 28"

TEST PIT RESULTS

OBSERVED BY: DONOVAN MOE  
DATE: 8/14/23  
FILE 23000249

PIT NO. 2

0" - 12" TOPSOIL / ORGANICS (DEPTH VARIES)  
12 - 24" BROWN SANDY LOAM WITH FINES  
24 - 88" MOTTLED MODERATELY COMPACT  
GRAY SANDY LOAM

MOTTLING: 24"  
GROUND WATER: 8"  
LEDGE: N/A  
ROOTS: 18"  
RESTRICTIVE: 24"

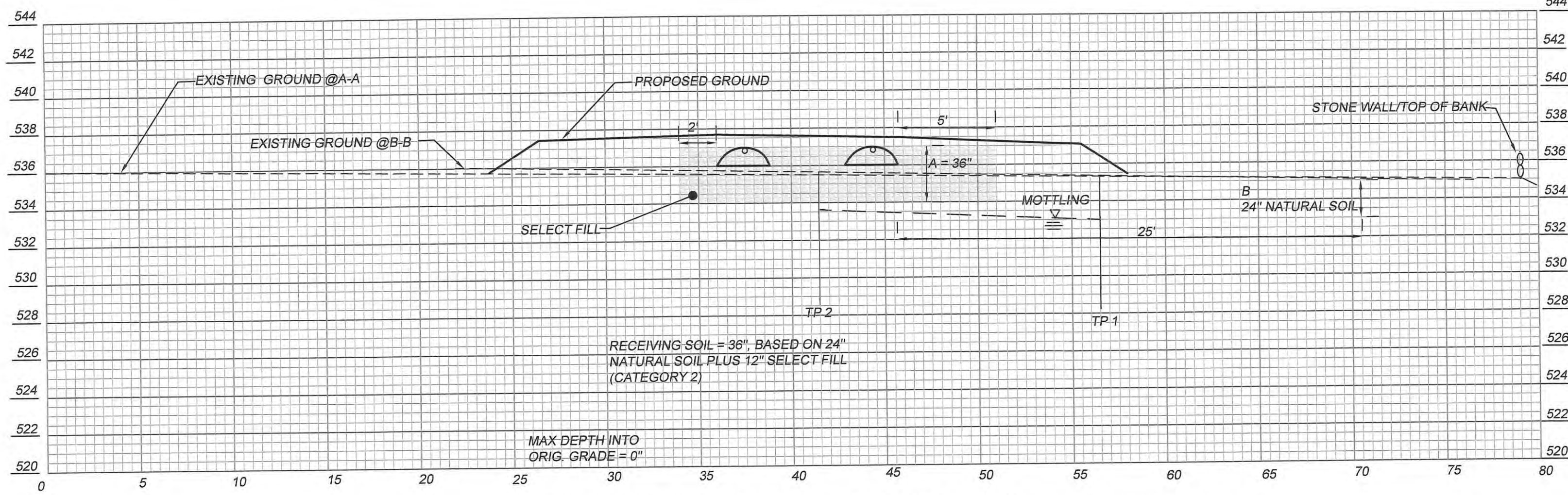
PERC. TEST RESULTS

OBSERVED BY: DONOVAN MOE  
DATE: 8/14/23

HOLE A

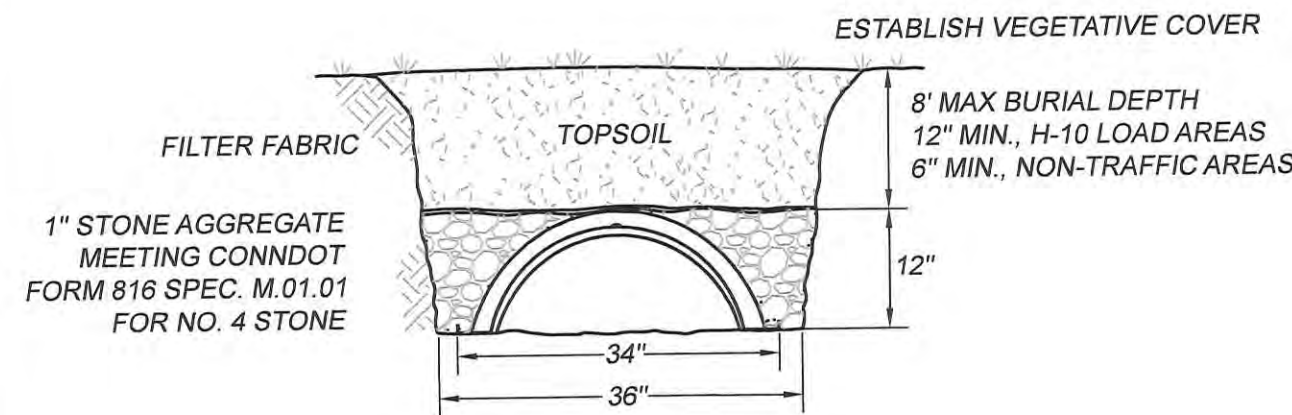
TIME	READING
9:36	5"
9:38	7"
9:40	8"
9:42	9.5"
9:44	11"
9:46	12"
9:48	13"
9:50	14"
9:52	14.5"
9:54	15"
9:56	16"

DEPTH: 22"  
RATE: 2 MIN/IN

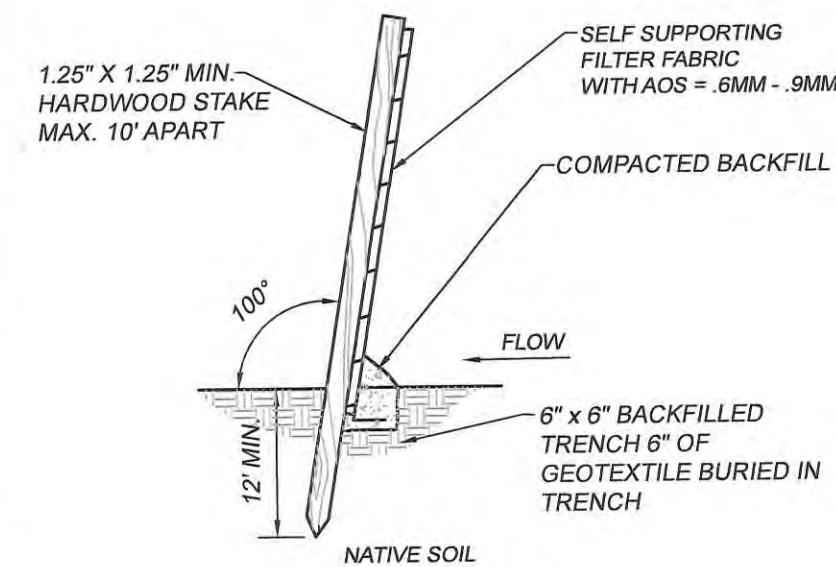


LEACHING FIELD CROSS SECTION A-A

1" = 5'



INFILTRATOR QUICK4  
STANDARD TRENCH DETAIL  
NOT TO SCALE



SILT FENCE INSTALLATION  
NOT TO SCALE

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, 1998.

SURVEY TYPE: GENERAL LOCATION

PURPOSE: SITE PLAN PERMITTING

BOUNDARY DETERMINATION CATEGORY: N/A

HORIZONTAL ACCURACY: CLASS B EXCEPT PROPERTY LINES WHICH ARE CLASS D.  
TOPOGRAPHIC ACCURACY: T-2

PROPERTY LINES DO NOT EXPRESS A BOUNDARY OPINION.

THIS MAP WAS PREPARED FROM RECORD RESEARCH, OTHER MAPS, LIMITED FIELD MEASUREMENTS AND OTHER SOURCES. IT IS NOT TO BE CONSTRUED AS A PROPERTY/BOUNDARY OR LIMITED PROPERTY/BOUNDARY SURVEY AND IS SUBJECT TO SUCH FACTS AS SAID SURVEYS MAY DISCLOSE.

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

DENNIS R. BLANCHETTE  
DATE: 8/14/23  
LICENSE NUMBER: 12107

THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE  
© 2023 J&D CIVIL ENGINEERS, LLC

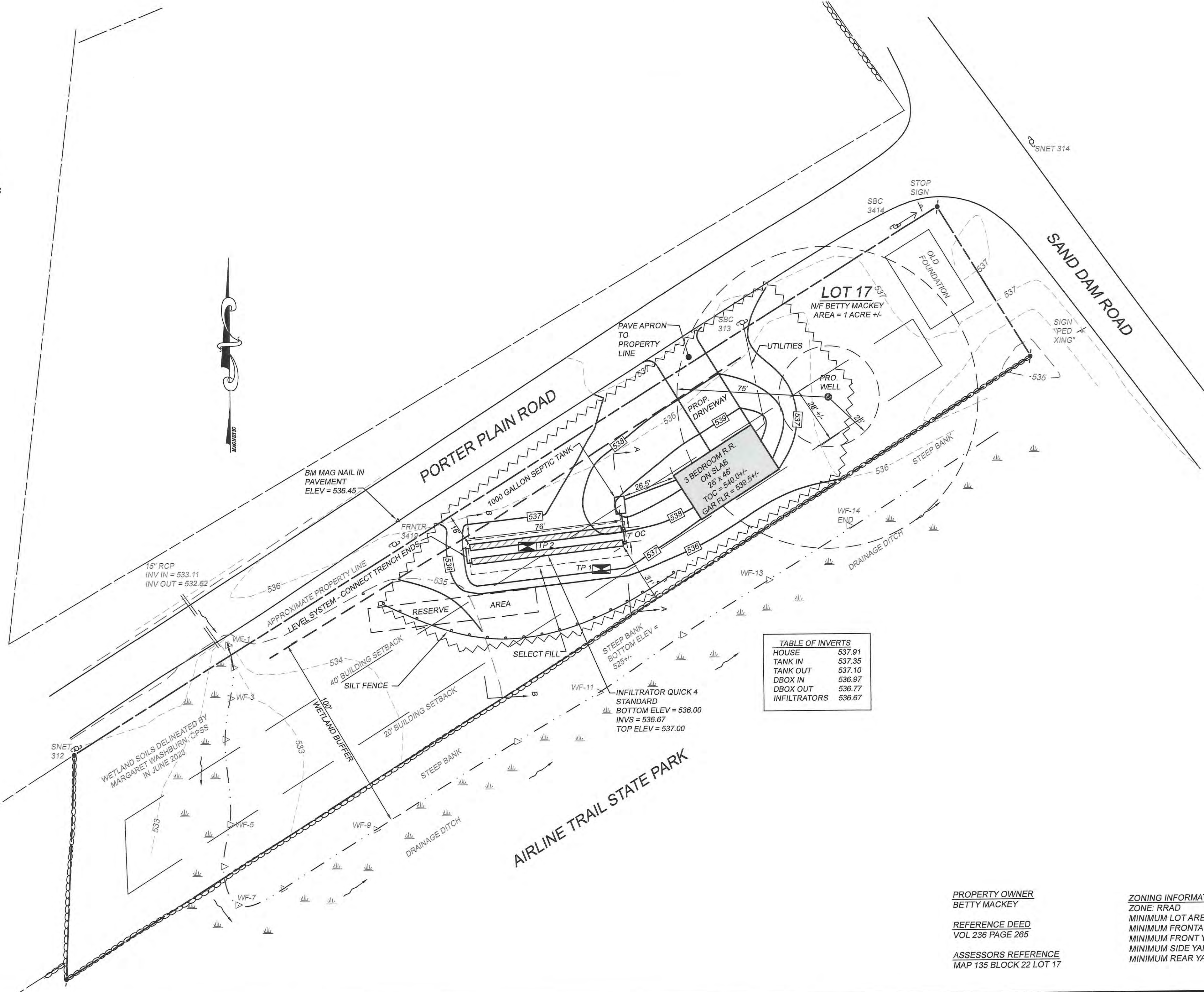


TABLE OF INVERTS	
HOUSE	537.91
TANK IN	537.35
TANK OUT	537.10
DBOX IN	536.97
DBOX OUT	536.77
INFILTRATORS	536.67

PROPERTY OWNER  
BETTY MACKEY

REFERENCE DEED  
VOL 236 PAGE 265

ASSESSORS REFERENCE  
MAP 135 BLOCK 22 LOT 17

ZONING INFORMATION:  
ZONE: RRAD  
MINIMUM LOT AREA: 40,000 S.F.  
MINIMUM FRONTAGE: 150'  
MINIMUM FRONT YARD: 40'  
MINIMUM SIDE YARD: 20'  
MINIMUM REAR YARD: 20'

SEPTIC SYSTEM DESIGN CRITERIA

NUMBER OF BEDROOMS: 3

SEPTIC TANK: 1000 GALLON

PERC RATE: 2 MINS/INCH

MOTTLING: 24-28"; LEDGE: N/A; WATER: 80-86"; RL: 24-28"; SLOPE: 1-2%

LEACHING AREA REQUIRED: 495 SQUARE FEET

LEACHING AREA PROVIDED: 152' OF INFILTRATOR QUICK 4 STANDARD, 34" WIDE, @ 3.3 SQ/LF = 501 SQUARE FEET

MLSS (PRIMARY) = 72' (HF=48, PF=1.0, FF=1.5)

LSS PROVIDED = 76'

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: 4 HOLE D-BOXES

HOUSE, EFFLUENT AND "TIGHT PIPE" FOR DRAIN OUTLETS: 4" PVC SCHEDULE 40, ASTM D 1785 OR ASTM D 2688 WITH RUBBER COMPRESSION GASKET ASTM D 3139 OR SOLVENT WELD COUPLINGS.

DISTRIBUTION: INFILTRATOR QUICK 4 STANDARD INSTALLED PER MANUFACTURER'S DIRECTIONS WITH 6" OF COVER.

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 FASTER THAN 10.1 MIN/INCH.

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.

2. EROSION CONTROL DEVICES MUST BE INSTALLED WHERE INDICATED ON THIS SHEET PRIOR TO THE START OF CONSTRUCTION.

3. DISTURBED AREAS SHALL BE KEPT TO A MINIMUM AND SEEDED OR STABILIZED WITH TEMPORARY MULCH AS SOON AS FINAL GRADES HAVE BEEN ATTAINED.

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.

LEGEND

	BUILDING SETBACK LINE
	PROPERTY LINE
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	STONEWALL
	UTILITIES
	TREELINE
	EROSION CONTROL DEVICES
	TEST PIT
	LEACHING TRENCH

SITE DEVELOPMENT PLAN  
PREPARED FOR  
**MAX CANDIDUS**  
SAND DAM RD - THOMPSON, CT  
MAP 135 BLOCK 22 LOT 17

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



DESIGNED: DRB  
CHECKED: JJB

REVISIONS:  
2023-07-19 NEW HOUSE  
2023-5-17 I/W

JOB NO: 23155  
SCALE: 1" = 30'

DATE: JUNE 13, 2023  
SHEET: 1 OF 1

WAA 23020 copy 3



## Agenda Item E) b) 4. New Applications

**WAA23021**, Matthew Saad, 33 Becola Road,  
(Assessor's map 116, block 24, lot 26), concrete block  
retaining wall and associated backfill in 100-foot upland  
review area, stamped received 9/1/23, legal notice to be  
published 9/8/23, end of appeal period 9/23/23



## Locus for WAA23021 for 33 Becola Rd Saad, Retaining Wall &amp; Backfill

**Property Information**

**Property ID** 3510  
**Location** 33 BECOLA RD  
**Owner** SAAD MATTHEW J + CHRISTINE R

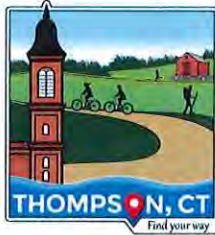
**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

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 December 1, 2022  
Data updated Daily

Print map scale is approximate.  
Critical layout or measurement  
activities should not be done using  
this resource.





**TOWN OF  
THOMPSON**  
**Inland Wetlands Commission**

815 Riverside Drive  
P.O. Box 899  
North Grosvenordale, CT 06255  
Phone: 860-923-1852, Ext. 1  
Email: [wetlands@thompsonct.org](mailto:wetlands@thompsonct.org)  
Web: <https://www.thompsonct.org/>

**WETLAND AGENT APPROVAL WAA23021**

**APPROVAL GRANTED TO:**

Matthew Saad  
33 Becola Rd  
Thompson CT 06277

**DATE OF APPROVAL:** September 1, 2023

**EXPIRATION DATE:** September 1, 2028

**LOCATION OF AUTHORIZED ACTIVITY:** 33 Becola Rd, Assessor's Map 116, Block 24, Lot 26

**DESCRIPTION OF AUTHORIZED ACTIVITY:** To conduct regulated activities associated with the construction of a concrete block retaining wall and associated back fill located in the 100-foot upland review area for Little Pond as shown in Wetlands Agent Approval Application WAA23021 stamped received by the Thompson Wetlands Office September 1, 2023 and as shown in drawing(s) stamped received September 1, 2023.

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

**APPROVAL CONDITIONS:**

1. Prior to the start of earthmoving work an erosion and sediment control consisting of either a silt fence, waddle or staked haybale check dam shall be installed landward of the high water mark for Little Pond and waterward of the proposed retaining wall construction and shall be maintained until the contributing drainage area is stabilized with vegetation.
2. No earthmoving work shall occur closer than one (1) foot from the high water line for Little Pond except for the installation of the erosion and sediment control referend above.
3. 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.
4. 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)
5. 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.
6. 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.
7. 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.)
8. 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

Dated: \_\_\_\_\_

September 1, 2023



# SEPTIC SYSTEM DESIGN CRITERIA

PERC RATE: 8 MINS/INCH  
 NUMBER OF BEDROOMS: 2  
 SEPTIC TANK: 1000 GALLON  
 LEACHING AREA REQUIRED: 375 SQUARE FEET  
 LEACHING AREA PROVIDED: 45 LF OF MANTIS DW-58 LEACHING UNITS (9) @ 11.3 S.F. / L.F. = 508.5 SQUARE FEET.  
 MOTTILING: N/A, LEDGE: n/a, WATER: 56", RESTRICTIVE LAYER: 56"  
 MLSS CALCULATION: HF: 20, FF: 1.0, PF: 1.2 = 20x1.0x1.2 = 24' MLSS  
 LSS PROVIDED: 48"  
 MAXIMUM DEPTH INTO EXISTING GRADE: 25"

## SPECIFICATIONS

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

SEPTIC TANK: JOLLEY PRECAST, INC. OR EQUAL TWO-COMPARTMENT TANK WITH OUTLET FILTER. INSTALL RISERS OVER TANK CLEANOUTS IF COVER OVER TANK EXCEEDS 1'.

PUMP CHAMBER: JOLLEY PRECAST, INC. OR EQUAL WITH COVER TO GRADE

DISTRIBUTION BOX: JOLLEY OR EQUAL D-BOXES

HOUSE AND EFFLUENT SEWER PIPE: 4" PVC ASTM D 1785, ASTM D 2985, OR ASTM F 1760 SCHEDULE 40 WITH RUBBER COMPRESSION GASKETS OR PVC ANWIA C-900 WITH RUBBER COMPRESSION GASKETS.

DISTRIBUTION: MANTIS 536-8 LEACHING UNITS INSTALLED TO MANUFACTURER'S SPECIFICATIONS

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

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

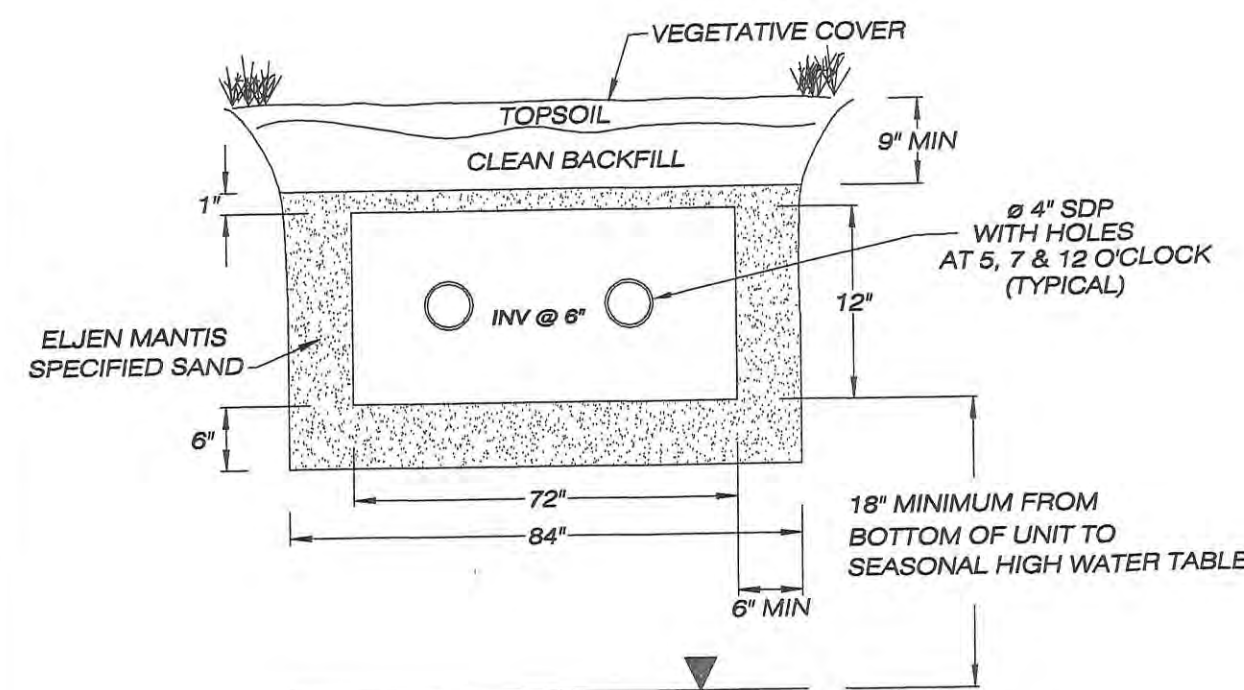
MAX. PERCENT GRAVEL (PLUS NO. 4 SIEVE MATERIAL) - 45%  
 GRADATION ON FILL LESS GRAVEL:

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%

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

THE HOUSE, WELL, AND SEPTIC SYSTEM LOCATIONS SHALL BE STAKED IN THE FIELD BY A LAND SURVEYOR PRIOR TO THE START OF ANY CONSTRUCTION. THE SURVEYOR SHALL INSTALL A STABLE BENCHMARK DURING STAKEOUT IN AREA OF THE SYSTEM.



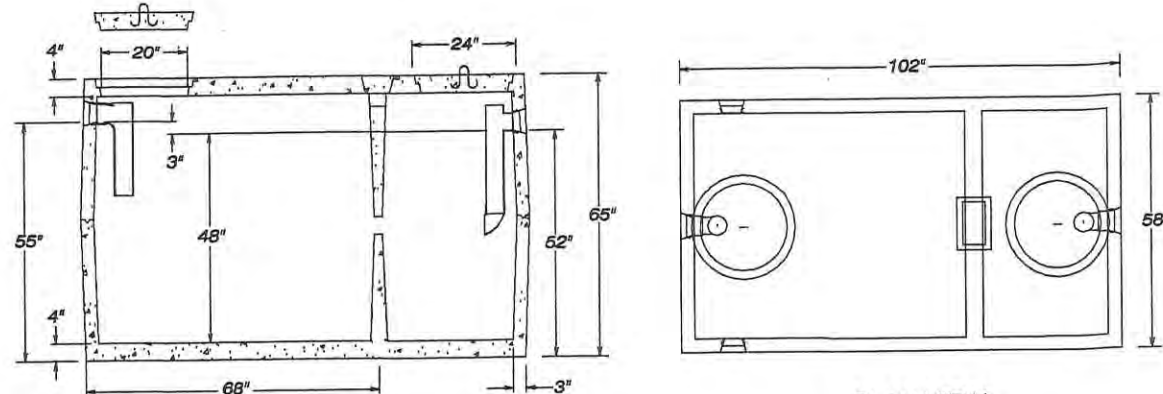
NOTE: VENTING REQUIRED WHEN MORE THAN 18" OF COVER AS MEASURED FROM THE TOP OF THE UNIT TO FINISHED GRADE

## ELJEN MANTIS DW-58 TRENCH DETAIL

NOT TO SCALE

SEPTIC SAND SHALL MEET THE REQUIREMENTS OF ASTM C-33 WITH LESS THAN 10% PASSING A 100 SIEVE AND LESS THAN 5% PASSING A 200 SIEVE

SIEVE SIZE	% PASSING
0.375	100
#4	95-100
#8	80-100
#16	60-85
#30	25-60
#60	10-30
#100	<10
#200	<5



- DESIGN NOTES:  
 1) JOINTS TO BE SEALED WITH BUTYL RUBBER SEALANT.  
 2) INLETS AND OUTLETS TO HAVE STATE-APPROVED SEALS.  
 3) USE #4 HEAVY DUTY TOP IF SPECIFIED.  
 4) MUST MEET ASTM C 1227-97A.  
 5) CONCRETE STRENGTH SHALL BE 6000 PSI, MIN. 28 DAYS

1000 GALLON  
 TWO-COMPARTMENT SEPTIC TANK  
 N.T.S.

## SEPTIC SYSTEM DESIGN BY:

Killingly Engineering  
 Associates

114 Westcott Road  
 P.O. Box 421  
 Dayville, Connecticut 06241  
 860 779 7299



## LEGEND

- IRON PIN
- EXISTING CONTOUR
- EXISTING SPOT GRADE
- PROPOSED CONTOUR
- TEST PIT
- EROSION CONTROL BARRIER

NORMAND THIBEAULT, JR., P.E. No. 22834 DATE

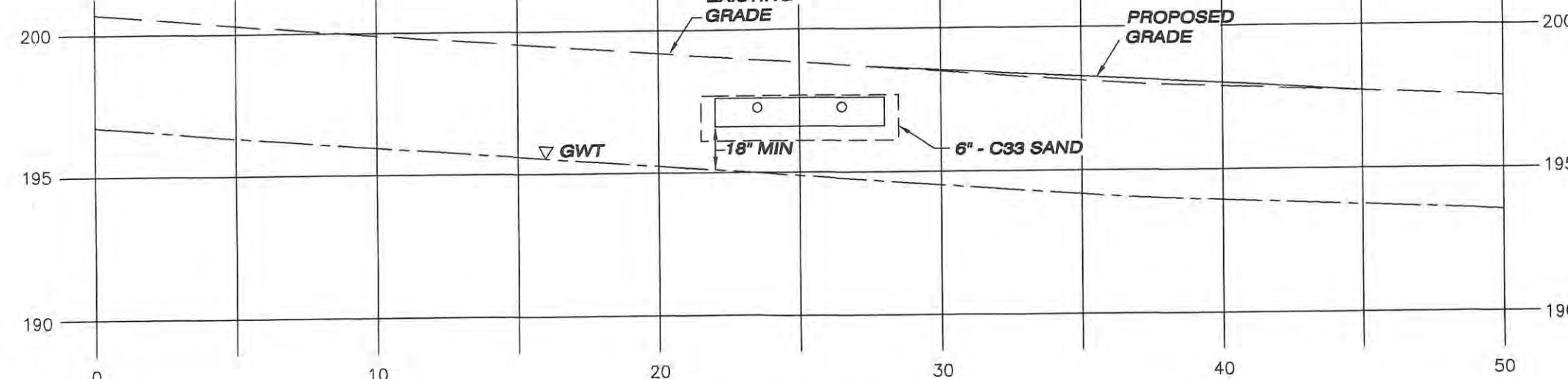
NOTE:  
 IF EXISTING SEPTIC SYSTEM COMPONENTS ARE ENCOUNTERED DURING CONSTRUCTION THEY ARE TO BE REMOVED AND THE AREA IS TO BE FILLED WITH APPROVED SEPTIC FILL

N/F  
 DORA JANET PECKHAM

N/F  
 MATTHEW J. & CHRISTINE R. SAAD

N/F  
 JAMES P. & BARBARA E. D'ALESSANDRO

APPROX. SEPTIC SYSTEM



## CROSS SECTION "A-A"

SCALE: 1" = 5'

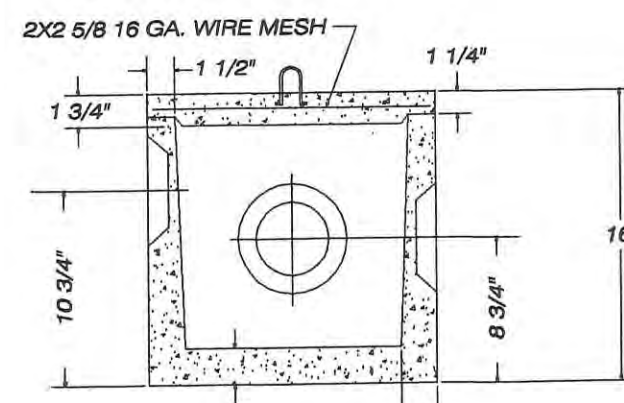
N/F  
 MARK W. LABONTE  
 DENISE M. LABONTE

N/F  
 JAMES P. & BARBARA E. D'ALESSANDRO

HOUSE SEWER NOTE:  
 IF SLOPE OF 1/4" / FT FROM HOUSE TO SEPTIC TANK CANNOT BE MAINTAINED, REPLACE HOUSE SEWER WITH 6" SCH40 PVC AND LAY AT A SLOPE OF 1/8" / FT.

\* NOTE:  
 VARIANCES TO WELL SEPARATING DISTANCES & PROPERTY LINE AND BUILDING SETBACKS WILL BE REQUIRED.

UNDERGROUND UTILITY LOCATIONS ARE TO BE MARKED IN THE FIELD PRIOR TO ANY EXCAVATION  
**"CALL BEFORE YOU DIG" 1 800 922 4455**



## STANDARD D-BOX

NOT TO SCALE

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

PAUL A. TERWILLIGER, L.S. NO. 70155

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE EMBOSSED SEAL OF THE LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

SOIL TEST DATA - 10/5/2016 BY N.D.D.H.

TP2	0-12"	VERY BLACK TOPSOIL
	12-36"	REDDISH BROWN FINE SANDY LOAM
	36-60"	COURSE LOAMY SAND & GRAVEL, TIGHT
	60-70"	GROUNDWATER

PERCOLATION TEST:	TIME	READING
	3:22	5.75"
	3:33	10.25"
	3:43	11.75"
	3:53	13.5"
	4:03	15"
	4:13	16.25"

PERCOLATION RATE: 8 MIN./INCH

## LOCATION MAP

1" = 2000'

## NOTES:

- THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A TOPOGRAPHIC SURVEY CONFORMING TO TOPOGRAPHIC ACCURACY CLASS T-2. PROPERTY LINES DEPICTED ARE BASED ON A DEPENDENT RESURVEY AND CONFORM TO HORIZONTAL ACCURACY CLASS A-2. CONTOUR INTERVAL = 2 FEET. VERTICAL DATUM IS ASSUMED. THE PURPOSE OF THIS MAP AND SURVEY IS TO OBTAIN STATE AND MUNICIPAL PERMITTING FOR THE INSTALLATION OF A SEPTIC SYSTEM.
- REFERENCE IS MADE TO THE FOLLOWING MAP: LAKESIDE LOTS OF BERNHARDT LANGER IN THOMPSON, CONN. - SCALE: 1"=40' - 1947 - MAP ADDED TO AUG. 30, 1952 - WILLIAM W. PIKE, SURVEYOR
- SUBJECT PROPERTIES ARE SHOWN AS MAP 6393, BLOCK 65, LOT 27 OF THE THOMPSON ASSESSOR'S RECORDS.
- SUBJECT PROPERTIES ARE THOSE LOTS DEEDED TO MATTHEW J. SAAD & CHRISTINE R. LABONTE IN VOL. 689, PG. 18 OF THE THOMPSON LAND RECORDS.
- LOT AREA = 0.24± ACRES.

## SOIL EROSION CONTROL

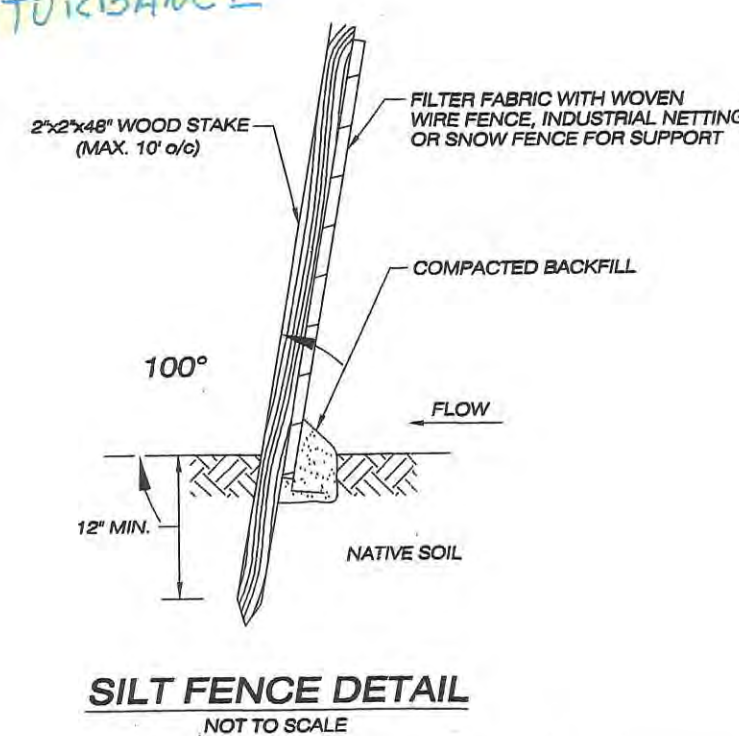
THE PURPOSE OF THIS PROJECT IS THE CONSTRUCTION OF A SEPTIC SYSTEM. PROPOSED ACTIVITIES ARE TO INCLUDE EXCAVATION, FILL PLACEMENT, SEPTIC SYSTEM INSTALLATION AND FINAL SITE GRADING.

## CONSTRUCTION SEQUENCE

- CUT TREES AND CLEAR BRUSH WHERE NECESSARY.
- INSTALLATION OF SEDIMENT BARRIERS AS SHOWN ON THE PLAN.
- CLEARING AND GRUBBING AS REQUIRED.
- STRIP AND STOCKPILE TOPSOIL WITHIN LIMITS OF DISTURBED AREA AND RING WITH HAY BALES OR SILT FENCE.
- CONSTRUCTION OF SEPTIC SYSTEM.
- FINAL GRADING AND LANDSCAPING.

## OPERATIONS AND MAINTENANCE

- ALL PROPOSED WORK SHALL CONFORM TO '2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL' BY THE CONNECTICUT COUNCIL OF SOIL AND WATER CONSERVATION AND TOWN REGULATIONS.
- THE CONTRACTOR SHALL PLAN ALL LAND DISTURBING ACTIVITIES IN A MANNER AS TO MINIMIZE THE EXTENT OF DISTURBED AREAS.
- PRIOR TO CONSTRUCTION OR EXCAVATION, SEDIMENT BARRIERS SHALL BE INSTALLED IN LOCATIONS AS SHOWN ON THE PLAN OR AS REQUIRED BY THE TOWN AND MAINTAINED THROUGHOUT CONSTRUCTION.
- DAILY INSPECTIONS SHALL BE MADE OF EROSION AND SEDIMENT CONTROL MEASURES TO INSURE EFFECTIVENESS AND IMMEDIATE CORRECTIVE ACTION SHALL BE TAKEN IF FAILURE OCCURS.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS HAVE BEEN STABILIZED AND VEGETATIVE COVER HAS BEEN ESTABLISHED.
- DISTURBED AREAS SHALL BE FINAL GRADED AS SOON AS POSSIBLE AFTER EXCAVATION. FINAL GRADING SHALL INCLUDE REMOVAL OF LARGE ROCKS, STUMPS AND OTHER DEBRIS FROM THE FINISHED SURFACE. UPON FINAL GRADING, DISTURBED AREAS SHALL BE LOAMED AND SEEDING WITH PERENNIAL FINE TEXTURED GRASSES. IMMEDIATELY AFTER SEEDING, MULCH THE SEEDING AREA WITH HAY OR STRAW.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IMPLEMENT THIS EROSION AND SEDIMENT CONTROL PLAN.



## SILT FENCE DETAIL

NOT TO SCALE

Received

SEP 01 2023

Thompson Wetlands Office

Application: WAA33021

## TOPOGRAPHIC SURVEY

### SEPTIC SYSTEM REPAIR PLAN

PREPARED FOR

**MATTHEW J. SAAD**

AND

**CHRISTINE R. SAAD**

BECOLA ROAD

THOMPSON, CONNECTICUT

DATE: NOVEMBER 2016

SCALE: 1" = 10'

0 5' 10' 20' 30'

JOB NO: 16034

F.B. NO: 215

DRAWN BY: P.A.T.

MAP NO:

SURVEYING • MAPPING • PLOT PLANS



email: posurvey@pat.net

154 SOUTH MAIN ST.

BROOKLYN, CT 06234

860 774 6230

SHEET NO: 1 OF 1

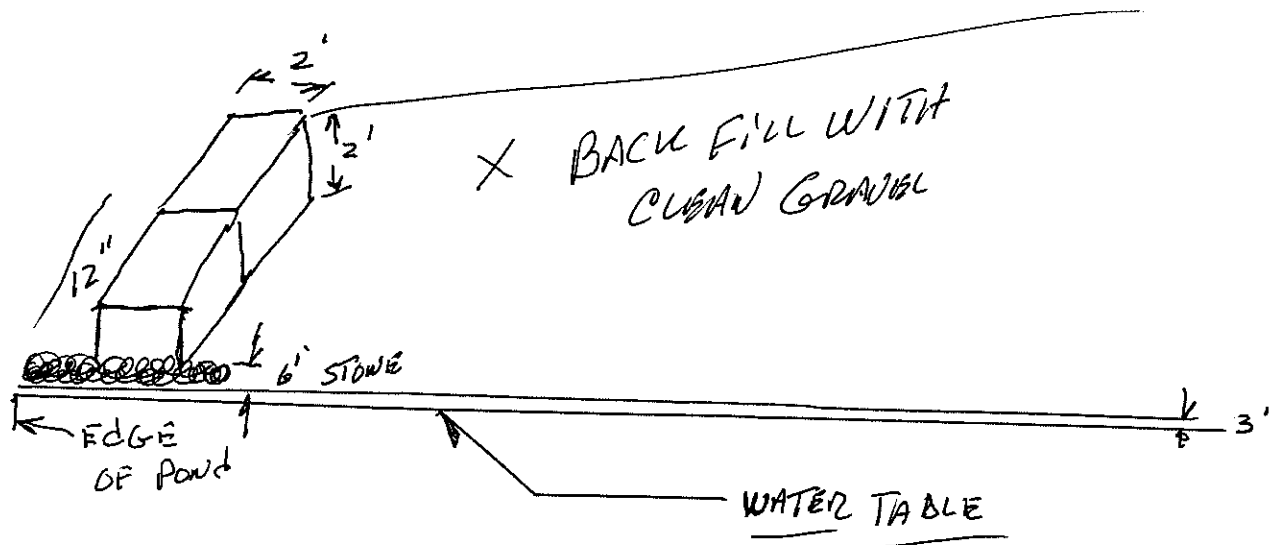
REVISED:



MATTHEW SADD RETAINING WALL 33 BECOLA RD. THOMASON CROSS SECTION VIEW

WALL WILL BE PLACED ON 6" OF CRUSHED STONE AND

BACK FILLED WITH CLEAN GRAVEL BLOCKS ARE 2' X 2' X 4' LONG  
DRAWN BY RON DESROCHES 8-30-2023



Received

SEP 01 2023

Thompson Wetlands Office

Application WAA23021

## Agenda Item E) b) 5. New Applications

**WAA23022**, Town of Thompson, 255 Buckley Hill Road, (Assessor's map 83, block 49, lot 6), construct Town's new salt storage facility portions of which are located in 100 foot upland review area for Stoud Brook and associated wetlands, stamped received 9/6/23, under review

For Wetland Agent:	rev 01/11
APPLICATION #WAA <u>23022</u>	
DATE RECEIVED <u>Sept 6, 2023</u>	

Application  
for  
Wetland Agent Approval  
to conduct a regulated activity

## Town of Thompson

INLAND WETLANDS COMMISSION  
815 RIVERSIDE DRIVE  
NORTH GROSVENORDALE, CT 06255

### Instructions:

Two (2) copies of the completed application and two (2) copies of all the additional attached documents (site plan, etc.) must be submitted to the Agent.

The applicant is advised to read Sections 7 and 8 of the Regulations for further information regarding application requirements and procedures. THE APPLICANT IS FURTHER ADVISED THAT A BUFFER (SETBACK) OF 100 FEET FROM AN INLAND WETLAND OR WATERCOURSE IS REQUIRED, AND A BUFFER/SETBACK OF 200 FEET FROM THE TEN (10) ESPECIALLY 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 IS REQUIRED. See Section 6 of the Regulations for further information regarding regulated activities.

Please provide the following information:

- Directions to the property from the Thompson Town Hall
  - Location of Utility Pole nearest your property
- \*Pole Number    \*Location of property in reference to Pole

---

NO APPROVAL SHALL BE TRANSFERRED WITHOUT PERMISSION OF THE AGENCY.

---

### FEE SCHEDULE:

(Additional \$60.00 fee to State as per Public Act 09-03, Section 396)

- Individual Lot ..... \$50 + \$60  
(Includes Mandatory Legal Advertisements Fee of \$20)

If the Agent finds that greater than a minimal impact may occur to wetlands, then this proposal must undergo a full permit application. Fee will be applied to the permit application.

---

**Please complete the following application information.**  
**If you need assistance contact the Wetland Agent (office 860- 923-1852)**  
**Fax 860-923-9897**  
**[www.thompsonct.org/wetlands](http://www.thompsonct.org/wetlands)**

Date August 29, 2023

1) Name of Applicant Town of Thompson  
Home Address PO Box 899, N. Grosvenordale, CT 06255  
Home Tele & Hrs (860) 753 - 0479 Business Tele & Hrs \_\_\_\_\_  
Business Address \_\_\_\_\_

2) Applicant's interest in the Property: ☒ Owner ☐ Other  
**INLAND WETLANDS APPROVALS CAN BE GRANTED TO PROPERTY OWNER ONLY.**

3) Name of Property Owner (if not applicant) \_\_\_\_\_  
Home Address \_\_\_\_\_  
Business Address \_\_\_\_\_  
Home Tele & Hrs \_\_\_\_\_ Business Tele & Hrs \_\_\_\_\_

4) Geographical Location of the Property (site plan to include utility pole number nearest property or other identifying landmarks)

Pole # and Location CLP 124 & 125  
Street or Road Location 255 Buckley Hill Rd  
Tax Assessor's Map # 83  
Block # 49  
Lot # that appears on site plan 6  
Deed Information : Volume # 83  
Page # 378

5) The property to be affected by the proposed activity contains:

Soil Types Carlisle Muck  
Wetland Soils ☒ (Swamp ☒ Marsh ☒ Bog ☐ Vernal Pool ☐  
Watercourses ☒ (Lake or Pond ☐ Stream or River ☒ Intermittent Stream ☐  
Floodplain - ☒ Yes ☐ No

6) Description of the Activity for which Approval is requested Proposed construction of the towns salt storage facility.

7) Submit a Site Plan, drawn to scale, with the certification of the preparing Surveyor and/or Engineer including:

- ☒ 1-Locus map at approx. 1" = 1000'
- ☒ 2-Location of property, with boundaries defined and utility pole # near property and any other identifying landmarks.
- ☒ 3-Location of wetlands and /or watercourses. A wetland delineation in the field must be marked with numbered wetlands flags by a certified soil scientist and located on the map/site plan. Site plan shall bear the soil scientist's original signature.
- ☒ 4-Soil types on the property. See soil scientist report
- ☒ 5-Flood Hazard area classification and delineation.
- ☒ 6-(a)Location of the proposed activity (i.e. house, septic, well or other areas to be disturbed).  
(b)Location of perc tests and soil test holes.  
(c)Copy of NDDH approval to construct or repair subsurface sewage disposal system.
- ☐ 7-Nature and volume of the material to be placed, removed, or transferred.
- ☒ 8-Topographical contours, proposed and existing.
- ☒ 9-Location and supporting data for proposed drainage.
- ☒ 10-Date, scale (recommend 1"=40') and North arrow.
- ☐ 11-Proposed limits of clearing/disturbance and location of stockpiles during construction.
- ☒ 12-Location of proposed Erosion and Sedimentation controls and other management practices and mitigation measures which may be considered as a condition of issuing a permit for the proposed regulated activity. The erosion and sedimentation control provisions on the site plan must comply with the most current CT DEP edition of the *Connecticut Guidelines for Soil Erosion and Sedimentation Control* and be so noted on the plans.
- ☒ 13 -Location of proposed Stormwater treatment design on the site plan must comply with the most current CT DEP edition of the *Connecticut Stormwater Quality Manual* and be so noted on the plans. It is strongly recommended that low impact development techniques, stormwater management techniques that are designed to approximate the pre-development site hydrology, be utilized in the stormwater system design wherever practical and possible.
- ☐ 14-Location of proposed mitigation or wetland enhancement measures which may be considered as a condition of issuing a permit for the proposed regulated activity.
- ☒ 15-Timing and description of phases of activities, installation of sediment and stormwater control measures and temporary and permanent stabilization methods.

*The Wetland Agent will notify you if any additional information is needed in order to properly evaluate your proposal.*

- 8) Is any portion of this property located within the watershed of a water company as defined in section 16-1 of the Connecticut General Statutes? Yes If yes, the Applicant is required to provide written notice of the application by certified mail, return receipt requested, to the water company on the same day of filing this permit application with the Thompson Inland Wetlands and Watercourses Commission. Documentation of such notice shall be provided to the Commission.



9) Does any portion of this property contain a Natural Diversity Data Base (NDDB) area of concern as defined on the map of Federal and State Listed Species and Significant Natural Communities, for Thompson, Connecticut, prepared by the Connecticut Department of Environmental Protection? No If yes, the Applicant must contact the CT DEP for information regarding the State or Federal Listed Species of Concern.

10) Names and Addresses of Abutters:

See attached list.

11) Estimated start date 2024

Estimated date of completion (all disturbed areas are stabilized) 2025

12) The undersigned hereby consents to necessary and proper inspections of the above mentioned property by the Agents of the Town of Thompson Inland Wetlands Commission, at reasonable times, both before and after the approval in question has been granted by the Agent, including site walks by Commission members and staff for the purpose of understanding existing site conditions, which may be necessary in order to render a decision on this application.

The undersigned swears that the information supplied in this completed application is accurate to the best of her/his knowledge and belief.

**ABSOLUTELY NO WORK IS TO BEGIN UNTIL ALL NECESSARY APPROVALS ARE OBTAINED.**

Upon Approval the Applicant is responsible for publishing a notice of the approval, at the applicant's expense, in a newspaper having a general circulation in the Town of Thompson. The Agent will provide the necessary notice to the newspaper for public notice, and such notice must be published within ten (10) days of the date of approval.

  
\_\_\_\_\_  
Signature of Applicant

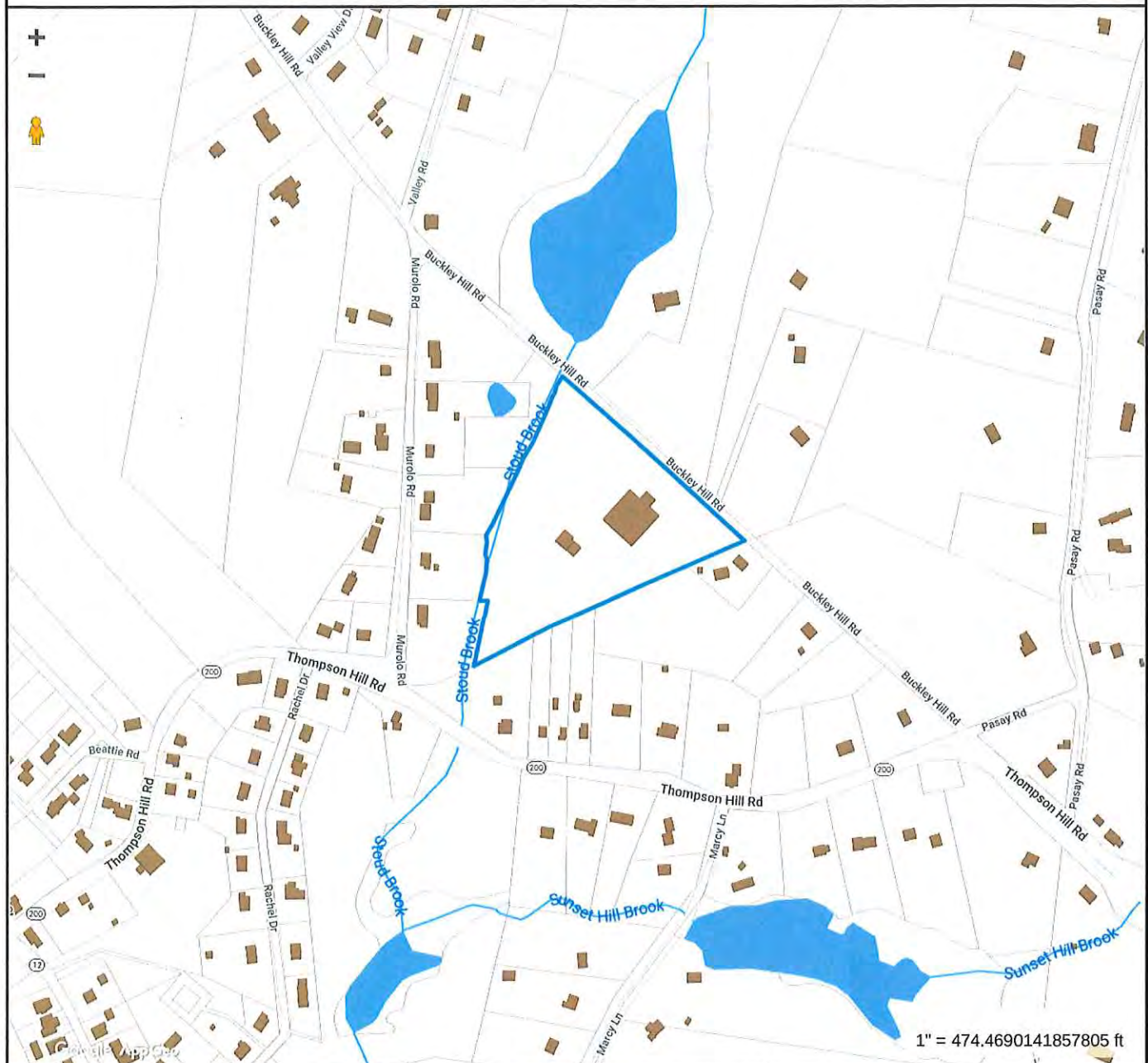
9/6/2023  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Consent of Landowner if other than applicant

\_\_\_\_\_  
Date

**Please attach a written consent by the owner if applicant is not the property owner.**

## Locus Map 255 Buckley Hill Rd, Thompson CT



## Property Information

Property ID 2097  
Location 255 BUCKLEY HILL RD  
Owner THOMPSON TOWN OF

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 December 1, 2022  
Data updated Daily

Print map scale is approximate.  
Critical layout or measurement  
activities should not be done using  
this resource.



## Names and Addresses of Abutters of 255 Buckley Hill Rd

Site Address	Owner Name	Owner Address	City	State	Zip	Country
16 Pasay Rd	Dewar Michele C	51 Stannard Ave	Branford	CT	06405	
266 Buckley Hill Rd	Teneyck Daniel + Elizabeth	266 Buckley Hill Rd	N Grosvenordale	CT	06255	
270 Buckley Hill Rd	Moulton Danny L + Cathy A	270 Buckley Hill Rd	N Grosvenordale	CT	06255	USA
268 Buckley Hill Rd	Audette Pauline L	268 Buckley Hill Rd	N Grosvenordale	CT	06255	USA
0 Buckley Hill Rd	Valley Springs Sportsmans Club Inc	65 Valley Rd	N Grosvenordale	CT	06255	USA
246 Buckley Hill Rd	Marion Robert P	PO BOX 106	N Grosvenordale	CT	06255	
41 Murolo Rd	Blanchette Lee A + Dawn M	550 Riverside Dr	N Grosvenordale	CT	06255	
33 Murolo Rd	Akana Kerry A + David A	33 Murolo Rd	N Grosvenordale	CT	06255	USA
27 Murolo Rd	St Hilaire Wialliam M	27 Murolo Rd	N Grosvenordale	CT	06255	USA
17 Murolo Rd	Carlson Richard Jr + Jennifer	17 Murolo Rd	N Grosvenordale	CT	06255	
0 Buckley Hill Rd	Carlson Richard Jr + Jennifer	17 Murolo Rd	N Grosvenordale	CT	06255	
275 Buckley Hill Rd	Culter David R + Linda L	PO BOX 628	N Grosvenordale	CT	06255	USA
0 Buckley Hill Rd	Town of Thompson	P O BOX 899	N Grosvenordale	CT	06255	USA
86 Thompson Hill Rd	Derosier Maxwell	86 Thompson Hill Rd	N Grosvenordale	CT	06255	
82 Thompson Hill Rd	Laframboise Eric R	670 Thompson Hill Rd	Thompson	CT	06277	
76 Thompson Hill Rd	Laframboise Eric R	670 Thompson Hill Rd	Thomspson	CT	06277	
88 Thompson Hill Rd	Froehlich Dakota	88 Thompson Hill Rd	N Grosvenordale	CT	06255	



**TOWN OF THOMPSON  
SALT STORAGE BUILDING**

**255 BUCKLEY HILL ROAD  
THOMPSON, CONNECTICUT**

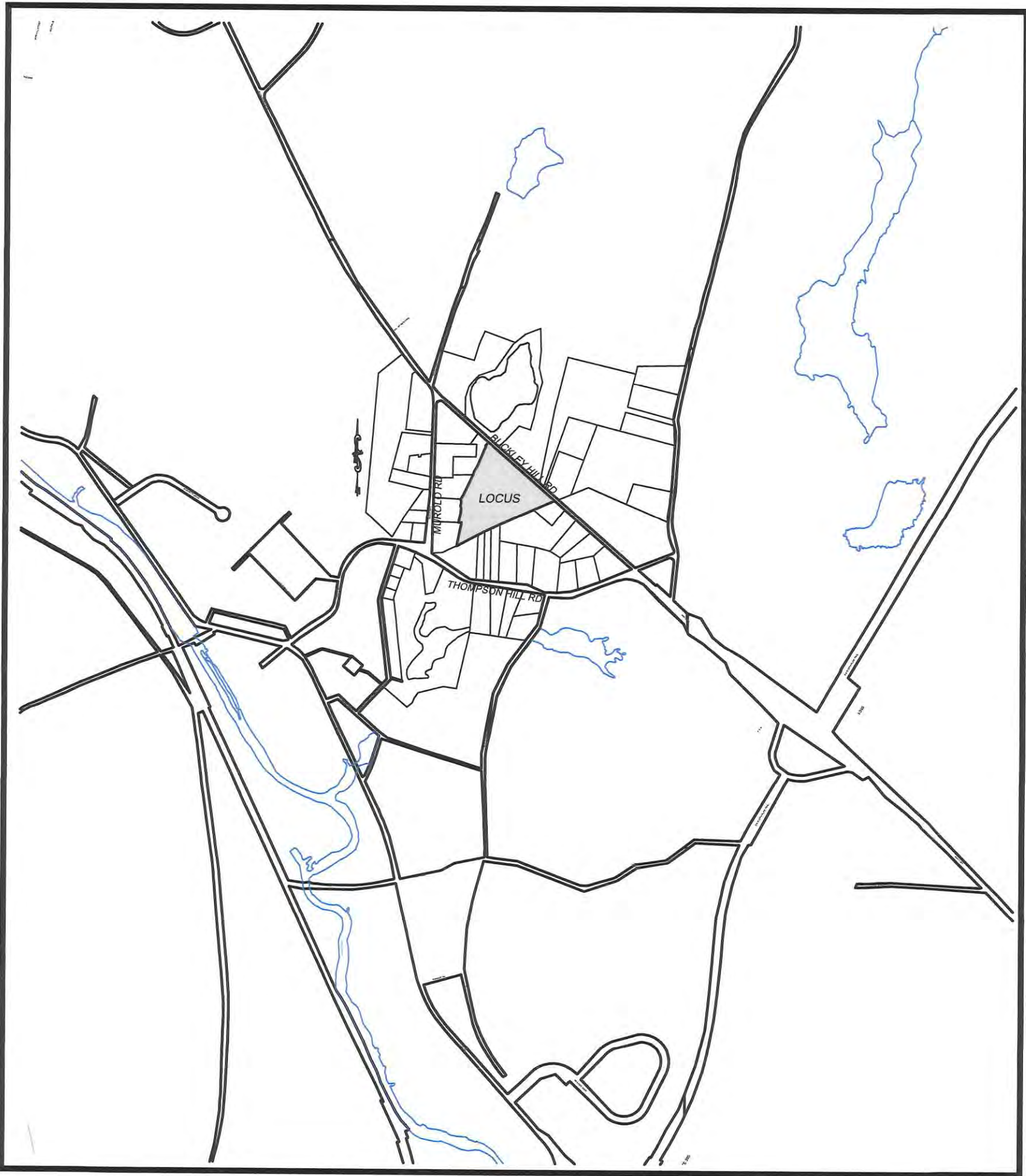
**SEPTEMBER 5, 2023**

PREPARED FOR:

TOWN OF THOMPSON  
815 RIVERSIDE DRIVE  
NORTH GROSVENORDALE, CT 06255

INDEX OF DRAWINGS

- 1 COVER
- 2 EXISTING CONDITIONS PLAN
- 3 OVERALL SITE AND DEMOLITION PLAN
- 4 SITE DEVELOPMENT PLAN
- 5 CONSTRUCTION DETAILS



LOCATION MAP  
1" = 1000'

TABLE OF ZONING COMPLIANCE - LOT 6

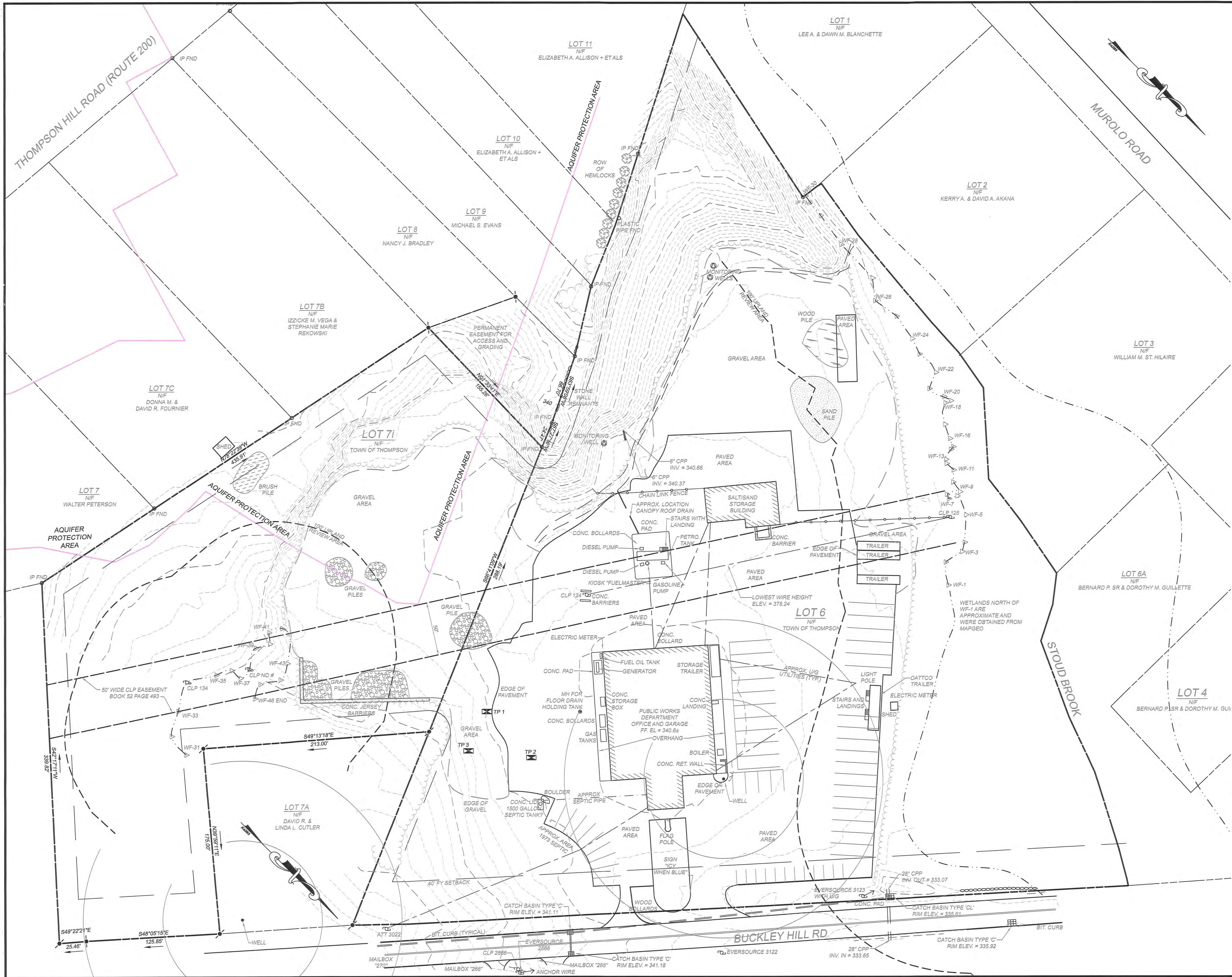
ZONE: RURAL RESIDENTIAL AGRICULTURAL DISTRICT (RRAD)  
USE: MUNICIPAL ACCESSORY BUILDING

ITEM	REQUIRED	PROPOSED (FOR SALT BLDG)
FRONTAGE	100'	777'
LOT COVERAGE	<50%	37%
FRONT SETBACK	40'	370'
SIDE SETBACK	20'	116'
REAR SETBACK	20'	N/A
LOT SIZE	40,000 SF	359,370 SF
MAXIMUM HEIGHT	3 STORIES	1 STORY

Received  
SEP 06 2023  
Thompson Wetlands Office

**J & D CIVIL  
ENGINEERS, LLC**  
**401 RAVENELLE ROAD  
THOMPSON, CT 06255**  
JDCIVILENGINEERS.COM  
860-923-2920





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.

SURVEY TYPE: GENERAL LOCATION

PURPOSE: EXISTING CONDITIONS PLAN

BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY

HORIZONTAL ACCURACY: PROPERTY LINES WITH BEARINGS AND DISTANCES TO CLASS A-2, OTHER PROPERTY LINES TO CLASS D

PROPERTY LINES DO NOT EXPRESS A BOUNDARY OPINION.

THIS MAP WAS PREPARED FROM RECORD RESEARCH, OTHER MAPS, LIMITED FIELD MEASUREMENTS AND OTHER SOURCES. IT IS NOT TO BE CONSTRUED AS A PROPERTY/BOUNDARY OR LIMITED PROPERTY/BOUNDARY SURVEY AND IS SUBJECT TO SUCH FACTS AS SAID SURVEYS MAY DISCLOSE.

2. REFERENCE PLANS:

(A) A PLAN ENTITLED "SUBDIVISION PLAN, PROPERTY OF WALTER J. MODLISZEWSKI, CONN ROUTE 200 AND BUCKLEY HILL ROAD" PLAN PREPARED BY MESSIER & ASSOCIATES, DATE: 9/1986. TOWN CLERK PLAN #971

(B) A PLAN ENTITLED "A COMPLIANCE PLAN SHOWING PERMANENT EASEMENT TO BE GRANTED TO TOWN OF THOMPSON ACROSS PROPERTY N/F NANCY J. BRADLEY, 88 THOMPSON HILL ROAD" PLAN PREPARED BY J & D CIVIL ENGINEERS LLC, DATE AUGUST 23, 2022.

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

John A. Bartolomei 9/5/23 17244  
JOHN A. BARTOLOMEI DATE LICENSE NUMBER

THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE  
© 2023 J&D CIVIL ENGINEERS, LLC

WETLANDS DELINEATED BY MARGARET WASHBURN ON OCTOBER 30, 2022 AND NOVEMBER 6, 2022.

ZONING INFORMATION:

ZONE: RURAL RESIDENTIAL AGRICULTURAL DISTRICT  
MINIMUM LOT AREA: 40,000 S.F.  
MINIMUM FRONTAGE: 150'  
MINIMUM FRONT YARD: 40'  
MINIMUM SIDE YARD: 20'  
MINIMUM REAR YARD: 20'

Received

SEP 06 2023

Thompson Wetlands Office

LEGEND

	BUILDING SETBACK LINE
	PROPERTY LINE
	MAJOR CONTOUR
	MINOR CONTOUR
	EDGE OF WETLANDS
	WATER BODY
	STONEWALL
	UTILITIES
	TREELINE
	FENCE

EXISTING CONDITIONS PLAN  
PREPARED FOR  
TOWN OF THOMPSON  
255 BUCKLEY HILL ROAD - THOMPSON, CT

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



DESIGNED: JJB  
CHECKED: DRB

REVISIONS:

JOB NO: 21254

SCALE: 1" = 40'

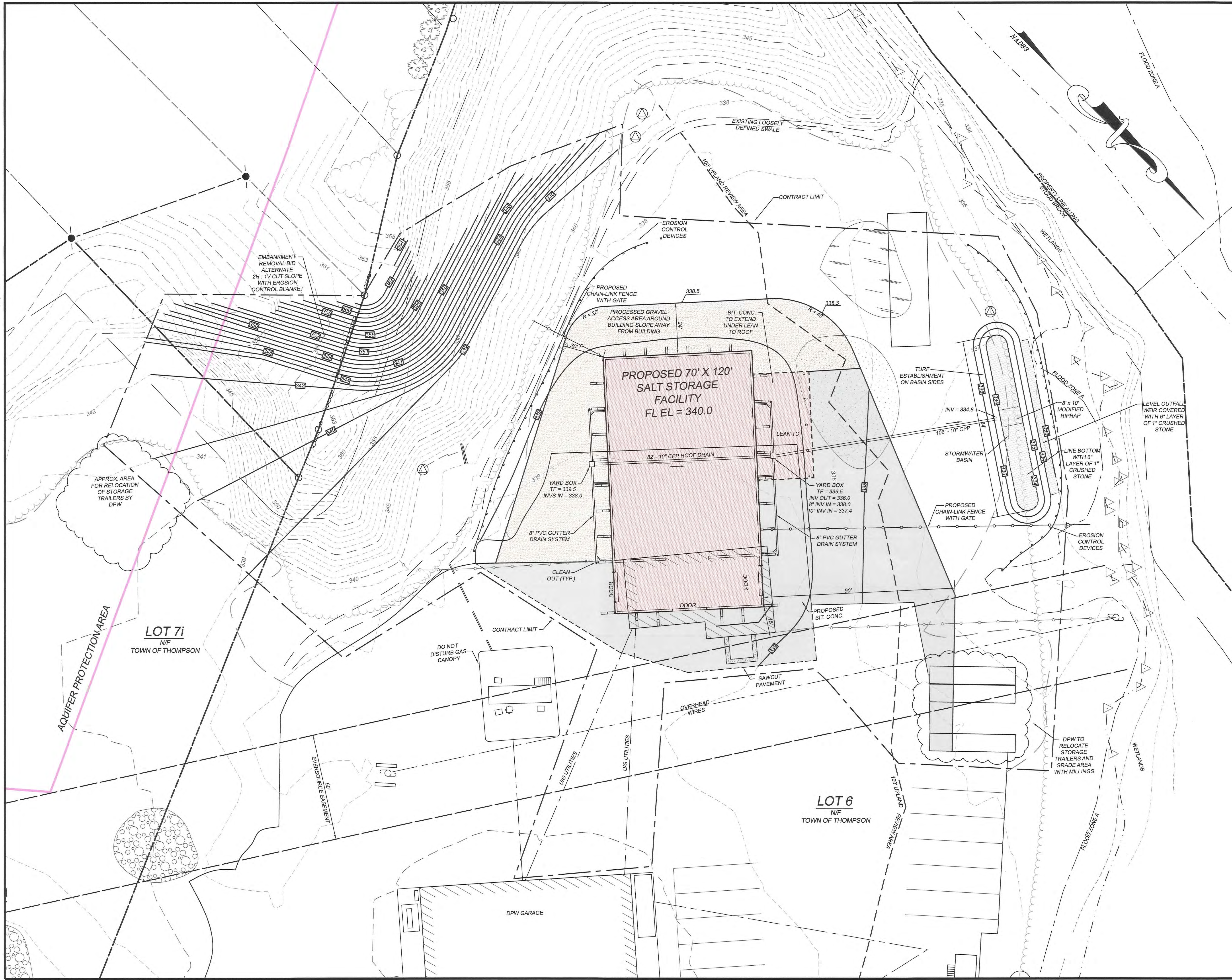
DATE: SEPTEMBER 5, 2023

SHEET: 2 OF 5









LEGEND	
	BUILDING SETBACK LINE
	PROPERTY LINE
	PROPOSED CONTOUR LINE
	MAJOR CONTOUR
	MINOR CONTOUR
	EDGE OF WETLANDS
	UPLAND REVIEW AREA
	WATER BODY
	STONE WALL
	UTILITIES
	TREELINE
	PROPOSED FENCE
	FENCE
	PROPOSED SPOT GRADE
	FLOOD ZONE A

Received  
SEP 06 2023  
Thompson Wetlands Office

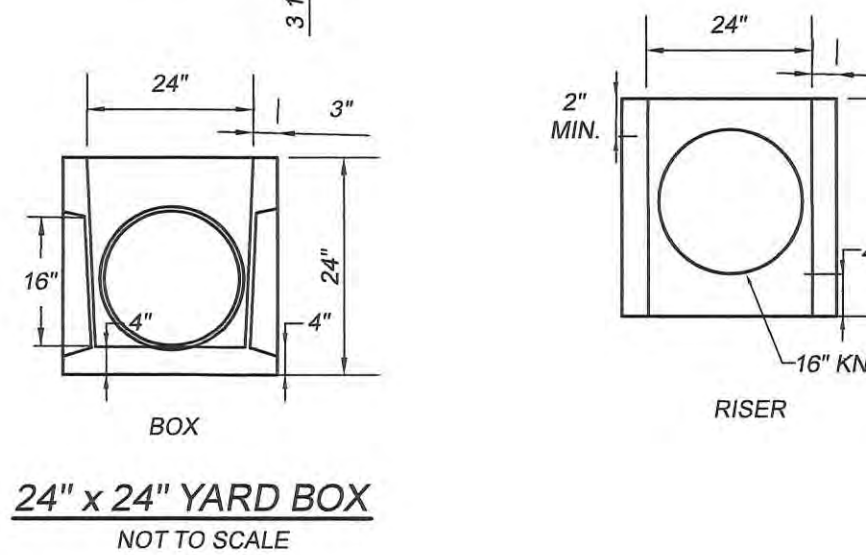
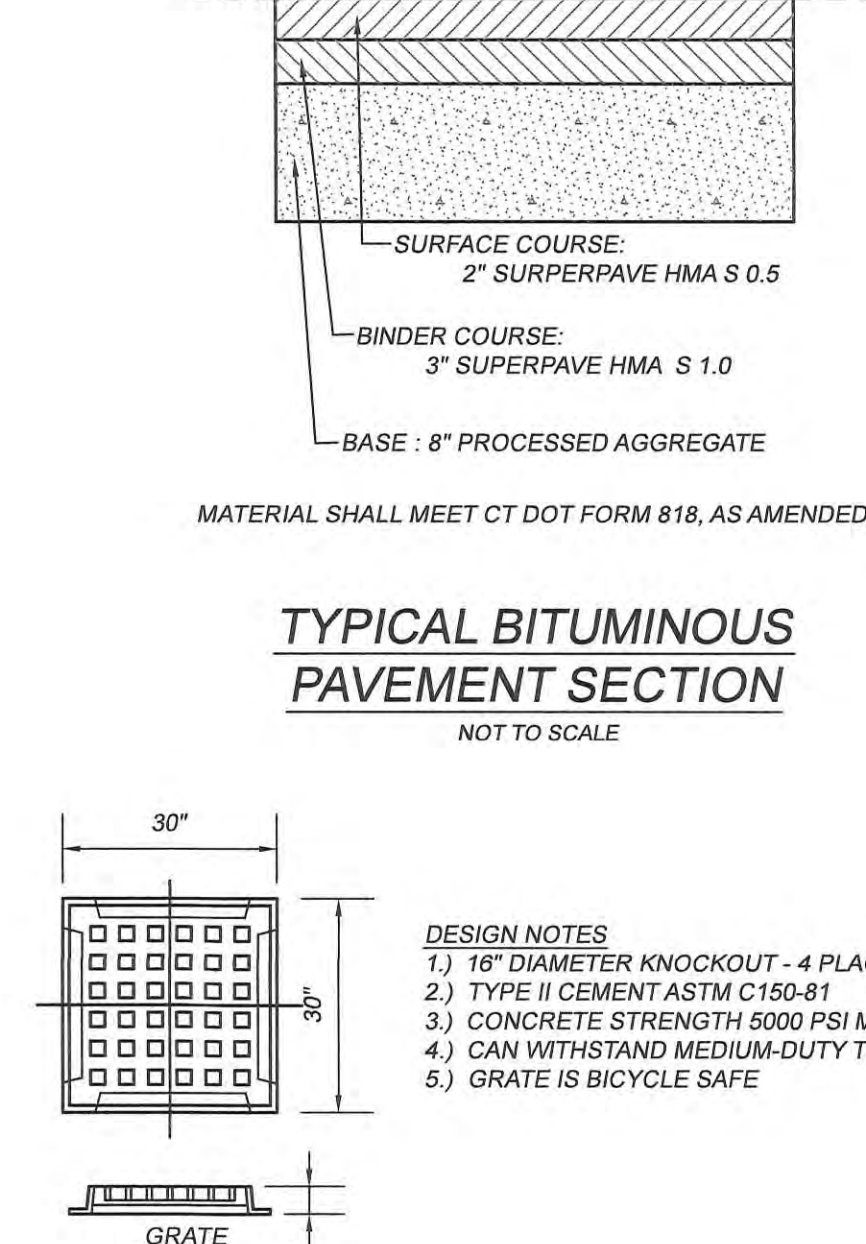
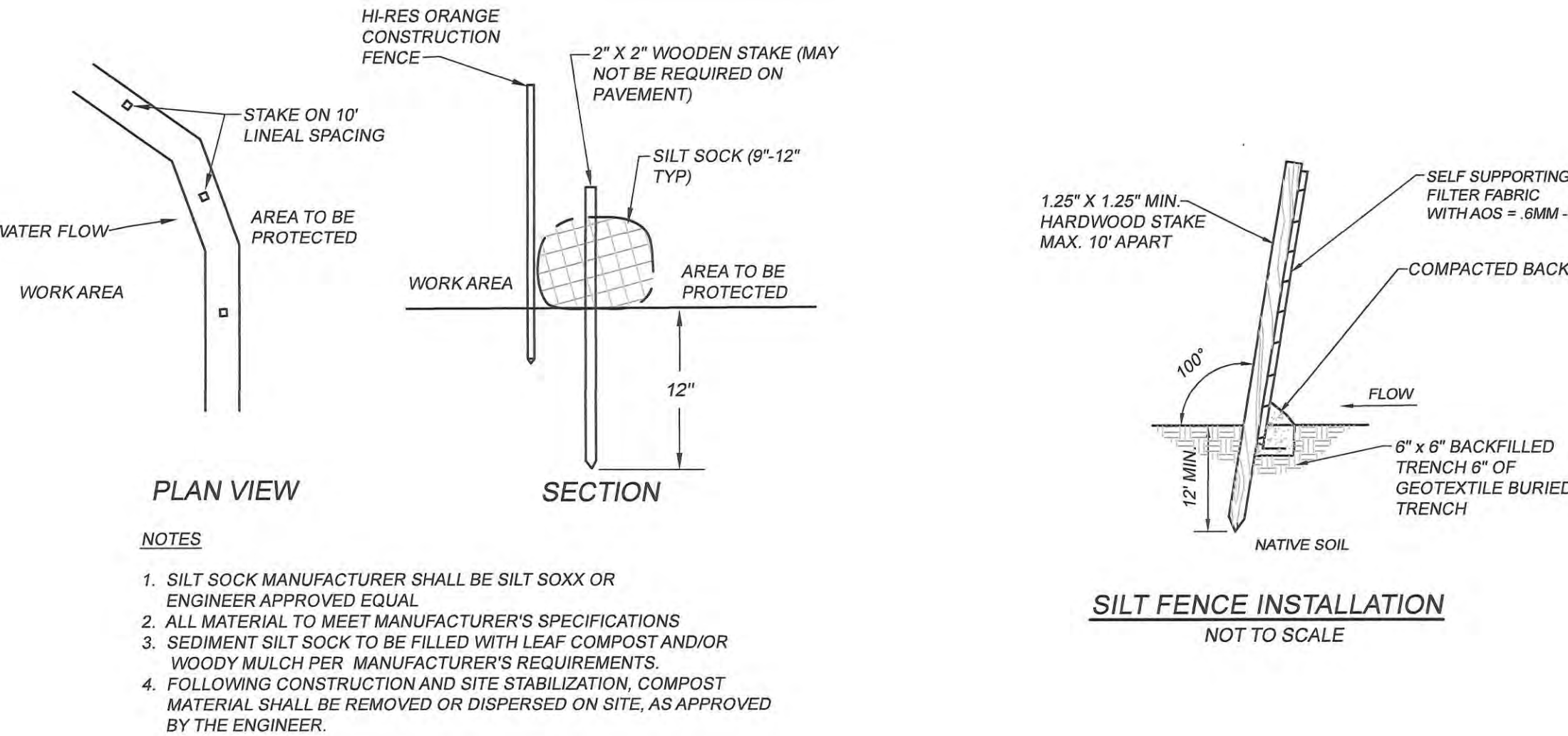
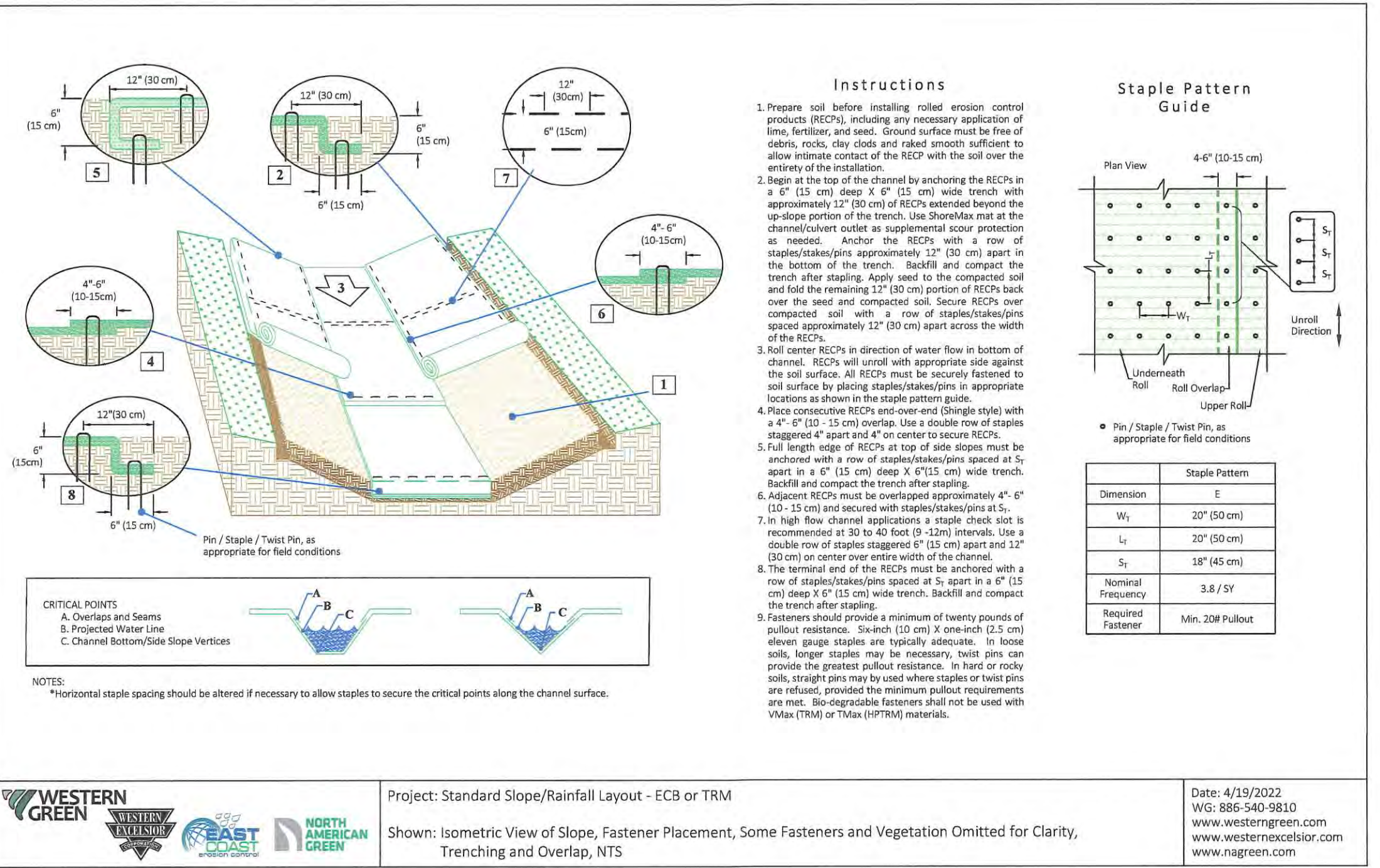
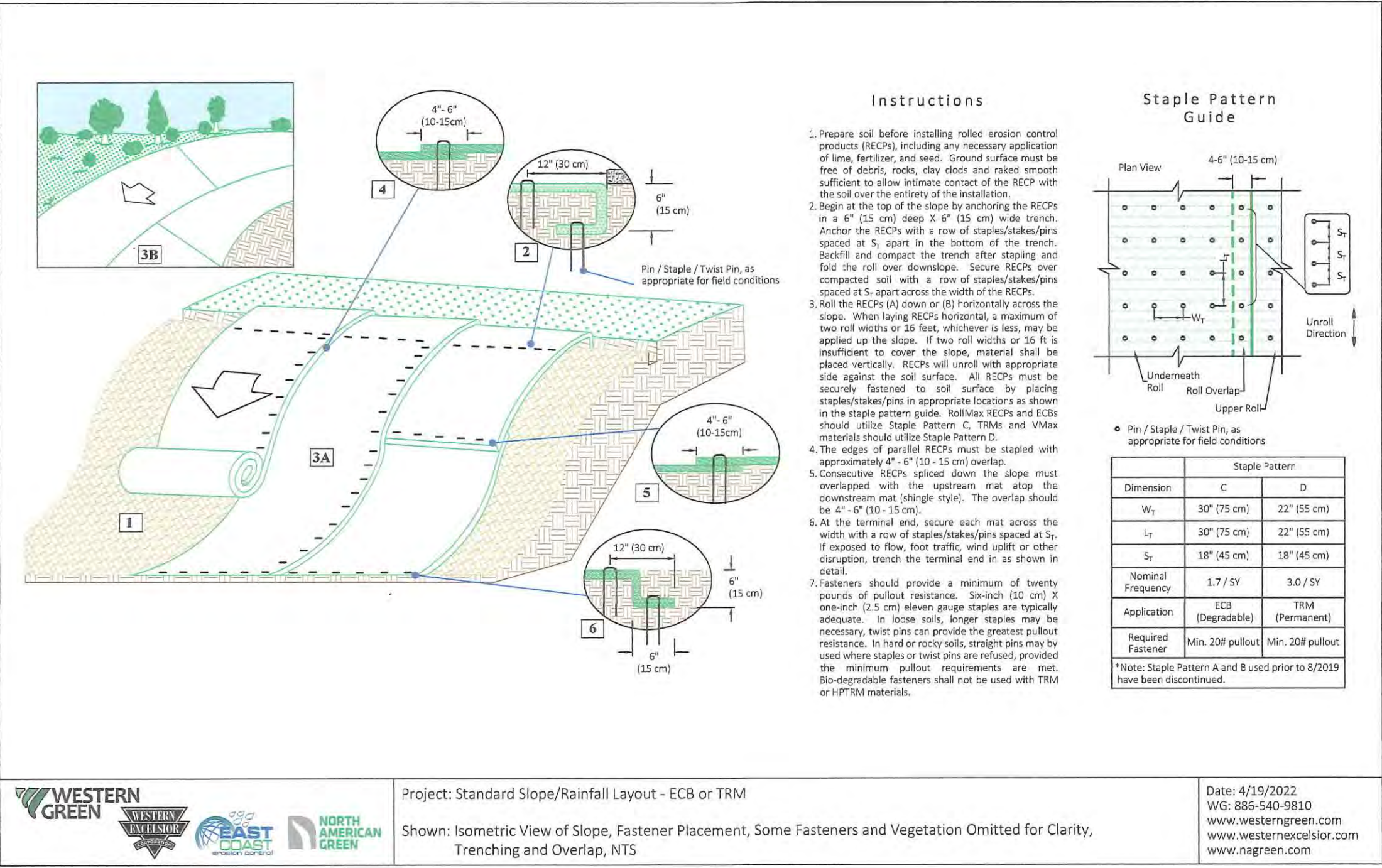
**SITE DEVELOPMENT PLAN  
SALT STORAGE BUILDING  
PREPARED FOR  
TOWN OF THOMPSON  
255 BUCKLEY HILL ROAD - THOMPSON, CT**

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



DESIGNED: JJB CHECKED: DRB	REVISIONS:
JOB NO: 21254 SCALE: 1" = 20'	DATE: SEPTEMBER 5, 2023 SHEET: 4 OF 5





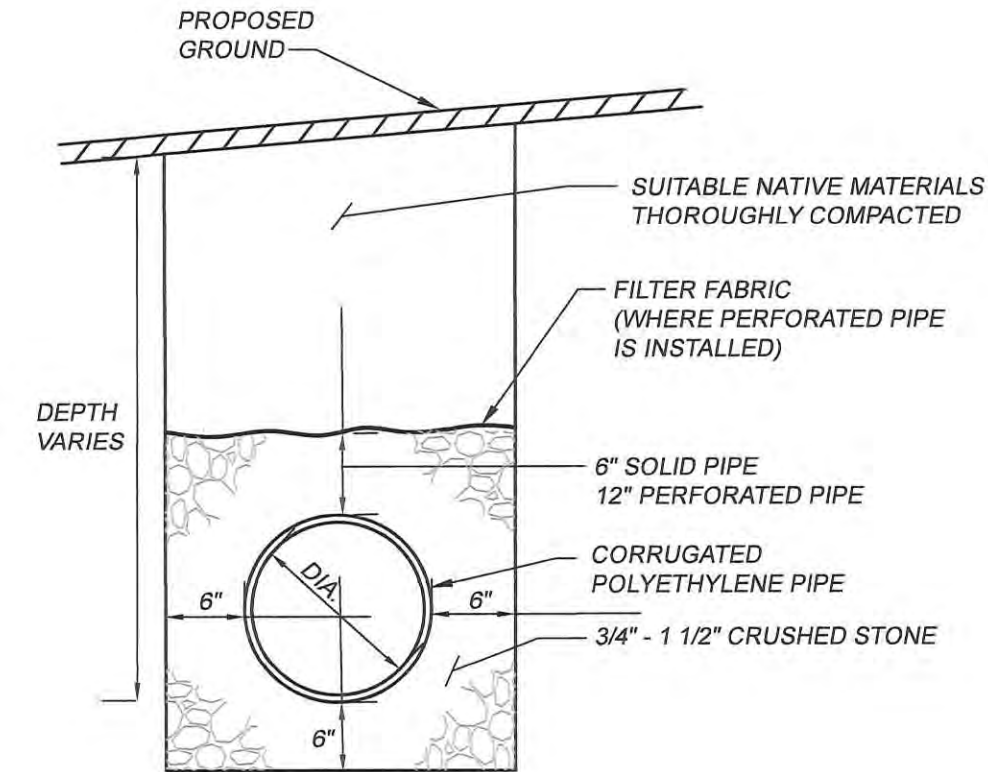
## GENERAL SEEDING NOTES

1. TEMPORARY SEEDING NOTES - SITE PREPARATION: APPLY 1-2 TON /ACRE AGRICULTURAL GRADE LIMESTONE AND 10-10-10 FERTILIZER AT A RATE OF 300 LBS./ACRE AND WORK IN WHERE POSSIBLE. REFER TO FIGURE TS-2 IN THE 2002 CT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL FOR APPROPRIATE SEEDING MIXES AND RATES. MULCH SEEDED AREAS IMMEDIATELY AFTER SEEDING.
2. PERMANENT SEEDING NOTES - SITE PREPARATION: GRADE AS NECESSARY TO BRING THE SUBGRADE TO A TRUE, SMOOTH SLOPE PARALLEL TO AND SIX INCHES BELOW FINISHED GRADE. PLACE TOPSOIL OVER SPECIFIED AREAS TO A DEPTH SUFFICIENTLY GREATER THAN SIX INCHES SO THAT AFTER SETTLEMENT AND LIGHT ROLLING THE COMPLETE WORK WILL CONFORM TO LINES, GRADES AND ELEVATIONS SHOWN.
3. APPLY 4 TONS/ACRE AGRICULTURAL GRADE LIMESTONE AND 10-10-10 FERTILIZER AT A RATE OF 300 LBS/AC OR AS PER SOIL TEST. LIMESTONE AND FERTILIZER MAY NOT BE REQUIRED IN AGRICULTURAL FIELDS.
4. FERTILIZER AND AGRICULTURAL LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL BY ROTOTILLING OR OTHER METHOD TO A MINIMUM DEPTH OF FOUR INCHES. THE ENTIRE SURFACE SHALL BE DONE IN TWO SEPARATE OPERATIONS. THE SECOND SEEDING SHALL BE DONE IMMEDIATELY AFTER THE FIRST AND AT RIGHT ANGLES TO THE FIRST SEEDING AND LIGHTLY RAKED INTO THE SOIL. MULCH SEEDED AREAS IMMEDIATELY AFTER SEEDING.

AREA TO BE SEED	MIXTURE NUMBER	SPECIES	SEEDING RATES (LB/AC) PURE LIVE SEED
SLOPES, BANKS CHANNELS AND DIVERSIONS	2	CREeping RED FESCUE REDTOP TALL FESCUE OR SMOOTH BROMEGRASS	20 2 20
LAWN AND HIGH MAINTENANCE AREAS	1	KENTUCKY BLUEGRASS CREeping RED FESCUE PERENNIAL RYEGRASS	20 20 5

SEED MIXTURE NUMBERS REFER TO FIGURE PS-3, 2002 CT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL. REFER TO MANUAL FOR TEMPORAL ALTERNATIVE MIXTURES.

PURE LIVE SEED (PLS) IS THE PRODUCT OF THE PERCENTAGE OF PURE SEED TIMES PERCENTAGE GERMINATION DIVIDED BY 100.



## SOIL EROSION AND SEDIMENT CONTROL NARRATIVE

THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT A SALT STORAGE FACILITY BEHIND THE PUBLIC WORKS GARAGE. SITE WORK WILL BE LIMITED SINCE THE BUILDING SITE IS CLEARED AND LEVEL.

ATTENTION SHALL BE GIVEN TO THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES. NO ERODED SEDIMENT SHALL BE PERMITTED TO FLOW OFF THE SITE TO STOUT BROOK. IF FIELD CONDITIONS WARRANT IT OR THE TOWN REQUESTS IT, ADDITIONAL E & S CONTROL MEASURES, BEYOND WHAT IS SHOWN ON THE PLAN, SHALL BE INSTALLED.

SEDIMENT AND EROSION CONTROL DEVICES WILL BE INSTALLED AS DETAILED ON THIS SHEET AND CHECKED REGULARLY FOR REPLACEMENT AND AFTER EVERY RAIN FOR REMOVAL OF DEPOSITED MATERIALS. RESPONSIBILITY FOR COMPLIANCE WITH THIS PLAN SHALL BELONG TO THE CONTRACTOR. THE CONTRACTOR SHALL BE THE DESIGNATED ON-SITE AGENT RESPONSIBLE FOR ENSURING TO THE TOWN THAT E & S CONTROL MEASURES ARE STRICTLY ENFORCED.

SEEDING DATES FOR PERMANENT VEGETATION ARE APRIL 1 - JUNE 15 AND AUGUST 15 - SEPTEMBER 15. SEEDING DATES FOR TEMPORARY VEGETATION ARE MARCH 1 - OCTOBER 15. OUTSIDE OF THESE DATES TEMPORARY MULCH CONSISTING OF STRAW OR HAY APPLIED AT THE RATE OF 95 LB/1000 SQUARE FEET SHALL BE USED. HYDROSEEDING WILL BE PERMITTED WHERE SLOPES ARE NO STEEPER THAN 2 TO 1 AND SEEDING RATES WILL BE INCREASED BY 10%.

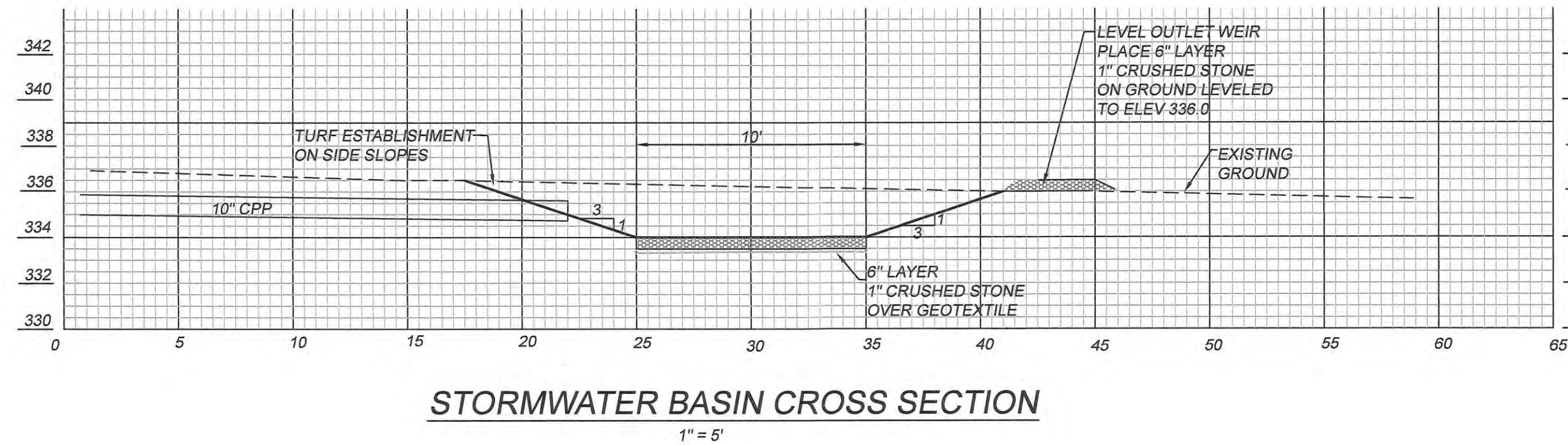
## OPERATIONS AND MAINTENANCE

1. ALL PROPOSED WORK SHALL CONFORM TO "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL OF SOIL AND WATER CONSERVATION AND TOWN REGULATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE GOALS OF THIS EROSION CONTROL PLAN ARE MET BY WHATEVER MEANS ARE NECESSARY. THE CONTRACTOR SHALL PLAN ALL LAND DISTURBING ACTIVITIES IN A MANNER AS TO MINIMIZE THE EXTENT OF DISTURBED AREAS.
3. PRIOR TO CONSTRUCTION OR EXCAVATION, SEDIMENT BARRIERS SHALL BE INSTALLED IN LOCATIONS AS SHOWN ON THE PLAN OR AS REQUIRED BY THE TOWN AND MAINTAINED THROUGHOUT CONSTRUCTION.
4. UPON FINAL GRADING, DISTURBED AREAS SHALL COVERED WITH A MINIMUM OF 6" LOAM AND SEEDED WITH PERENNIAL GRASSES AS SPECIFIED FOR THE PROJECT. IMMEDIATELY AFTER SEEDING, MULCH THE SEEDED AREA, NOT COVERED WITH EROSION CONTROL BLANKET, WITH HAY OR STRAW AT THE RATE OF 2 TONS PER ACRE. SEEDING DATES ARE TO BE BETWEEN APRIL 1 THRU JUNE 15 AND AUGUST 15 THRU OCTOBER 15.
5. DAILY INSPECTIONS SHALL BE MADE OF EROSION AND SEDIMENT CONTROL MEASURES TO INSURE EFFECTIVENESS AND IMMEDIATE CORRECTIVE ACTION SHALL BE TAKEN IF FAILURE OCCURS. ADDITIONAL EROSION CONTROL MEASURES BEYOND WHAT IS SHOWN ON THE PLAN MAY BE NECESSARY.
6. EROSION AND SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS HAVE BEEN STABILIZED AND VEGETATIVE COVER HAS BEEN ESTABLISHED, AT WHICH TIME THEY SHALL BE REMOVED.
7. SITE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION AND MAINTENANCE OF THIS EROSION AND SEDIMENT CONTROL PLAN.

## SEQUENCE OF CONSTRUCTION :

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED AND IMMEDIATELY STABILIZED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING, GRUBBING AND TOPSOIL STRIPPING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.

1. HOLD PRE-CONSTRUCTION MEETING WITH OWNER, SITE CONTRACTOR, AND DESIGN ENGINEER.
2. EXCAVATING CONTRACTOR SHALL NOTIFY CALL BEFORE YOU DIG AS REQUIRED, AND IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL BURIED UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. INSTALL COMPOST FILTER SOCK OR SILT FENCE ALONG THE DOWNSLOPE SIDE OF CONSTRUCTION ACTIVITIES AS SHOWN ON THE DRAWINGS.
4. STRIP TOPSOIL FROM IMMEDIATE AREA OF THE TEMPORARY SEDIMENT TRAP/STORMWATER BASIN LIMITING DISTURBANCE TO ONLY AREAS NEEDED TO CONSTRUCT TRAP.
5. EXCAVATE STORMWATER BASIN TO BE USED AS A TEMPORARY SEDIMENT TRAP.
6. DEMOLITION OF EXISTING SALT STORAGE BUILDING.
7. BUILDING CONSTRUCTION INCLUDING ROOF DRAINAGE SYSTEM.
8. FINE GRADE AROUND BUILDING. PLACE PROCESSED AGGREGATE AND/OR PAVE AS SPECIFIED.
9. IF THE EMBANKMENT SLOPE CUTTING BID ALTERNATE IS ACCEPTED FINE GRADE AND RESPREAD TOPSOIL ALL AREAS AND IMMEDIATELY PERMANENTLY SEED AND MULCH ALL DISTURBED AREAS. PROVIDE EROSION CONTROL BLANKET IN AREAS SHOWN AND AREAS STEEPER THAN 3:1 SLOPE.
10. THE SEDIMENT TRAP SHOULD NOT BE CONVERTED INTO THE FINAL STORMWATER BASIN UNTIL ALL TRIBUTARY AREAS HAVE BEEN STABILIZED. THE TRAP CONVERSION TO BASIN SHOULD BE PERFORMED IN THE FOLLOWING MANNER:  
REMOVE REMAINING WATER FROM SEDIMENT TRAP  
REMOVE TRASH AND OTHER DEBRIS FROM THE TRAP  
REMOVE SEDIMENT THAT HAS ACCUMULATED IN THE SEDIMENT TRAP  
SCARIFY THE INFILTRATIVE SURFACE  
INSTALL THE GEOTEXTILE AND CRUSHED STONE LAYER
11. AFTER PERMANENT STABILIZATION OF SITE (I.E. A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER, WITH A DENSITY CAPABLE OF RESISTING ACCELERATED EROSION AND SEDIMENTATION) HAS BEEN ACHIEVED, THE TEMPORARY EROSION AND SEDIMENTATION CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING THE REMOVAL OF THE CONTROLS SHALL BE RE-STABILIZED. PERMANENT STORMWATER FEATURES SHOULD BE CLEANOUT OUT AS NEEDED UPON FINAL STABILIZATION OF THE SITE.



RECEIVED

SEP 06 2023

Wetlands Office

**CONSTRUCTION DETAILS**

**THOMPSON SALT STORAGE BUILDING**

**255 BUCKLEY HILL ROAD - THOMPSON, CT**

**J&D CIVIL ENGINEERS, LLC**

401 RAVENELLE ROAD  
N. GROSVENORDALE, CT 06255  
860-923-2920

DESIGNED: JJB  
CHECKED: DRB

REVISIONS:

JOB NO: 21254  
SCALE: AS NOTED

DATE: SEPTEMBER 5, 2023  
SHEET: 5



# **WASHBURN WETLAND CONSULTING LLC**

19 Wolf Den Road • Pomfret Center, Connecticut 06259-2022

Telephone (860) 428-8424 • washburnwetland@gmail.com

Janet Blanchette  
J & D Civil Engineers  
401 Ravenelle Road  
North Grosvenordale, CT 06255

November 6, 2022

Dear Janet,

On October 30 and November 6, 2022, at your request, I conducted a site investigation at 255 Buckley Hill Road in Thompson, CT. The purpose of the site investigation was to delineate a portion of the wetlands on the subject property. The wetlands delineation was limited to the area you indicated.

The subject property is located on an area of nearly level to steeply sloping soils formed in glacial outwash. References used in the soil identification process included *Soil Survey of Windham County Connecticut* (USDA Soil Conservation Service, December 1981), the U.S.G.S. topographic map for the subject property, a survey plan you provided, and GIS maps. The wetlands were delineated using consecutively numbered lengths of orange surveyors' ribbon. There are two series of wetland flags (WF), numbered WF1 – WF30 and WF31 – WF46. Please refer to the attached site sketch for further details.

The wetlands on the subject property associated with Stoud Brook have characteristics of both a marsh and a shrub swamp. Stoud Brook is shown as a perennial stream on the U.S.G.S. topographic map for the subject property. A beaver dam was observed in Stoud Brook near WF30. The upland soils along most of the length of the delineation along Stoud Brook consist of Human Transported Material (HTM), formerly known as "fill". The wetlands soils consist of Carlisle muck. Toward the south end of the delineation, the wetlands soils bordering on the upland soils are alluvial, while the upland soils consist of Hinckley gravelly sandy loam.

The soils associated with the wetlands delineated by WF31 – WF46 have been extensively disturbed for many years due to heavy equipment constructing and maintaining the overhead utility lines in this area. Near WF 31 and 32, the wetlands soils consist of Walpole sandy loam. Throughout the rest of the delineation, both the wetlands soils and upland soils consist of HTM.

According to Map 8 of the *Soil Survey*, in the area of the Stoud Brook wetlands delineation, the wetlands soils consist of Carlisle muck, while the upland soils consist 'gravel pits'. The site investigation confirmed the mapping in the *Soil Survey*.

It has been a pleasure working for you on this site. Please feel free to call me if I may be of further assistance.

Sincerely,

*Margaret Washburn*

Margaret Washburn, M.S.  
Registered Professional Soil Scientist



found  
by NW  
flagged  
orange

IP  
44  
30  
end

9  
EVANS

AQUIFER PROTECT

RS  
ASEMENT  
NTED TO  
WN

LOT 6  
8.25 ACRES

PAVED  
TRUCK  
TURNING AREA

EXISTING  
SALT SHED  
TO REMAIN

SALT SHED

PROPOSED  
70' X 120'  
SALT SHED

BIT. CONC. PAD

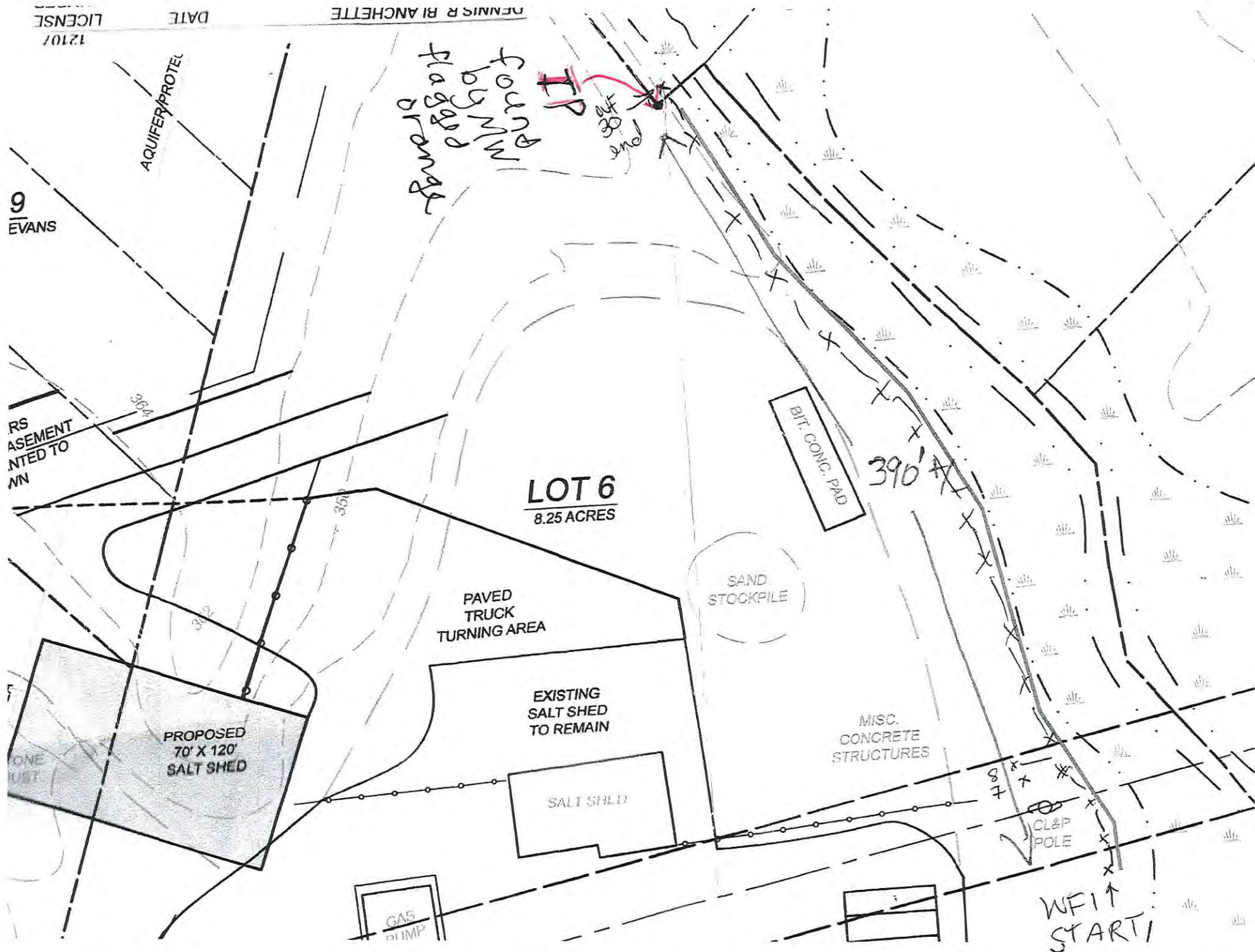
SAND  
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MISC.  
CONCRETE  
STRUCTURES

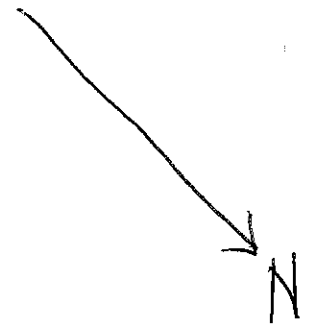
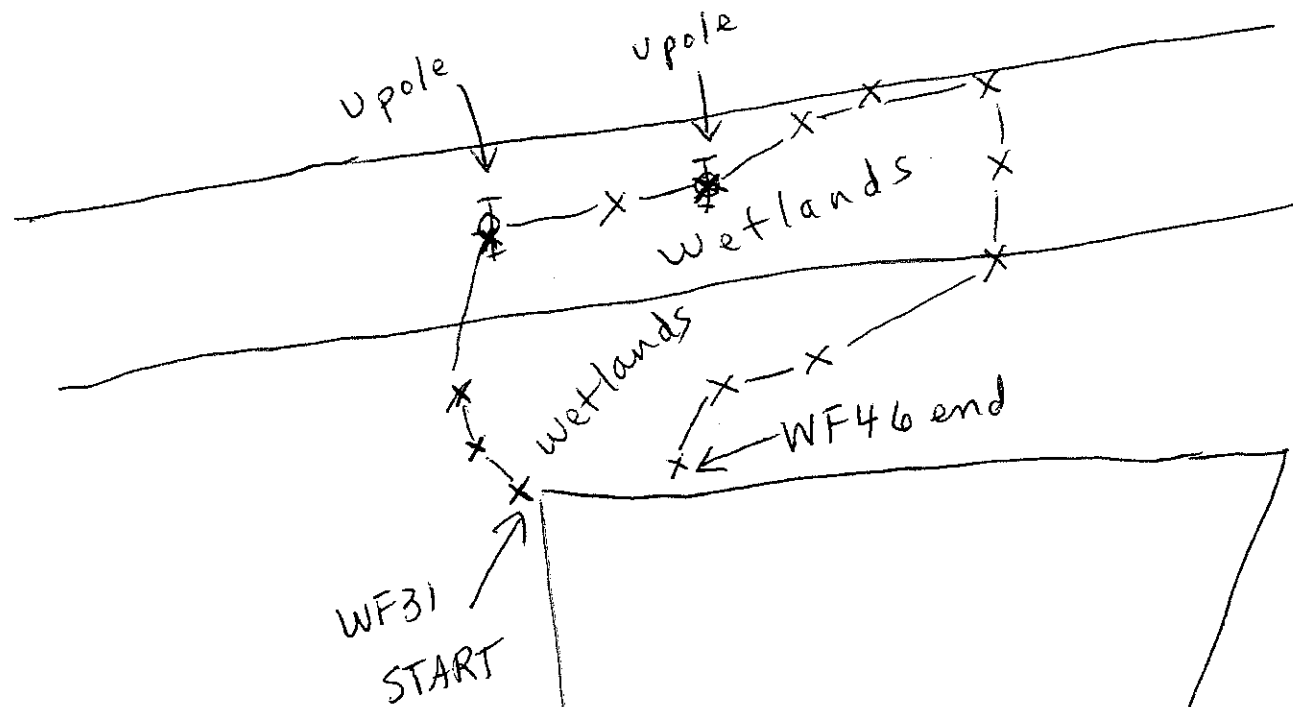
CL&P  
POLE

WEI  
START

GAS  
PUMP



Please note;  
Site sketch is not to scale.



Lot  
7A

BUCKLEY HILL RD





Thompson Town Hall, 815 Riverside Dr, North  
Grosvenor Dale, CT 06255 to 255 Buckley Hill Rd, North Grosvenor Dale, CT  
06255

Drive 1.5 miles, 3 min

**Thompson Town Hall**

815 Riverside Dr, North Grosvenor Dale, CT 06255

- ↑ 1. Head northeast on Riverside Dr toward Market St  
0.4 mi
- ↗ 2. Slight right onto Rawson Ave  
0.2 mi
- ↘ 3. Turn right onto Buckley Hill Rd  
0.9 mi
- ↘ 4. Turn right  
85 ft

**255 Buckley Hill Rd**

North Grosvenor Dale, CT 06255

Appl WAA23022  
copy 1

# **Town of Thompson Salt Storage Building Stormwater Management Report**

255 Buckley Hill Road  
Thompson, CT

**September 5, 2023**

**Prepared by:**

**J & D Civil  
Engineers, LLC**

---

401 Ravenelle Road  
N. Grosvenordale, CT 06255



**Received**

**SEP 06 2023**

**Thompson Wetlands Office**



## **Table of Contents**

- A. Project Narrative
- B. Existing Site and Hydrologic Soil Group Descriptions
- C. Methodology
- D. Results and Comparison of Existing and Proposed Flows

## **Appendices**

- I. Hydrologic Model
- II. Drainage Area Map

## **A. Project Narrative**

The project consists of the construction of a new municipal salt storage building behind the public works garage. The existing small salt storage building will be removed. The site is relatively flat so earthwork will be minimal. The front (north) and western sides of the building will be paved and the rear (south) and eastern side will be surfaced with processed gravel.

The salt storage building is a very tall structure and therefore it would not be advisable to permit roof runoff to free fall onto the ground which would cause erosion and damage the building exterior. Gutters will be installed and the roof runoff will be piped to a stormwater basin parallel to Stoud Brook. The proposed yard boxes will act as junction structures and inspection ports. They are not expected to, nor were they designed to, intercept surface runoff. The ground around the proposed building is gently sloped away from the building and will sheet flow from all sides.

The stormwater basin will trap sediment, reduce velocity of flow from the roof drainage pipe, and promote infiltration in the well-drained soil. Runoff from rooftops is considered "clean" and does not require any pretreatment prior to discharge to the ground.

The stormwater model for this project was limited to the area of the site near the proposed salt storage building construction. Since most of the site, including the area surrounding the public works garage, paved bus parking, storage yard to the east, etc. is not being disturbed, the hydraulic model does not include evaluating the drainage throughout the site. Runoff from the east which either infiltrates or follows a poorly defined swale toward the brook has not been modeled because that flow pattern will not be affected by construction.

The increase in the amount of impervious area for the site is minimal because much of the area where the new building is going to be constructed is already impervious.

## **B. Existing Site and Hydrologic Soil Group Description**

The existing land cover includes impervious surfaces consisting of pavement and building roofs as well as a sand/gravel DPW outdoor storage yard. The drainage area also includes the wetland associated with Stoud Brook and a wooded embankment to the south of the proposed building. With the exception of the wooded embankment, the site is relatively flat. The site drains westerly toward the brook.

The Natural Resource Conservation Service (NRCS) groups soils into four categories according to their runoff producing characteristics. Hydrologic Soil Group A consists of soils that have a high infiltrative capacity and a low runoff potential even when saturated. Hydrologic Soil Group D soils have a very low infiltration rate and high runoff potential.

Three soil types exist within the drainage areas modeled for the project. The wetlands soils are Catden and Freetown which will be modeled with hydrologic soil group C. The remaining soils on the site consist of Hinckley loamy sand and gravelly Udorthents (the disturbed yard area). Based upon test pits and observations of stormwater infiltration on



the site, both the Hinckley and Udorthents areas will be modeled as hydrologic soil group A.

### **C. Methodology**

The HydroCAD computer program was utilized for the drainage design of this project. This program models the hydrology and hydraulics of stormwater runoff based largely upon the methods developed by the Soil Conservation Service (now known as the Natural Resources Conservation Service). Required input data includes the size of the contributing drainage area, curve numbers which are based upon land use and soil types, and times of concentration.

Hydrographs with peak flows determined are calculated for each drainage area based upon the SCS synthetic unit hydrograph method. The rainfall distribution used in the program was the SCS Type III storm recommended for Connecticut. Precipitation amounts were obtained for the location from NOAA.

### **D. Results and Comparison of Existing and Proposed Flows**

#### Peak Flow Comparison

	Existing	Proposed
2 Year Storm	1.9 CFS	0.7 CFS
10 Year Storm	5.5 CFS	6.0 CFS
25 Year Storm	8.0 CFS	8.3 CFS
100 Year Storm	12.2 CFS	12.0 CFS

The results indicate that existing and proposed peak flows are very similar. The stormwater basin should do a good job of infiltrating roof runoff from the proposed salt storage building. During larger storm events the basin will overflow via a long level spreading weir toward the brook avoiding the introduction of any point discharges to Stoud brook.



Exist



Northern



BASIN 1



Southern



(new Reach)



**Routing Diagram for 21254 Thompson salt shed**  
Prepared by J & D Civil Engineers, LLC, Printed 9/5/2023  
HydroCAD® 10.10-7a s/n 02673 © 2021 HydroCAD Software Solutions LLC



**21254 Thompson salt shed**

Prepared by J &amp; D Civil Engineers, LLC

Printed 9/5/2023

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Page 2

**Rainfall Events Listing (selected events)**

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	CT 10-year	Type III 24-hr		Default	24.00	1	5.20	2
2	CT 100-year	Type III 24-hr		Default	24.00	1	8.00	2
3	CT 2 year	Type III 24-hr		Default	24.00	1	3.40	2
4	CT 25-year	Type III 24-hr		Default	24.00	1	6.30	2

**21254 Thompson salt shed**

Prepared by J &amp; D Civil Engineers, LLC

HydroCAD® 10.10-7a s/n 02673 © 2021 HydroCAD Software Solutions LLC

21254 Salt storage building

Type III 24-hr CT 10-year Rainfall=5.20"

Printed 9/5/2023

Page 3

**Summary for Subcatchment E: Exist**

Runoff = 5.45 cfs @ 12.15 hrs, Volume= 0.462 af, Depth= 1.87"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs

Type III 24-hr CT 10-year Rainfall=5.20"

Area (ac)	CN	Description
0.740	98	Paved parking & roofs
0.950	72	Dirt roads, HSG A
0.830	36	Woods, Fair, HSG A
0.240	35	Brush, Fair, HSG A
0.210	77	Brush, Poor, HSG C
2.970	66	Weighted Average
2.230		75.08% Pervious Area
0.740		24.92% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

**Summary for Subcatchment N: Northern**

Runoff = 6.11 cfs @ 12.07 hrs, Volume= 0.419 af, Depth= 3.07"

Routed to Pond 1P : BASIN 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs

Type III 24-hr CT 10-year Rainfall=5.20"

Area (ac)	CN	Description
0.790	98	Paved parking & roofs
0.430	72	Dirt roads, HSG A
0.210	35	Brush, Fair, HSG A
0.210	77	Brush, Poor, HSG C
1.640	80	Weighted Average
0.850		51.83% Pervious Area
0.790		48.17% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Summary for Subcatchment S: Southern**

Runoff = 0.76 cfs @ 12.27 hrs, Volume= 0.099 af, Depth= 0.89"

Routed to Reach 4R : (new Reach)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs

Type III 24-hr CT 10-year Rainfall=5.20"



**21254 Thompson salt shed**

Prepared by J &amp; D Civil Engineers, LLC

HydroCAD® 10.10-7a s/n 02673 © 2021 HydroCAD Software Solutions LLC

21254 Salt storage building  
Type III 24-hr CT 10-year Rainfall=5.20"

Printed 9/5/2023

Page 4

Area (ac)	CN	Description
0.130	98	Paved parking & roofs
0.370	72	Dirt roads, HSG A
0.830	36	Woods, Fair, HSG A
1.330	52	Weighted Average
1.200		90.23% Pervious Area
0.130		9.77% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
13.2	160	0.1600	0.20		<b>Sheet Flow,</b> Woods: Light underbrush n= 0.400 P2= 3.40"
2.5	105	0.0100	0.70		<b>Shallow Concentrated Flow,</b> Short Grass Pasture Kv= 7.0 fps
15.7	265	Total			

**Summary for Reach 4R: (new Reach)**

Inflow Area = 2.970 ac, 30.98% Impervious, Inflow Depth = 1.00" for CT 10-year event  
 Inflow = 5.95 cfs @ 12.09 hrs, Volume= 0.248 af  
 Outflow = 5.95 cfs @ 12.09 hrs, Volume= 0.248 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs / 9

**Summary for Pond 1P: BASIN 1**

Inflow Area = 1.640 ac, 48.17% Impervious, Inflow Depth = 3.07" for CT 10-year event  
 Inflow = 6.11 cfs @ 12.07 hrs, Volume= 0.419 af  
 Outflow = 6.06 cfs @ 12.08 hrs, Volume= 0.419 af, Atten= 1%, Lag= 0.6 min  
 Discarded = 0.37 cfs @ 12.08 hrs, Volume= 0.271 af  
 Primary = 5.69 cfs @ 12.08 hrs, Volume= 0.149 af  
 Routed to Reach 4R : (new Reach)

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs / 9  
 Peak Elev= 336.11' @ 12.08 hrs Surf.Area= 2,650 sf Storage= 3,700 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)  
 Center-of-Mass det. time= 101.6 min ( 920.8 - 819.2 )

Volume	Invert	Avail.Storage	Storage Description
#1	333.00'	5,200 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
333.00	400	0	0
334.00	830	615	615
336.00	2,004	2,834	3,449
336.50	5,000	1,751	5,200

**21254 Thompson salt shed**

Prepared by J &amp; D Civil Engineers, LLC

HydroCAD® 10.10-7a s/n 02673 © 2021 HydroCAD Software Solutions LLC

21254 Salt storage building  
Type III 24-hr CT 10-year Rainfall=5.20"

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Device	Routing	Invert	Outlet Devices
#1	Discarded	333.00'	<b>6.000 in/hr Exfiltration over Surface area</b>
#2	Primary	336.00'	<b>60.0' long x 50.0' breadth Broad-Crested Rectangular Weir</b>
			Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60
			Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

**Discarded OutFlow Max=0.37 cfs @ 12.08 hrs HW=336.11' (Free Discharge)****↑1=Exfiltration (Exfiltration Controls 0.37 cfs)****Primary OutFlow Max=5.68 cfs @ 12.08 hrs HW=336.11' TW=0.00' (Dynamic Tailwater)****↑2=Broad-Crested Rectangular Weir (Weir Controls 5.68 cfs @ 0.88 fps)**



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21254 Salt storage building

Type III 24-hr CT 100-year Rainfall=8.00"

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**Summary for Subcatchment E: Exist**

Runoff = 12.16 cfs @ 12.14 hrs, Volume= 0.992 af, Depth= 4.01"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs

Type III 24-hr CT 100-year Rainfall=8.00"

Area (ac)	CN	Description
0.740	98	Paved parking & roofs
0.950	72	Dirt roads, HSG A
0.830	36	Woods, Fair, HSG A
0.240	35	Brush, Fair, HSG A
0.210	77	Brush, Poor, HSG C
2.970	66	Weighted Average
2.230		75.08% Pervious Area
0.740		24.92% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

**Summary for Subcatchment N: Northern**

Runoff = 11.03 cfs @ 12.07 hrs, Volume= 0.769 af, Depth= 5.63"

Routed to Pond 1P : BASIN 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs

Type III 24-hr CT 100-year Rainfall=8.00"

Area (ac)	CN	Description
0.790	98	Paved parking & roofs
0.430	72	Dirt roads, HSG A
0.210	35	Brush, Fair, HSG A
0.210	77	Brush, Poor, HSG C
1.640	80	Weighted Average
0.850		51.83% Pervious Area
0.790		48.17% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Summary for Subcatchment S: Southern**

Runoff = 2.65 cfs @ 12.23 hrs, Volume= 0.273 af, Depth= 2.46"

Routed to Reach 4R : (new Reach)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs

Type III 24-hr CT 100-year Rainfall=8.00"

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Type III 24-hr CT 100-year Rainfall=8.00"

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Area (ac)	CN	Description
0.130	98	Paved parking & roofs
0.370	72	Dirt roads, HSG A
0.830	36	Woods, Fair, HSG A
1.330	52	Weighted Average
1.200		90.23% Pervious Area
0.130		9.77% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
13.2	160	0.1600	0.20		<b>Sheet Flow,</b> Woods: Light underbrush n= 0.400 P2= 3.40"
2.5	105	0.0100	0.70		<b>Shallow Concentrated Flow,</b> Short Grass Pasture Kv= 7.0 fps
15.7	265	Total			

**Summary for Reach 4R: (new Reach)**

Inflow Area = 2.970 ac, 30.98% Impervious, Inflow Depth = 2.79" for CT 100-year event  
 Inflow = 12.00 cfs @ 12.09 hrs, Volume= 0.690 af  
 Outflow = 12.00 cfs @ 12.09 hrs, Volume= 0.690 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs / 9

**Summary for Pond 1P: BASIN 1**

Inflow Area = 1.640 ac, 48.17% Impervious, Inflow Depth = 5.63" for CT 100-year event  
 Inflow = 11.03 cfs @ 12.07 hrs, Volume= 0.769 af  
 Outflow = 10.96 cfs @ 12.08 hrs, Volume= 0.769 af, Atten= 1%, Lag= 0.5 min  
 Discarded = 0.41 cfs @ 12.08 hrs, Volume= 0.351 af  
 Primary = 10.55 cfs @ 12.08 hrs, Volume= 0.417 af  
 Routed to Reach 4R : (new Reach)

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs / 9  
 Peak Elev= 336.16' @ 12.08 hrs Surf.Area= 2,979 sf Storage= 3,854 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)  
 Center-of-Mass det. time= 75.6 min ( 877.5 - 802.0 )

Volume	Invert	Avail.Storage	Storage Description
#1	333.00'	5,200 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
333.00	400	0	0
334.00	830	615	615
336.00	2,004	2,834	3,449
336.50	5,000	1,751	5,200



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Type III 24-hr CT 100-year Rainfall=8.00"

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Device	Routing	Invert	Outlet Devices
#1	Discarded	333.00'	<b>6.000 in/hr Exfiltration over Surface area</b>
#2	Primary	336.00'	<b>60.0' long x 50.0' breadth Broad-Crested Rectangular Weir</b>
			Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60
			Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

**Discarded OutFlow Max=0.41 cfs @ 12.08 hrs HW=336.16' (Free Discharge)****↑1=Exfiltration (Exfiltration Controls 0.41 cfs)****Primary OutFlow Max=10.54 cfs @ 12.08 hrs HW=336.16' TW=0.00' (Dynamic Tailwater)****↑2=Broad-Crested Rectangular Weir (Weir Controls 10.54 cfs @ 1.08 fps)**

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Type III 24-hr CT 2 year Rainfall=3.40"

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**Summary for Subcatchment E: Exist**

Runoff = 1.89 cfs @ 12.16 hrs, Volume= 0.185 af, Depth= 0.75"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs

Type III 24-hr CT 2 year Rainfall=3.40"

Area (ac)	CN	Description
0.740	98	Paved parking & roofs
0.950	72	Dirt roads, HSG A
0.830	36	Woods, Fair, HSG A
0.240	35	Brush, Fair, HSG A
0.210	77	Brush, Poor, HSG C
2.970	66	Weighted Average
2.230		75.08% Pervious Area
0.740		24.92% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

**Summary for Subcatchment N: Northern**

Runoff = 3.08 cfs @ 12.08 hrs, Volume= 0.213 af, Depth= 1.56"

Routed to Pond 1P : BASIN 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs

Type III 24-hr CT 2 year Rainfall=3.40"

Area (ac)	CN	Description
0.790	98	Paved parking & roofs
0.430	72	Dirt roads, HSG A
0.210	35	Brush, Fair, HSG A
0.210	77	Brush, Poor, HSG C
1.640	80	Weighted Average
0.850		51.83% Pervious Area
0.790		48.17% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Summary for Subcatchment S: Southern**

Runoff = 0.09 cfs @ 12.51 hrs, Volume= 0.025 af, Depth= 0.22"

Routed to Reach 4R : (new Reach)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs

Type III 24-hr CT 2 year Rainfall=3.40"



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Type III 24-hr CT 2 year Rainfall=3.40"

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Area (ac)	CN	Description
0.130	98	Paved parking & roofs
0.370	72	Dirt roads, HSG A
0.830	36	Woods, Fair, HSG A
1.330	52	Weighted Average
1.200		90.23% Pervious Area
0.130		9.77% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
13.2	160	0.1600	0.20		<b>Sheet Flow,</b> Woods: Light underbrush n= 0.400 P2= 3.40"
2.5	105	0.0100	0.70		<b>Shallow Concentrated Flow,</b> Short Grass Pasture Kv= 7.0 fps
15.7	265	Total			

**Summary for Reach 4R: (new Reach)**

Inflow Area = 2.970 ac, 30.98% Impervious, Inflow Depth = 0.15" for CT 2 year event  
 Inflow = 0.71 cfs @ 12.43 hrs, Volume= 0.036 af  
 Outflow = 0.71 cfs @ 12.43 hrs, Volume= 0.036 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs / 9

**Summary for Pond 1P: BASIN 1**

Inflow Area = 1.640 ac, 48.17% Impervious, Inflow Depth = 1.56" for CT 2 year event  
 Inflow = 3.08 cfs @ 12.08 hrs, Volume= 0.213 af  
 Outflow = 0.92 cfs @ 12.43 hrs, Volume= 0.213 af, Atten= 70%, Lag= 21.3 min  
 Discarded = 0.30 cfs @ 12.43 hrs, Volume= 0.201 af  
 Primary = 0.62 cfs @ 12.43 hrs, Volume= 0.011 af  
 Routed to Reach 4R : (new Reach)

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs / 9  
 Peak Elev= 336.02' @ 12.43 hrs Surf.Area= 2,152 sf Storage= 3,500 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)  
 Center-of-Mass det. time= 140.3 min ( 979.0 - 838.8 )

Volume	Invert	Avail.Storage	Storage Description
#1	333.00'	5,200 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
333.00	400	0	0
334.00	830	615	615
336.00	2,004	2,834	3,449
336.50	5,000	1,751	5,200



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Type III 24-hr CT 2 year Rainfall=3.40"

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Device	Routing	Invert	Outlet Devices
#1	Discarded	333.00'	<b>6.000 in/hr Exfiltration over Surface area</b>
#2	Primary	336.00'	<b>60.0' long x 50.0' breadth Broad-Crested Rectangular Weir</b>
			Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60
			Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

**Discarded OutFlow** Max=0.30 cfs @ 12.43 hrs HW=336.02' (Free Discharge)

└1=Exfiltration (Exfiltration Controls 0.30 cfs)

**Primary OutFlow** Max=0.62 cfs @ 12.43 hrs HW=336.02' TW=0.00' (Dynamic Tailwater)

└2=Broad-Crested Rectangular Weir (Weir Controls 0.62 cfs @ 0.42 fps)



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Type III 24-hr CT 25-year Rainfall=6.30"

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**Summary for Subcatchment E: Exist**

Runoff = 7.97 cfs @ 12.14 hrs, Volume= 0.660 af, Depth= 2.66"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
Type III 24-hr CT 25-year Rainfall=6.30"

Area (ac)	CN	Description
0.740	98	Paved parking & roofs
0.950	72	Dirt roads, HSG A
0.830	36	Woods, Fair, HSG A
0.240	35	Brush, Fair, HSG A
0.210	77	Brush, Poor, HSG C
2.970	66	Weighted Average
2.230		75.08% Pervious Area
0.740		24.92% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

**Summary for Subcatchment N: Northern**Runoff = 8.03 cfs @ 12.07 hrs, Volume= 0.554 af, Depth= 4.05"  
Routed to Pond 1P : BASIN 1Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
Type III 24-hr CT 25-year Rainfall=6.30"

Area (ac)	CN	Description
0.790	98	Paved parking & roofs
0.430	72	Dirt roads, HSG A
0.210	35	Brush, Fair, HSG A
0.210	77	Brush, Poor, HSG C
1.640	80	Weighted Average
0.850		51.83% Pervious Area
0.790		48.17% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Summary for Subcatchment S: Southern**Runoff = 1.42 cfs @ 12.25 hrs, Volume= 0.161 af, Depth= 1.45"  
Routed to Reach 4R : (new Reach)Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
Type III 24-hr CT 25-year Rainfall=6.30"



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Type III 24-hr CT 25-year Rainfall=6.30"

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Area (ac)	CN	Description
0.130	98	Paved parking & roofs
0.370	72	Dirt roads, HSG A
0.830	36	Woods, Fair, HSG A
1.330	52	Weighted Average
1.200		90.23% Pervious Area
0.130		9.77% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
13.2	160	0.1600	0.20		<b>Sheet Flow,</b> Woods: Light underbrush n= 0.400 P2= 3.40"
2.5	105	0.0100	0.70		<b>Shallow Concentrated Flow,</b> Short Grass Pasture Kv= 7.0 fps
15.7	265	Total			

**Summary for Reach 4R: (new Reach)**

Inflow Area = 2.970 ac, 30.98% Impervious, Inflow Depth = 1.66" for CT 25-year event  
 Inflow = 8.26 cfs @ 12.09 hrs, Volume= 0.410 af  
 Outflow = 8.26 cfs @ 12.09 hrs, Volume= 0.410 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs / 9

**Summary for Pond 1P: BASIN 1**

Inflow Area = 1.640 ac, 48.17% Impervious, Inflow Depth = 4.05" for CT 25-year event  
 Inflow = 8.03 cfs @ 12.07 hrs, Volume= 0.554 af  
 Outflow = 7.98 cfs @ 12.08 hrs, Volume= 0.554 af, Atten= 1%, Lag= 0.5 min  
 Discarded = 0.39 cfs @ 12.08 hrs, Volume= 0.305 af  
 Primary = 7.59 cfs @ 12.08 hrs, Volume= 0.249 af

Routed to Reach 4R : (new Reach)

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs / 9  
 Peak Elev= 336.13' @ 12.08 hrs Surf.Area= 2,787 sf Storage= 3,762 cf

Plug-Flow detention time= 88.3 min calculated for 0.554 af (100% of inflow)  
 Center-of-Mass det. time= 88.4 min ( 899.6 - 811.2 )

Volume	Invert	Avail.Storage	Storage Description
#1	333.00'	5,200 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
333.00	400	0	0
334.00	830	615	615
336.00	2,004	2,834	3,449
336.50	5,000	1,751	5,200



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21254 Salt storage building  
Type III 24-hr CT 25-year Rainfall=6.30"

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Device	Routing	Invert	Outlet Devices
#1	Discarded	333.00'	<b>6.000 in/hr Exfiltration over Surface area</b>
#2	Primary	336.00'	<b>60.0' long x 50.0' breadth Broad-Crested Rectangular Weir</b>
			Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60
			Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

**Discarded OutFlow Max=0.39 cfs @ 12.08 hrs HW=336.13' (Free Discharge)****└1=Exfiltration (Exfiltration Controls 0.39 cfs)****Primary OutFlow Max=7.58 cfs @ 12.08 hrs HW=336.13' TW=0.00' (Dynamic Tailwater)****└2=Broad-Crested Rectangular Weir (Weir Controls 7.58 cfs @ 0.97 fps)**





LEGEND	
	BUILDING SETBACK LINE
	PROPERTY LINE
	PROPOSED CONTOUR LINE
	MAJOR CONTOUR
	MINOR CONTOUR
	EDGE OF WETLANDS
	UPLAND REVIEW AREA
	WATER BODY
	STONEWALL
	UTILITIES
	TREELINE
	PROPOSED FENCE
	FENCE
	PROPOSED SPOT GRADE

**DRAINAGE AREA MAP**  
**SALT STORAGE BUILDING**  
PREPARED FOR  
**TOWN OF THOMPSON**  
255 BUCKLEY HILL ROAD - THOMPSON, CT

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

Received  
SEP 06 2023  
Thompson Wetlands Office

DESIGNED: JJB  
CHECKED: DRB

REVISIONS:

JOB NO: 21254  
SCALE: 1" = 20'

DATE: SEPTEMBER 5, 2023  
SHEET: 1 OF 1

WPA03022 Copy 1



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

**DEC23023**, Town of Thompson, Jezierski Lane,  
(Assessor's map 116, block X, no lot #), installation of  
wingwall, road repair and cleaning of cross-culvert





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

For Commission Use Only
Application #: <b>Received</b> <i>DEC 23 2023</i>
<b>SEP 11 2023</b>
<b>Thompson Wetlands Office</b>

**APPLICATION FORM - USE PERMITTED AS OF RIGHT OR NON-REGULATED USE**

Applies to those actions proposed as a use permitted as of right or non-regulated use listed in sections 4.1 and 4.2 of the Thompson Inland Wetland and Watercourse Regulations, except timber harvests (for timber harvests use Timber Harvest Form). Unless identified as "Optional" all information is mandatory.

**Part I Request for Use Permitted as of Right or Non-Regulation Use** (check one only):

1. Propose use or activity conforms to the following permitted uses as outlined in section 4.1 of the Thompson Inland Wetland and Watercourse Regulations (check as appropriate):
  - a. ☐ Grazing, farming, nurseries, gardening and harvesting of crops.
  - b. ☐ Farm pond three (3) acres or less essential to the farming operation.
  - c. ☐ Construction of a residential home for which a building permit has been issued prior to July 1, 1987, attach copy of valid building permit and site plan.
  - d. ☐ Boat anchorage or mooring.
  - e. ☐ Use incidental to the maintenance and enjoyment of property presently used for residential purposes that contains a dwelling. Such property is equal to or smaller than the largest minimum residential lot size as permitted in the Town of Thompson.
  - f. ☐ Construction and operation by a water company of a dam, reservoir or other facility necessary for the impounding, storage and withdrawal of water in connection with public water supplies.
  - g. ☐ Maintenance of drainage pipes on residential property that existed prior to July 1, 1974.
2. Proposed use or activity will not disturb the natural or indigenous character of the wetland or watercourse and conforms to one of the following non-regulated uses outlined in section 4.2 of the Thompson Inland Wetlands and Watercourses Regulations (check as appropriate):
  - a. ☒ Conservation of soil, vegetation, water, fish or wildlife.
  - b. ☐ Outdoor recreation
  - c. ☐ Dry Hydrant installation by authority of the municipal fire department
3. The proposed use or activity is not regulated by the Thompson Inland Wetlands and Watercourses Regulations because (check as appropriate):
  - a. ☐ The proposed activity or use is one which is the exclusive jurisdiction of State or Federal agency. Provide documentation (See Section 5 of these regulations)
  - b. ☐ The use or activity legally existed as of July 1, 1974, and does not involve new, additional or expanded use or activity. Provide documentation.
  - c. ☐ The proposed activity is not a regulated activity as defined by section 2 to the Thompson Inland Wetlands and Watercourses Regulations (delineation of wetlands by a qualified soil scientist may be required)





**Part II Contact Information**

Information

Contact Name: Town of Thompson c/o Joseph Tkacik, Jr., Thompson Public Works Dir.Address: P.O. Box 899State/zip: North Grosvenordale CT 06255Phone #: (860) 923-3679

Phone #:

Optional):

Optional): [dpwdirector@thompsonct.org](mailto:dpwdirector@thompsonct.org)

Property (check one only)

☐ owner ☐ lessee☐ easement holder

Information (required if applicant is not property owner)

a) Name: Town of Thompson c/o First Selectmanb) Mailing Address: P.O. Box 899(include town state zip) North Grosvenordale CT 06255c) Daytime Phone #: (860) 923-9561

d) Evening Phone #:

e) Cell Phone # (optional):

f) Email Address (optional): [firstselectman@thompsonct.org](mailto:firstselectman@thompsonct.org)**Part III Site Information**

1) Property Involved (following information obtained from tax assessor and town clerk's records):

Street Address	Assessor's Reference		
	Map	Block	Lot
Jeziarski Lane	<u>166</u>	X	No lot #

2) Attach an 8 ½ inch by 11 inch location map for the property (printable map from Thompson MapGeo with property outlined is acceptable – see <https://thompsonct.mapgeo.io>)

3) Wetlands (as delineated by qualified soil scientist) / Watercourse Area Altered

a) Wetlands: 0 (in square feet)b) Open Water Body: 0 (in square feet)c) Stream: 0 (in linear feet)4) Noteworthy Wetlands / Watercourses: Does the property contain a noteworthy wetland or watercourse as identified in the document "Town of Thompson Inland Wetland Inventory" prepared by the Northeastern Connecticut Regional Planning Agency dated 1980? (see [http://thompsonct.org/images/stories/Inland\\_Wetlands/Inlands-Wetlands-Watercourse-Map.pdf](http://thompsonct.org/images/stories/Inland_Wetlands/Inlands-Wetlands-Watercourse-Map.pdf) - check one) ☐ No ☒ Yes (If Yes, then upland review area = 200 ft.)5) Upland Review Area altered: ~300 (in square feet)For 6 & 7 below see [http://thompsonct.org/images/stories/Planning\\_Development/Inland\\_Wetlands/Drainage-BasinsTopo-Grid-2017.pdf](http://thompsonct.org/images/stories/Planning_Development/Inland_Wetlands/Drainage-BasinsTopo-Grid-2017.pdf)

6) U.S.G.S. Topographic Quadrangle (check all involved)

- ☐ #13 Webster MA  
☒ #14 Oxford MA  
☐ #28 Putnam  
☐ #29 Thompson

7) Drainage Basin #(s) wherein the proposed activity will take place (check all involved):

- French River ☐ 3300 ☐ 3301  
 Quinebaug River ☐ 3700 ☐ 3708  
 Five Mile River ☒ 3400 ☐ 3401 ☐ 3402



**Part IV Description of Activity Proposed**

1. Detailed project description and purpose: Jezierski Lane road pavement is being undermined due to soil erosion at the inlet headwall to the cross-culvert draining Little Pond causing the road pavement to break up. To address this the Public Works Department proposes to install a precast concrete block wingwall that is backfilled with gravel and stone so that stormwater runoff from the road is discharged safely over the stone / gravel without erosion. To do this, a small area immediately west of the head wall in the road right-of-way will be excavated to provide a flat surface for the concrete block. The concrete block will be placed to abut the existing headwall and then back filled with gravel and stone to provide a stable surface for stormwater runoff to reach Little Pond. This work should take no more than 1 workday.

At some time after this work is done the pavement to the road will be repaired and if warranted the cross-culvert will be cleaned of accumulated sediments during a time of low flow using best management practices to minimize adverse environmental impacts.

2. Attach a diagram, drawing or plot plan of sufficient scale and detail to portray the proposed activity.

**Part V Application Permissions & Certifications****1) Owner's Permission<sup>1</sup>**

I, the undersigned, am the owner of the above reference property and hereby grant permission to the Thompson Inland Wetlands Commission and its duly authorized agents to enter upon this property at reasonable times both before and after a final decision on this application has been issued by the Thompson Inland Wetlands Commission for purposed of inspection and enforcement of the Inland Wetlands and Watercourse regulation of the town of Thompson. Further, I have had an opportunity to review the Inland Wetlands and Watercourses Regulations of the Town of Thompson and understand that these regulations regulate activities conducted on my property.

  
(Signature of property owner)

9/8/23  
Date

For all persons excluding individuals print name and title of signatory above

**2) Applicant's Certification<sup>1</sup>**

I, the undersigned, certify that the information supplied in the completed application is accurate, to the best of my knowledge and belief and am aware of the penalties for obtaining the permit through deception, inaccurate or misleading information.

  
(Signature of applicant)

9/8/23  
Date

For all persons excluding individuals print name and title of signatory above

**\*\*\* For Commission Use Only \*\*\***

Agency Response:

IWC Chair Signature:

Date:

<sup>1</sup> If owner is (1) a corporation, then signature is required to be by a principal executive officer of at least the level of vice president, (2) a limited liability company (LLC), then signature is required to be by a manager, if management of the LLC is vested in a manager(s) in accordance with the company's "Articles of Organization", or a member of the LLC if no authority is vested in a manager(s), (3) a partnership, then signature is required by a general partner, (4) the Town of Thompson, then signature is required by the First Selectman, (5) any other municipality, the signature is required by a ranking elected official, or by other representatives of such applicant authorized by law, and (6) a sole proprietor, then signature is required by the proprietor.



This is an aerial map from Google AppGeo showing a residential area. The map features several streets: Sand Dam Rd running horizontally across the top, Jezierski Ln running vertically on the left and curving at the bottom, and a road labeled 'Little Pond (Cross culvert)' intersecting Jezierski Ln. A red location pin is placed at the intersection of Jezierski Ln and the 'Little Pond (Cross culvert)' road. The map displays numerous property lots, many of which are labeled with alphanumeric codes such as 56B, 58, 58A, 59, 60E, 60F, 60G, 60H, 14A, 14B, 54, 34, 35, 32, 31, D-Z, Z-Z, Y-Z, W-Z, V-Z, U-Z, T-Z, S-Z, R-Z, Q-Z, and P-Z. Some lots contain houses or other structures. A blue line representing the 'Pineapple River' flows through the lower right portion of the map. In the bottom left corner, the text 'Google AppGeo' is visible. In the bottom right corner, a scale bar indicates '1" = 200 ft'. The map also includes standard Google Maps interface elements in the top left corner: a zoom-in (+) button, a zoom-out (-) button, and a person icon.



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 December 1, 2022  
Data updated Daily

Print map scale is approximate.  
Critical layout or measurement  
activities should not be done using  
this resource.





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ROAD  
SURFACE

FIBER  
FABRICK

EXISTING  
HEAD WALL

8"

CROSS CULVERT  
INLET

8'5"

72X30X30  
Block

PROCESSED  
GRAVIE

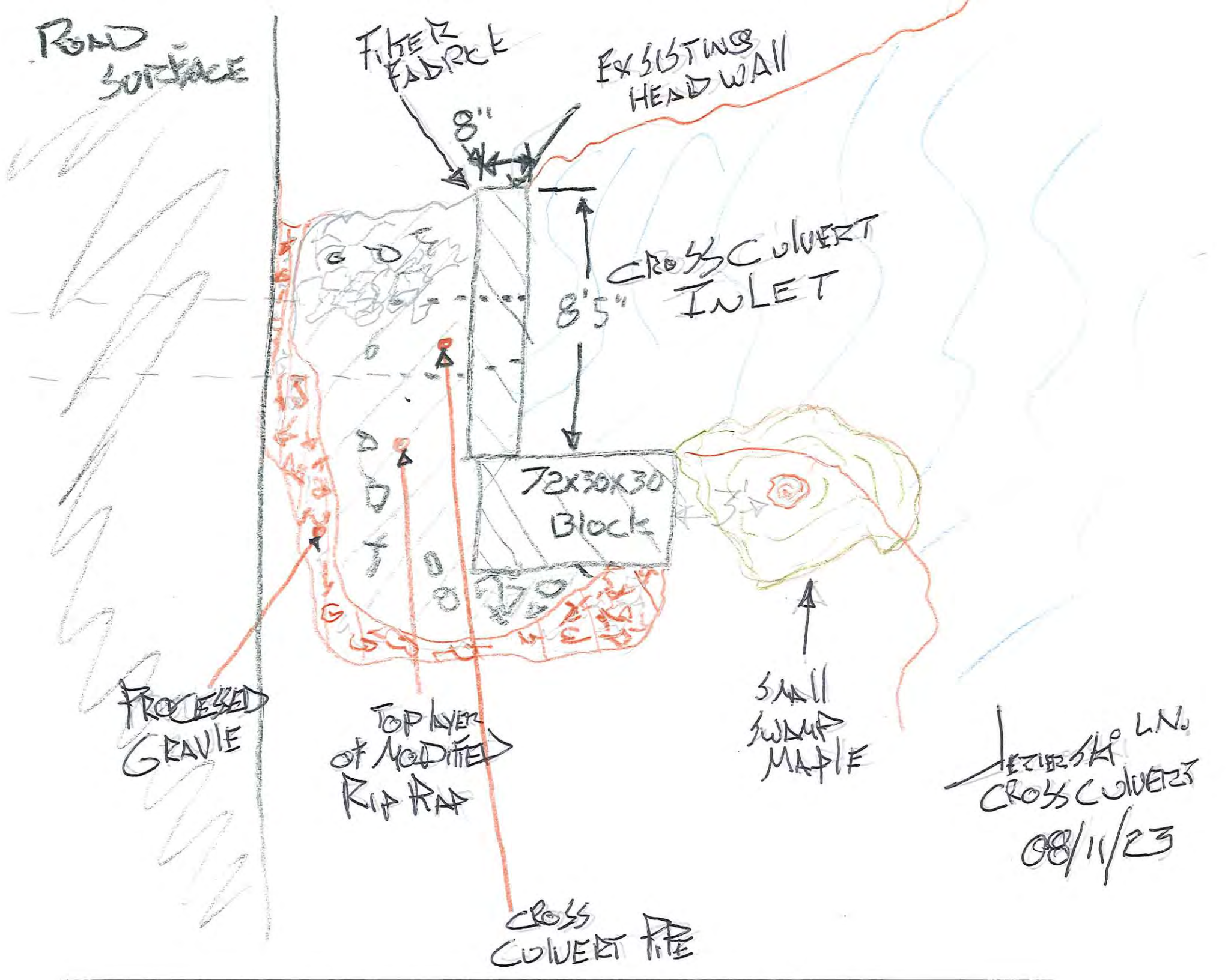
TOP LAYER  
OF MODIFIED  
RIP RAP

SMALL  
SWAMP  
MAPLE

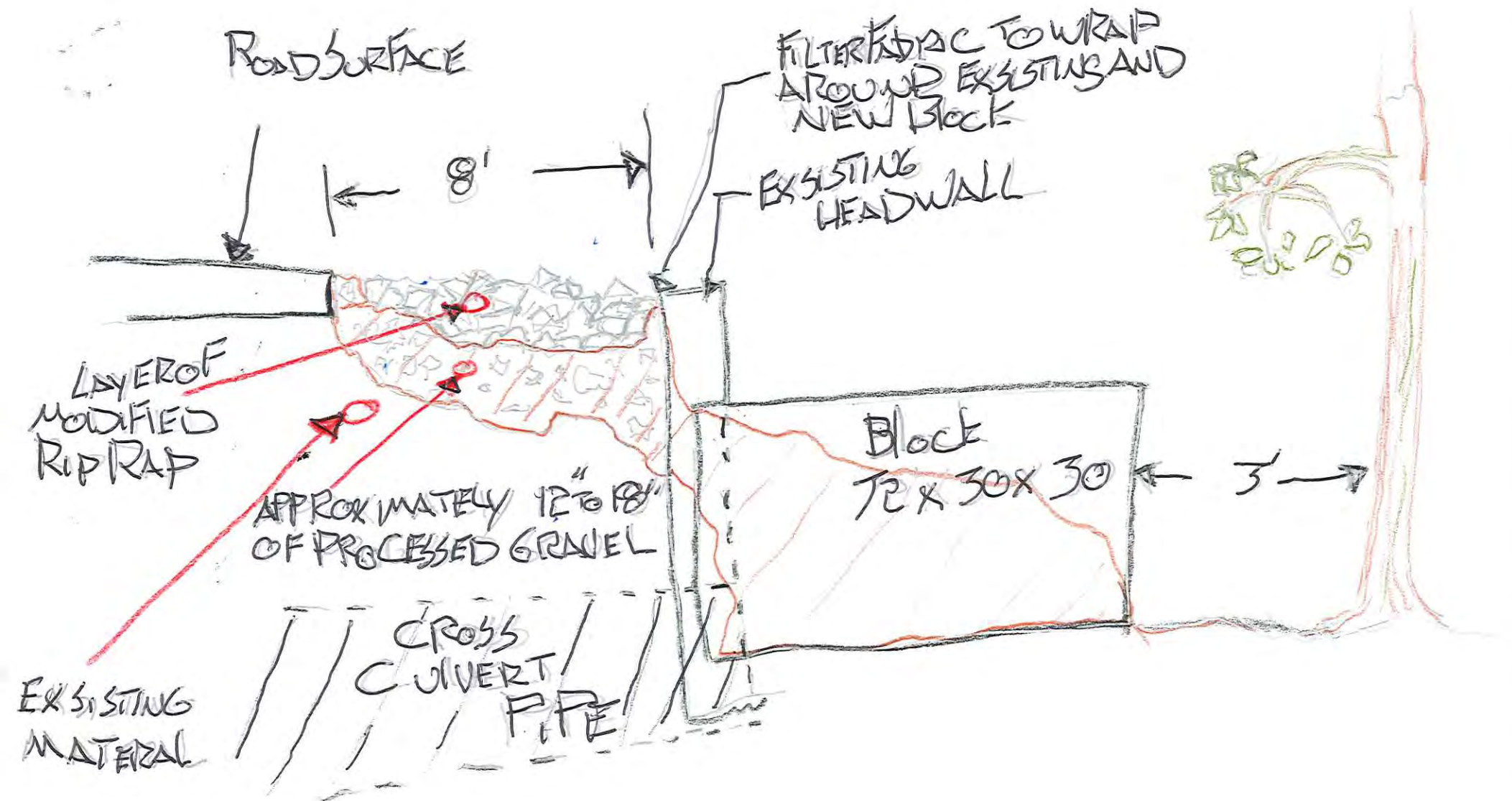
LETTER SKI LN.  
CROSS CULVERT

08/11/23

CROSS  
CULVERT PIPE







JEZIERSKI LN. 08/11/23

CROSS CULVERT

APPROXIMATELY 750' SOUTH OF SANBORN RD.



Agenda Item F) Permit Extensions / Changes - None



Agenda Item G) a) Violations & Pending Enforcement  
Actions

**Notice of Permit Violation VIOL21036**, Permit  
IWA20022, Marc Baer, 1227 Thompson Rd  
(Assessor's map 116, block 24, lot 10), grades not  
as authorized in modified plan approved by the  
Commission on February 9, 2021 - status.



## Agenda Item G) b) Violations & Pending Enforcement Actions

**Notice of Violation VIOL23013**, Wojiech, Sudyka,  
1574 Riverside Drive, (Assessor's map 55, block 65, lot  
14), grading work exceeded scope of work authorized  
by Permit IWA 21028, issued 5/22/23 - status



## Agenda Item G) c) Violations & Pending Enforcement Actions

**Permit WAA22033**, Spicer Gas, Inc. 299 (formerly 0) Reardon Road, (Assessor's map 65, block 101, lot 6), letter sent on failing erosion and sediment controls and need for stormwater basin construction schedule.



**Re: Basin for Spicer - Wetland Approval WAA22033 - Request for As-Built drawing****Marla Butts**

Mon 9/11/2023 11:38 AM

To: Daniel Blanchette &lt;daniel@jdcivilengineers.com&gt;

Cc: Jon Holstein, Spicer Plus Inc <jholstein@spicergas.com>; Conservation  
<CONSERVATION@thompsonct.org>

Good Morning Daniel,

Thank you for your prompt response. Given, there has already been correspondence on the construction of this stormwater basin, please be advise that I will be recommending the Commission require an as-built drawing within 30 days following the completion of the basin's construction to verify it was built according to design. This email will be posted with the ZOOM documents for tomorrow night's meeting. By copy of this email Jon Holstein is notified of the same. - Marla Butts, Thompson Wetlands Agent

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**From:** Daniel Blanchette <daniel@jdcivilengineers.com>**Sent:** Monday, September 11, 2023 10:29 AM**To:** Marla Butts <wetlands@thompsonct.org>**Subject:** Basin for Spicer

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Morning Marla,

I was out at the Spicer gas site this morning, I agree that there is a berm in between the basin and the driveway, that berm is not supposed to be there. I am going to draw up a cross section for my client, so they can visualize what it looks like. I will instruct my client to make some adjustments.

Thanks,

Daniel Blanchette, PE

**J&D Civil Engineers, LLC**

401 Ravenelle Road

N. Grosvenordale, CT 06255

[www.jdcivilengineers.com](http://www.jdcivilengineers.com)

860-923-2920

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



## Agenda Item H) a) Other Business

### Status of Thompson Flood Damage Prevention Ordinance

Amendments adopted at  
August 30, 2023 town meeting

Amendments not yet reflected in Thompson  
Code of Ordinance as of September 11, 2023.



## Agenda Item H) b) Other Business

Status of Anticipated Staff Changes and vote to authorize Dan Malo as duly authorized Wetlands Agent to replace Marla Butts upon termination of employment as Wetlands Agent



## Agenda Item H) c) Other Business

Recommendations on Use of Roundup for  
Roadside Maintenance

Offered to Board of Selectmen August 15, 2024



Development / maintenance of a listing of prospective sites needing roadside vegetative control, prior to any treatment with glyphosate (MapGeo may be useful for this).

Evaluate each site to determine the best appropriate treatment (mechanical or chemical), avoiding the use of glyphosate within close proximity to inland wetlands, watercourses, homes or public recreation areas.

Require the posting of an announcement on the Town's webpage identifying the roadside areas to be treated, the prospective dates of treatment and a process for requesting an alternative treatment.

Provide for the review by the Board of Selectmen for complaints.

Agenda Item I

Citizens Comments on Agenda Items



## Agenda Item J Reports

a) Budget & Expenditures

b) Wetlands Agent Report

## Agenda Item K, Correspondence

None



Agenda Item L, Signing of Mylars - None

Agenda Item M, Comments by Commissioners

Agenda Item N, Adjournment