INLAND WETLANDS COMMISSION

TUESDAY, August 8, 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 July 11, 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
Web: https://www.thompsonct.org/

RECEIVED
TOWN OF THOMPSON, CT.
2023 JUL 13 P 4: 51
TOWN CLERK, Asst

MEETING MINUTES: Tuesday, July 11, 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) Fran Morano (Commissioner), Marla Butts (Wetlands Agent), Amy St. Onge, Ex-Officio Member, Gloria Harvey (Recording Secretary)

Members of the public: Greg Claude, Cheryl Popiak, David Held and others.

B) Appointment of Alternates - None

C) Action on Minutes of Previous Meetings

a) The Minutes of June 13, 2023 Meeting 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, under review. Marla reported Hany Youssef submitted a signed and sealed updated plan by an engineer to the IWC office. The updated plan included an upstairs observation deck, and a deck over the concrete pad. He plans to install an arcade and make food available for purchase. No further action is required by the Commission at this time as it is a Wetlands Agent Approval.

2. **IWA23010**, Thompson Business Park LLC, 0 & 0 Reardon Road, (Assessor's Map 65, block 100, lot 40 & 40G), self-storage facilities with grading and stormwater discharges in 100-foot upland review area, stamped received 5/2/23, statutorily received 5/9/23. Marla received NEDH approval dated 7/6/2023 approving the septic system design. Greg Claude, Killingly Engineering Associates, represented the applicant in Norm Thibeault's absence. In the sequence of construction on the plan, Plainfield has been changed to Thompson. Norm Thibeault submitted a draft of a type of sediment and erosion control report that could be used during the course of construction of the project which addressed the Conservation Commission concern. Marla asked him for a more tailored plan specifying where the actual discharge location was for this site and where each erosion and sediment control was going to be installed. She also asked for a discussion on the language and the end of the timeline for approval or disapproval unless the applicant grants an extension. Therefore, Marla

suggested, even though she did not see any outstanding issues for the project, the following special conditions be added to the Permit:

1. Within 90 days of the issuance of this permit and prior to the start of construction the permittee shall submit to the IWC for its review and written approval of Stormwater Inspection Report form for use during the construction of Self Storage Facilities and no earth moving work is authorized until such stormwater inspection report form is approved by this Commission.
2. Open space markers be installed where Conservation open space easement is at the start of construction.
3. Reports shall be made as authorized and be made available to the Commission upon request.

Greg Claude, licensed land surveyor and business partner at Killingly Engineering Associates, 114 Westcott Road, Danielson, CT, stated he discussed the issues Marla suggested above with Norm Thibeault and said that Marla and Norm Thibeault can easily come up with a format for the inspection form and timing as to how often those inspections are done. He also stated that there will be no problem with the installation of medallions for the Conservation easement prior to construction. Commissioner O'Neil asked Greg Claude if these conditions stated would be acceptable to their client and he replied yes. Commissioner Obert made a motion to approve IWA23010 as written with the addition of the three special conditions listed above, storm water inspection report, reports made available to the Commission upon request, and open space markers installed prior to construction. Commissioner Chapin seconded the motion. The motion was unanimously **APPROVED**.

b) New Applications

1. **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, to be statutorily received 7/11/23. David Held, professional engineer, Land Surveyor, represented the applicant stating the lot is an existing lot of record on Little Pond and is accessed from a shared driveway across from the end of Wilsonville Road. The proposed house is 24' x26'. The septic system has been approved by NEDH and ground water elevation monitoring was completed in the Spring. There is a total of 870 square feet of wetland disturbance. This submitted plan is the most efficient layout for this site minimizing wetland disturbance and includes the 100-year flood zone. Marla requested the plan be modified by showing the 100-year flood plain onto the document as the new FEMA maps will go into effect on 9/7/2023, because one of the changes in the FEMA requirements is that is that compensation storage must be provided in the future and that is not a requirement now. Marla questioned the area of wetlands around the septic and the driveway turnaround and asked if any unsuitable material would be removed to create parking. David Held replied that the topsoil would be scraped off and about 15" of gravel would be filled in. Marla asked that the sequence of construction be added to the second sheet of the drawings, and David Held agreed to the addition. Commissioner O'Neil and Commissioner Obert expressed interest in walking the site and they will contact Marla. This plan needs commission approval.

2. **WAA23015**, Michael Vandi, 10 Green Lane, (Assessor's map 143, block 17, lot 232), demolish existing house and construct new single-family home in 100-foot upland review area, stamped received 6/27/23, under review. No action required by Commissioners at this time. Green Lane private road. Most of the property is outside of the 100-year flood zone. Mr. Vandi is proposing to demolish an existing cottage and to build a new cottage on the same footprint. Two items still need to be submitted before agent approval is granted. NEDH approval has not been received and NEEP review is needed regarding limit of disturbance.

c) Applications Received After Agenda was Published - None

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. Sitework has not been completed. The Building Inspector has been asked not to issue a Certificate of Occupancy until the Commission receives and approves an acceptable As Built Drawing.

b) **Notice of Permit Violation VIOLL23013,** 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 – Marla contacted Dudley Wetlands office and got a voice message back asking her to send an email with all the information for work of interest to them in Dudley because any work that will be done must be coordinated with Dudley. Marla will pull together that information and forward it to Dudley. Daniel Blanchette has not been able to do the survey work at the site. Marla inspected the permitted site and there were no problems with lower part at this time.

H) Other Business

a) Amended Draft of Thompson Flood Damage Prevention Ordinance

Marla contacted Diane Lfkovic regarding concerns expressed by the Commissioners in the draft of the revised Thompson Flood Damage Prevention Ordinance. These concerns included: (1) What is the total area in square miles located within the new special flood hazard area in the 48.7 square miles of Thompson? (2) What is the number of FEMA flood insurance accounts in the special flood hazard area? (3) What is the number of structures that are currently insured through FEMA and a listing of those structures and associated addresses? (4) How can Thompson obtain digital shape files as Thompson would like to have Applied Geographics use those shape files to create a FEMA special hazard layer for inclusion on the Town's GIS application MapGeo. Diane Lfkovic replied that 5.4 square miles comprise the 100-year flood plain in Thompson, currently as of May 2, 2023 there are 4 flood insurance policies but couldn't provide addresses, the geospatial data is available on the FEMA Map Service Center website. A complete copy of Diane Lfkovic's responses regarding the Commissioners concerns can be obtained in the IWC office. According to the Town Assessor, Applied Geographics can provide new flood plain mapping on MapGeo to the town at no cost. Marla stated that she will meet with Tyra regarding the language in the Ordinance and resolve changes. Changes to be addressed in the new ordinance are the fee and how the fee is to be collected if the Commission wants to be the appeal agency for FEMA mapping, and concerns about subdivisions requiring information of subdivision applications should be the responsibility of the PZC.

The Commissioners discussed whether or not they wanted to be the appeal agency for FEMA mapping. Commissioner O'Neil stated that there were only 4 NFIP flood insurance policies in Thompson and it makes sense to him for the Commission to be the appeal agency. Commissioner Morano expressed concern regarding policies that do not represent the number of houses in flood plains, especially if no mortgage exists because only the lender requires people who have a mortgage to have flood insurance, and asked if the homeowner who has no mortgage suffers a loss, would the town have any responsibility or would it be the homeowner's responsibility. Commissioner Obert commented he believes if it was something the town did that led to a loss then the town would have some responsibility. He asked what the Commission would do if someone had an appeal stating they are not in the flood plain. He concluded by saying that only a small percentage of the town is in the flood plain so being the appeal agency doesn't seem to be onerous and because the IWC has more trained people in wetlands than any other agency in town they are able to provide the best service to the town. Commissioner Chapin asked for clarification on what the Commission's role would be in this Ordinance and who bears responsibility if the Commission decides not to be the appeals agent. Marla responded by reading the roll of the Commission from the Appeals Procedure and Considerations for Granting the Variances in the Ordinance. A copy of the ordinance can be obtained in the IWC office. Marla responded to Commissioner Chapin's question by stating that as she is redoing the IWC Regulations and comes to an area regarding flood plains she will capture a lot of the requirements in the ordinance in the IWC regulations, and if the Commission is not the appeals agency, then it would be the BOS or PZC. Commissioner Chapin said she has no issues with Marla or her expertise and with a new person coming in she was uncertain that the Commission would get the level of guidance that they are currently getting, and she also had liability concerns. Marla stated that when the Building Official says no to an application and the applicant appeals to the appeals agency, the Commission reviews the evidence presented, looks at the Factors for Consideration and if they find one of those factors that applies, then the IWC does not approve the variance. It is denied. Commissioner Obert made a motion to accept the wording recommended by Marla for the IWC to approve the acceptance of the responsibility to change the appeals agency from the Conservation Commission to the IWC for the Flood Damage Protection Ordinance. Commissioner Chapin seconded the motion. The motion was approved with 3 in favor and 1 opposed (Commissioner Morano voted no). The motion is **APPROVED**.

I) Citizen's Comments - None

J) Reports

a) Budget & Expenditures

No report available for a budget report. Marla reported that the IWC did not go over budget.

b) Wetlands Agent Report

Update – Working on IWC Regulations revision. Marla was unable to find the map in section 3 of the regulations after searching Wetlands Office, the Town Clerk's Office and the Storage Room. Language in Section 3 will be revised to remove a reference to any map except wetland delineations by a qualified soil scientist identified on plans approved by the IWC or its predecessor the Conservation Commission. As much time was spent on drafting and reviewing revisions to the Flood Damage Prevention Ordinance, no progress has been made on the pre-1990 file destruction.

Inspections/Followup Actions –

23 Lapiere Road – Karl Kuhn of HJK Renovations (builder of the unauthorized garage) stopped by the Wetlands Office on June 20th and was provided the wetlands agent approval application form and a copy of Record Drawing 1824 that shows the location of the delineated wetlands. He plans to submit the application after the owner signs the form. To date no application has been received and further correspondence is indicated.

Jezierski Lane X-Culvert – At the request of Public Works Director Joe Tkacik, Marla inspected Jezierski Lane at the cross-culvert to the outfall for Little Pond to get an assessment of the work needed to repair bank erosion that is undermining the pavement to Jezierski Lane. Joe Tkacik and Marla will meet to discuss options for repair and the handling of authorization that may be needed under the IWC regulations.

Building Permits – 15 Building Permits were reviewed.

Miscellaneous – Each Commissioner's personal copy of the updated publication "What's Legally Required" by Michael Zizska is available for pickup at the Wetlands Office.

Purchase Requisitions – Encumbered "What's Legally Required" books (4) $159.00, and Legal Notices payment $44.00

K) Correspondence – None

L) Signing of Mylars – None

M) Comments by Commissioners

Commissioner Obert stated that the Commission reached a milestone tonight and it's good to see it. He also commented on the colored Flood Plain Map saying it was very clear.

Commissioner O'Neil stated that there was good discussion tonight and wished everyone a good summer/vacation.

N) Adjournment

Commissioner Morano made a motion to adjourn the meeting. The motion was seconded by Commissioner Chapin. The motion was unanimously **APPROVED**. The meeting adjourned at 8:43 PM.

To see/hear the entire meeting via ZOOM, copy and paste the following link into your search bar:

https://us02web.zoom.us/rec/share/z1CYVXk9C0CA4LZnOV7wkS6CZ-4B_-zHHSSkywue1zbfdhiCDXRssP-fVWfYjHX5.JD2qDrOjn8b1liNL

Passcode: iJwJy+&5

Disclaimer: These minutes have not yet been approved by the Inland Wetlands Commission. Please refer to the next meeting's minutes for approval of, and/or amendments to these minutes.

Respectfully submitted, Gloria Harvey, Recording Secretary,

Gloria Harvey

Agenda Item D)
Citizens Comments on Agenda Items

Agenda Item E) a) 1. Old Applications

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: a 50' x 13' over proposed concrete slab and an 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.

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
Web: https://www.thompsonct.org/

WETLAND AGENT APPROVAL WAA23001

APPROVAL GRANTED TO:
Hany Youssef
292 Riverside Dr
North Grosvenordale, CT 06255

DATE OF APPROVAL: July 12, 2023
EXPIRATION DATE: July 12, 2023

LOCATION OF AUTHORIZED ACTIVITY: 274 Riverside Dr, Assessor's Map 87, Block 95, Lot 39

DESCRIPTION OF AUTHORIZED ACTIVITY: To conduct regulated activities associated with the construction of a 13' X 50' concrete slab to house a walk-in cooler / freezer and the construction of second floor decks located on the south and west sides of the building that was authorized by Wetlands Agent Approval WAA22013. The regulated activities are as shown in Wetlands Agent Approval Application WAA23001 stamped received by the Thompson Wetlands Office January 19, 2023 and as shown in drawing(s) entitled "Proposed Deck at 274 Riverside Drive North Grosvenordale, CT" prepared by Young Designs Unlimited LLC dated June 7, 2023 and stamped received July 5, 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
Marla Butts

Dated: July 12, 2023

File: Approval WAA23001 Youssef 274 Riverside Dr

Agenda Item E) a) 2. Old Applications

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, to be statutorily received 7/11/23.

GROUNDWATER MONITORING DATA

SP-1 (reserve area)
Top of pipe to ground (ft) 1.00

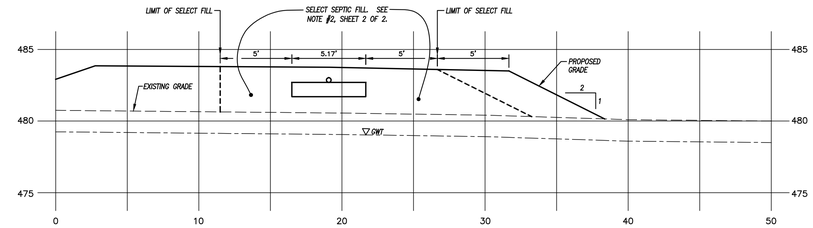
Date	Depth to water (ft)	Receiving Soil (ft)	
2/3/2023	2.8	1.80	
2/10/2023	2.9	1.90	
2/15/2023	2.99	1.99	
2/24/2023	2.92	1.92	
3/3/2023	2.87	1.87	
3/10/2023	2.93	1.93	
3/17/2023	2.68	1.68	
3/23/2023	2.92	1.92	
3/30/2023	2.89	1.89	
4/6/2023	2.94	1.94	
4/13/2023	2.98	1.98	(dry)
4/20/2023	2.98	1.98	(dry)
4/28/2023	2.89	1.89	
5/5/2023	2.79	1.79	
5/12/2023	2.98	1.98	(dry)
5/19/2023	2.98	1.98	(dry)
5/26/2023	2.98	1.98	(dry)

SP-2 (primary area)
Top of pipe to ground (ft) 1.05

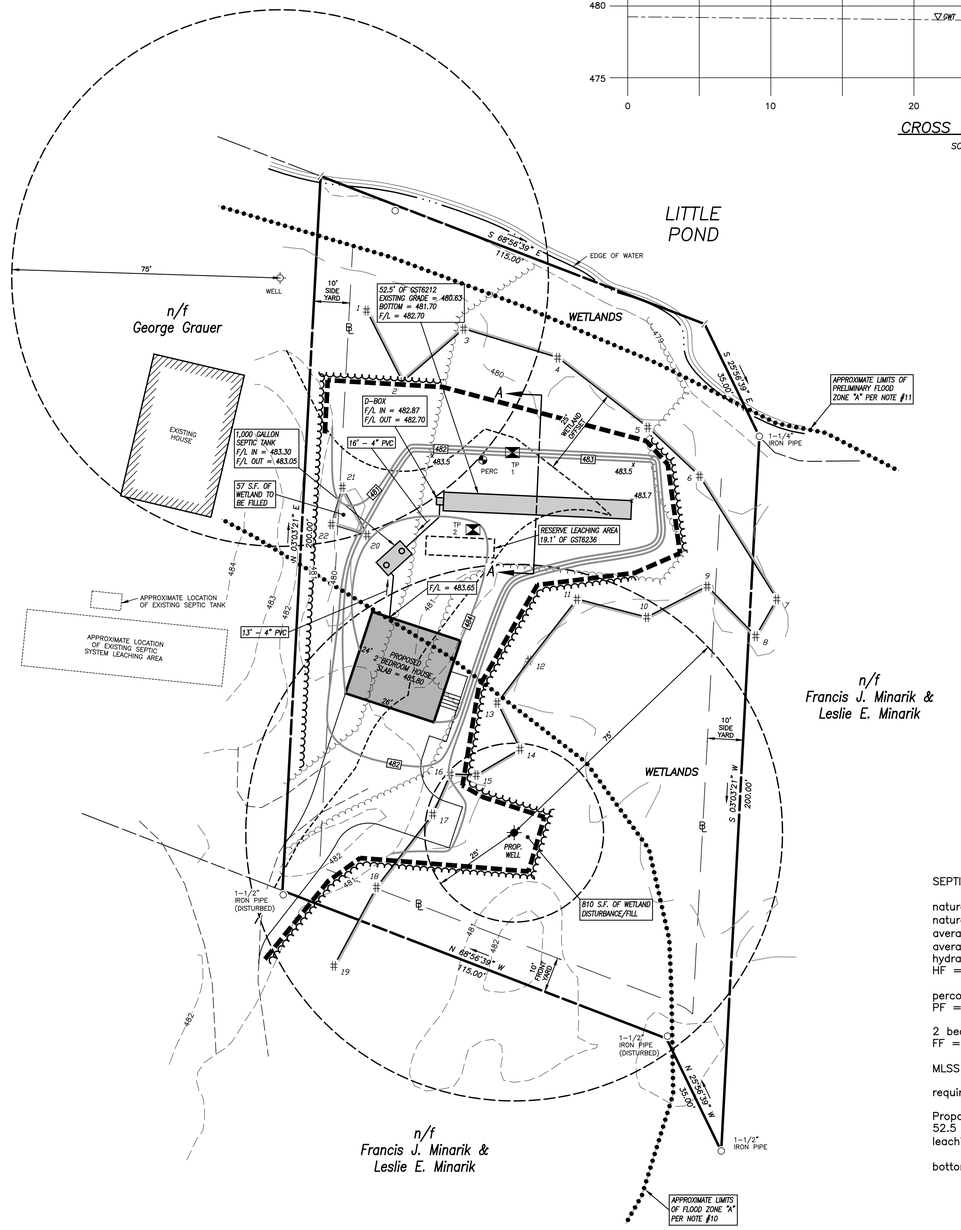
Date	Depth to water (ft)	Receiving Soil (ft)
2/3/2023	2.5	1.45
2/10/2023	2.58	1.53
2/15/2023	2.65	1.60
2/24/2023	2.60	1.55
3/3/2023	2.55	1.50
3/10/2023	2.63	1.58
3/17/2023	2.35	1.30
3/23/2023	2.6	1.55
3/30/2023	2.62	1.57
4/6/2023	2.65	1.60
4/13/2023	2.77	1.72
4/20/2023	2.75	1.70
4/28/2023	2.6	1.55
5/5/2023	2.47	1.42
5/12/2023	2.73	1.68
5/19/2023	2.83	1.78
5/26/2023	2.78	1.73

SP-3 (downgradient of primary)
Top of pipe to ground (ft) 1.20

Date	Depth to water (ft)	Receiving Soil (ft)
2/3/2023	2.75	1.55
2/10/2023	2.87	1.67
2/15/2023	2.98	1.78
2/24/2023	2.92	1.72
3/3/2023	2.85	1.65
3/10/2023	2.9	1.70
3/17/2023	2.67	1.47
3/23/2023	2.89	1.69
3/30/2023	2.86	1.66
4/6/2023	2.93	1.73
4/13/2023	3.01	1.81
4/20/2023	2.98	1.78
4/28/2023	2.88	1.68
5/5/2023	2.78	1.58
5/12/2023	2.94	1.74
5/19/2023	3.07	1.87
5/26/2023	3.01	1.81



CROSS SECTION "A–A"
SCALE: 1" = 5'



DEEP TEST HOLE EVALUATION – June 20, 2014
Northeast District Department of Health File #14000272

TEST PIT	DEPTH	PROFILE
1	0–12"	organic topsoil
	12–22"	yellow brown fine silty loam
	22–49"	compact coarse loamy sand & gravel, wet
	Ledge	49"
	GWT	24" (seeps)
	Mottling	22"
2	0–12"	organic topsoil
	12–18"	reddish brown fine sandy loam
	18–48"	wet sandy loam and gravel
	Ledge	48"
	GWT	18"
	Mottling	18"

PERCOLATION TEST RESULTS – June 20, 2014
Northeast District Department of Health

Depth: 26"
Presoak: 1 hour

Time	Depth
11:00	5.25"
11:08	7.50"
11:18	8.75"
11:30	9.75"
11:40	11" (dry)

Percolation Rate: 12 min/inch

NOTES:

1. This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20–300b–1 through 20–300b–20 as amended on October 26, 2018;
   - This survey conforms to a Class "A–2" horizontal accuracy.
   - Topographic features conform to a Class "T–2" accuracy.
   - Boundary Determination Category: Resurvey.
   - Survey Type: Improvement Location Survey.
2. Zone = Lake District (LD).
3. Parcel is shown as Lot 6B on Assessors Map 116.
4. Total area of parcel = 0.580 acre (25,268 S.F.).
5. Reference is made to a warranty deed in Volume 958, Page 110 of the Thompson land records for the subject parcel.
6. Owner of record: Cheryl J. Popiak
   2 Leon Street
   Thompson, CT 06277
7. The locations of existing utilities are based on surface evidence and other sources of information. Before any construction is to commence contact "CALL BEFORE YOU DIG" at 1–800–922–4455.
8. Bearings shown hereon are referenced to CT state plane coordinates, NAD83(2011), Epoch 2010.0000.
9. Elevations are referenced to NAVD 88. Contour interval = 1'.
10. Portions of the subject property are located in flood zone A (100 year flood zone) as shown on Flood Insurance Rate Map – Town of Thompson, Connecticut – Windham County – Community Panel Number 090117 0010 B – Effective Date: November 1, 1984.
11. Limits of the preliminary flood zone A (100 year flood zone) are shown on Flood Insurance Rate Map – Windham County, Connecticut, Community: Thompson, Town of – Number: 090117 – Panel: 0065 – Suffix: F – Version Number: 2.6.3.6 – Effective Date: Septemper 7, 2023.
12. Wetlands shown were delineated by Scott Stevens, Registered Professional Soil Scientist in March, 2021.
13. Electrical utilities to the proposed house shall be installed overhead as directed by the appropriate utility company.
14. The subject property is together with and subject to a mutual right of way over the southerly 15' of land of Grauer to pass and repass by foot or with vehicles and to locate utilities within said right of way.
15. This property is together with a mutual right of way over land of Minarik to pass and repass by foot or with vehicles to the highway and to locate utility lines within said right of way (volume 83, page 395).

SEPTIC SYSTEM DESIGN CRITERIA

natural receiving soil at system = 19.0" (per groundwater monitoring)
natural receiving soil 25' downgradient = 20.4" (per groundwater monitoring)
average natural receiving soil = 19.7"
average receiving soil with 24" fill at system = 31.7"
hydraulic gradient: 1.2%
HF = 42

percolation rate: 12 min/inch
PF = 1.25

2 bedroom house
FF = 1.0

MLSS = 42 x 1.25 x 1.0 = 52.5'

required leaching area = 500 SF

Proposed Leaching System:
52.5 LF of GST6212
leaching area = 52.5 LF x 10.0 SF/LF = 525 SF

bottom of system to be 12" min. above existing grade

LEGEND

- IRON PIPE FOUND
- TEST PIT
- PERCOLATION TEST
- WETLAND FLAG
- LIMIT OF FLOOD ZONE "A"
- 100 — EXISTING INDEX CONTOUR
- 102 — EXISTING CONTOUR
- EXISTING TREE LINE
- 100 — PROPOSED CONTOUR
- PROPOSED SILT FENCE
- PROPOSED LIMIT OF CLEARING/DISTURBANCE
- BUILDING SETBACK LINE

20 10 0 20
GRAPHIC SCALE IN FEET

ENGINEER DATE

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

DAVID J. HELD, L.S. LIC. NO. 24267 DATE

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE LAND SURVEYOR.

IMPROVEMENT LOCATION SURVEY
SEPTIC SYSTEM DESIGN PLAN
PREPARED FOR

CHERYL J. POPIAK

THOMPSON ROAD (ROUTE 193)
THOMPSON, CONNECTICUT

REVISIONS

DATE	DESCRIPTION
6/19/2023	G.W. MONITORING
7/12/2023	IW AGENT COMMENTS

DATE: 7/5/2022	DRAWN: DJH
SCALE: 1" = 20'	DESIGN: DJH
SHEET: 1 OF 2	CHK BY: ---
DWG. No: Client File	JOB No: 203077

Provost & Rovero, Inc.
Civil Engineering • Surveying • Site Planning
Structural • Mechanical • Architectural Engineering
57 East Main Street, P.O. Box 191
Plainfield, Connecticut 06374
(860) 230-0856 - FAX: (860) 230-0860
info@prorovinc.com
www.prorovinc.com

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EROSION AND SEDIMENT CONTROL PLAN:

REFERENCE IS MADE TO:

1. Connecticut Guidelines for Soil Erosion and Sediment Control 2002 (2002 Guidelines).
2. Soil Survey of Windham County Connecticut, U.S.D.A. Soil Conservation Service 1983.

CONSTRUCTION SEQUENCE:

1. Prior to any work on site, the limits of disturbance shall be clearly flagged in the field by a Land Surveyor, licensed in the State of Connecticut. Once the limits of clearing are flagged, they shall be reviewed and approved by the Inland Wetlands Agent.
2. Clear trees and brush within the approved limits of disturbance. Cut trees and brush should be removed from the site for disposal.
3. Install perimeter erosion and sedimentation controls as shown on the approved site plan. Erosion and sedimentation controls shall be maintained throughout construction until the site has been permanently stabilized.
4. Install a stabilized construction entrance where the driveway enters the property.
5. Grub stumps within the approved limits of disturbance. Stumps shall be removed from the site for disposal.
6. Strip topsoil and either stockpile on site within the limits of disturbance or remove from the site if adequate space is not available for stockpiling. All stockpiles should be protected with perimeter erosion and sedimentation controls.
7. Construct the house, well and septic system. All construction debris shall be placed in a dumpster or similar container and disposed of off site. At the completion of site construction, the construction entrance may be removed or incorporated into the permanent driveway.
8. As soon as construction progress and seasonal conditions will allow, establish permanent vegetation or other stabilized landscape treatments on disturbed areas.
9. After permanent stabilization, temporary perimeter erosion and sedimentation controls shall be removed and disposed of.

DEVELOPMENT CONTROL PLAN:

1. Development of the site will be performed by the individual lot owner, who will be responsible for the installation and maintenance of erosion and sediment control measures required throughout construction.
2. The sedimentation control mechanisms shall remain in place from start of construction until permanent vegetation has been established. The representative for the Town will be notified when sediment and erosion control structures are initially in place. Any additional soil & erosion control measures requested by the Town or its agent, shall be installed immediately. Once the proposed development, seeding and planting have been completed, the representative shall again be notified to inspect the site. The control measures will not be removed until this inspection is complete.
3. All stripping is to be confined to the immediate construction area. Topsoil shall be stockpiled so that slopes do not exceed 2 to 1. A hay bale sediment barrier is to surround each stockpile and a temporary vegetative cover shall be provided.
4. Dust control will be accomplished by spraying with water and if necessary, the application of calcium chloride.
5. The proposed planting schedule is to be adhered to during the planting of disturbed areas throughout the proposed construction site.
6. Final stabilization of the site is to follow the procedures outlined in "Permanent Vegetative Cover". If necessary a temporary vegetative cover is to be provided until a permanent cover can be applied.

SILT FENCE INSTALLATION AND MAINTENANCE:

1. Dig a 6" deep trench on the uphill side of the barrier location.
2. Position the posts on the downhill side of the barrier and drive the posts 1.5 feet into the ground.
3. Lay the bottom 6" of the fabric in the trench to prevent undermining and backfill.
4. Inspect and repair barrier after heavy rainfall.
5. Inspections will be made at least once per week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater to determine maintenance needs.
6. Sediment deposits are to be removed when they reach a height of 1 foot behind the barrier or half the height of the barrier and are to be deposited in an area which is not regulated by the inland wetlands commission.
7. Replace or repair the fence within 24 hours of observed failure. Failure of the fence has occurred when sediment fails to be retained by the fence because:
- the fence has been overtopped, undercut or bypassed by runoff water,
- the fence has been moved out of position (knocked over), or
- the geotextile has decomposed or been damaged.

HAY BALE INSTALLATION AND MAINTENANCE:

1. Bales shall be placed as shown on the plans with the ends of the bales tightly abutting each other.
2. Each bale shall be securely anchored with at least 2 stakes and gaps between bales shall be wedged with straw to prevent water from passing between the bales.
3. Inspect bales at least once per week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inches or greater to determine maintenance needs.
4. Remove sediment behind the bales when it reaches half the height of the bale and deposit in an area which is not regulated by the Inland Wetlands Commission.
5. Replace or repair the barrier within 24 hours of observed failure. Failure of the barrier has occurred when sediment fails to be retained by the barrier because:
- the barrier has been overtopped, undercut or bypassed by runoff water,
- the barrier has been moved out of position, or
- the hay bales have deteriorated or been damaged.

TEMPORARY VEGETATIVE COVER:

SEED SELECTION

Grass species shall be appropriate for the season and site conditions. Appropriate species are outlined in Figure TS–2 in the 2002 Guidelines.

TIMING CONSIDERATIONS

Seed with a temporary seed mixture within 7 days after the suspension of grading work in disturbed areas where the suspension of work is expected to be more than 30 days but less than 1 year.

SITE PREPARATION

Install needed erosion control measures such as diversions, grade stabilization structures, sediment basins and grassed waterways.

Grade according to plans and allow for the use of appropriate equipment for seedbed preparation, seeding, mulch application, and mulch anchoring.

SEEDBED PREPARATION

Loosen the soil to a depth of 3–4 inches with a slightly roughened surface. If the area has been recently loosened or disturbed, no further roughening is required. Soil preparation can be accomplished by tracking with a bulldozer, discing, harrowing, raking or dragging with a section of chain link fence. Avoid excessive compaction of the surface by equipment traveling back and forth over the surface. If the slope is tracked, the cleat marks shall be perpendicular to the anticipated direction of the flow of surface water.

If soil testing is not practical or feasible on small or variable sites, or where timing is critical, fertilizer may be applied at the rate of 300 pounds per acre or 7.5 pounds per 1,000 square feet of 10–10–10 or equivalent. Additionally, lime may be applied using rates given in Figure TS–1 in the 2002 Guidelines.

SEEDING

Apply seed uniformly by hand cyclone seeder, drill, cultipacker type seeder or hydroseeder at a minimum rate for the selected species. Increase seeding rates by 10% when hydroseeding.

MULCHING

Temporary seedings made during optimum seeding dates shall be mulched according to the recommendations in the 2002 Guidelines. When seeding outside of the recommended dates, increase the application of mulch to provide 95%–100% coverage.

MAINTENANCE

Inspect seeded area at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater for seed and mulch movement and rill erosion.

Where seed has moved or where soil erosion has occurred, determine the cause of the failure. Repair eroded areas and install additional controls if required to prevent reoccurrence of erosion.

Continue inspections until the grasses are firmly established. Grasses shall not be considered established until a ground cover is achieved which is mature enough to control soil erosion and to survive severe weather conditions (approximately 80% vegetative cover).

PERMANENT VEGETATIVE COVER:

Refer to Permanent Seeding Measure in the 2002 Guidelines for specific applications and details related to the installation and maintenance of a permanent vegetative cover. In general, the following sequence of operations shall apply:

1. Topsoil will be replaced once the excavation and grading has been completed. Topsoil will be spread at a minimum compacted depth of 4".
2. Once the topsoil has been spread, all stones 2" or larger in any dimension will be removed as well as debris.
3. Apply agricultural ground limestone at a rate of 2 tons per acre or 100 lbs. per 1000 s.f. Apply 10–10–10 fertilizer or equivalent at a rate of 300 lbs. per acre or 7.5 lbs. per 1000 s.f. Work lime and fertilizer into the soil to a depth of 4".
4. Inspect seedbed before seeding. If traffic has compacted the soil, retill compacted areas.
5. Apply the chosen grass seed mix. The recommended seeding dates are: April 1 to June 15 & August 15 – October 1.
6. Following seeding, firm seedbed with a roller. Mulch immediately following seeding. If a permanent vegetative stand cannot be established by September 30, apply a temporary cover on the topsoil such as netting, mat or organic mulch.

EROSION AND SEDIMENT CONTROL NARRATIVE:

PRINCIPLES OF EROSION AND SEDIMENT CONTROL

The primary function of erosion and sediment controls is to absorb erosional energies and reduce runoff velocities that force the detachment and transport of soil and/or encourage the deposition of eroded soil particles before they reach any sensitive area.

KEEP LAND DISTURBANCE TO A MINIMUM

The more land that is in vegetative cover, the more surface water will infiltrate into the soil, thus minimizing stormwater runoff and potential erosion. Keeping land disturbance to a minimum not only involves minimizing the extent of exposure at any one time, but also the duration of exposure. Phasing, sequencing and construction scheduling are interrelated. Phasing divides a large project into distinct sections where construction work over a specific area occurs over distinct periods of time and each phase is not dependent upon a subsequent phase in order to be functional. A sequence is the order in which construction activities are to occur during any particular phase. A sequence should be developed on the premise of "first things first" and "last things last" with proper attention given to the inclusion of adequate erosion and sediment control measures. A construction schedule is a sequence with time lines applied to it and should address the potential overlap of actions in a sequence which may be in conflict with each other.

- Limit areas of clearing and grading. Protect natural vegetation from construction equipment with fencing, tree armoring, and retaining walls or tree wells.
- Route traffic patterns within the site to avoid existing or newly planted vegetation.
- Phase construction so that areas which are actively being developed at any one time are minimized and only that area under construction is exposed. Clear only those areas essential for construction.
- Sequence the construction of storm drainage systems so that they are operational as soon as possible during construction. Ensure all outlets are stable before outletting storm drainage flow into them.
- Schedule construction so that final grading and stabilization is completed as soon as possible.

SLOW THE FLOW

Detachment and transport of eroded soil must be kept to a minimum by absorbing and reducing the erosive energy of water. The erosive energy of water increases as the volume and velocity of runoff increases. The volume and velocity of runoff increases during development as a result of reduced infiltration rates caused by the removal of existing vegetation, removal of topsoil, compaction of soil and the construction of impervious surfaces.

- Use diversions, stone dikes, silt fences and similar measures to break flow lines and dissipate storm water energy.
- Avoid diverting one drainage system into another without calculating the potential for downstream flooding or erosion.

KEEP CLEAN RUNOFF SEPARATED

Clean runoff should be kept separated from sediment laden water and should not be directed over disturbed areas without additional controls. Additionally, prevent the mixing of clean off–site generated runoff with sediment laden runoff generated on–site until after adequate filtration of on–site waters has occurred.

- Segregate construction waters from clean water.
- Divert site runoff to keep it isolated from wetlands, watercourses and drainage ways that flow through or near the development until the sediment in that runoff is trapped or detained.

REDUCE ON SITE POTENTIAL INTERNALLY AND INSTALL PERIMETER CONTROLS

While it may seem less complicated to collect all waters to one point of discharge for treatment and just install a perimeter control, it can be more effective to apply internal controls to many small sub–drainage basins within the site. By reducing sediment loading from within the site, the chance of perimeter control failure and the potential off–site damage that it can cause is reduced. It is generally more expensive to correct off–site damage than it is to install proper internal controls.

- Control erosion and sedimentation in the smallest drainage area possible. It is easier to control erosion than to contend with sediment after it has been carried downstream and deposited in unwanted areas.
- Direct runoff from small disturbed areas to adjoining undisturbed vegetated areas to reduce the potential for concentrated flows and increase settlement and filtering of sediments.
- Concentrated runoff from development should be safely conveyed to stable outlets using rip rapped channels, waterways, diversions, storm drains or similar measures.
- Determine the need for sediment basins. Sediment basins are required on larger developments where major grading is planned and where it is impossible or impractical to control erosion at the source. Sediment basins are needed on large and small sites when sensitive areas such as wetlands, watercourses, and streets would be impacted by off–site sediment deposition. Do not locate sediment basins in wetlands or permanent or intermittent watercourses. Sediment basins should be located to intercept runoff prior to its entry into the wetland or watercourse.
- Grade and landscape around buildings and septic systems to divert water away from them.

SEPTIC SYSTEM CONSTRUCTION NOTES

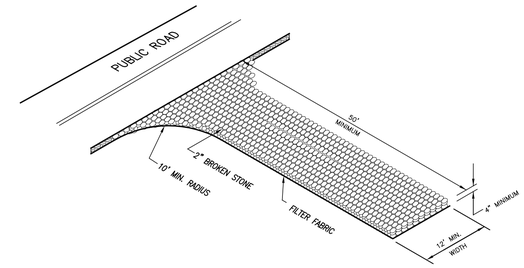
1. The building, septic system and well shall be accurately staked in the field by a licensed Land Surveyor in the State of Connecticut, prior to construction.
2. Topsoil shall be removed and in the area of the primary leaching field scarified, prior to placement of septic fill. Septic fill specifications are as follows:

   – Max. percent of gravel (material between No. 4 & 3 inch sieves) = 45%

   GRADATION OF FILL (MINUS GRAVEL)

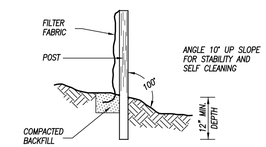
SIEVE SIZE	PERCENT PASSING (WET SIEVE)	PERCENT PASSING (DRY SIEVE)
No. 4	100%	100%
No. 10	70% – 100%	70% – 100%
No. 40	10% – 50%	10% – 75%
No. 100	0% – 20%	0% – 5%
No. 200	0% – 5%	0% – 2.5%

   Fill material shall be approved by the sanitarian prior to placement. It shall be compacted in 6" lifts and shall extend a minimum of ten feet (10') beyond the last leaching trench before tapering off.
3. Septic tank shall be two compartment precast 1000 gallon tank with gas deflector and outlet filter as manufactured by Jolley Precast, Inc. or equal.
4. Distribution boxes shall be 4 hole precast concrete as manufactured by Jolley Precast, Inc. or equal.
5. All precast structures such as septic tanks, distribution boxes, etc. shall be set level on six inches (6") of compacted gravel base at the elevations specified on the plans.
6. Solid distribution pipe shall be 4" diameter PVC meeting ASTM D–3034 SDR 35 with compression gasket joints. It shall be laid true to the lines and grades shown on the plans and in no case shall have a slope less than 0.125 inches per foot.
7. Perforated distribution pipe shall be 4" diameter PVC meeting ASTM D–2729 or ASTM D–3350, 1500 lb. minimum crush.
8. Sewer pipe from the foundation wall to the septic tank shall be schedule 40 PVC meeting ASTM D 1785. It shall be laid true to the grades shown on the plans and in no case shall have a slope less than 0.25 inches per foot.
9. Force main pressure pipe from pump chamber to the leaching field shall be 2" diameter pvc meeting ASTM D 2241 SDR 21.
10. Solid footing drain outlet pipe shall be 4" Diameter PVC meeting ASTM D 3034, SDR 35 with compression gasketed joints. Footing drain outlet pipe shall not be backfilled with free draining material, such as gravel, broken stone, rock fragments, etc.



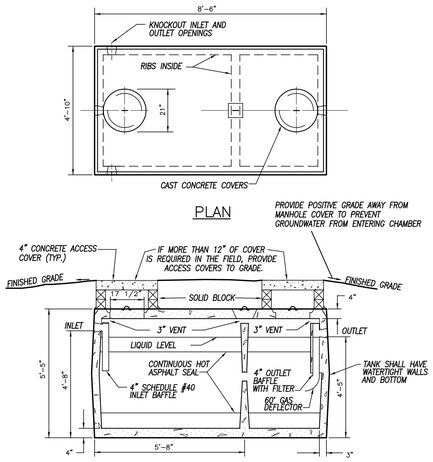
CONSTRUCTION ENTRANCE

NOT TO SCALE



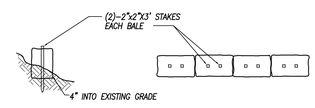
SILT FENCE

NOT TO SCALE



1000 GALLON
2 COMPARTMENT
SEPTIC TANK

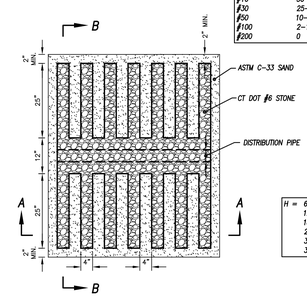
NOT TO SCALE

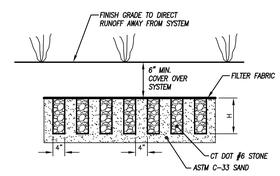


HAYBALE BARRIER

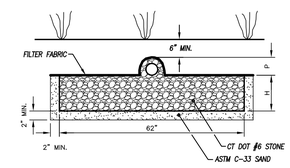
NOT TO SCALE

ASTM C–33 SAND SPECIFICATIONS:	
SIEVE SIZE	PERCENT PASSING
0.375"	100
#4	95–100
#8	80–100
#16	50–85
#30	25–60
#50	10–30
#100	2–10
#200	0





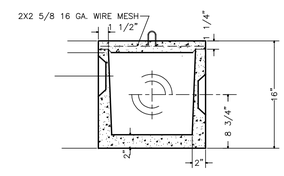
CROSS SECTION A–A



CROSS SECTION B–B

GEOMATRIX GST LEACHING SYSTEM

NOT TO SCALE



STANDARD D–BOX

NOT TO SCALE

ENGINEER DATE

DETAIL SHEET
SEPTIC SYSTEM DESIGN PLAN
PREPARED FOR

CHERYL J. POPIAK

THOMPSON ROAD (ROUTE 193)
THOMPSON, CONNECTICUT

REVISIONS	
DATE	DESCRIPTION
6/19/2023	G.W. MONITORING
7/12/2023	IW AGENT COMMENTS

DATE: 7/5/2022	DRAWN: DJH
SCALE: AS SHOWN	DESIGN: DJH
SHEET: 2 OF 2	CHK BY: ---
DWG. No: Client File	JOB No: 203077

Provost & Rovero, Inc.

Civil Engineering • Surveying • Site Planning
Structural • Mechanical • Architectural Engineering

57 East Main Street, P.O. Box 191
Plainfield, Connecticut 06374
(860) 230-0856 - FAX: (860) 230-0860
info@prorovinc.com
www.prorovinc.com

C:\Users\Dave\Desktop\JOBS\203077\Drawings\203077 SSD.dwg Jul 12, 2023 – 11:36 AM

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

July 10, 2023

Cheryl J. Popiak
2 Leon Street
Thompson, CT 06277

SUBJECT: FILE #14000272 - THOMPSON ROAD #, MAP #116, BLOCK #24, LOT #6B, THOMPSON, CT

Dear Cheryl J. Popiak:

The subject plan (PROVOST & ROVERO, INC., JOB# 203077, POPIAK, DRAWN 07/05/2022, REVISED 06/19/2023) submitted on 06/21/2023 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 2 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 15 feet to and 12 feet of septic system.
3. A bottom of excavation inspection is required once the topsoil and fill material have 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. A set of house plans must be submitted prior to an Approval to Construct Permit being issued.
7. 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.
8. Installer to schedule and be present for the final inspection with NDDH staff. Level to be set up for verification of elevations.
9. Engineer to oversee entire lot development.
10. Wetlands approval required prior to issuance of permit.

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

Maureen Marcoux, RS

cc: Thompson Building Official; Provost & Rovero, Inc.

Connecticut
Department of Energy &
Environmental Protection

portal.ct.gov/DEEP

8/3/2023

David Held
HELD
57 Main St
Plainfield, CT 06374
dheld@prorovinc.com

Subject: Popiak Thompson Road
Filing #: 99522
NDDB - New Determination Number: 202305579

Expiration Date: 8/3/2025

I have reviewed Natural Diversity Data Base (NDDB) maps and files regarding the area of work provided for the proposed construction of a new single family house and septic on the south side of Little Pond at Map 116, Block 24, Lot 6B, Thompson Road, Thompson, Connecticut. I do not anticipate negative impacts to State-listed species (RCSA Sec. 26-306) resulting from your proposed activity at the site based upon the information contained within the NDDB.

Your submission information indicates that your project does not require a state permit, license, registration, or authorization and does not utilize state funding or involve state agency action. Therefore, this NDDB - New determination **MAY NOT** be utilized to fulfill the Endangered and Threatened Species requirements for state-issued permit applications, licenses, registration submissions, and authorizations. If, at a later date, it is determined that the project will require a state permit, license, registration, or authorization, or, your project now utilizes state funding or includes state agency action, you will need to re-submit a Request for Review and answer "Yes" to the appropriate question.

Please be aware of the following limitations and conditions:

Natural Diversity Database information includes all information regarding listed species available to us at the time of the request. This information is a compilation of data collected over the years by the Department of Energy and Environmental Protection's Natural History Survey and cooperating units of DEEP, land owners, private conservation groups and the scientific community. This information is not necessarily the result of comprehensive or site-specific field investigations. Current research projects and new contributors continue to identify additional populations of species and locations of habitats of concern, as well as enhance existing data. Such new information is incorporated into the Database and accessed through the ezFile portal as it becomes available. New information may result in additional review, and new or modified restrictions or conditions may be necessary to remain in compliance with certain state permits.

- During your work listed species may be encountered on site. A report must be submitted by the observer to the Natural Diversity Database promptly and additional review and restrictions or conditions may be necessary to remain in compliance with certain state permits. Please fill out the appropriate

survey form and follow the instructions for submittal.

- If your project involves preparing an Environmental Impact Assessment, this NDDB consultation and determination should not be substituted for biological field surveys assessing on-site habitat and species presence.
- The NDDB - New determination for the Popiak Thompson Road as described in the submitted information and summarized at the end of this document is valid until 8/3/2025. This determination applies only to the project as described in the submission and summarized at the end of this letter. Please re-submit an updated Request for Review if the project's scope of work and/or timeframe changes, including if work has not begun by 8/3/2025.

If you have further questions, please contact me at the following:

Karen Zyko
CT DEEP Bureau of Natural Resources
Wildlife Division
Natural Diversity Database
79 Elm Street
Hartford, CT 06106-5127
(860) 424-3378
Karen.Zyko@ct.gov

Please reference the Determination Number 202305579 when you e-mail or write. Thank you for consulting the Natural Diversity Data Base.

Karen Zyko
Wildlife Division- Natural Diversity Data Base
79 Elm Street
Hartford, CT 06106-5127
(860) 424-3378
Karen.Zyko@ct.gov

Application Details:

Project involves federal funds or federal permit:	No
Project involves state funds, state agency action, or relates to CEPA request:	No
Project requires state permit, license, registration, or authorization:	No
DEEP enforcement action related to project:	
Project Type:	Building and Infrastructure Development (including stormwater discharge associate with construction)
Project Sub-type:	New Residential - single lot
Project Name:	Popiak Thompson Road
Project Description:	Undeveloped 0.58 acre site on the southerly side of Little Pond.

Agenda Item E) a) 3. New Applications

WAA23015, Michael Vandi, 10 Green Lane, (Assessor's map 143, block 17, lot 232), demolish existing house and construct new single-family home in 100-foot upland review area, stamped received 6/27/23, approved 7/19/22, legal notice published 7/28/23, end of appeal period 8/12/23.

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
Web: https://www.thompsonct.org/

WETLAND AGENT APPROVAL WAA23015

APPROVAL GRANTED TO:
Michael Vandi
433 East Thompson Rd
Thompson, CT 06277

DATE OF APPROVAL: July 19, 2023
EXPIRATION DATE: July 19, 2028

LOCATION OF AUTHORIZED ACTIVITY: 10 Greene Lane, Assessor's Map 143, Block 17, Lot 232

DESCRIPTION OF AUTHORIZED ACTIVITY: To conduct regulated activities associated with demolish existing house and construct new single family home in 100-foot upland review area as shown in Wetlands Agent Approval Application WAA23015 stamped received by the Thompson Wetlands Office June 27, 2023 and as shown in drawing(s) entitled "Site Development Plan prepared for Michael Vandi 10 Greene Lane - Thompson, CT Map 143 - Block 17 - Lot 232" prepared by J & D Civil Engineers, LLC dated June 13, 2023 revised July 18, 2023 stamped received July 18, 2023.

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

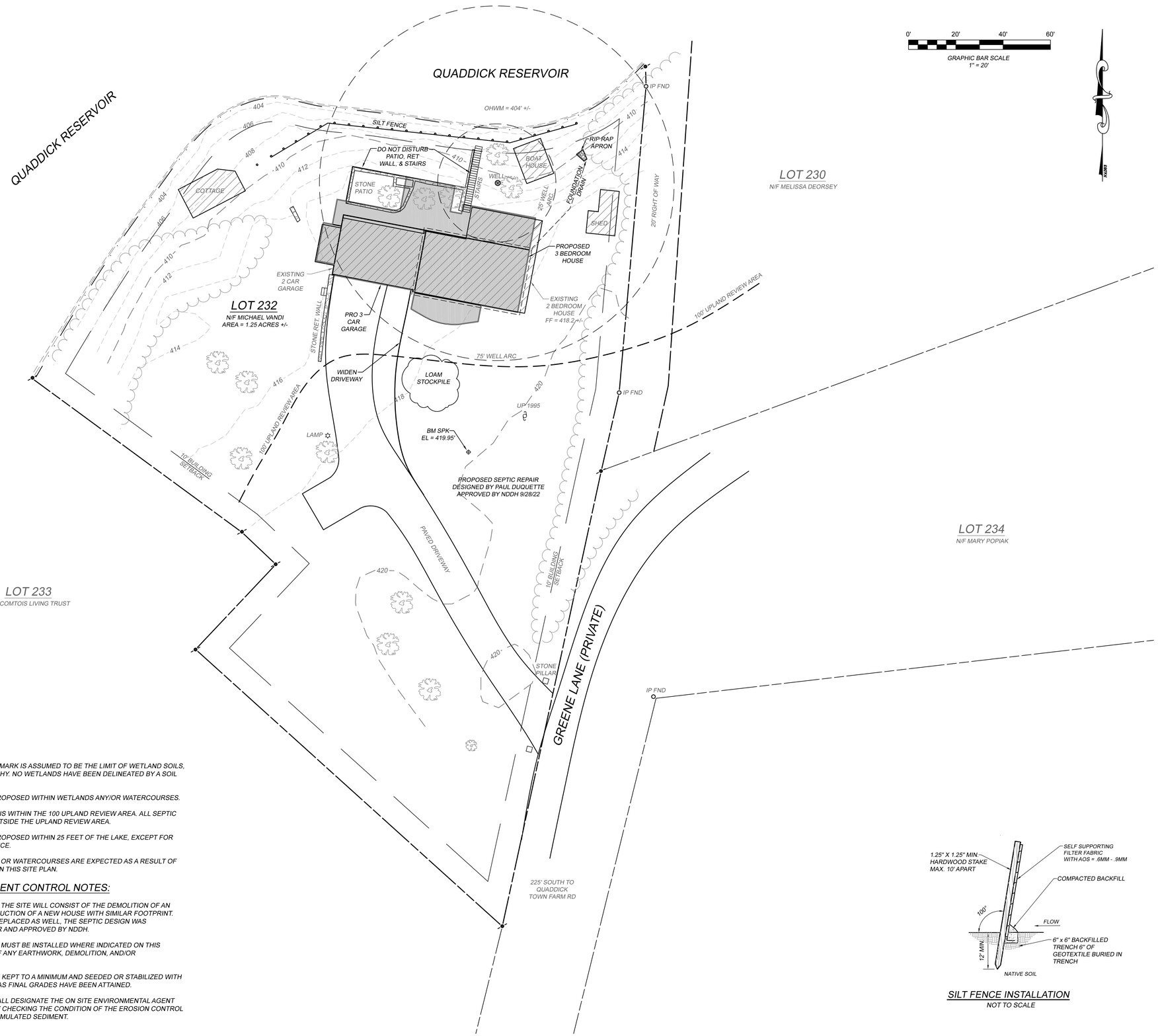
APPROVAL CONDITIONS:

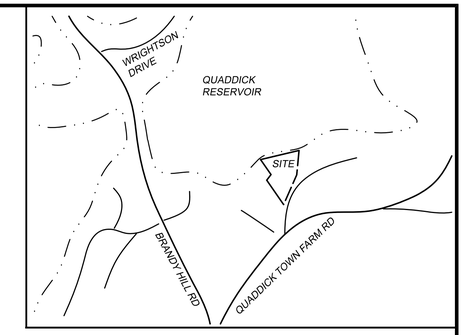
1. Land disturbance in the 100-foot upland review are for Quaddick Reservoir shall be limited to no more than five (5) feet from the existing foundation for the installation of a new foundation and only that which is minimally required the installation of the new foundation drain.
2. A notice of decision 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
Marla Butts

Dated: July 19, 2023

File: Approval WAA23015 Vandi 10 Greene Ln





LOCATION MAP

1" = 500'

SURVEY NOTES

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

SURVEY TYPE: GENERAL LOCATION AND TOPOGRAPHIC

BOUNDARY DETERMINATION CATEGORY: NONE

HORIZONTAL ACCURACY: CLASS B
VERTICAL ACCURACY: CLASS T2

PURPOSE: TO DEPICT EXISTING CONDITIONS

2. REFERENCE PLANS:
(A) "SUBDIVISION OF LAND OF CLAIR L. GREENE" ON FILE AS MAP #1061
(B) "PLAN OF LAND OF CLAIRE L. GREENE" ON FILE AS MAP #1068
(C) "PLAN OF LAND OF CLAIRE L. GREENE" ON FILE AS MAP #1193

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

DENNIS R. BLANCHETTE — DATE — LICENSE # 12107

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

ZONING INFORMATION:
ZONE: LAKE DISTRICT
MINIMUM LOT AREA: 15,000 S.F.
MINIMUM FRONTAGE: 50'
MINIMUM FRONT YARD: 10'
MINIMUM SIDE YARD: 10'
MINIMUM REAR YARD: 10'

PROPERTY OWNER
MICHAEL VANDI

REFERENCE DEED
THOMPSON LAND RECORDS
VOL. 1001 PG. 93

ASSESSORS REFERENCE
MAP 143 BLOCK 17 LOT 232

LEGEND

- ANGLE POINT
- EXISTING IRON ROD
- EXISTING PROPERTY LINE
- ABUTTING PROPERTY LINE
- BUILDING SETBACK
- EDGE OF EASEMENT
- STONE WALL
- UTILITIES
- TREELINE
- EDGE OF WATER

WETLAND NOTES:

1. THE ORDINARY HIGH WATER MARK IS ASSUMED TO BE THE LIMIT OF WETLAND SOILS, DUE TO THE STEEP TOPOGRAPHY. NO WETLANDS HAVE BEEN DELINEATED BY A SOIL SCIENTIST.

2. NO WORK OF ANY KIND IS PROPOSED WITHIN WETLANDS ANY/OR WATERCOURSES.

3. ALL HOUSE CONSTRUCTION IS WITHIN THE 100 UPLAND REVIEW AREA. ALL SEPTIC SYSTEM CONSTRUCTION IS OUTSIDE THE UPLAND REVIEW AREA.

4. NO WORK OF ANY KIND IS PROPOSED WITHIN 25 FEET OF THE LAKE, EXCEPT FOR THE INSTALLATION OF SILT FENCE.

5. NO IMPACTS TO WETLANDS OR WATERCOURSES ARE EXPECTED AS A RESULT OF THE CONSTRUCTION SHOWN ON THIS SITE PLAN.

EROSION AND SEDIMENT CONTROL NOTES:

1. THE PROPOSED ACTIVITY ON THE SITE WILL CONSIST OF THE DEMOLITION OF AN EXISTING HOUSE, AND CONSTRUCTION OF A NEW HOUSE WITH SIMILAR FOOTPRINT. THE SEPTIC SYSTEM WILL BE REPLACED AS WELL, THE SEPTIC DESIGN WAS PERFORMED BY THE INSTALLER AND APPROVED BY NDDH.

2. EROSION CONTROL DEVICES MUST BE INSTALLED WHERE INDICATED ON THIS SHEET PRIOR TO THE START OF ANY EARTHWORK, DEMOLITION, AND/OR 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.

SILT FENCE INSTALLATION
NOT TO SCALE

SITE DEVELOPMENT PLAN
PREPARED FOR
MICHAEL VANDI
10 GREENE LANE - THOMPSON, CT
MAP 143 - BLOCK 17 - LOT 232

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

DESIGNED: APS	REVISIONS:
CHECKED: DDB	2023-07-18 WETLAND COMMENTS
JOB NO: 23154	DATE: JUNE 13, 2023
SCALE: 1" = 20'	SHEET: 1 OF 1

Agenda Item E) b) 1. New 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, under review.

For Wetland Agent: rev 01/11
APPLICATION #WAA 23016
DATE RECEIVED July 19, 2023

Application
for
Wetland Agent Approval
to conduct a regulated activity

RECEIVED TOWN OF THOMPSON, CT. 2023 JUL 19 A 10:26 TOWN CLERK

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

Date 7-17-23

1) Name of Applicant JASON JEZIERSKI

Home Address PO BOX 193 QUINEBAUG CT 06262

Home Tele & Hrs 860 508 7721 Business Tele & Hrs

Business Address

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

3) Name of Property Owner (if not applicant) SAME AS ABOVE

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 1562
Street or Road Location OLD TURNPIKE RD QUINEBAUG CT

Tax Assessor's Map # 3 assigned 61 Old Turnpike
Block # 82
Lot # that appears on site plan 11

Deed Information : Volume # 389
Page # 283

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

Soil Types

Wetland Soils ✓ (Swamp____ Marsh____ Bog____ Vernal Pool____)

Watercourses ____ (Lake or Pond____ Stream or River ✓ Intermittent Stream____)

Floodplain - Yes / No

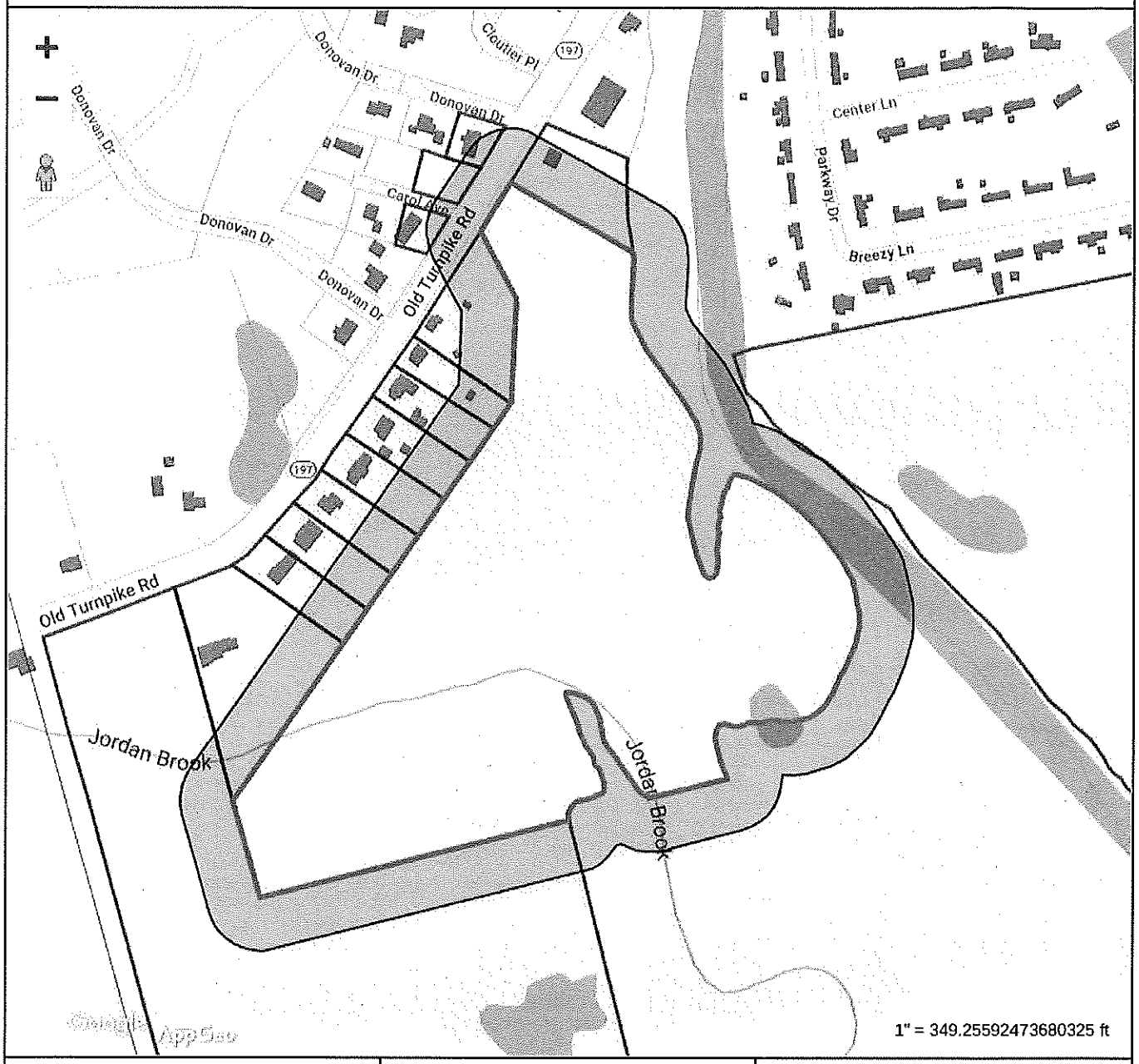
6) Description of the Activity for which Approval is requested BUILD A HOUSE SEPTIC, DRIVEWAY AND UNDERGROUND UTILITIES

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.



Property Information

Property ID	200
Location	61 OLD TURNPIKE
Owner	JEZIERSKI JASON J

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.

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? _____ 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

11) Estimated start date AUG 1ST 2023

Estimated date of completion (all disturbed areas are stabilized) 8-1-24

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.

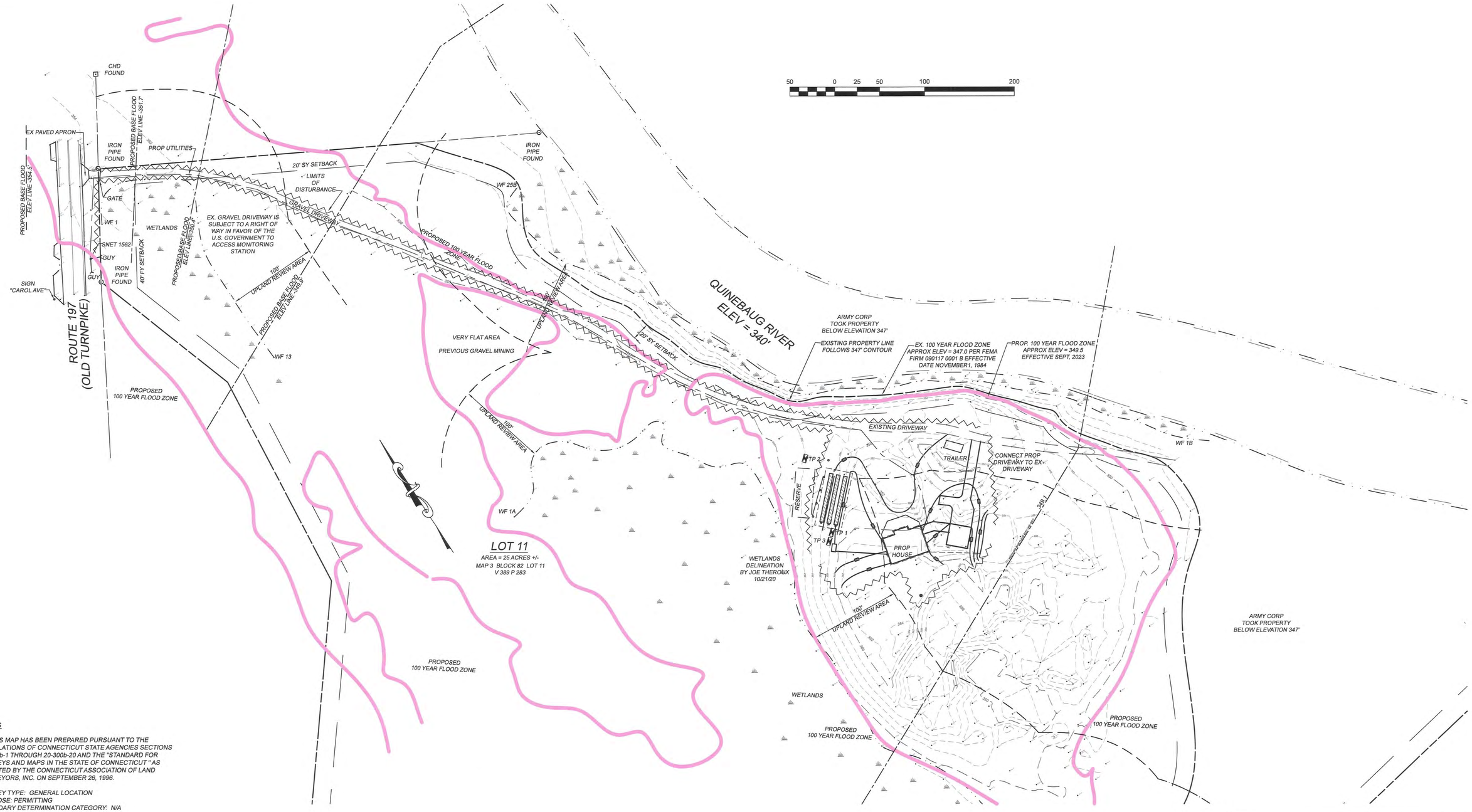
ABSOLUTELY NO WORK IS TO BEGIN UNTIL ALL NECESSARY APPROVALS ARE OBTAINED.

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 7-19-23 Date

Consent of Landowner if other than applicant Date

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



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	DATE	12107 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 JEZIERSKI

0 OLD TURNPIKE (ROUTE 197) - THOMPSON, CT

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

STATE OF CONNECTICUT DENNIS R. BLANCHETTE No. 12107 REGISTERED PROFESSIONAL ENGINEER

DESIGNED: DRB	REVISIONS: 7/24/23 100 YEAR FLOOD,URA, LOD
CHECKED: JJB	
JOB NO: 20224	DATE: JULY 11, 2022
SCALE: 1" = 50'	SHEET: 1 OF 2

Appl WAA23016 Copn 1 Replaces plans received 7/19/23

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

TEST PIT RESULTS

OBSERVED BY: MAUREEN MARCOUX
DATE: NOVEMBER 9, 2020

PIT NO. 1

0 - 8" TOP SOIL
8- 38" OB SANDY LOAM
38 - 61" GR/TW GRAVELLY COMPACT SANDY LURCH

MOTTLING: N/A"
RESTRICTIVE: 38"
LEDGE: 35"
ROOTS : 38"
GW: N/A

PERC.TEST RESULTS

OBSERVED BY: MAUREEN MARCOUX
DATE: NOVEMBER 9, 2020

HOLE A - NEAR TP 1

TIME	READING
1:34	8"
1:44	13.5"
1:54	15.5"
2:04	17.25"
2:14	18.25"

DEPTH: 21"
RATE: 10 MIN/IN

TEST PIT RESULTS

OBSERVED BY: MAUREEN MARCOUX
DATE: NOVEMBER 9, 2020

PIT NO. 2

0 - 12" TOP SOIL
12 - 43" OB GRAVELLY FINE SANDY LOAM
43 - 99" GR/TH GRAVELLY COMPACT SANDY LOAM

MOTTLING: N/A"
RESTRICTIVE: 43"
LEDGE: N/A"
GW: N/A
ROOTS: 40"

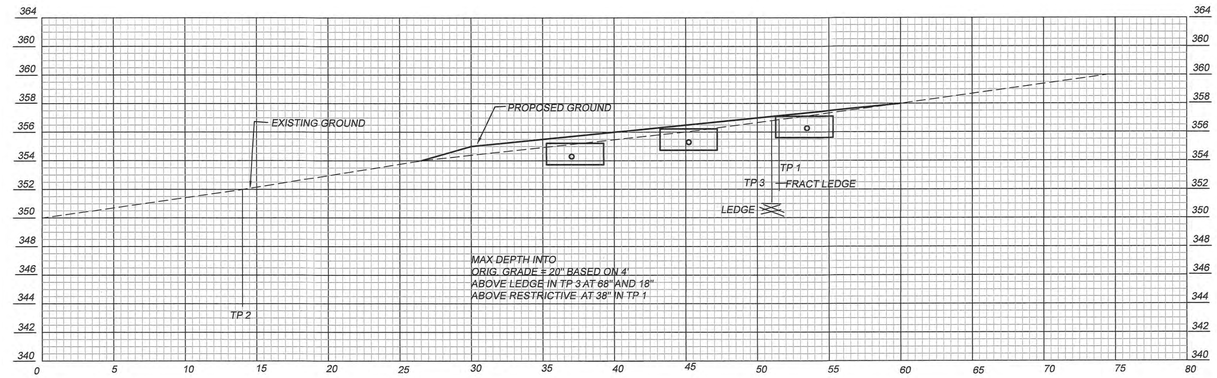
TEST PIT RESULTS

OBSERVED BY: MAUREEN MARCOUX
DATE: APRIL 12, 2021

PIT NO. 3

0 - 12" ORGANIC TOP SOIL
12 - 28" ORANGE BROWN SANDY LOAM
28 - 52" LIGHT BROWN SANDY LOAM
52 - 55" MODERATLEY COMPACT LOAMY SAND
55 - 72" BROKE ROCK/ ROTTEN ROCK WITH LOAMY SAND

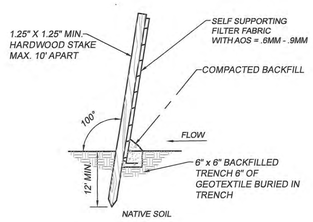
LEDGE: 68"
MOTTLING: N/A"
RESTRICTIVE: 55"
WATER: N/A
ROOTS: 33"



MOTTLING

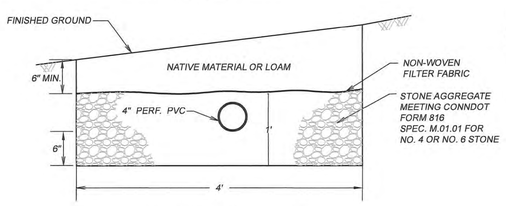
LEACHING FIELD CROSS SECTION A-A

1" = 5'



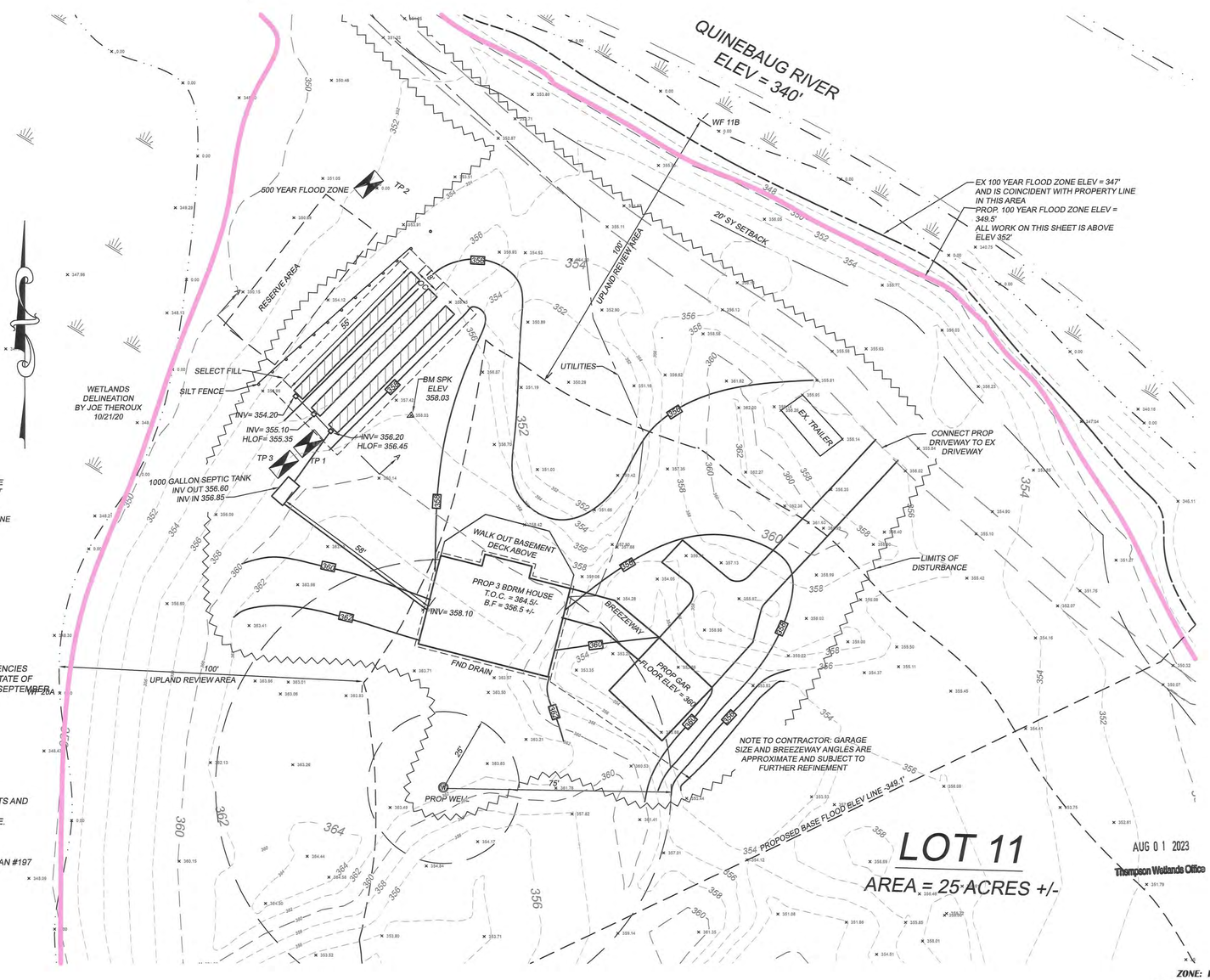
SILT FENCE INSTALLATION

NOT TO SCALE



TRENCH DETAIL - 4' WIDE

NOT TO SCALE



ZONE: RRAD
NDDH FILE #21000149

SEPTIC SYSTEM DESIGN CRITERIA
NUMBER OF BEDROOMS: 3

SEPTIC TANK: 1000 GALLON

PERC RATE: 10 MINS/INCH

MOTTLING: N/A"; LEDGE: ROTTEN ROCK -12"; FRACTURED LEDGE- 55"/68" , WATER: N/A; RL: 38"/ 43"/ 55"; SLOPE: 8.1-10%; ROOTS: 33"/38"/40"

LEACHING AREA REQUIRED: 495 SQUARE FEET

LEACHING AREA PROVIDED: 165' OF TRENCHES, 48" WIDE, = 495 SQUARE FEET

MLSS (PRIMARY) = 30' (HF=20, PF=1.5, FF=1.0)

LSS PROVIDED = 55'

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 2665 WITH RUBBER COMPRESSION GASKET ASTM D 3139 OR SOLVENT WELD COUPLINGS.

DISTRIBUTION PIPE: 4" PVC PERFORATED, LAID FLAT, MAX SLOPE -2" PER 100'

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

BOTTOM OF TRENCHES TO BE LEVEL.

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

ALL SELECT FILL SHALL BE CLEAN BANK RUN GRAVEL, MEETING THE FOLLOWING REQUIREMENTS OF THE CT DEPT. OF PUBLIC HEALTH.:
MAX. PERCENT GRAVEL (PLUS NO. 4 SIEVE MATERIAL) - 45%
GRADATION ON FILL LESS GRAVEL:

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

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

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

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

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

EROSION AND SEDIMENT CONTROL NOTES:
1. THE PROPOSED ACTIVITY ON THE SITE WILL CONSIST OF THE CONSTRUCTION OF A SINGLE FAMILY HOUSE, WELL, SEPTIC SYSTEM AND DRIVEWAY.

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
- 248 PROPOSED CONTOUR LINE
- EDGE OF WETLANDS
- WETLAND BUFFER/UPLAND REVIEW AREA
- EROSION CONTROL DEVICES
- TEST PIT
- LEACHING TRENCH
- UTILITIES
- PROPOSED 100 YEAR FLOOD ZONE
- LIMIT OF DISTURBANCE

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.

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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	DATE	LICENSE NUMBER
	8/1/23	12107

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

SEPTIC SYSTEM PLAN

PREPARED FOR

JASON JEZIERSKI

0 OLD TURNPIKE (ROUTE 197) - THOMPSON, CT

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

STATE OF CONNECTICUT DENNIS R. BLANCHETTE No 12107 REGISTERED PROFESSIONAL ENGINEER

DESIGNED: DRB	REVISIONS: 7/24/23 - FLOOD ZONE & LIMITS DIST
CHECKED: DDB	
JOB NO: 20224	DATE: JULY 11, 2022
SCALE: 1" = 20'	SHEET: 2 OF 2

new house 2022-7-13.dwg Site Plan 8/1/2023 08:40:40

File WAA26016

MARCH

NORTHEAST DISTRICT DEPARTMENT OF HEALTH
69 SOUTH MAIN STREET, UNIT 4, BROOKLYN, CT 06234
860-774-7350/FAX 860-774-1308 WWW.NDDH.ORG

August 11, 2022

Jason Jezierski
PO Box 193
Quinebaug, CT 06262

SUBJECT: FILE #21000149 -- OLD TURNPIKE #, MAP #3, BLOCK #82, LOT #11, THOMPSON, CT

Dear Jason Jezierski:

The subject plan (J&D CIVIL ENGINEERS, JEZIERSKI, JOB#20224, DRAWN 07/11/2022) submitted on 07/28/2022 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 and fill material have 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. A set of house plans must be submitted prior to an Approval to Construct Permit being issued.
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.
8. A deep test pit in the area of the proposed septic system on the East side is required prior to the Permit to Construct being issued for verification of soil conditions. The fee of $110.00 for additional soil testing must be remitted prior to the sanitarian conducting the test.

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

Maureen Marcoux, RS
Senior Sanitarian-NDDH

Received
AUG 01 2023
Thompson Wetlands Office

cc: Thompson Building Official; J&D Civil Engineers, LLC.

Connecticut Department of
ENERGY &
ENVIRONMENTAL
PROTECTION

79 Elm Street • Hartford, CT 06106-5127 www.ct.gov/deep Affirmative Action/Equal Opportunity Employer

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8/2/2023

Daniel Blanchette
J&D CIVIL ENGINEERS LLC
401 Ravenelle Rd
North Grosvenordale, CT 06255
daniel@jdcivilengineers.com

Subject: New residence for Jezierski
Filing # 99443
NDDB – New Determination Number: 202305599
61 Old Turnpike (Route 197)
Thompson

Expiration Date: 8/2/2025

Current data maintained by the Natural Diversity Database (NDDB) and housed in the DEEP ezFile portal indicates that populations of the following State Endangered, Threatened, or Special Concern species (RCA Sec. 26-306) have been documented within the project area or in close proximity to the proposed Building and Infrastructure Development (including stormwater discharge associate with construction) / New Residential - single lot, New residence for Jezierski.

Savannah sparrow (*Passerculus sandwichensis*)
Bobolink (*Dolichonyx oryzivorus*)
Wood turtle (*Glyptemys insculpta*)
Grassland Habitat Initiative (*Potential habitat*)

In accordance with the project information provided in your request submittal, implementation of the following Best Management Practices will avoid negative impacts to listed species:

Common Name	Savannah sparrow
Scientific Name	*Passerculus sandwichensis*
Taxa	bird
Status[1]	SC
General Ecology	In Connecticut, grasslands are among the most threatened and rare habitats. There are seven species of breeding grassland birds and that require grasslands as their primary habitat that are state listed in Connecticut. Most of Connecticut's grasslands would revert to forest without active management. Increasing development pressures on Connecticut's most important grassland habitats, exacerbates this loss of habitat through natural succession. The Savannah sparrow is most sensitive to disturbance between April 1- August 30. Traffic and construction in suitable habitat should be avoided during this timeframe. This species will benefit from protection and management of large patches of grassland of 10 acres or more.
Best Management	**Landscape Planning: Use partnerships and landscape scale planning to protect**

Practice	**important conservation areas for this species. Many of these birds have minimum habitat size requirements for nesting, and have plant species or structure preferences. Some will nest only in grasses of a particular height; others prefer a mix of tall and short vegetation, or a particular grass species or a mix of grass and forbs.** **Visit DEEP website for more information on how to best manage your grassland:** **• Managing Grasslands, Shrublands, and Young Forest Habitats for Wildlife: A Guide for the Northeast (http://www.ct.gov/deep/cwp/view.asp?a=2723&q=325732)** **Other resources for grassland bird management** **NRCS leaflet: Grassland Birds** **(http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs143_009930.pdf)** **MassAudubon:** **(http://www.massaudubon.org/our-conservation-work/wildlife-research-conservation/grassland-bird-progra** **Avoid creating collision hazards for Birds and Bats. Glass collisions including residential windows indiscriminately kill 1 billion birds a year. Develop or renovate your building façade and site design strategy to make the building and site structures visible barriers to birds. Bat collisions are less well understood, but smooth vertical surfaces affect bats' abilities to avoid collisions.** **Limit interior and exterior night lighting. Lighting, temporary or permanent should not be directed towards suitable bat habitats. Security lighting should always be down-shielded to keep light within the boundaries of the site.** **Take steps necessary to assure that construction is designed, built, and operated in accordance with the standards and requirements of the LEED Green Building Rating System Pilot Credit #55. The USGBC releases revised versions of the LEED Building Rating System on a regular basis, and you should refer to the most current version when beginning a new building or construction project or renovation.** **Visit American Bird Conservancy website for more guidance: https://abcbirds.org/program/glass-collisions/** **Land disturbance activities including digging, ground clearing, heavy machinery driving staging, or trampling that will occur more than 100 feet into or cut across in a way that fragments large parcels of grassland habitat should be done when grassland birds are not breeding. Breeding primarily takes place between April 15-August15. Conducting land disturbance activities outside of the breeding season will avoid impact to the individuals.** **The continuing decline of suitable grassland habitats is a major threat to our state listed grassland bird species. The decline is exacerbated by the intense development pressure on grassland habitat due to its accessibility.** **Many grassland species require expansive tracts of grassland mosaics that may include mowed areas, meadows of tall grasses and wildflowers that function best if kept in 30 acre parcels. Upland sandpiper requires 150 acres.** **Work closely with a biologist to plan your development to have the least impact on state listed grassland bird species.**
Common Name	Bobolink
Scientific Name	*Dolichonyx oryzivorus*
Taxa	bird

Status[1]	SC
General Ecology	In Connecticut, grasslands are among the most threatened and rare habitats. There are seven species of breeding grassland birds and that require grasslands as their primary habitat that are state listed in Connecticut. Most of Connecticut's grasslands would revert to forest without active management. Increasing development pressures on Connecticut's most important grassland habitats, exacerbates this loss of habitat through natural succession. The Bobolink is most sensitive to disturbance between May 1- August 30. Traffic and construction in suitable habitat should be avoided during this timeframe.This species will benefit from protection and management of large patches of grassland of 5 acres or more.
Best Management Practice	**Landscape Planning: Use partnerships and landscape scale planning to protect important conservation areas for this species. Many of these birds have minimum habitat size requirements for nesting, and have plant species or structure preferences. Some will nest only in grasses of a particular height; others prefer a mix of tall and short vegetation, or a particular grass species or a mix of grass and forbs.** **Visit DEEP website for more information on how to best manage your grassland:** **• Managing Grasslands, Shrublands, and Young Forest Habitats for Wildlife: A Guide for the Northeast (http://www.ct.gov/deep/cwp/view.asp?a=2723&q=325732)** **Other resources for grassland bird management** **NRCS leaflet: Grassland Birds** **(http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs143_009930.pdf)** **MassAudubon:** **(http://www.massaudubon.org/our-conservation-work/wildlife-research-conservation/grassland-bird-progra** **Avoid creating collision hazards for Birds and Bats. Glass collisions including residential windows indiscriminately kill 1 billion birds a year. Develop or renovate your building façade and site design strategy to make the building and site structures visible barriers to birds. Bat collisions are less well understood, but smooth vertical surfaces affect bats' abilities to avoid collisions.** **Limit interior and exterior night lighting. Lighting, temporary or permanent should not be directed towards suitable bat habitats. Security lighting should always be down-shielded to keep light within the boundaries of the site.** **Take steps necessary to assure that construction is designed, built, and operated in accordance with the standards and requirements of the LEED Green Building Rating System Pilot Credit #55. The USGBC releases revised versions of the LEED Building Rating System on a regular basis, and you should refer to the most current version when beginning a new building or construction project or renovation.** **Visit American Bird Conservancy website for more guidance: https://abcbirds.org/program/glass-collisions/** **Land disturbance activities including digging, ground clearing, heavy machinery driving staging, or trampling that will occur more than 100 feet into or cut across in a way that fragments large parcels of grassland habitat should be done when grassland birds are not breeding. Breeding primarily takes place between April 15-August15. Conducting land disturbance activities outside of the breeding season will avoid impact to the individuals.** **The continuing decline of suitable grassland habitats is a major threat to our state listed grassland bird species. The decline is exacerbated by the intense development pressure on grassland habitat due to its accessibility.** **Many grassland species require expansive tracts of grassland mosaics that may include mowed areas, meadows of tall grasses and wildflowers that function best if**

	kept in 30 acre parcels. Upland sandpiper requires 150 acres. **Work closely with a biologist to plan your development to have the least impact on state listed grassland bird species.**
Common Name	Wood turtle
Scientific Name	*Glyptemys insculpta*
Taxa	reptile
Status[1]	SC
General Ecology	Individuals of this species are riverine and riparian obligates, overwintering and mating in clear, cold, primarily sand-gravel and rock bottomed streams and foraging in riparian zones, fields and upland forests during the late spring and summer. They hibernate in the banks of the river in submerged tree roots between November 1 and March 31. Their summer habitat focuses within 90m (300ft of rivers) and they regularly travel 300m (0.2 mile) from rivers during this time. During summer they seek out early successional habitat: pastures, old fields, woodlands, powerline cuts and railroad beds bordering or adjacent to streams and rivers. Their habitat in Connecticut is already severely threatened by fragmentation of riverine, instream, riparian, and upland habitats, but is exacerbated by heavy adult mortality from machinery, cars, and collection. This is compounded by the species late maturity, low reproductive potential, and high nest and hatchling depredation rates.
Best Management Practice	**Land disturbance activities need to consider local habitat features and apply fencing and/or time of year restrictions as appropriate. We recommend you consult with a herpetologist familiar with preferred habitats to assist you with proper techniques to ensure the best protection strategies are employed for your site and the scope of your project.** **• Land disturbance and excavation confined to the upland can be done without risk for impact to wood turtle if work is restricted to the dormant season (November 1-March 31).** **If land disturbance activity will include significant areas within and around rivers and streams, you will need to take precautions to avoid impacting hibernating adults. Consult with a qualified herpetologist to assess your work impact zone for the potential to impact overwintering wood turtle.** **• Do not begin instream activity and bank disturbance in suitable overwintering habitat within a river or stream during the turtle's dormant period (November 1-March 31).** **To prevent turtle access and entry into your upland work zone between April 1-October 31:** **• Exclusionary practices will be required to prevent any turtle access into construction areas. These measures will need to be installed at the limits of disturbance as shown on the plans, or be specifically designated by a qualified herpetologist.** **• Exclusionary fencing be at least 20 inches tall and must be secured to and remain in contact with the ground and be regularly maintained (at least bi-weekly and after major weather events) to secure any gaps or openings at ground level that may let animal pass through.** **• Prior to construction, all turtles occurring within fencing work area will be relocated to suitable habitat outside disturbance area. This should be performed by a qualified professional familiar with habitat requirements and behavior of the species.** **• The Contractor must search the work area each morning prior to any work being done.** **• All construction personnel working within the turtle habitat must be apprised of the**

	species description and the possible presence of a listed species. **• Any turtles encountered within the immediate work area shall be carefully moved to an adjacent area outside of the excluded area and fencing should be inspected to identify and remove access point. These animals are protected by law and no turtles should be relocated from the site.** **• In areas where silt fence is used for exclusion, it shall be removed as soon as the area is stable to allow for reptile and amphibian passage to resume.** **• Special precautions must be taken to avoid degradation of wetland habitats including any wet meadows and seasonal pools.** **If land disturbance will occur in potential nesting areas designated by a qualified herpetologist, you will need to take precautions to prevent female turtles from entering work area and setting up nests. This fencing would need to be in place before May 15. Potential nesting areas may include open fields, early successional habitat, sandy open patches nearby wetland features, and sandy roads and roadsides.**
Common Name	Grassland Habitat Initiative
Scientific Name	*Potential habitat*
Taxa	NA
Status[1]	NA
General Ecology	In Connecticut, grasslands are among the most threatened and rare habitats. There are seven species of breeding grassland birds and that require grasslands as their primary habitat that are state listed in Connecticut. Most of Connecticut's grasslands would revert to forest without active management. Increasing development pressures on Connecticut's most important grassland habitats, exacerbates this loss of habitat through natural succession.
Best Management Practice	**Impact from this project can be minimized if you follow all Industry Best Practices, minimize impact to and loss of preferred habitat, and include any protection measures in Species General Ecology that relate to your project activities before, during, and after completion.**

[1]E = State Endangered, T = State Threatened, SC = State Special Concern, FE = Federally Endangered, FT = Federally Threatened, NA = Not applicable.

Your submission information indicates that your project does not require a state permit, license, registration, or authorization and does not utilize state funding or involve state agency action. Therefore, this NDDB – New determination **MAY NOT** be utilized to fulfill the Endangered and Threatened Species requirements for state-issued permit applications, licenses, registration submissions, and authorizations. If, at a later date, it is determined that the project will require a state permit, license, registration, or authorization, or, your project now utilizes state funding or includes state agency action, you will need to re-submit a Request for Review and answer "Yes" to the appropriate question.

Please be aware of the following limitations and conditions:
Natural Diversity Database information includes all information regarding listed species available to us at the time of the request. This information is a compilation of data collected over the years by the Department of Energy and Environmental Protection's Natural History Survey and cooperating units of DEEP, land owners, private conservation groups and the scientific community. This information is not necessarily the result of comprehensive or site-specific field investigations. Current research projects and new contributors continue to identify additional populations of species and locations of habitats of concern, as well as enhance existing data. Such new information is incorporated into the

Database and accessed through the ezFile portal as it becomes available. New information may result in additional review, and new or modified restrictions or conditions may be necessary to remain in compliance with certain state permits.

- During your work listed species may be encountered on site. A report must be submitted by the observer to the Natural Diversity Database promptly and additional review and restrictions or conditions may be necessary to remain in compliance with certain state permits. Please fill out the appropriate survey form and follow the instructions for submittal.
- If your project involves preparing an Environmental Impact Assessment, this NDDB consultation and determination should not be substituted for conducting biological field surveys assessing on-site habitat and species presence.
- This determination applies only to the project as described in the submission and summarized at the end of this letter. Please re-submit an updated Request for Review if the project's scope of work and/or timeframe changes, including if work has not begun by 8/2/2025.
- If biological surveys have been conducted in accordance with Best Management Practices provided, please forward a copy of the results to the address listed at the end of this letter. Include the Project Name and Determination Number on all correspondence.

The NDDB – New determination for the New residence for Jezierski at 61 Old Turnpike (Route 197), Thompson, as described in the submitted information and summarized at the end of this document is valid until 8/2/2025. This determination applies only to the project as described in the submission and summarized at the end of this letter. Please re-submit an updated Request for Review if the project's scope of work and/or timeframe changes, including if work has not begun by 8/2/2025.

This letter is computer generated and carries no signature. If however, any clarification is needed, or, if you have further questions, please contact the following:

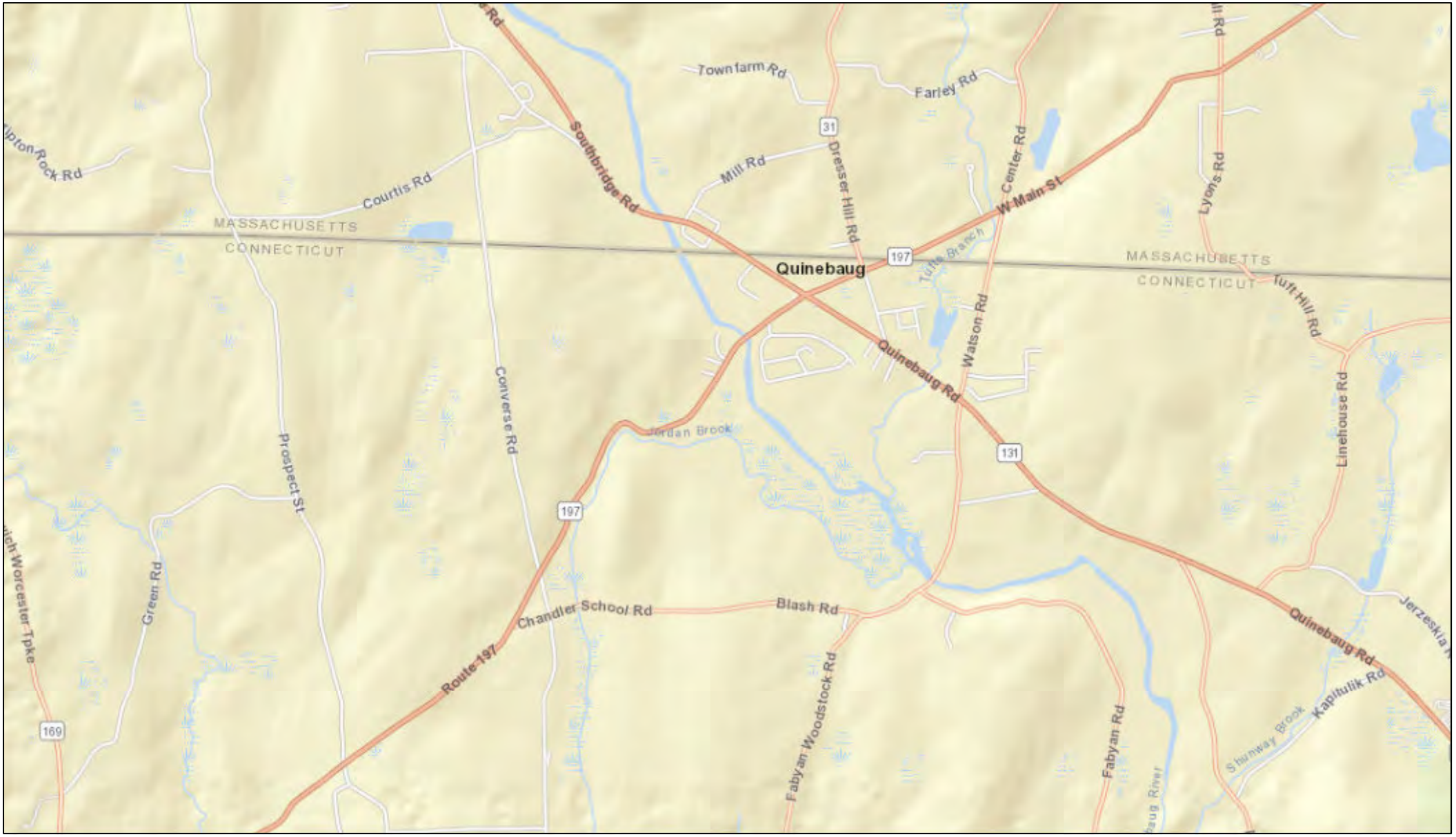
CT DEEP Bureau of Natural Resources
Wildlife Division
Natural Diversity Database, 6th floor
79 Elm Street,
Hartford, CT 06106-5127
(860) 424-3011
deep.nddbrequest@ct.gov

Please reference the Determination Number provided in this letter when you e-mail or write. Thank you for submitting your project through DEEP's ezFile portal for Natural Diversity Database reviews.

Application Details:

Project involves federal funds or federal permit:	No
Project involves state funds, state agency action, or relates to CEPA request:	No
Project requires state permit, license, registration, or authorization:	No
DEEP enforcement action related to project:	
Project Type:	Building and Infrastructure Development (including stormwater discharge associate with construction)
Project Sub-type:	New Residential - single lot
Project Name:	New residence for Jezierski
Project Description:	

New residence for Jezierski Map



August 2, 2023

1:38,389

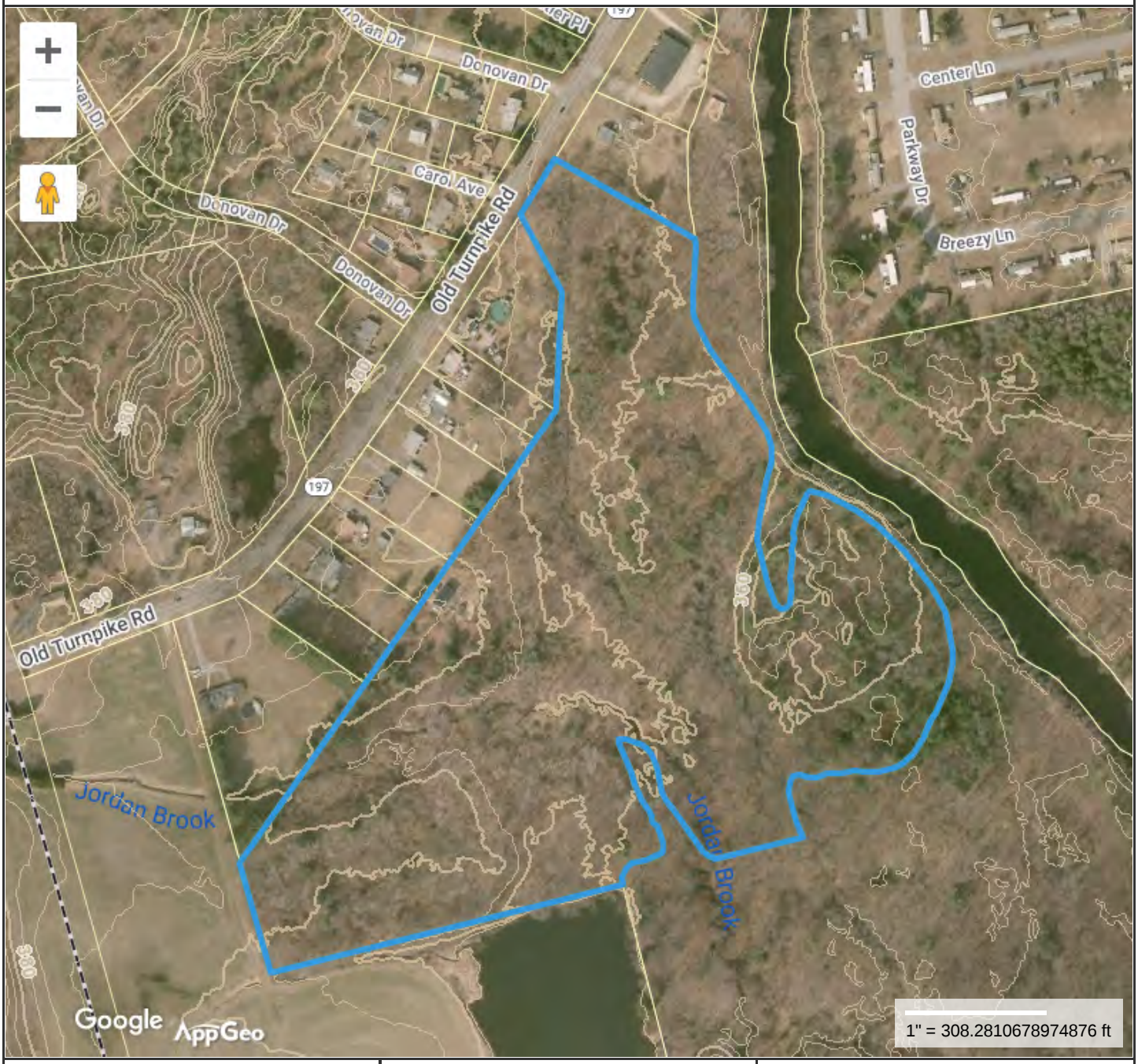
0 0.325 0.65 1.3 mi

0 0.5 1 2 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Filing #99443 ezFile NDDB System

Jezierski Property off of Old Turnpike



Property Information

Property ID	200
Location	61 OLD TURNPIKE
Owner	JEZIERSKI JASON J

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.

File WAA26016

MARCH

NORTHEAST DISTRICT DEPARTMENT OF HEALTH
69 SOUTH MAIN STREET, UNIT 4, BROOKLYN, CT 06234
860-774-7350/FAX 860-774-1308 WWW.NDDH.ORG

August 11, 2022

Jason Jezierski
PO Box 193
Quinebaug, CT 06262

SUBJECT: FILE #21000149 -- OLD TURNPIKE #, MAP #3, BLOCK #82, LOT #11, THOMPSON, CT

Dear Jason Jezierski:

The subject plan (J&D CIVIL ENGINEERS, JEZIERSKI, JOB#20224, DRAWN 07/11/2022) submitted on 07/28/2022 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 and fill material have 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. A set of house plans must be submitted prior to an Approval to Construct Permit being issued.
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.
8. A deep test pit in the area of the proposed septic system on the East side is required prior to the Permit to Construct being issued for verification of soil conditions. The fee of $110.00 for additional soil testing must be remitted prior to the sanitarian conducting the test.

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

Maureen Marcoux, RS
Senior Sanitarian-NDDH

Received
AUG 01 2023
Thompson Wetlands Office

cc: Thompson Building Official; J&D Civil Engineers, LLC.

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

None

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.

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
Web: https://www.thompsonct.org/

August 1, 2023

Jon Holstein, Manager
15 Thames Street
Groton, CT 06340

RE: Repair of Failing Silt Fence & Schedule for Stormwater Basin Construction
299 (formerly 0) Reardon Road, Thompson, Assessor's Reference 65/101/6
Wetlands Agent Approval WAA22033

Dear Mr. Holstein

This letter is in furtherance of our conversation of earlier today regarding the failing silt fencing at 299 Reardon Road, which property was the subject of Wetlands Agent Approval WAA22033 issued by me on January 23, 2023. Within 1 week please take steps to install interim sediment controls at the site to protect wetlands from further siltation (waddles are acceptable) and within 2 weeks provide me with a schedule for the construction of the stormwater basin and associated drainage.

An inspection on July 31, 2023 showed improper installation of the silt fence, whereby sediment has been washing under the fencing and into inland wetlands and the conservation area. Also, it is not clear if the silt fencing has been installed in the correct location as shown on the approved drawings. The stormwater infiltration basin had not yet been constructed.

While the approved sequence of construction indicates the gravel access drive around the propane tank is to occur before the construction of the drainage system and basin, in light of the improper installation of the silt fencing, it is appropriate to construct the stormwater basin and associated drainage at this time.

I recommend that you get in touch with your engineer to stake out not only the correct location of the erosion control devices (see approved drawings) but also the conservation easement boundary. The Conservation Commission has markers that you can use to post the conservation easement at 50-foot intervals so that there is no inadvertent intrusion into the conservation easement area.

Please contact me if you have any questions. Thank you, in advance, for your cooperation.

Sincerely

Marla Butts

Marla Butts
Wetlands Agent

File: ltr 2023-08-01 Spicer Plus, Inc. E&S failure notification WAA22033

cc: Thompson Zoning Enforcement Officer
Thompson Building Office

RE: ltr 2023-08-01 Spicer Plus, Inc. E&S failure notification WAA22033 - Engineer's Reponse

Daniel Blanchette <daniel@jdcivilengineers.com>

Wed 8/2/2023 11:25 AM

To:Marla Butts <wetlands@thompsonct.org>;Jon Holstein, Spicer Plus Inc <jholstein@spicergas.com>

Cc:Bill Cummings <bcummings@spicergas.com>

Good Morning Marla,

Thank you for bringing this issue to our attention. I was at the site today and also observed that the silt fence was not installed properly. Luckily the erosion I observed under the silt fence was very minor, and the eroded sediment did not travel far. Due to the sandy soils and flat, crushed stone surfaces there is very little runoff from the site, even after the extremely wet summer we have had. The sediment that eroded under the silt fence only travelled about 2 feet before it stopped, I do not think it entered the wetlands. Our surveyors staked out the silt fence line a while ago after the trees were cut. The silt fence should be about 3.5 feet from the edge of the wetlands and conservation easement.

After discussing this with Bill, we feel that the quickest solution will be to create a wood chip berm along the silt fence, to act as a secondary erosion control and prevent additional sediment from travelling under the silt fence. There is already a significant stockpile of wood chips on site from when the trees were cleared. Bill has contacted someone to create this wood chip berm, I understand it will be installed early next week. I will ask Bill to confirm with us when it is in place. This will be a good, short term solution to prevent any additional erosion while the site work is being completed.

I agree the sediment basin should be installed in the near future, Bill will be speaking with his excavator later today, to see when he is available to do this work. We will provide you with a schedule to construct the basin as soon as possible. I will personally stake out the swale and basin in a few days, to make sure it is constructed in the right location and elevation.

My office did pick up the conservation area markers from Dan Malo a few months back. We are planning to install these once the majority of site work is complete.

Please let me know if you have additional questions or concerns. Thanks for your time!

Daniel Blanchette, PE

J&D Civil Engineers, LLC
401 Ravenelle Road
N. Grosvenordale, CT 06255
www.jdcivilengineers.com
860-923-2920

From: Marla Butts <wetlands@thompsonct.org>
Sent: Tuesday, August 1, 2023 4:12 PM
To: Daniel Blanchette <daniel@jdcivilengineers.com>; Jon Holstein, Spicer Plus Inc <jholstein@spicergas.com>
Subject: ltr 2023-08-01 Spicer Plus, Inc. E&S failure notification WAA22033 - Please see attached

Hard copy to follow via certified mail. - Marla Butts, Thompson Wetlands Agent

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 Draft Thompson Flood Damage Prevention Ordinance

Changes required by:

(1) FEMA to keep flood insurance available in Thompson and

(2) Chapter 124 - Zoning section 8-2*l*, Connecticut General Statutes

Proposed ordinance language under comment from August 2nd to August 10th

Board of Selectmen's meeting of August 15th to review public comment and set town meeting date. Copy and paste: https://www.thompsonct.org/home/news/invitation-public-comment-flood-prevention-ordinance-and-new-vad-ordinance for details

Sec. 8-2*l*. Zoning regulations re structures or uses located in floodplain. (a) As used in this section and section 25-68i, “floodplain” means that area of a municipality located within the real or theoretical limits of the base flood or base flood for a critical activity, as determined by the municipality or the Federal Emergency Management Agency in its flood insurance study or flood insurance rate map for the municipality prepared pursuant to the National Flood Insurance Program, 44 CFR Part 59 et seq.

(b) Whenever a municipality, pursuant to the National Flood Insurance Program, 44 CFR Part 59 et seq., is required to revise its zoning regulations or any other ordinances regulating a proposed building, structure, development or use located in a floodplain, the revision shall provide for restrictions for flood storage and conveyance of water for floodplains that are not tidally influenced as follows:

(1) Within a designated floodplain, encroachments resulting from fill, new construction or substantial improvements, as defined in 44 CFR Part 59.1, involving an increase in footprint to the structure shall be prohibited unless the applicant provides to the zoning commission certification by a state licensed engineer that such encroachment shall not result in any increase in base flood elevation;

(2) The water holding capacity of the floodplain shall not be reduced by any form of development unless such reduction (A) is compensated for by deepening or widening the floodplain, (B) is on-site, or if adjacent property owners grant easements and the municipality in which the development is located authorizes such off-site compensation, (C) is within the same hydraulic reach and a volume not previously used for flood storage, (D) is hydraulically comparable and incrementally equal to the theoretical volume of flood water at each elevation, up to and including the hundred-year flood elevation, which would be displaced by the proposed project, and (E) has an unrestricted hydraulic connection to the same waterway or water body; and

(3) Work within adjacent land subject to flooding, including work to provide compensatory storage, shall not result in any increase in flood stage or velocity.

(c) Notwithstanding the provisions of subsection (b) of this section, a municipality may adopt more stringent restrictions for flood storage and conveyance of water for floodplains that are not tidally influenced.

(P.A. 04-144, S. 1.)

See Sec. 25-68k re hazard mitigation and floodplain management grant program.

The following Code does not display images or complicated formatting. Codes should be viewed online. This tool is only meant for editing.

Article II
Flood Damage Prevention

[Adopted 9-29-1988 (Ord. No. 10-055)]

§ 160-5 **Statutory authorization, findings of fact, purpose and objectives.**

A. Statutory authorization. The Legislature of the State of Connecticut has in Section 7-148(c)(7) of the General Statutes delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry.

B. Findings of fact.

(1) The flood hazard areas of the Town of Thompson are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare.

(2) These flood losses are caused by the cumulative effect of obstructions in floodplains causing increases in flood heights and velocities, and by the occupancy in flood hazard areas by uses vulnerable to flood or hazardous to other lands which are inadequately elevated or floodproofed or otherwise unprotected from flood damages.

C. Statement of purpose. It is the purpose of this article to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

(1) Restrict or prohibit uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;

(2) Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;

(3) Control the alteration of natural floodplains, stream channels, and natural protective barriers which are involved in the accommodation of floodwaters;

(4) Control filling, grading, dredging, and other development which may increase erosion or flood damage; and

(5) Prevent or regulate the construction of flood barriers which may increase flood hazard to other lands.

D. Objectives. The objectives of this article are:

(1) To protect human life and health;

(2) To minimize expenditures of public money for costly flood control projects;

(3) To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;

(4) To minimize prolonged business interruptions;

(5) To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone,

and sewer lines, streets and bridges located in floodplains;

(6) To help maintain a stable tax base by providing for the sound use and development of flood-prone areas in such manner as to minimize flood blight areas; and

(7) To ensure that potential home buyers are notified that property is in a flood area.

§ 160-6 **Definitions.**
Unless specifically defined below, words or phrases used in this article shall be interpreted so as to give them the meaning they have in common usage and to give this article its most reasonable application.

ADDITION (TO AN EXISTING BUILDING)
Any walled and roofed expansion to the perimeter of a building in which the addition is connected by a common load-bearing wall other than a fire wall. Any walled and roofed addition which is connected by a fire wall or is separated by independent perimeter load-bearing walls is new construction.

APPEAL
A request for a review of the Building Official's interpretation of any provision of this article or a request for a variance.

AREA OF SPECIAL FLOOD HAZARD
The land in the floodplain within a community subject to a 1% or greater chance flooding in any given year. . The Area of Special Flood Hazard is also called the Special Flood Hazard Area (SFHA). SFHAs are determined utilizing the base flood elevations (BFE) provided on the flood profiles in the Flood Insurance Study (FIS) for a community. BFEs provided on Flood Insurance Rate Map (FIRM) are only approximate (rounded up or down) and should be verified with the BFEs published in the FIS for a specific location. SFHAs include, but are not necessarily limited to, the land shown as Zones A, A1-30, AE, AO, AH on a FIRM.

ASCE-24
American Society of Civil Engineers publication *Flood Resistant Design and Construction*.

BASE FLOOD ELEVATON (BFE)
The elevation of the crest of the base flood or 100-year flood. The height in relation to mean sea level expected to be reached by the waters of the base flood at pertinent points in the floodplains of coastal and riverine areas.

BASE FLOOD
The flood having a 1% chance of being equaled or exceeded in any given year, also referred to as the one hundred year (100-year) flood, as published by the Federal Emergency Management Agency (FEMA) as part of a Flood Insurance Study (FIS) and depicted on a Flood Insurance Rate Map (FIRM).

BASEMENT
The portion of a building having its floor subgrade (below ground level) on all sides.

BREAKAWAY WALL
A wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces without causing damage to the elevated portion of the building or the supporting foundation system.

BUILDING
Any structure built for support, shelter, or enclosure for any occupancy or storage.

COMMUNITY

The Town of Thompson.

COST

As related to substantial improvements, the cost of any reconstruction, rehabilitation, addition, alteration, repair or other improvement of a structure shall be established by a detailed written contractor's estimate. The estimate shall include, but not be limited to: the cost of materials (interior finishing elements, structural elements, utility and service equipment); sales tax on materials, building equipment and fixtures, including heating and air conditioning and utility meters; labor; built-in appliances; demolition and site preparation; repairs made to damaged parts of the building worked on at the same time; contractor's overhead; contractor's profit; and grand total. Items to be excluded include: cost of plans and specifications, survey costs, permit fees, outside improvements such as landscaping, sidewalks, fences, yard lights, irrigation systems, and detached structures such as garages, sheds, and gazebos.

DEVELOPMENT

Any man-made change to improved or unimproved real estate, including but not limited to the construction of buildings or other structures, the construction of additions, alterations or substantial improvements to buildings or structures, the placement of buildings or structures, mining, dredging, filling, grading, paving, excavating, drilling operations, or storage of equipment, storage, deposition, or extraction of materials, and the installation, repair or removal of public private sewage disposal systems or water supply facilities.~~permanent storage of materials.~~

ELEVATED BUILDING

A nonbasement building built to have the lowest floor elevated above the ground level by means of fill, solid foundation perimeter walls, pilings, columns (posts or piers), shear walls, or breakaway walls.

EXISTING MANUFACTURED HOME PARK OR SUBDIVISION

A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, as a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before November 1, 1984, the effective date of the floodplain management regulations adopted by the community.

EXPANSION TO AN EXISTING MANUFACTURED HOME PARK OR SUBDIVISION

The preparation of additional sites by the construction of facilities for servicing the lots on which the manufacturing homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)

The federal agency that administers the National Flood Insurance Program (NFIP).

FINISHED LIVING SPACE

As related to fully enclosed areas below the base flood elevation (BFE), a space that is, but is not limited to, heated and/or cooled, contains finished floors, has sheetrock walls that may or may not be painted or wallpapered, and other amenities such as furniture, appliances, bathrooms, fireplaces and other items that are easily damaged by floodwaters and expensive to clean, repair or replace. Unfinished enclosed areas below the BFE should comply with FEMA Technical Bulletin 2, Flood-Damage Resistant Materials Requirements.

FLOOD INSURANCE RATE MAP (FIRM)

An official map of a community on which the Federal Emergency Management Agency has delineated both the areas of special flood hazard and the risk premium zones applicable to the community.

FLOOD INSURANCE STUDY (FIS)

The official ~~report by~~ study of a community in which the Federal Emergency Management Agency has conducted an examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations.~~. The report contains flood profiles, as well as the Flood Boundary - Floodway Map and the water surface elevation of the base flood.~~

FLOOD or FLOODING

A general and temporary condition of partial or complete inundation of normally dry land areas from:

A. The overflow of inland water.

B. The unusual and rapid accumulation or runoff of surface waters from any source.

FLOODWAY

The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1.0) foot. For the purposes of this article, the term "Regulatory Floodway" is synonymous in meaning with the term "Floodway".

~~**FLOOR**~~

~~The top surface of an enclosed area in a building (including basement), i.e., top of slab in concrete slab construction or top of wood flooring in wood frame construction. The term does not include the floor of a garage used solely for parking vehicles.~~

FUNCTIONALLY DEPENDENT USE OR FACILITY

A use or facility that cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities. The term does not include seafood processing facilities, long-term storage, manufacturing, sales or service facilities.~~which cannot be used for its intended purpose unless it is located in close proximity to water, such as a docking or port facility necessary for the loading and unloading of cargo or passengers, shipbuilding, ship repair, or seafood processing facilities. The term does not include long-term storage, manufacturing, sales, or service facilities.~~

HIGHEST ADJACENT GRADE

The highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a structure.

HISTORIC STRUCTURE

Any structure that is:

A. Listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
B. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historic significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
C. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
D. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
   (1) By an approved state program as determined by the Secretary of the Interior or
   (2) Directly by the Secretary of the Interior in states without approved programs.

LOWEST FLOOR

The lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such an area meets the design requirements specified in § **160-9C(2)**.

MANUFACTURED HOME

A structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. The term also includes park trailers, travel trailers, recreational vehicles and other similar vehicles or transportable structures placed on a site for 180 consecutive days or longer and intended to be improved property.

MANUFACTURED HOME PARK OR SUBDIVISION

A parcel or contiguous parcels of land divided into two or more manufactured home lots for rent or sale.

MARKET VALUE

As related to substantial improvement and substantial damage, the market value of the structure shall be determined by the tax assessor's appraised value minus land value prior to the start of the initial repair or improvement, or in the case of damage, the value of the structure prior to the damage occurring.

MEAN SEA LEVEL (MLS)

The North American Vertical Datum, (NAVD) of 1988 or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map (FIRM) are referenced.~~For purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929 or other datum to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.~~

~~**NATIONAL GEODETIC VERTICAL DATUM (NGVD)**~~

~~As corrected in 1929, a vertical control used as a reference for establishing varying elevations within the floodplain.~~

NEW CONSTRUCTION

Structures for which the start of construction commenced on or after November 1, 1984, the effective date of the ordinance that preceded the adoption of this article and includes any subsequent improvements to such structures.

NEW MANUFACTURED HOME PARK OR SUBDIVISION

A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after November 1, 1984, the effective date of the ordinance that preceded the adoption of this article adopted by the community.

RECREATIONAL VEHICLE

A vehicle which is: (a) built on a single chassis; (b) four hundred (400) square feet or less when measured at the largest horizontal projection; (c) designed to be self-propelled or permanently towable by a light duty truck; and (d) designed primarily not for use as a permanent dwelling but as a temporary living quarters for recreational, camping, travel, or seasonal use.

START OF CONSTRUCTION

For other than new construction or substantial improvements under the Coastal Barrier Resources Act (P.L. 97-348), includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, or improvement was within 180 days of

the permit date. The actual start means the first placement of permanent construction of a structure (including a manufactured home) on a site, such as the pouring of slabs or footings, installation of piles, construction of columns, or any work beyond the stage of excavation or placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations, or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. . For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

STRUCTURE

A walled and roofed building that is principally above ground, including a manufactured home, a gas or liquid storage tanks, or other man-made facilities or infrastructures. ~~Anything that is constructed or erected and the use of which requires permanent attachment to ground or water areas, or attachment to something having permanent location on ground or water areas. An edifice of a building of any kind, any production or piece of work artificially built up or composed of parts and joined together in some definite manner. Signs, vending machines, fences or walls, a wharf or dock, an above-ground tank or a detached solar panel or satellite dish would be defined as structures. A structure shall not include a flagpole or an ornamental well.~~

[Amended 5-30-2023]

SUBSTANTIAL DAMAGE

Damage of any origin sustained by a structure, whereby the cost of restoring the structure to its pre-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

SUBSTANTIAL IMPROVEMENT

Any combination of repairs, reconstruction, alteration, rehabilitation, additions or other improvements to a structure taking place during the life of a structure in which the cumulative cost equals or exceeds 50% of the market value of the structure before the "start of construction" of the improvement. This term includes structures that have incurred "substantial damage", regardless of the actual repair work performed.. The "market value" of the structure should be (1) the appraised value of the structure prior to the start of the initial repair or improvement or,(2) in the case of damage, the value of the structure prior to the damage occurring. For the purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not the alteration affects the external dimensions of the structure. The term does not, however, include either (1) any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been previously identified by the local code enforcement official and which are the minimum necessary toto assure safe living conditions, provided that the alteration will not preclude the structure's continure designation as a "historic structure" or (2) any alteration of a "historic structure"~~required to comply with existing health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions~~.

VARIANCE

A grant of relief from the requirements of this article which permits construction in a manner otherwise prohibited by this article where specific enforcement would result in unnecessary hardship.

VIOLATION

A failure of a structure or other development to be fully compliant with this article. A structure or other development without required permits, lowest floor elevation documentation, flood-proofing certificates

or required floodway encroachment calculations is presumed to be in violation until such time as that documentation is provided.

WATER SURFACE ELEVATION

The height, in relation to the North American ~~National Geodetic~~ Vertical Datum (~~NGVD~~NAVD) of ~~1929~~ 1988 (or other ~~date~~ datum where specified), of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

§ 160-7 **General provisions.**

A. Lands to which this article applies. This article shall apply to all areas of special flood hazard within the jurisdiction of the Town of Thompson.

B. Basis for establishing the areas of special flood hazard. The areas of special flood hazard are identified by the Federal Emergency Management Agency (FEMA) in its scientific and engineering report entitled "Flood Insurance Study (FIS) for Windham County, Connecticut", dated September 7, 2023, and accompanying Flood Insurance Rate Maps (FIRM), dated September 7, 2023, and other supporting data applicable to the Town of Thompson, and any subsequent revisions thereto are ~~"The Flood Insurance Study for the Town of Thompson, Windham County, Connecticut," dated May 1, 1984. The Flood Insurance Study with accompanying Flood Insurance Rate Maps and floodway maps is hereby~~ adopted by reference and declared to be part of this article. . Since mapping is legally adopted by reference into this regulation it must take precedence when more restrictive until such time as a map amendment or map revision is obtained from FEMA. The areas of special flood hazard include any area shown on the FIRM as Zones A, AE, AO, and AH, including areas designated as a floodway on a FIRM. Areas of special flood hazard are determined utilizing the base flood elevations (BFE) provided on the flood profiles in the Flood Insurance Study (FIS) for a community. BFEs provided on Flood Insurance Rate Map (FIRM) are only approximate (rounded up or down) and should be verified with the BFEs published in the FIS for a specific location. Also included are areas of potential, demonstrable or historical flooding, including any area contiguous with but outside the areas of special flood hazard identified by FEMA, and where the land surface elevation is lower than the base flood elevation (BFE) as shown in the FIS, and the area is not protected from flooding by a natural or man-made feature. The FIRM and FIS are ~~The Flood Insurance Study is~~ on file at the office of the Thompson Town Clerk, Thompson ~~Municipal Building~~Town Hall, North Grosvenordale, Connecticut. **[Amended 5-30-2023]**

C. Establishing of floodplain management administration. A development permit shall be required in conformance with the provisions of this article prior to the commencement of any development activities.

D. Compliance. No structure or land shall hereafter be located, extended, converted, or structurally altered without full compliance with the terms of this article and other applicable regulations.

E. Abrogation and greater restrictions. This article is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this article and another conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

F. Interpretation. In the interpretation and application of this article all provisions shall be considered as minimum requirements, liberally construed in favor of the governing body, and deemed neither to limit nor repeal any other powers granted under state statutes.

G. Warning and disclaimer of liability. The degree of flood protection required by this article is considered reasonable for regulatory purposes and is based on scientific and engineering consideration. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This article does not imply that land outside the areas of special flood hazard or uses permitted within such areas will be free from flooding or flood damages. This article shall not create liability on

the part of the Town of Thompson or an officer or employee thereof for any flood damages that result from reliance on this article or any administrative decision lawfully made thereunder.

§ 160-8 **Administration.**

A. Designation of administrator. The Building Official is hereby appointed to administer and implement the provisions of this article.

B. Permit procedures.

(1) Application stage. Application for a development permit shall be made to the Building Official on forms furnished by him or her prior to any development activities and may include, but not be limited to, the following plans in duplicate drawn to scale, showing the nature, location, dimensions, and elevations of the area in question, existing or proposed structures, fill, storage of materials, drainage facilities, and the location of the foregoing. Specifically, the following information is required:

(a) Elevation in relation to mean sea level of the proposed lowest floor (including basement) of all structures [§ **160-9C(1)(a)**].

(b) Elevation in relation to mean sea level to which any nonresidential structure will be floodproofed {§ 160-9C(1)(b)[2]}.

(c) Description of the extent to which any watercourses will be altered or relocated as a result of proposed development. **[Amended 5-30-2023]**

(d) A statement as to whether or not the proposed alteration to an existing structure meets the criteria of the "substantial improvement" definition.

(e) A statement as to whether there will be a dry access to the structure during the 100-year storm event.

(f) Where applicable the following certifications by a professional engineer or architect licensed to practice in Connecticut are required and must be provided to the Building Official. The design and method of construction must be certified to be in accordance with accepted standards of practice.

[1] Nonresidential flood proofing. ~~Must~~ Certify the design meets the provisions of § **160-9C(1)(b)**.

[2] Enclosed areas below the base flood elevation. If the minimum design criteria in § **160-9C(2)(a)** through **(c)** are not used, then the design and construction methods must be certified as explained in § **160-9C(2)(a)**. **[Amended 5-30-2023]**

~~(g)~~[3] No increase in floodway heights may be allowed. ~~Any~~ Certify any development in a floodway ~~must~~ meets the provisions of § **160-9C(3)**.

(h) Breakaway walls.

[1] Nonsupporting breakaway wall, lattice work, or mesh screening shall be allowed below the base flood elevation, provided it is not part of the structural support of the building and is designed so as to break away under abnormally high tides or wave action, without damage to the structural integrity of the building on which it is to be used, and provided the following design specifications are met:

[a] Design safe loading resistance of each wall shall not be less than 10 pounds per square foot or more than 20 pounds per square foot; or

[b] If more than 20 pounds per square foot, a professional engineer or architect licensed to practice in Connecticut shall certify that the design wall collapse would result from a water load less than that which would occur during base flood event, and the elevated portion of the building and supporting

foundation system shall not be subject to collapse, displacement, or other structural damage due to the effects of wind and water loads acting simultaneously on all building components during the base flood event. Maximum wind and water loading values to be used in this determination shall each have a 1% chance of being equaled or exceeded in any given year (100-year mean recurrence interval).

[2] If breakaway walls, lattice work, or screening is utilized, the resulting enclosed space shall not be designed to be used for human habitation but shall be designed to be used only for parking of vehicles, building access, or limited storage of maintenance equipment used in connection with the premises.

[3] Prior to construction, plans for any structures that will have breakaway walls, lattice work, or screening must be submitted to the Building Official for approval.

[4] Any alteration, repair, reconstruction, or improvement to a structure shall not enclose the space below the lowest floor except with breakaway walls, lattice work, or screening.

(i) Structural anchoring. All new construction or substantial improvement shall be securely anchored on pilings or columns. All pilings and columns and the attached structures shall be anchored to resist flotation, collapse, and lateral movement due to the effect of wind and water loads acting simultaneously on all building components. The anchoring and support system shall be designed with wind and water loading values which equal or exceed the 100-year mean recurrence interval (1%-annual-chance floods and winds). A professional engineer or architect licensed to practice in Connecticut shall review and/or develop structural design specifications and plans for the construction and shall certify that the design, specifications, and plans for construction are in accordance with acceptable standards.

(j) An application fee shall be charged as set by the Board of Selectmen pursuant to **§ 33-4 Appendix 1** – Schedule of Fees and Fines.

(2) Construction stage.

(a) Upon completion of the applicable portion of construction, the applicant shall provide verification to the Building Official of the following, as applicable:

[1] Lowest floor elevation. The elevation to be verified for:

[a] A structure in a numbered A Zone is the top of the lowest floor (including basement) [§ **160-9C(1)(a)**].

[b] A structure which has been floodproofed is the elevation to which the floodproofing is effective [§ **160-9C(1)(b)**].

(b) Deficiencies detected by the review of the above-listed shall be corrected by the permit holder immediately and prior to further progressive work being permitted to proceed. Failure to submit the survey or failure to make said corrections required hereby shall be cause to issue a stop-work order on the project.

C. Duties and responsibilities of the Building Official. Duties of the Building Official shall include, but not be limited to:

(1) Review all permit applications to determine whether proposed building sites will be reasonably safe from flooding;

(2) Review all development permits to assure that the permit requirements of this article have been satisfied;

(3) Advise permittee that additional federal or state permits may be required, and if specific federal or state permit requirements are known, require that copies of such permits be provided and maintained on file

with the development permit. Possible required permits include but are not limited to: Coastal Area Management Permit, Water Diversion, Dam Safety, and Corps of Engineers 404;

(4) Notify the Northeastern Connecticut Council of Governments and the affected municipality at least 35 days prior to public hearing if any change of regulation or use of a flood zone will affect an area within 500 feet of another municipality; **[Amended 5-30-2023]**

(5) Notify adjacent communities and the Department of Energy and Environmental Protection, Land and Water Resources Division prior to alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency; **[Amended 5-30-2023]**

(6) Assure that maintenance is provided within the altered or relocated portion of said watercourse so that the flood-carrying capacity is not diminished;

(7) Obtain and maintain a ~~R~~record of the elevation (in relation to mean sea level) of lowest floor (including basement) of all new or substantially improved structures, in accordance with § **160-9C(1)(a)**;

(8) Obtain and maintain a ~~R~~record of the elevation (in relation to mean sea level) to which the new or substantially improved structures have been floodproofed, in accordance with § **160-9C(1)(b)**;

(9) When floodproofing is utilized for a particular structure, the Building Official shall obtain certification from a professional engineer or architect licensed to practice in Connecticut, in accordance with § **160-9C(1)(b)**;

(10) Where interpretation is needed as to the exact location of boundaries of the areas of special flood hazard (for example, where there appears to be a conflict between a mapped boundary and actual field conditions), the Building Official shall make the necessary interpretation. The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in this article;

(11) When base flood elevation data or floodway data have not been provided, then the Building Official shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a federal, state, or other source in order to administer the provisions of § **160-9**; and

(12) All records pertaining to the provisions of this article shall be maintained in the office of the Building Official.

§ 160-9 **Provisions for flood hazard reduction.**

A. General standards. In an area of special flood hazard, the following provisions are required:

(1) New construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure;

(2) New construction, ~~and~~ substantial improvements and structures that have sustained substantial damage shall be constructed with materials and utility equipment that are flood-damage resistant and conform to the provisions of FEMA Technical Bulletin 2, Flood Damage-Resistant Material Requirements. This includes, but is not limited to, flooring, interior and exterior walls, wall coverings and other materials installed below the base flood elevation plus one (1.0) foot~~shall be constructed with materials and utility equipment resistant to flood damage~~;

(3) New construction or substantial improvements shall be constructed by methods and practices that minimize flood damage;

(4) ~~Electrical, heating, ventilation, plumbing, air-conditioning equipment, and other service facilities shall~~

~~be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding~~The bottom of all electrical, heating, plumbing, ventilation and air conditioning equipment, appliances, fixtures and components, HVAC duct work and duct systems, and any other utility service equipment, facilities, machinery, or connections servicing a structure shall be elevated at least one (1.0) foot above the base flood elevation (BFE). This includes, but is not limited to, furnaces, oil or propane tanks, air conditioners, heat pumps, hot water heaters, ventilation duct work, washer and dryer hook-ups, electrical junction boxes, and circuit breaker boxes. Connections or other equipment that must be located below the BFE plus one (1.0) foot elevation are permitted only when no other elevation alternative is available and provided they are designed and installed to prevent water from entering or accumulating within the components and to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of the base flood event. Electrical wiring systems that must be located below the BFE plus one (1.0) foot shall conform to the standards for wet locations;

(5) New and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system;

(6) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the system and discharge from the system into floodwaters;

(7) On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding;

(8) Manufactured homes and recreational vehicles:

(a) ~~All manufactured homes (including mobile homes placed on a site for 180 consecutive days or longer) to be placed or substantially improved shall be elevated so that the lowest floor is above the base flood elevation~~In areas of special flood hazard, all manufactured (mobile) homes to be newly placed, undergoing a substantial improvement or repaired as a result of substantial damage, shall be elevated so that the bottom of the frame is located one (1.0) foot above the base flood elevation (BFE). The manufactured home must also meet all the construction standards per **§ 160-9A**. The foundation and anchorage of manufactured homes to be located in floodways shall be designed and constructed in accordance with ASCE-24. This includes areas of special flood hazard outside a manufactured home park or subdivision, in a new manufactured home park or subdivision, in an existing manufactured home park or subdivision, in an expansion to an existing manufactured home park or subdivision, or on a site in an existing park which a manufactured home has incurred substantial damage as a result of a flood;

(b) ~~It shall be placed on a permanent foundation which itself is securely anchored and to which the structure is securely anchored so that it will resist flotation, lateral movement, and hydrostatic and hydrodynamic pressures. Anchoring may include but not be limited to the use of over-the-top or frame ties to ground anchors~~All manufactured (mobile) homes within areas of special flood hazard shall be placed on a permanent foundation which itself is securely anchored and to which the structure is securely anchored so that it will resist flotation, lateral movement and hydrostatic pressures. Anchoring may include, but not be limited to, the use of over-the-top or frame ties to ground anchors;

(c) ~~It shall be installed using methods and practices which minimize flood damage~~All manufactured (mobile) homes within an area of special flood hazard shall be installed using methods and practices which minimize flood damage:

[1] Adequate access and drainage should be provided; and

[2] Elevation construction standards include pilings, foundations placed no more than 10 feet apart, and reinforcement is provided for piers more than six feet above ground level;

(d) Recreational vehicles placed on sites within an area of special flood hazard shall either (i) be on the site for fewer than 180 consecutive days, and (ii) be fully licensed and ready for highway use, OR (iii) meet all the general standards of **§ 160-9A** and the elevation and anchoring requirement of **§ 160-9A(8)(a), (b), and (c)** listed above. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.

(9) ~~In any portion of a watercourse which is altered to relocated, the flood-carrying capacity shall be maintained; and~~ Underground tanks shall be anchored to prevent flotation, collapse and lateral movement under conditions of the base flood. The bottom of above-ground storage tanks which are located outside or inside a structure must be elevated one (1.0) foot above the base flood elevation or shall be securely anchored to prevent flotation, collapse or lateral movement under conditions of the base flood. Where elevated on platforms, the platforms shall be cantilevered from or knee braced to the building or shall be supported on elevated foundations that conform to the standards for the particular flood zone as described in **§ 160-9C**. Anchored tanks must have the top of the fill pipe located at least one (1.0) foot above the BFE and have a screw fill cap that does not allow for the infiltration of flood water;

(10) ~~A structure already in compliance with the provisions of this article shall not be made noncompliant by any alteration, repair, reconstruction, or improvement to the structure~~New construction, substantial improvements and repair to structures that have sustained substantial damage cannot be constructed or located entirely or partially over water unless they are a functionally dependent use or facility;

(11) If any portion of a structure lies within the area of special flood hazard, the entire structure is considered to be located within the area of special flood hazard and must meet the construction requirements of the flood zone. The structure includes any structurally attached additions, garages, decks, porches, sunrooms, patios or any other structure attached to the main structure;

(12) If a structure lies within two or more flood zones, the construction standards of the most restrictive zone apply to the entire structure (i.e., structure must be built to the highest base flood elevation). The structure includes any structurally attached additions, garages, decks, porches, patios, sunrooms, or any other structure attached to the main structure;

(13) Compensatory Storage. The water holding capacity of the floodplain, except those areas which are tidally influenced, shall not be reduced. Any reduction caused by filling, new construction or substantial improvements involving an increase in footprint to the structure, shall be compensated for by deepening and/or widening of the floodplain. Storage shall be provided on-site, unless easements have been gained from adjacent property owners; it shall be provided within the same hydraulic reach and a volume not previously used for flood storage; it shall be hydraulically comparable and incrementally equal to the theoretical volume of flood water at each elevation, up to and including the 100-year flood elevation, which would be displaced by the proposed project. Such compensatory volume shall have an unrestricted hydraulic connection to the same waterway or water body. Compensatory storage can be provided off-site if approved by the municipality; and

(14) Equal Conveyance. Within the floodplain, except those areas which are tidally influenced, as designated on the Flood Insurance Rate Map (FIRM) for the community, encroachments resulting from filling, new construction or substantial improvements involving an increase in footprint of the structure, are prohibited unless the applicant provides certification by a professional engineer licensed to practice in Connecticut demonstrating, with supporting hydrologic and hydraulic analyses performed in accordance with standard engineering practice, that such encroachments shall not result in any (0.00 foot) increase in flood levels (base flood elevation). Work within the floodplain and the land adjacent to the floodplain, including work to provide compensatory storage shall not be constructed in such a way so as to cause an increase in flood stage or flood velocity.

B. Standards for stream without established base flood elevations and/or flooding. The Building Official shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a federal, state, or other source, including data developed pursuant to § **160-8C(11)** of this article, as criteria for requiring that new construction or substantial improvements, or other development in Zone A on the community's FIRM, meet the standards in §§ **160-9C** and **160-10**. **[Amended 5-30-2023]**

(1) In Zone AE or A where base flood elevations have been determined, but before a floodway is designated, require that no new construction, substantial improvement, or other development (including fill) be permitted which will increase base flood elevations more than one foot at any point along the watercourse when all anticipated development is considered cumulatively with the proposed development.

(2) Should data be requested and/or provided, adopt a regulatory floodway based on the principal that the floodway must be able to convey the waters of the base flood without increasing the water surface elevation more than one foot at any point along the watercourse.

C. Specific standards.

(1) In all areas of special flood hazard ~~A1-30~~, Zones AE and A, where base flood elevation data has been provided, as set forth in § **160-7B** or **160-8C(11)**, the following provisions are required:

(a) Residential construction. New construction or substantial improvement of any residential structure shall have the lowest floor, including basement, elevated at least to one (1.0) foot above the base flood elevation.

(b) Nonresidential construction.

[1] New construction or substantial improvement of any commercial, industrial, or nonresidential structure located in Zones ~~A1-30~~ AE and A, shall have the lowest floor, including basement, elevated at least to one foot above the base flood elevation; or

[2] Nonresidential structures located in ~~all A Zones~~ Zones AE and A may be dry flood-proofed to one (1.0) foot above the base flood elevation in lieu of being elevated, provided that, together with all attendant utilities and sanitary facilities, the areas of the structure below the required elevation are watertight with walls substantially impermeable to the passage of water, and use structural components having the capacity of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy. A professional engineer or architect licensed to practice in Connecticut shall review and/or develop structural design, specifications, and plans for the construction and shall certify that the design and methods of construction are in accordance with acceptable standards of practice for meeting the provisions of this subsection. Such certification shall be provided to the Building Official as set forth in § **160-8B(1)(f)[1]**. **[Amended 5-30-2023]**

(2) Elevated buildings. ~~New construction or substantial improvements of elevated buildings that include fully enclosed areas formed by foundation and other exterior walls below the base flood elevation shall be designed to preclude finished living space and designed to allow for the entry and exit of floodwaters to automatically equalize hydrostatic flood forces on exterior walls.~~ All new construction, substantial improvements, or repair to structures that have sustained substantial damage, whether residential or non-residential, that include fully enclosed areas formed by a foundation and other exterior walls shall have the lowest floor elevated to one (1.0) foot above the base flood elevation (BFE). The elevated building shall be designed to preclude finished living space below the lowest floor and be designed to allow for the entry and exit of flood waters to automatically equalize hydrostatic flood forces on exterior walls (wet flood-proofing). Designs for complying with this requirement must either be certified by a registered professional engineer or architect as meeting the requirements of ASCE 24 Section 2.6.2.2, or meet the following minimum criteria listed in Sections (a)-(h) below:

(a) ~~Designs for complying with this requirement must either be certified by a professional engineer or architect or meet the following minimum criteria:~~

~~[1] Provide a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;~~ **~~[Amended 5-30-2023]~~**

~~[2] The bottom of all openings shall be no higher than one foot above grade; and~~

~~[3] Openings may be equipped with screens, louvers, valves, or other coverings or devices, provided they permit the automatic flow of floodwaters in both directions;~~

~~(b) Electrical, plumbing, and other utility connections are prohibited below the base flood elevation; and~~

~~(c) Access to the enclosed area shall be the minimum necessary to allow for parking of vehicles (garage door) or limited storage of maintenance equipment used in connection with the premises (standard exterior door) or entry to the living area (stairway or elevator)~~ Provide a minimum of two (2) openings (hydraulic flood vents) having a total net area of not less than one square inch for every one square foot of enclosed area subject to flooding. The enclosed area is measured on the exterior of the enclosure walls. These hydraulic openings must be located on at least two different exterior walls of each enclosed area. If the structure has more than one enclosed area, openings must be installed in the exterior walls of each enclosed area so that flood waters can enter directly from the outside;

(b) The bottom of all openings shall be no higher than one (1.0) foot above the higher of either the final interior grade or floor elevation, or the finished exterior grade adjacent to the outside of the foundation wall. At least one side of the structure's fully enclosed area must be at or above grade. Fill placed around the foundation walls must be graded so that the elevation inside the enclosed area is equal to or higher than the adjacent outside elevation on at least one side of the building. The finished floor of the enclosed area shall be no lower than the bottom of the foundation openings. The foundation slab of a residential structure, including the slab or a crawlspace, must be set equal to the outside finished grade on at least one side of the building;

(c) The openings may be equipped with screens, louvers, valves or other coverings or devices provided they permit the automatic entry and exit of flood waters in both directions without any external influence or control such as human intervention, including the use of electrical and other non-automatic mechanical means. These coverings must not block or impede the automatic flow of floodwaters into and out of the enclosed area. Other coverings may be designed and certified by a professional engineer licensed to practice in Connecticut or approved by the Building Official;

(d) Openings shall not be less than three (3) inches in any direction in the plane of the wall;

(e) The area cannot be used as finished living space. Use of the enclosed area shall be the minimum necessary and shall only be used for the parking of vehicles, building access or limited storage. Access to the enclosed area shall be the minimum necessary to allow for the parking of vehicles (garage door) or limited storage of maintenance equipment used in connection with the premises (standard exterior door) or entry to the living area (stairway or elevator). The enclosed area shall not be used for human habitation;

(f) All interior walls, floor, and ceiling materials located below the base flood elevation plus one (1.0) foot elevation shall be unfinished and resistant to flood damage-resistant in accordance with FEMA Technical Bulletin 2, Flood Damage-Resistant Requirements

(g) Electrical, plumbing, HVAC ductwork, machinery or other utility equipment and connections that service the structure (including, but not limited to, furnaces, oil or propane tanks, air conditioners, heat pumps, hot water heaters, ventilation, washers and dryer hook-ups, electrical junction boxes, circuit

breaker boxes and food freezers) are prohibited in the fully enclosed area below the base flood elevation plus one (1.0) foot elevation. Utilities or service equipment located in this enclosed area, even if elevated one (1.0) foot above the base flood elevation in the space, will subject the structure to increased flood insurance rates; and

(h) A residential building with a structurally attached garage having the floor slab below the base flood elevation is considered an enclosed area below the base flood elevation and must meet the standards of **§ 160-9C(2)**. A garage attached to a residential structure, constructed with the garage floor slab below the base flood elevation, must be designed to allow for the automatic entry and exit of floodwaters in both directions. Flood openings or vents are required in the exterior walls of the garage or in the garage doors. Garage doors that must be manually opened do not meet the flood vent opening requirements in **§ 160-9C(2)**. In addition to the automatic entry of floodwaters, the areas of the garage below the base flood elevation plus one (1.0) foot must be constructed with flood damage-resistant materials per the requirements of FEMA Technical Bulletin 2. Garages attached to non-residential structures must also meet the aforementioned requirements or be dry floodproofed as per the requirements of **§ 160-9C(1)(b)**.

(3) Floodways. ~~Floodways located within areas of special flood hazard are areas designated as floodways on the community's Flood Boundary and Floodway Map or as may have been determined in § **160-8C(11)**. Since the floodway is an extremely hazardous area due to the velocity of floodwaters which carry debris and potential projectiles, and has erosion potential, the following provisions shall apply:~~

~~(a) Encroachments are prohibited, including fill, new construction, substantial improvements, and other developments unless certification (with supporting technical data) by a licensed professional engineer is provided demonstrating that encroachments shall not result in any (0.00) increase in flood levels during occurrence of the base flood discharge. **[Amended 5-30-2023]**~~ Located within areas of special flood hazard are areas designated as floodways on the community's Flood Insurance Rate Maps (FIRM). Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles and has erosion potential, no encroachments, including fill, new construction, substantial improvements, repairs to substantially damaged structures and other developments shall be permitted unless certification, with supporting technical data, by a professional engineer licensed to practice in Connecticut is provided demonstrating, through hydrologic and hydraulic analyses performed in accordance with standard engineering practice, that encroachments shall not result in any (0.00 feet) increase in flood levels during occurrence of the base flood discharge published by FEMA. Buildings and structures meeting the standard above and located in whole or in part in the floodway shall be designed and constructed in accordance with ASCE 24. Fences in the floodway must be aligned with the flow and be of an open design. A permit may be given which allows encroachments resulting in increases in base flood elevations provided the community first obtains a conditional floodway revision by meeting the requirements of Federal Code of Regulations 44, Chapter 1, Subsection 65.12.

§ 160-10 **Standards for subdivision proposals.**
In all special flood hazard areas, the following requirements shall apply:

A. All subdivision proposals shall be consistent with the need to minimize flood damage;

B. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage;

C. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood hazards; and

D. ~~In Zone A, base flood elevation data shall be provided for subdivision proposals and other proposed development (including manufactured homes parks and subdivisions) which are five acres or 50 lots,~~

~~whichever occurs first.~~ The Thompson Planning & Zoning Commission shall require the applicant to provide base flood elevation data for all subdivision proposals, including manufactured home parks and subdivisions. In all areas of special flood hazard where base flood elevation data is not available (Zone A), the applicant shall provide a hydrologic and hydraulic engineering analysis performed by a professional engineer licensed to practice in Connecticut that generates BFEs for all subdivision proposals and other proposed development, including manufactured home parks and subdivisions.

§ 160-11 **Variance procedures; penalties for offenses.**

A. The Inland Wetlands Commission as established by the Town of Thompson shall hear and decide appeals and requests for variances from the requirements of this article.

B. The Inland Wetlands Commission shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the Building Official in the enforcement or administration of this article.

C. Any person aggrieved by the decision of the Inland Wetlands Commission or any person owning land which abuts or is within a radius of 100 feet of the land in question may appeal within 15 days after such decision to the State Superior Court as provided in Section 8-8 of the Connecticut General Statutes.

D. Specific situation variances.

(1) Buildings on an historic register. Variances may be issued for the reconstruction, rehabilitation, or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places without regard to the procedures set forth in the remainder of this section, except for § **160-11E(3)(a)** through **(d)**, and provided the proposed reconstruction, rehabilitation, or restoration will not result in the structure losing its historical character.

(2) Preexisting small lot location. Variances may be issued by a community for new construction and substantial improvements to be erected on a lot of 1/2 acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, in conformance with § **160-11E(3)(a)** through **(d)**.

(3) Functionally dependent uses. Variances may be issued for new construction and substantial improvements and other development necessary for the conduct of a functionally dependent use, provided the structure or other development is protected by methods that minimize flood damage, create no additional threat to public safety and meet the requirements of § **160-11E(3)(a)** through **(d)**.

(4) Floodway prohibition. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.

E. Considerations for granting of variances.

(1) In passing upon such applications, the Inland Wetlands Commission shall consider all technical evaluations, all relevant factors, all standards specified in other sections of this article, and: **[Amended 5-30-2023]**

(a) The danger that materials may be swept onto other lands to the injury of others;

(b) The danger to life and property due to flooding or erosion damage;

(c) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;

(d) The importance of the services provided by the proposed individual owner;

(e) The necessity of the facility to waterfront location, in the case of a functionally dependent facility;

(f) The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;

(g) The compatibility of the proposed use with existing and anticipated development;

(h) The relationship of the proposed use to the Comprehensive Plan and floodplain management program for that area;

(i) The safety of access to the property in times of flood for ordinary and emergency vehicles;

(j) The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters, and the effect of wave action, if applicable, expected at the site; and

(k) The cost of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.

(2) Upon consideration of the factors listed above, and the purposes of this article, the Inland Wetlands Commission shall attach such conditions to the granting of variances as it deems necessary to further the purposes of this article. **[Amended 5-30-2023]**

(3) Conditions for variances.

(a) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief and, in the instance of a historical building, a determination that the variance is the minimum necessary so as not to destroy the historic character and design of the building.

(b) Variances shall only be issued upon:

[1] A showing of good and sufficient cause;

[2] A determination that failure to grant the variance would result in exceptional hardship; and

[3] A determination the granting of a variance will not result in increased flood heights, additional threats to public safety, or extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

(c) Any applicant to whom a variance is granted shall be given written notice specifying the difference between the base flood elevation and the elevation to which the structure is to be built and stating that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation up to amounts as high as $25 for $100 of insurance coverage.

(d) The Building Official shall maintain the records of all appeal actions and report any variances to the Federal Emergency Management Agency upon request.

F. Penalties for offenses. Violations of the provisions of this article or failure to comply with any of its requirements, including violation of conditions and safeguards established in connection with granting of variances or special exceptions, shall constitute a misdemeanor. Any person who violates this article or fails to comply with any of its requirements shall, upon conviction thereof, be fined in accordance with **§ 33-4 Appendix 1 –** ~~the~~ Schedule of Fees and Fines and, in addition, shall pay all costs and reasonable legal fees involved in the case. Nothing herein contained shall prevent the Town of Thompson from taking such other legal action as is necessary to prevent or remedy any violation. **[Amended 5-30-2023]**

§ 160-12 **Severability; when effective.**

A. If any section, subsection, clause, or phrase of this article is, for any reason, found to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this article. **[Amended 5-30-2023]**

B. This article shall become effective 15 days after publication as provided by law.

ARTICLE III
Schedule of Fees and Fines
[Adopted 8-17-2011 (Ord. No. 10-017)]

§ 33-4. Creation and modification of schedule.[1] [Amended 5-30-2023]

There shall be a Schedule of Fees and Fines for any violation of this Code of Ordinances, including any citations issued pursuant to § 7-152c of the Connecticut General Statutes, as amended. The Select Board is hereby authorized to set an initial schedule of fines and fees for any ordinance which does not specify an appropriate fine or fee, and the Select Board is further authorized to review and modify the list of fees and fines in the December immediately following each municipal election. Such fines and fees may be modified by two-thirds vote of the Select Board or appropriate Town board or commission authorized by state statute. The initial fee or fine and any subsequent changes shall be filed in the Code of Ordinances.

1. **Editor's Note: The Schedule of Fees and Fines is included as an attachment to this chapter.**

Downloaded from https://ecode360.com/TH4289 on 2023-08-04

33 Attachment 1

Town of Thompson

Ordinance Schedule of Fees and Fines
[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

Ordinance	Ordinance No.	Adopted	Fee	Fine (if applicable)
Alcoholic Beverages and Loitering	10-001	9-30-1976		$100
Bazaars and Raffles	19-002	5-6-2019	Set by BOS	$200 to $1,000
Bingo Games	10-004	2-19-1951	Set by BOS	$250
Bull Hill Recreation Area	10-007	8-28-1986		$100
Code of Ordinances	11-001	8-17-2011		Set by Superior Court
Computer Database	10-010	11-29-2001	Set by Assessor	
Conflicts of Interest	10-009	8-24-1970		$100
Driveway Ordinance	10-053	12-20-1988	$100	$100
Dumping and Littering	10-021	8-24-1970		$50 to $250
Demolition Material/Bulky Waste	10-021	8-24-1970	Refer to current pamphlet "Transfer and Recycling Station" on Town website or in tax office	
Fire Marshal	19-001	5-6-2019	See attached schedule	$25 per day
Flood Damage Prevention	10-055	9-29-1988		Not more than $250 per day if willful,

Ordinance	Ordinance No.	Adopted	Fee	Fine (if applicable)
				$100 per day if not; up to 10 days' imprisonment; or both
Fracking	17-001	10-11-2017		$250
Garbage, Rubbish, Refuse	10-021	8-24-1970	Refer to current pamphlet "Transfer and Recycling Station" on Town website or in tax office	$100
Inland Wetlands	10-011B	2-26-1973	$110	
Motor Vehicles, Abandoned	10-026	8-28-1986		$100
Outdoor Burning	10-035	6-27-1967		As set forth in C.G.S. § 23-48
Parking of Motor Vehicles	10-037	2-24-1972		Set by Superior Court
Road Ordinance	10-041	12-20-1988	$100	$100
Sewers	10-043	1-27-2010		$250
Snow, Ice, Sleet, Removal of	10-044	2-24-1972		$25 to $50
Vendors and Solicitors	10-047	10-1-1934	$100	$50 to $100
Water and Other Discharges	10-050	8-24-1982		$50

*The Schedule of Fees and Fines shall be listed in the Code of Ordinances book and posted in the Town Hall.
**Fees and/or fines will be assessed on a case-by-case basis as deemed appropriate by the Select Board.
***Any fee and/or fines not paid within 90 days of written notice: The property may be liened due to noncompliance.

Agenda Item H) b) Other Business

Anticipated Staff Changes

Agenda Item H) c) Other Business

Maintenance of IWC meeting recordings

Question raised:

Is there some reason the IWC meetings are not posted to YouTube?

Answer: IWA recordings maintained in Wetlands Office.

- Wetlands Office was never given access to post on YouTube nor instructed to do so.
- Unknown if YouTube recordings are subject to deletion without proper authorization under FIOA.
- ZOOM recordings are in the control of 1st Selectman's ZOOM account.
- IWC meetings recorded on ZOOM; minutes contain a link and passcode to the ZOOM link for the public's viewing. All links are still valid.
- IWC Recording Secretary has downloaded every ZOOM recording onto a thumb drive just in case the recordings are deleted from the ZOOM account.
- Wetlands portion of network drive contains the recordings of IWC meetings that preceded the ZOOM meetings and many were burned onto CDs to keep for FOIA purposes. Unless authorized for records disposal recordings are available to the public on request.

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

Signing of Mylars – Fran Morano, Subdivision Map 99, lot 24, 279 Lowell Davis Rd, Thompson, CT 06255, dated April 6, 2023, prepared by J & D Civil Engineers, LLC (4 sheets).

Agenda Item M, Comments by Commissioners

Agenda Item N, Adjournment