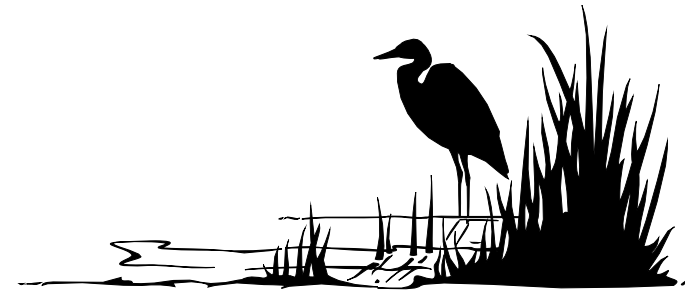


THOMPSON

INLAND WETLANDS COMMISSION

TUESDAY, January 9th, 2024

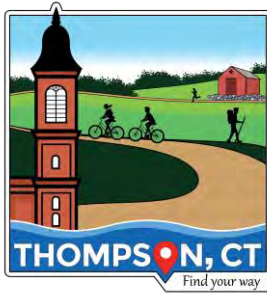
ZOOM Meeting



Agenda Item A) Call to Order & Roll Call

Agenda Item B) Appointment of Alternates

Agenda Item C) Action on Minutes of December 12, 2023



TOWN OF THOMPSON

Inland Wetlands Commission

815 Riverside Drive - P.O. Box 899
North Grosvenordale, CT 06255
office phone: (860) 923-1852
www.thompsonct.org

MEETING MINUTES: Tuesday, December 12, 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), Fran Morano, Chris Dustin, Dan Malo (IWC Agent), Amy St. Onge (First Selectman), Gloria Harvey (Recording Secretary)

Members of the Public: Valerie Clark, Doug Gray, and others.

- B) Appointment of Alternates - None

- C) Action on Minutes of Previous Meetings

1. Minutes of November 14, 2023 - Regular Meeting

The Minutes of November 14, 2023 were unanimously accepted as presented.

- D) Citizens Comments on Agenda Items - None

- E) Applications

- a. Old Applications - None

- b. New Applications - None

- c. Applications Received After Agenda was Published - None

- F) Permit Extensions / Changes -None

- G) Violations & Pending Enforcement Actions

1. **VIOL21036**, Permit IWA20022, Marc Baer, 1227 Thompson Rd (map 116, block 24, lot 10), grades not as authorized in modified plan approved by the Commission on 2/9/21.

Marla Butts, before she retired, asked the Building Department to place a note on Mr. Baer's land record not to issue a Certificate of Occupancy until this violation is resolved. Both Dan Malo and Marla agreed this was sufficient action at this time. Another alternative would be a Cease and Desist and Dan Malo stated that this would be the last resort because it could result in something that never gets resolved, involves more research and paperwork and hinders the sale of the property. Therefore, at this time, a note on Mr. Baer's land record not to issue a Certificate of Occupancy and a note to the listing agent regarding the status of the Certificate of Occupancy is the best-case scenario. Dan Malo will follow up with Mr. Baer and his Real Estate Agent.

2. **VIOL23013**, Wojciech Sudyka, 1574 Riverside Drive, (map 55, block 65, lot 14), grading work exceeded scope of work authorized by Permit IWA21028, issued 5/22/23.

Dan Malo reached out to the new staff in Dudley and their Wetlands consultant regarding a clearing complaint they had received in early 2023, and a request to discuss concerns that Marla had about the Perry Pond Dam. He asked Daniel Blanchette of J&D Civil Engineers

about an updated site plan to include the area where they exceeded the scope of work and if he had received any communications from the DOT or DEEP (Chuck Lee on the dam and Norm Miller about the Route 12 culvert which may have been the cause for road flooding). He will update the Commission when he receives their replies.

The dam is not listed in Massachusetts as a high hazard dam because it wouldn't have the possibility of failing into Massachusetts but it has seepage and could potentially fail into Connecticut. Dan Malo reached out to Dudley's part-time consultant who wasn't aware of the issues or the complaints Dudley had received about work going on in Thompson. A meeting is being set up between the Dudley consultant and Dan. Commissioner O'Neil asked Dan to memorialize his correspondence and discussion with the Dudley wetlands consultant, put it in writing, identify the issues, hazards, and the potential risk to life and property, plot a course of action so there is a written record, in order to bring this violation to a conclusion.

3. **VIOL23035**, James Quaiel, 0 Hill Road, aka 6 Hill Rd, (map 109, block 34, lot 32), fill and earthmoving within upland review area without permit. Violation issued 11/1/23.

A complaint from 8 Hill Road was received that fill had been placed on the driveway to 6 Hill Road, owned by James Quaiel, causing flooding of the basement for 8 Hill Road, owned by Melissa and Jason Gieck. The fill was placed within 100 feet of wetlands soils, necessitating a declaratory ruling or wetlands agent approval. Lack of approval is the cause for the issuance of the violation; however, it is difficult to determine if the fill is related to basement flooding. It was claimed that a culvert or pipe existed at the driveway previously and allowed for flow but was blocked; this cannot be proven. Analysis of topography and observation showed no channelization. It is noted on plans for the Gieck property that a sump pump would be necessary and a drain from their home is depicted with an outlet to the wetlands area, which was not found. The former issues may be the cause for flooding. A permit, or approval would be needed for the driveway, however engineering or hydrological study is beyond what is typically required of a project of this type on the fringe of the upland review area.

Dan received emails from Mr. Quaiel and his neighbors, the Geicks, to analyze and reply to, however he said there is no clear route to close this complaint. Commissioner O'Neil commented that it sounds like a site-specific limitation which is not in the jurisdiction of the Inland Wetlands Commission which agrees with Marla's assessment, and they should explore a remedy with an engineer. Dan will discuss this issue with Daniel Blanchette of J&D Civil Engineers who provided the site plan for Mr. Quaiel. Perhaps it is a civil matter for the two property owners to resolve. Commissioner Morano commented if it's affecting the wetlands or it's in the upland review area that is certainly within our jurisdiction.

H) Other Business – None

I) Citizen's Comments

Doug Gray, 131 New Road, asked for a follow up on 117 New Road water issue and Dan Malo stated that a site visit with Commissioner Obert will be scheduled.

J) Reports

a. Budget & Expenditures

Dan Malo reported that the IWC has expended 19% of its \$32,778 budget and the Professional Affiliation budget line has been maxed out.

Dan Malo asked for clarification on the line for Eastern CT Conservation District. Commissioner Morano responded that it is a retainer for as needed consulting services that we usually pay because it is a good support for our area.

Commissioner Dustin asked for clarification in the current IWC Regulations regarding legal notices which states the applicants bears the burden of cost for legal notices. Dan Malo responded that although the Regulations state this procedure, it has been an ongoing practice for IWC office to submit these legal notices for publication and posting in order to ensure correct timing and accuracy of content. Dan Malo also explained that State Statute is working to improve the process of posting public notices with the possibility of posting on the website, however nothing definite has been decided yet.

b. Wetlands Agent Report

Dan Malo reported he has been tackling the administrative backlog that accumulated during the transition. There were several outstanding purchase orders for legal notices, some sent in error by the publisher to Woodstock for billing but are now in Thompson. I have not received new applications, and hopefully that signals the seasonal slowdown in permitting. I've had many residents in the office regarding potential projects which may come in the spring. The Camelio subdivision was approved by P&Z, and the mylars are ready for signature and filing.

Complaint 23-05, filling near 50 Reardon Road – Marla had taken complaints about recent filling activities across the street from 50 Reardon Road on property owned by St Joseph's Catholic Society. Since one of the letters stated the work was done by Ron Desrochers Construction Company she spoke to Mr. Desrochers; he told Marla that this site received past approval by the Commission. Permit **02-03-02**, approved April 15, 2002, for activities associated with the expansion of the cemetery, extension of a pipe, and placement of fill, may have authorized that work, but the permit was not renewed and expired in 2007. The hard copy of the approval was destroyed with the records disposal. There have been no follow-up permits issued to add fill or to expand the area of the cemetery on their property.

Dan Malo reached out to the parish to discuss this matter, sent emails, used their contact form, left voicemails for the bookkeeper and the priest, and those communications have not been responded to. In a discussion with Marla, the next step is a Notice of Inquiry or Violation. Commissioner O'Neil brought the site of this cemetery up on Google Maps so everyone would be familiar with the area. Dan Malo suggested a remedy could include the church applying to fill that area as they've been doing similar to what they've done in the past, and another remedy might be to restore what they have done. Dan Malo will send a formally documented letter to them informing them to cease and desist any further activity and request a representative for that corporate entity be present to address the Commission at our next meeting.

WETLANDS AGENT PERMITS ISSUED

- WAA23028, John Camelio, 597 East Thompson Road (map 154, block 5, lot 10C), New house within upland review area, received 10/4/23. Approved 11/29/23.
- WAA23029, John Camelio, 597 East Thompson Road (map 154, block 5, lot 10D), New house within upland review area, received 10/4/23. Approved 11/29/23.
- WAA23033, Jane Kuhar, 0 Arrowhead Drive, (map 141, block 17, lot 132), New house within upland review area received 10/30/23. Approved 11/20/23.
- WAA23034, Karen Quaiel, 0 Arrowhead Drive, (map 141, block 17, lot 134), New house within upland review area, received 10/30/23. Approved 11/20/23.

FOUR BUILDING PERMITS WERE REVIEWED

- Lorkiewicz, 193 Linehouse Road, 16x24 shed in upland review area. A Declaratory Ruling, Use permitted by right for enjoyment of the home or Wetlands Agent Approval will be necessary.
- Neil P LLC, 520 Riverside Drive, Liquor store relocation of underground pipe with discharge Reiterated conditions of **IWA21009**: E&S, bioretention area installation required before building.
- Tewksbury, 185 Breault's Landing, 2 single-family homes Parcel and project outside of regulated area.
- Mountford, Logan's Lane, 3-lot subdivision, utilizing a shared drive. Marla and I researched the delineation of the original subdivision - No wetlands or upland.

PURCHASE REQUISITIONS – Encumbered (2) Legal Notices \$90.00 Stonebridge Press, and Legal Notices payment (9) \$352.80.

c. Correspondence – None

K) Signing of Mylars

1. **SUB23027**, John Camelio, 597 East Thompson Rd (map 154, block 5, lot 10), 3-lot subdivision

The Mylar for SUB23027 was signed by Commissioner O'Neil and Dan Malo notified the ZEO that it was available to receive and endorse.

L) Comments by Commissioners

Commissioner Morano asked Commissioner Dustin if he received any information to help with his learning curve and he replied he was given a copy of "What's Legally Required" which he is in the process of reading.

Commissioner Dustin commented he is looking forward to working with everyone on the Commission.

Commissioner O'Neil stated that the Inland Wetlands Commission is the only Commission in Town required to take a training course and pass a test. He encouraged our newest Commissioner to take this course for certification.

Dan Malo informed Commissioner Dustin that there's a free module-based training to get Inland Wetlands Certification which is offered through UConn CLEAR with quizzes at the end of each of the modules and some of the modules are hilarious. Dan Malo will send Commissioner Dustin the link.

Commissioner O'Neil thanked Amy St. Onge, First Selectman for overseeing our meeting, the Commissioners for their contributions, Dan Malo for his IWC Agent work and the Recording Secretary.

M) Adjournment

Commissioner Morano made a motion to adjourn. Commissioner Dustin seconded the motion. The motion was unanimously **APPROVED** and the meeting adjourned at 7:56 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/GOEzSbpByXr0aBfy8inyZEbflfWdfD-_WYKEgEAmfCMmJ5li-3qG102CtY_9eN6.zizCVAa_MsiqkivL

Passcode: 2UT^1iEa

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) Old Applications – ***None***

Agenda Item E) b) New Applications

1. **SUB24001**, John & Cheryl Lowinski, 90 Thompson Road (map 87, block 38, lot 16), Three (3)-Lot Subdivision containing wetlands.
Stamped received 1/3/24.

for commission use:	rev 1/11
application # <u>Sub 24001</u>	
date received <u>1/3/24</u>	

SUBDIVISION REVIEW APPLICATION

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

Received

JAN 03 2024

Instructions:

Thompson Wetlands Office

All applicants must complete this application for preliminary review. The Commission will notify the applicant of any additional information that may be required and will schedule a public hearing if necessary. In addition to the information supplied herein, the applicant may submit other supporting facts or documents which may assist the Commission in its evaluation of the proposal. In order to streamline the application review process, it is recommended that all subdivision review applications be submitted to the Thompson Conservation Commission for review prior to submission to the regulatory commissions. Any changes made to a subdivision plan that affects wetlands or watercourses as a result of Planning & Zoning approval must be resubmitted to the Wetlands Commission for review and approval, or the conceptual approval will be considered null and void and a new subdivision review application with all fees will need to be submitted.

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 Town Clerk. State Statute provides that you may submit an application up to three (3) business days prior to the next regularly scheduled meeting, which means by the close of business hours on the Wednesday before a regular meeting date. 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 A 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 activities.

WE MUST HAVE THE FOLLOWING INFORMATION TO PROCESS YOUR APPLICATION:

- 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 (side of street)
- Locations of proposed house, septic test pits, well and driveway must be staked and labeled on site (These requirements must be LEGIBLY PRINTED on your MAPS at the time of application, but NOT in the area of the map details. Use outside edge of map for this information. Thank you.)

FAILURE TO HAVE THE ABOVE INFORMATION WILL POSTPONE PROCESSING OF YOUR APPLICATION

FEE SCHEDULE:

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

(Permit Fee Now Includes Mandatory Legal Advertisement Fee of \$20. This DOES NOT include Legal Notice fees for Public Hearings, which will be billed separately.)

- Conceptual Approval of Subdivision up to Two (2) Lots \$50 + \$60
- Conceptual Approval of Subdivision of Three (3) Lots or more..... \$250 Base Fee – PLUS
\$250 per lot + \$60 State Fee
- Complex Application Fee.....Applicants will be billed for professional review as needed,
see regulations booklet Section 18.5

Please complete the following application information.

If you need assistance contact the wetland Agent (business office 860- 923-1852)

Date _____

1) Name of Applicant JOHN & CHARYCE KWINSKI

Home Address 90 THOMPSON ROAD, THOMPSON, CT 06277

Home Tele & Hrs _____ Business Tele & Hrs _____

Business Address _____

2) Applicant's interest in the Property: ☒ Owner ☐ Other

INLAND WETLANDS APPROVALS CAN BE GRANTED TO PROPERTY OWNER ONLY.

No permit shall be assigned or transferred without written permission of the Commission.

3) Name of Property Owner (if not applicant) SAVIA

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 CEP 2961 - NORTH SIDE OF THOMPSON ROAD

Street or Road Location 90 THOMPSON ROAD

Tax Assessor's Map # 27

Block # 38

Lot # that appears on site plan 16

Deed Info : Volume # 763

Page # 140

5) The property to be subdivided contains:

Soil Types WOODBIDGE, CANTON & CHARLTON, PAXTON & MONTAUK

Wetland Soils _____ (Swamp _____ Marsh _____ Bog _____ Vernal Pool _____)

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

Floodplain - Yes / No

6) Purpose and Description of the Activity for which Approval is requested:

a. Give a complete description of the proposed activity PROPOSED 3-LOT SUBDIVISION
(ONE EXISTING RESIDENCE + 2 NEW LOTS) WITH ACTIVITY IN
THE UPLAND REVIEW

If the above activity involves deposition or removal of material, what is the quantity? N/A

b. 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 with base flood elevations. *N/A*
- ☒ 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. *N/A*
- ☒ 10-Date, scale (recommend 1"=40') and North arrow.
- ☒ 11-Subdivisions must be A-2 Surveys and have Certified Soil Scientist's original signature on face sheet.
- ☒ 12-Proposed limits of clearing/disturbance and location of stockpiles during construction.
- ☒ 13-Location of proposed Erosion and Sedimentation controls and other management practices which may be considered as a condition of issuing a future permit for the proposed regulated activity. The erosion and sedimentation control provisions and the storm water treatment design on the site plan must comply with the most current DEP edition of the *Connecticut Guidelines for Soil Erosion and Sedimentation Control* and the most current version of the *Connecticut Stormwater Quality Manual* and be and be so noted on the plans.
- ☐ 14 -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. *N/A*
- ☐ 15-Location of proposed mitigation or wetland enhancement measures which may be considered as a condition of issuing a permit for the proposed regulated activity. *N/A*
- ☐ 16-Timing and description of phases of activities, installation of sediment and stormwater control measures and temporary and permanent stabilization methods.

c. Explain whatever measures you propose to lessen or to compensate for the impacts to the wetlands or watercourse(s) NO DIRECT IMPACTS. SILT FENCE WILL BE UTILIZED TO

PREVENT SEDIMENT TRANSPORT FROM ACTIVITIES IN THE
UPLAND REVIEW AREA

d. Have any alternatives been considered? NO If yes, explain why this proposal was chosen _____

NO DIRECT WETLANDS IMPACTS

7) Is any portion of this property located within 500' of the boundary of an adjoining municipality? NO

If yes, Applicant is required to give written notice of the application by certified mail, return receipt requested, to

the adjacent municipal wetlands agency on the same day of filing this permit application with the Thompson Inland Wetlands Commission (TIWC). Documentation of such notice shall be provided to the TIWC.

- 8) Is any portion of this property located within the watershed of a water company as defined in section 16-1 of the Connecticut General Statutes? No If yes, the Applicant is required to provide written notice of the application by certified mail, return receipt requested, to the water company on the same day of filing this permit application with the Thompson Inland Wetlands and Watercourses Commission. Documentation of such notice shall be provided to the Commission.
- 9) Does any portion of this property contain a Natural Diversity Data Base (NDDDB) area of concern as defined on the most updated 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 SPRING 2024
- Estimated date of completion (all disturbed areas are stabilized) AUTUMN

- 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, 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

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

I understand by signing this application that it is my responsibility to provide all the information as requested.
I understand that the commission is unable to act upon an incomplete application.

Cheryl Lempster 12/21/23
+ [Signature]
Signature of Applicant Date
Same
Consent of Landowner if other than applicant Date

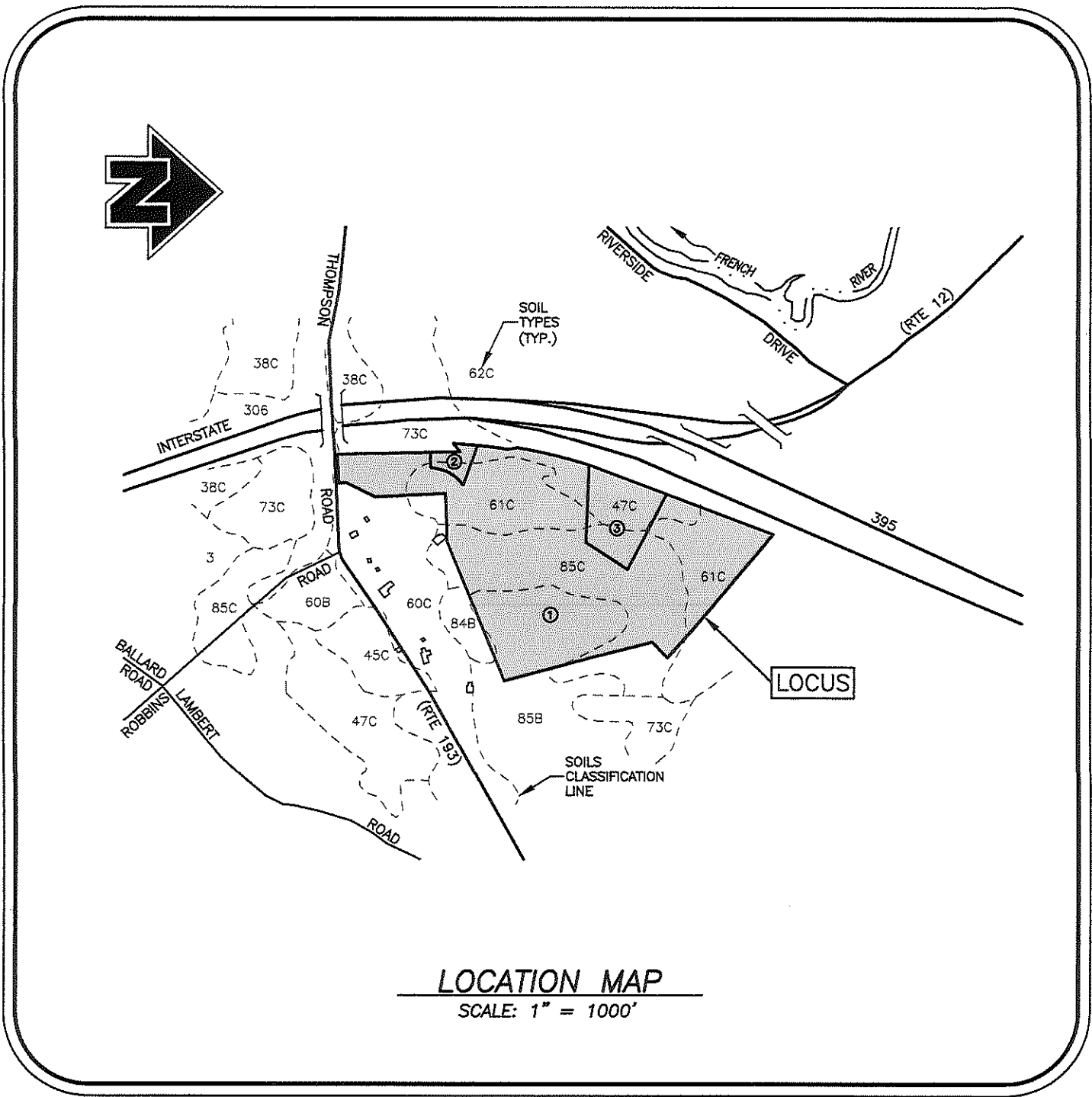
Please attach a written consent by the owner if applicant is not the property owner.

PROPOSED 3 LOT SUBDIVISION

90 THOMPSON ROAD (RTE. 193)
THOMPSON, CONNECTICUT

PREPARED FOR:
**CHERYL LOWINSKI-LOH &
JOHN LOWINSKI-LOH**

LEGEND	
●	IRON PIN SET OR TO BE SET
○	IRON PIN FOUND
⊙	DRILL HOLE FOUND
⊠	CHD MONUMENT FOUND
⊡	CHD MONUMENT POINT
□	CATCH BASIN
○	UTILITY POLE
⊙	PERCOLATION TEST HOLE
⊠	TEST HOLE
---	EXISTING CONTOURS
---	PROPOSED CONTOURS
#	INLAND WETLANDS FLAG
---	BUILDING SETBACK LINE
---	METAL BEAM GUIDE RAIL
---	STONE WALL
---	STONE WALL REMAINS
---	SILT FENCE



INDEX TO DRAWINGS

TITLE	SHEET No.
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KEY MAP	2 OF 11
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SUBDIVISION MAP NO. 2	4 OF 11
SITE DEVELOPMENT PLAN NO. 1	5 OF 11
SITE DEVELOPMENT PLAN NO. 2	6 OF 11
SITE DEVELOPMENT PLAN NO. 3	7 OF 11
DRIVEWAY PLAN AND PROFILE NO. 1	8 OF 11
DRIVEWAY PLAN AND PROFILE NO. 2	9 OF 11
DETAIL SHEET No. 1	10 OF 11
DETAIL SHEET No. 2	11 OF 11

APPROVED BY THE TOWN OF
THOMPSON PLANNING AND ZONING COMMISSION

CHAIRMAN	DATE
DATE OF PZC APPROVAL	DATE
DATE OF EXPIRATION	DATE

"PER SECTION 8-26c OF THE CONNECTICUT GENERAL STATUTES, AS AMENDED, APPROVAL AUTOMATICALLY EXPIRES FIVE YEARS FROM DATE OF APPROVAL IF ALL PHYSICAL IMPROVEMENTS REQUIRED BY THIS SUBMITTED PLAN ARE NOT COMPLETED BY THE EXPIRATION DATE".
"THE SUBDIVISION REGULATIONS OF THE THOMPSON PLANNING AND ZONING COMMISSION ARE A PART OF THIS PLAN. APPROVAL OF THIS PLAN IS CONTINGENT ON COMPLETION OF THE REQUIREMENTS OF SAID REGULATIONS, EXCEPTING ANY WAIVERS OR MODIFICATIONS MADE BY THE COMMISSION. ANY SUCH WAIVERS OR MODIFICATIONS ARE ON FILE IN THE OFFICE OF THE COMMISSION".

APPROVED BY THE TOWN OF THOMPSON
INLAND WETLANDS COMMISSION

CHAIRMAN SIGNATURE: _____
DATE OF IWC APPROVAL: _____

PREPARED BY:

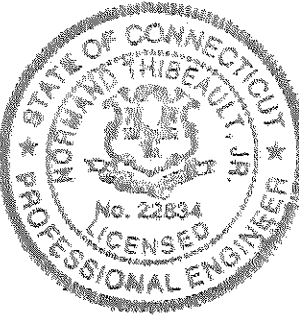
REVISIONS	
DATE	DESCRIPTION

Killingly Engineering Associates
Civil Engineering & Surveying

114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

December 2023

**BEFORE YOU DIG
CALL BEFORE YOU DIG**
AT LEAST TWO FULL BUSINESS DAYS
BEFORE DIGGING OR DISTURBING EARTH
DIAL 811 OR 1-800-922-4455

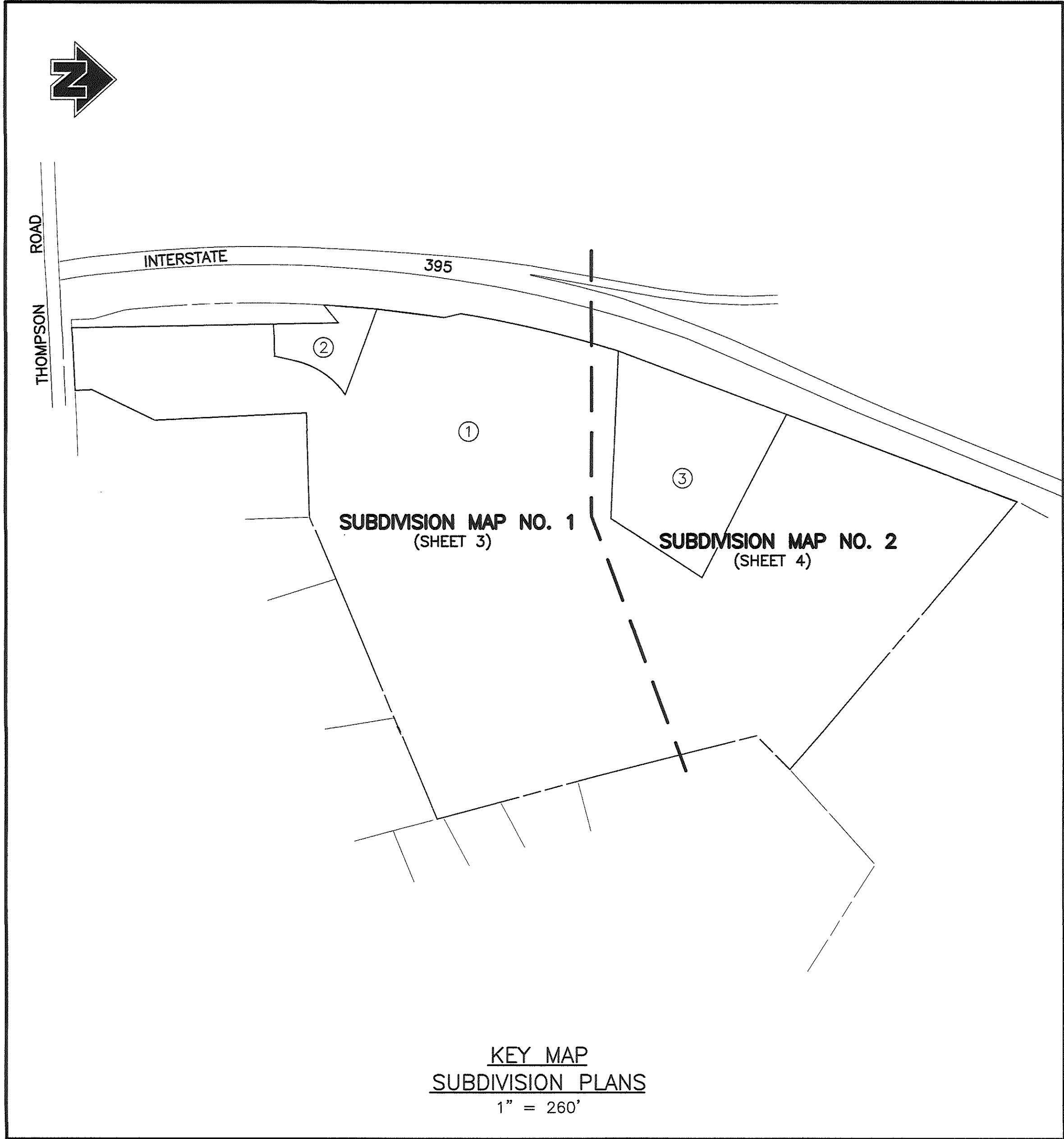


Norman Thibault, Jr.
NORMAND THIBAUT, JR., P.E. No. 22834 DATE 1/3/2024

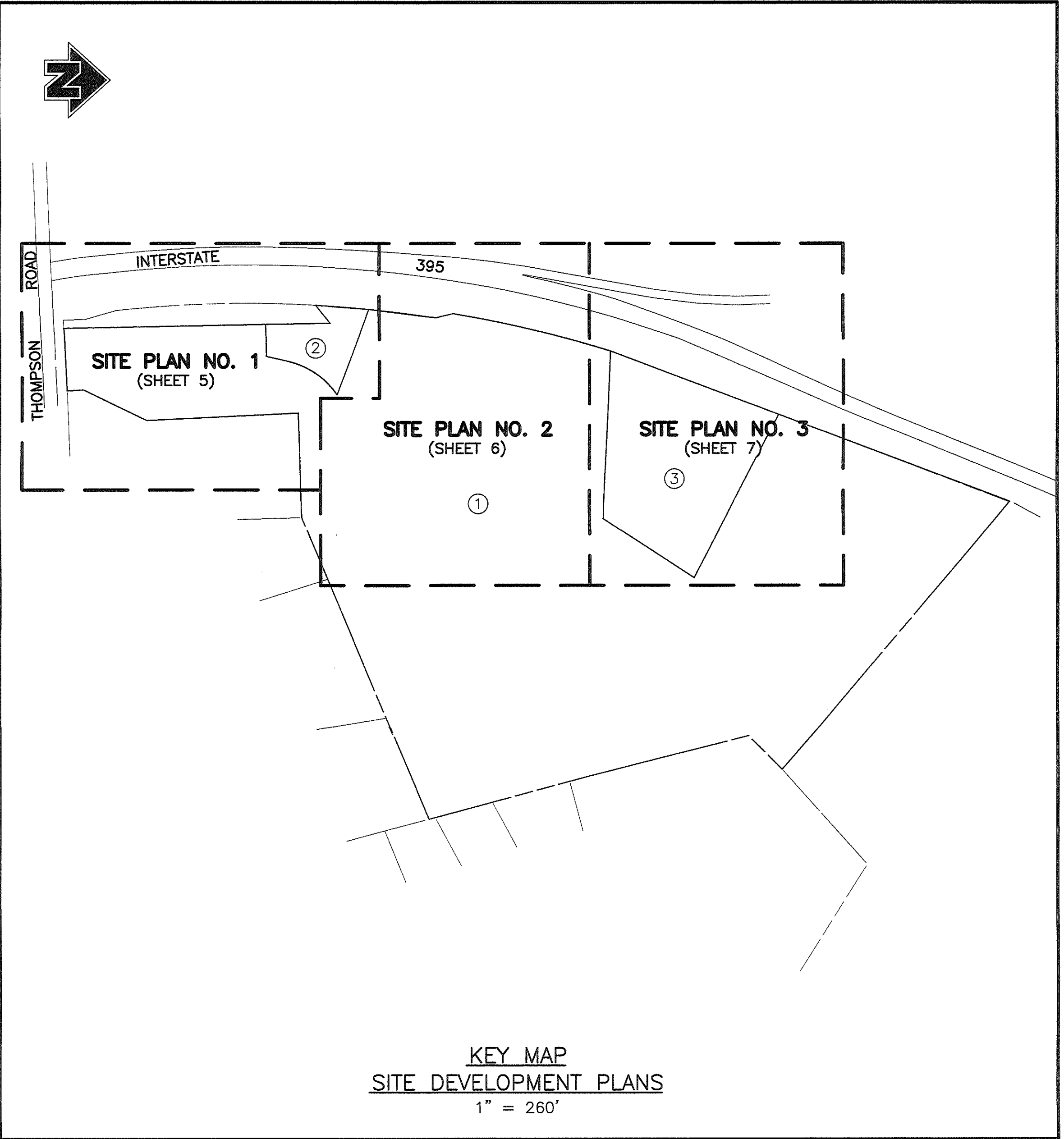
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JAN 03 2024
Thompson Wetlands Office

SHEET 1 OF 11
JOB NO: 23093

Application SUB24001

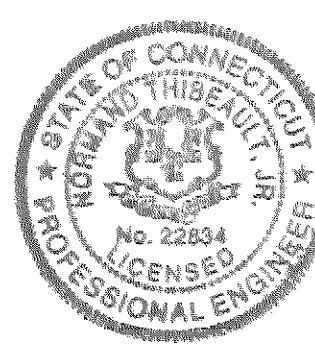


KEY MAP
SUBDIVISION PLANS
1" = 260'



KEY MAP
SITE DEVELOPMENT PLANS
1" = 260'

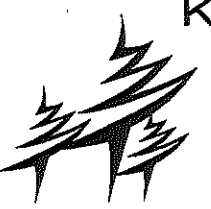
Received
JAN 03 2024
Thompson Wetlands Office



Norman E. Thibault, Jr. 1/3/2024
NORMAN E. THIBAUT, JR., P.E. DATE
LIC #PEN 0022834

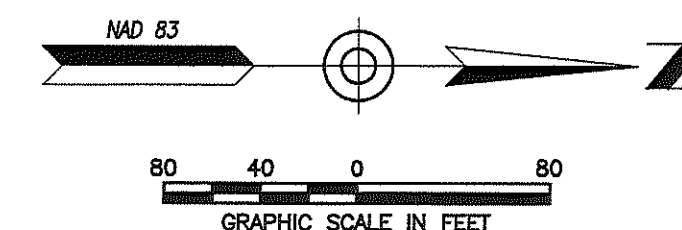
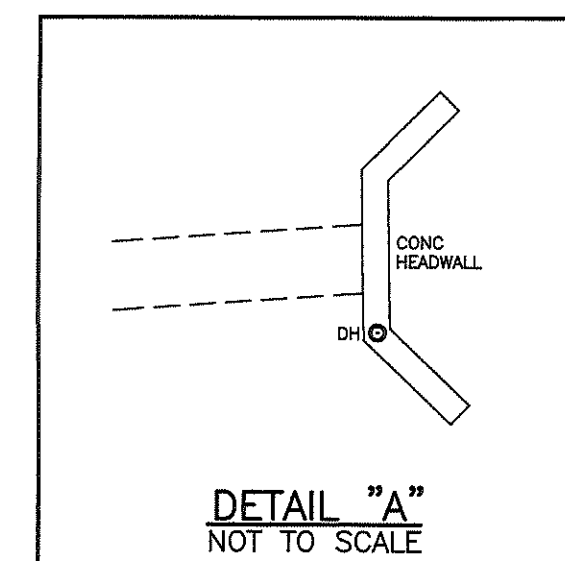
DATE	DESCRIPTION
	REVISIONS

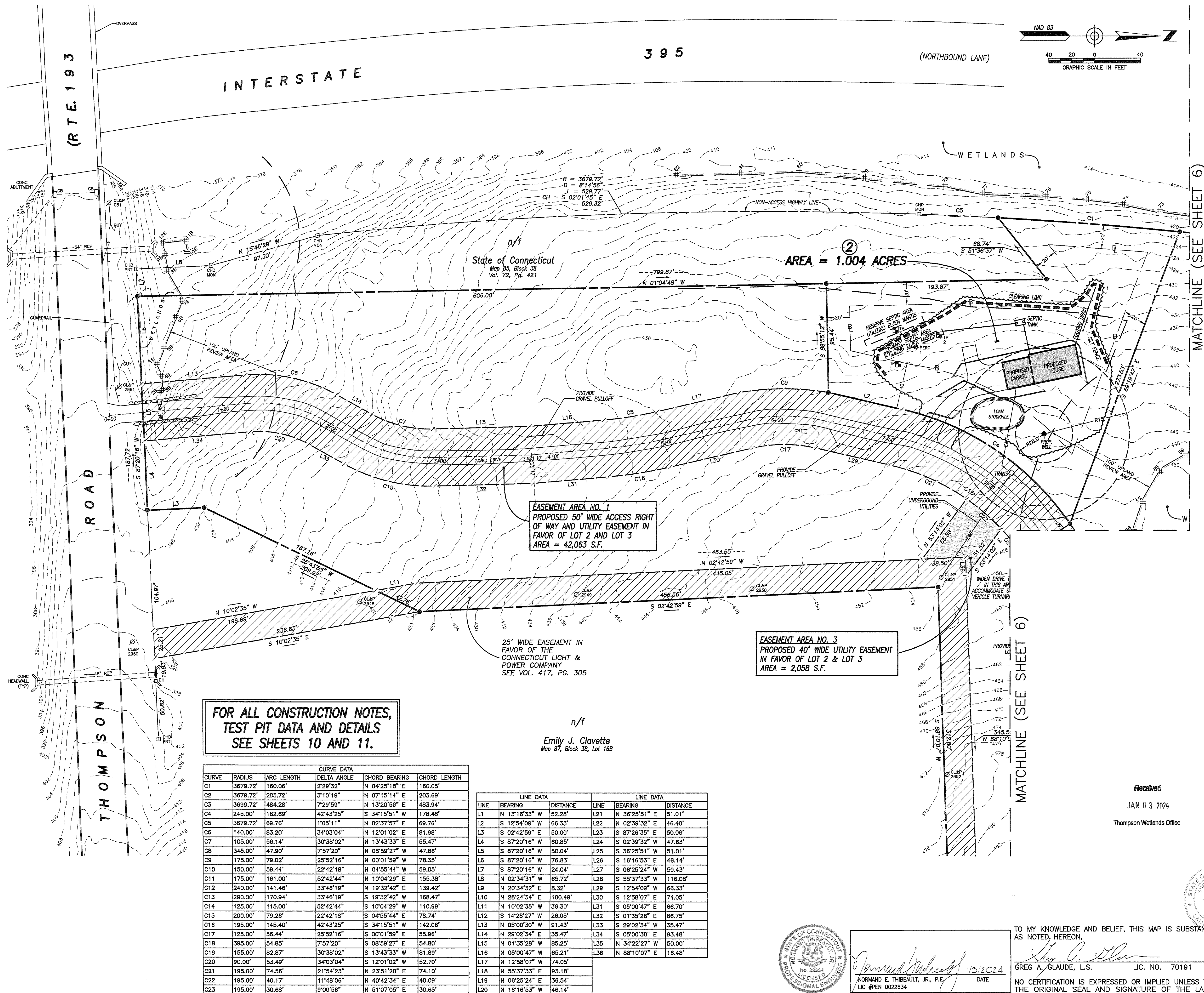
KEY MAP
PREPARED FOR
**CHERYL LOWINSKI-LOH &
JOHN LOWINSKI-LOH**
90 THOMPSON ROAD (RTE. 193)
THOMPSON, CONNECTICUT



Killingly Engineering Associates
Civil Engineering & Surveying
114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

DATE: 12/21/2023	DRAWN: RGS
SCALE: 1" = 260'	DESIGN: NET
SHEET: 2 OF 11	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 23093





NOTES:

- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996, Amended October 26, 2018;
 - This survey conforms to a Class "A-2" horizontal accuracy.
 - Field surveyed topographic features conform to a Class "T-2", "V-2" vertical accuracy.
 - LIDAR topographic features conform to a Class "T-D" vertical accuracy.
 - Survey Type: Improvement Location Survey.
 - Boundary Determination Category:
 - Along Existing Deed Lines: Resurvey
 - Along Proposed Deed Lines: Original Survey
- Total Subdivided Area = 52.523 Acres
- Zone = Rural Residential Agricultural District (RRAD).
- Owner of record: Cheryl Lowinski-Loh & John Lowinski-Loh
90 Thompson Road, Thompson, CT 06277
See Volume 1022, Page 220
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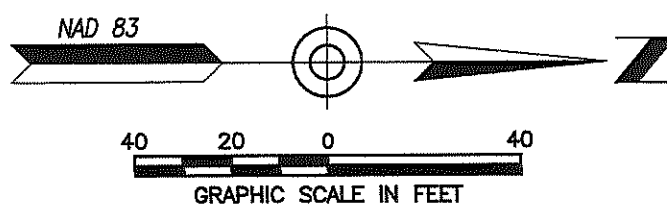
IMPROVEMENT LOCATION SURVEY
SITE DEVELOPMENT PLAN NO. 1

PREPARED FOR
**CHERYL LOWINSKI-LOH &
JOHN LOWINSKI-LOH**
90 THOMPSON ROAD (RTE. 193)
THOMPSON, CONNECTICUT

Killingly Engineering Associates
Civil Engineering & Surveying

114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

DATE: 12/21/2023 DRAWN: RGS
SCALE: 1" = 40' DESIGN: NET
SHEET: 5 OF 11 CHK BY: GG
DWG. No: CLIENT FILE JOB No: 23093



MATCHLINE (SEE SHEET 5)

MATCHLINE (SEE SHEET 7)

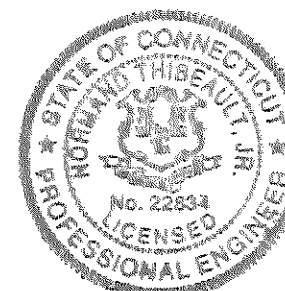
EASEMENT AREA NO. 2
PROPOSED 50' WIDE ACCESS RIGHT OF
WAY AND UTILITY EASEMENT IN FAVOR
OF LOT 3
AREA = 45,147 S.F.

AREA = 46.519 ACRES

CURVE DATA				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	3679.72'	160.06'	2°29'32" N 04°25'18" E	160.05'
C2	3679.72'	203.72'	3°10'19" N 07°15'14" E	203.69'
C3	3699.72'	484.28'	7°29'59" N 13°20'56" E	483.94'
C4	245.00'	182.69'	42°43'25" S 34°15'51" W	178.48'
C5	3679.72'	69.76'	1°05'11" N 02°37'57" E	69.76'
C6	140.00'	83.20'	34°03'04" N 12°01'02" E	81.98'
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C8	345.00'	47.90'	7°57'20" N 08°59'27" W	47.86'
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C21	195.00'	74.56'	21°54'23" N 23°51'20" E	74.10'
C22	195.00'	40.17'	11°48'06" N 40°42'34" E	40.09'
C23	195.00'	30.68'	9°00'56" N 51°07'05" E	30.65'

LINE DATA			LINE DATA		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 13°16'33" W	52.28'	L21	N 36°25'51" E	51.01'
L2	S 12°54'09" W	66.33'	L22	N 02°39'32" E	46.40'
L3	S 02°42'59" E	50.00'	L23	S 87°26'35" E	50.06'
L4	S 87°20'16" W	60.85'	L24	S 02°39'32" W	47.63'
L5	S 87°20'16" W	50.04'	L25	S 36°25'51" W	51.01'
L6	S 87°20'16" W	76.83'	L26	S 16°16'53" E	46.14'
L7	S 87°20'16" W	24.04'	L27	S 06°25'24" W	59.43'
L8	N 02°34'31" W	65.72'	L28	S 55°37'33" W	116.08'
L9	N 20°34'32" E	8.32'	L29	S 12°54'09" W	66.33'
L10	N 28°24'34" E	100.49'	L30	S 12°58'07" E	74.05'
L11	N 10°02'35" W	36.30'	L31	S 05°00'47" E	66.70'
L12	S 14°28'27" W	26.05'	L32	S 01°35'28" E	86.75'
L13	N 05°00'30" W	91.43'	L33	S 29°02'34" W	35.47'
L14	N 29°02'34" E	35.47'	L34	S 05°00'30" E	93.48'
L15	N 01°35'28" W	85.25'	L35	N 34°22'27" W	50.00'
L16	N 05°00'47" W	65.21'	L36	N 88°10'07" E	16.46'
L17	N 12°58'07" W	74.05'			
L18	S 55°37'33" E	93.18'			
L19	N 06°25'24" E	36.54'			
L20	N 16°16'53" W	46.14'			

FOR ALL CONSTRUCTION NOTES,
TEST PIT DATA AND DETAILS
SEE SHEETS 10 AND 11.



Norman E. Thibault, Jr., P.E.
LIC #PEN 0022834
1/3/2024
DATE

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

GREG A. GLAUDE, L.S. LIC. NO. 70191
1/3/2024
DATE

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

NOTES:

- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996, Amended October 26, 2018;
 - This survey conforms to a Class "A-2" horizontal accuracy.
 - Field surveyed topographic features conform to a Class "T-2", "V-2" vertical accuracy.
 - LIDAR topographic features conform to a Class "T-D" vertical accuracy.
 - Survey Type: Improvement Location Survey.
 - Boundary Determination Category:
 - Along Existing Deed Lines: Resurvey
 - Along Proposed Deed Lines: Original Survey
- Total Subdivided Area = 52.523 Acres
- Zone = Rural Residential Agricultural District (RRAD).
- Owner of record: Cheryl Lowinski-Loh & John Lowinski-Loh
90 Thompson Road, Thompson, CT 06277
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- Parcel is shown as Lot #16, Block 38 on Assessors Map #87.
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REVISIONS	
DATE	DESCRIPTION

IMPROVEMENT LOCATION SURVEY SITE DEVELOPMENT PLAN NO. 2

PREPARED FOR
**CHERYL LOWINSKI-LOH &
JOHN LOWINSKI-LOH**

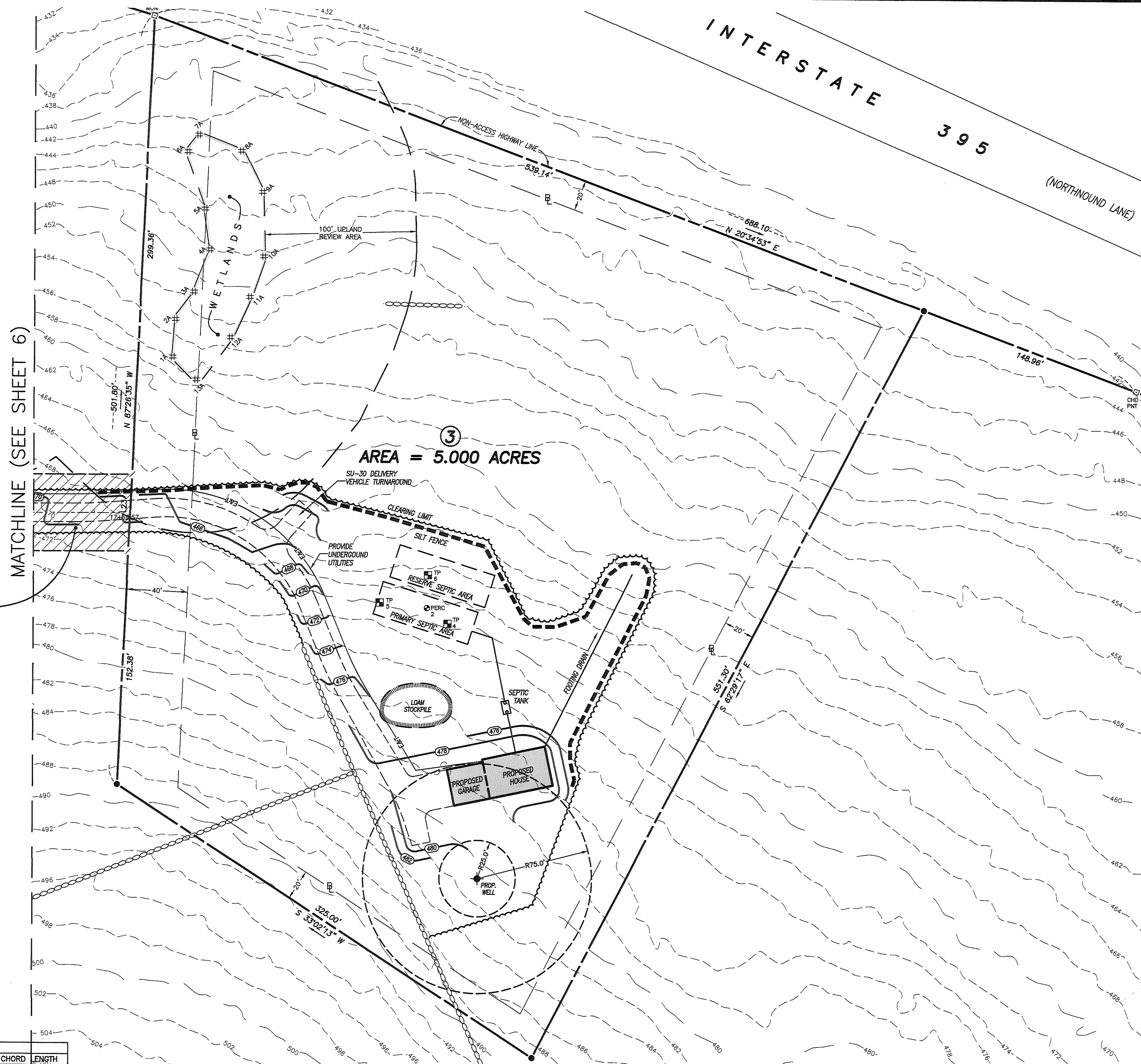
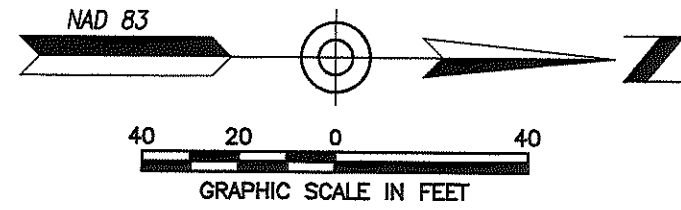
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DATE: 12/21/2023
SCALE: 1" = 40'
SHEET: 6 OF 11
DWG. No: CLIENT FILE

DRAWN: RGS
DESIGN: NET
CHK BY: GG
JOB No: 23093



EASEMENT AREA NO. 2
PROPOSED 50' WIDE ACCESS RIGHT
OF WAY AND UTILITY EASEMENT IN
FAVOR OF LOT 3
AREA = 45,147 S.F.

AREA = 5.000 ACRES

FOR ALL CONSTRUCTION NOTES,
TEST PIT DATA AND DETAILS
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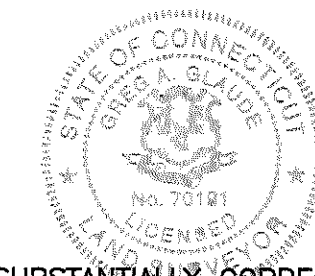
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REVISIONS	
DATE	DESCRIPTION

Received
JAN 03 2024
Thompson Wetlands Office



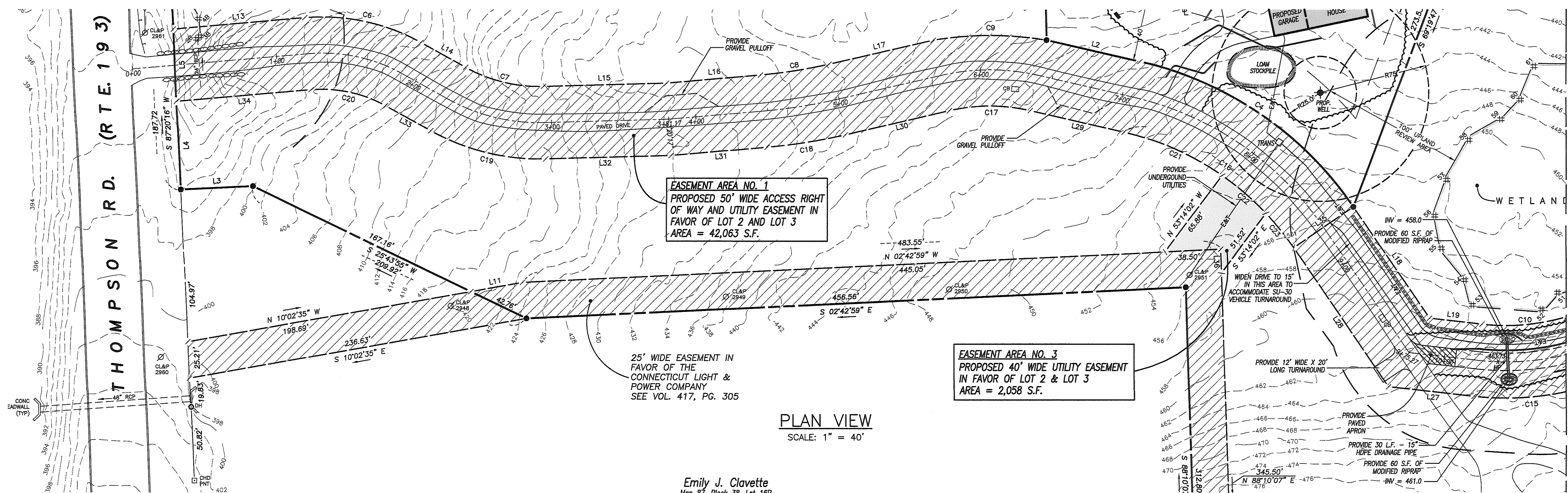
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GREG A. GLAUDE, L.S. LIC. NO. 70191 DATE 1/3/2024

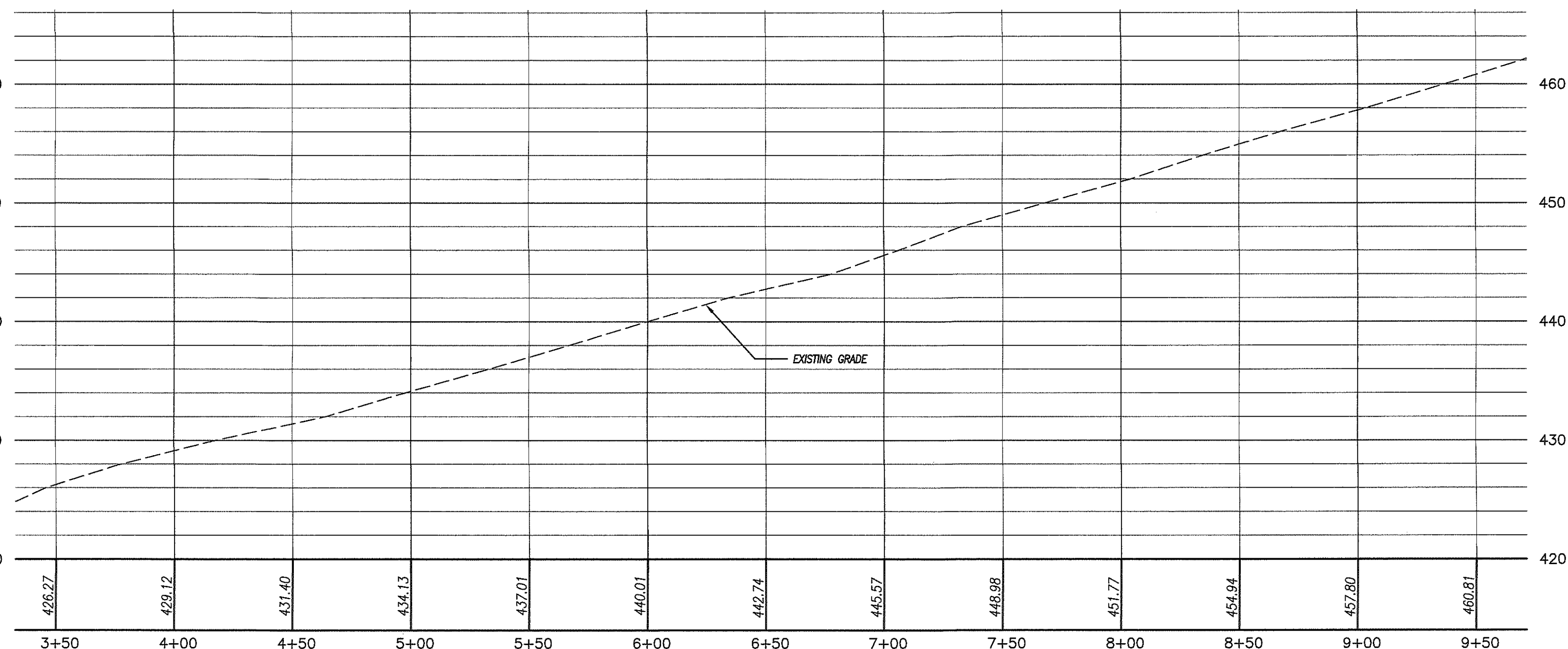
NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE LAND SURVEYOR.

IMPROVEMENT LOCATION SURVEY
SITE DEVELOPMENT PLAN NO. 3
PREPARED FOR
**CHERYL LOWINSKI-LOH &
JOHN LOWINSKI-LOH**
90 THOMPSON ROAD (RTE. 193)
THOMPSON, CONNECTICUT

Killingly Engineering Associates Civil Engineering & Surveying	
114 Westcott Road P.O. Box 421 Killingly, Connecticut 06241 (860) 779-7299 www.killinglyengineering.com	
DATE: 12/21/2023	DRAWN: RGS
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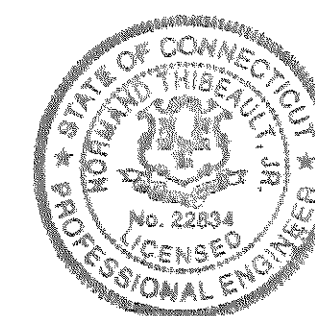


Emily J. Clavette
Map 87, Block 38, Lot 16



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C20	90.00'	53.49'	34'03"04"	S 12'01"02" W	52.70'
C21	195.00'	74.56'	21'54"23"	N 23'51"20" E	74.10'
C22	195.00'	40.17'	11'48"06"	N 40'42"34" E	40.09'
C23	195.00'	30.68'	9'00"56"	N 51'07"05" E	30.65'

LINE DATA			LINE DATA		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 13°16'33" W	52.28'	L21	S 36°25'51" E	51.01'
L2	S 12°54'09" W	66.33'	L22	N 02°39'32" E	46.40'
L3	S 02°42'59" E	50.06'	L23	S 87°26'35" W	50.06'
L4	S 87°20'16" W	60.85'	L24	N 02°39'32" W	47.63'
L5	S 87°20'16" W	50.04'	L25	S 36°25'51" W	51.01'
L6	S 87°20'16" W	76.83'	L26	S 16°16'53" E	46.14'
L7	S 87°20'16" W	24.04'	L27	S 08°25'24" W	59.43'
L8	N 02°34'31" E	65.72'	L28	S 55°37'33" W	116.08'
L9	N 20°34'32" E	8.32'	L29	S 12°54'09" W	66.33'
L10	N 28°24'34" E	100.49'	L30	S 12°58'07" E	74.05'
L11	N 10°02'35" W	36.30'	L31	S 08°00'47" E	66.70'
L12	S 14°28'27" W	26.05'	L32	S 01°35'28" E	86.75'
L13	N 05°00'30" W	91.43'	L33	S 29°02'34" W	35.47'
L14	N 28°02'34" E	35.47'	L34	S 05°00'30" W	93.48'
L15	N 01°35'28" W	85.25'	L35	N 34°22'27" W	50.00'
L16	N 05°00'47" W	65.21'	L36	N 08°10'07" E	16.48'
L17	N 12°58'07" W	74.05'			
L18	N 55°37'33" E	93.18'			
L19	N 06°25'24" E	36.54'			
L20	N 16°16'53" W	46.14'			



Normand E. Thibault 1/3/2024
NORMAND E. THIBEAULT, JR., P.E. DATE
LIC #PEN 0022834

- ### MAP REFERENCES:
1. "Town of Thompson - Map Showing Land, Easement, & Rights of Access Acquired From - Fred A. Bernklow ET AL by The State of Connecticut Relocation of Route 12 - Scale: 1" = 40' - Date: October 1963 - On file as Map No. 439A, 441, 441A, 441B, 441C, 441D, and 441E of the Thompson Land Records.
 2. "Right of Way Survey - Connecticut Department of Transportation Right of Way Map - Town of Thompson - Interstate Route 395 - From Thompson Road Northerly to Lowell Davis Road - Scale: 1" = 80' - Date: 9/95 - Sheets 1 of 7 & 2 of 7".
 3. "Limited Perimeter Survey - Prepared for - David & Marjorie M. Bernklow A/K/A 102 Thompson Road - Connecticut Route 193 - Thompson, Connecticut - Scale: 1" = 40' - Date: 03/98 - Prepared by: Messier & Associates, Inc". On file in the Thompson Land Records as Map #1323.
 4. "Compilation Plan - Map Showing Easement Area to be Granted to The Connecticut Light and Power Company Across the Property of - J.A. Mossy - Connecticut Route 193 - A/K/A Thompson Road - Thompson, Connecticut - Scale: 1" = 40' - Date: 12/99 - Revised to: 12/29/99 - Prepared by: Messier & Associates, Inc". On file in the Thompson Land Records as Map #1382.
 5. "Subdivision Plan - Prepared for - Thompson Woods - Thompson Road (Route #193) Thompson, Connecticut - Scale: 1" = 80' - Date: 8/1/2005 Sheet 2 of 9 - Revised to: 11/11/2005 - Prepared by: KWP Associates". On file in the Thompson Land Records as Map #1525-2.
 6. "Perimeter Survey Plan - Prepared for - Marianapolis Preparatory School, Inc - #293 & #327 - Thompson Hill Road - Thompson, Connecticut - Scale: 1" = 200' - Date: October 21, 2009 - Revised to: 10/27/09 - Prepared by: CMF Associates Inc". On file in the Thompson Land Records as Map #1622.

DATE	DESCRIPTION
REVISIONS	

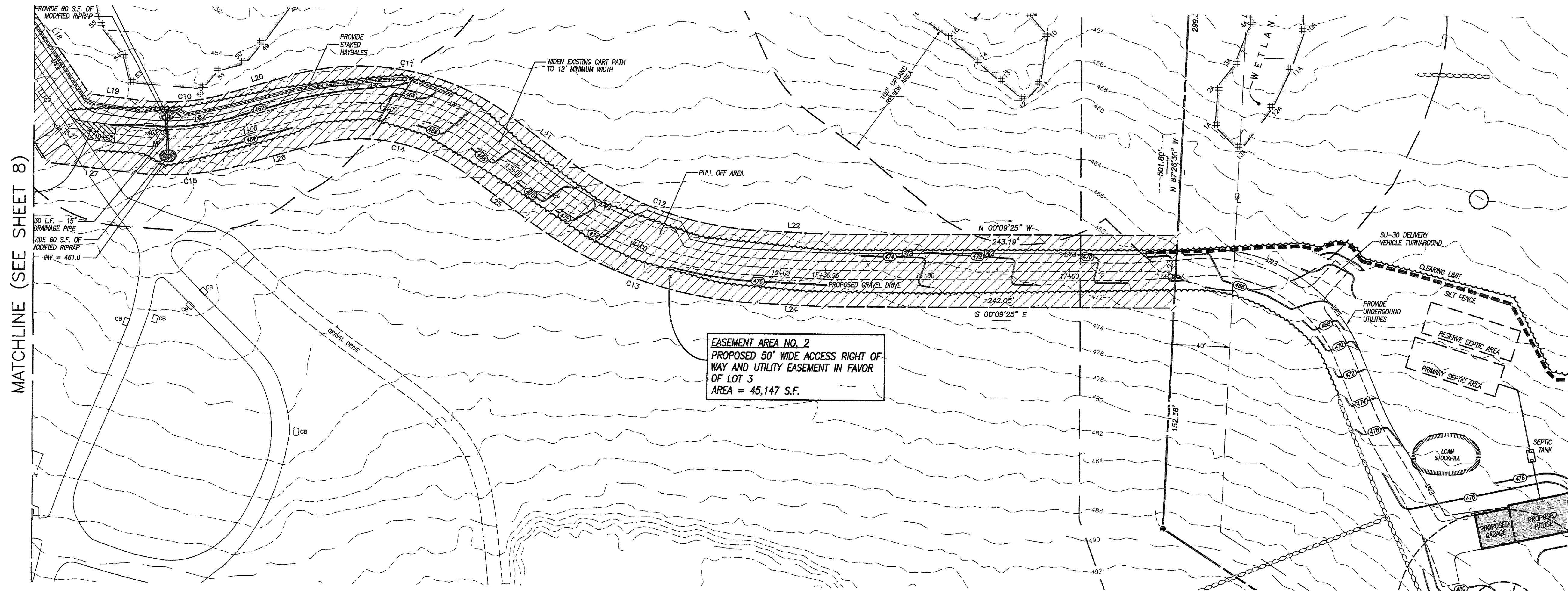
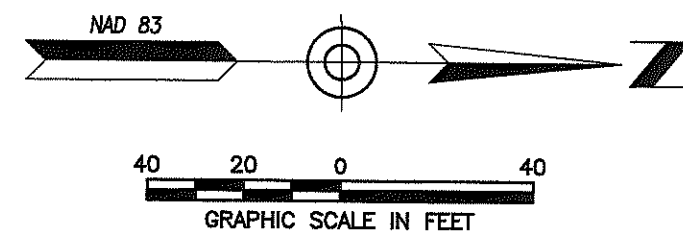
PREPARED FOR

90 THOMPSON ROAD (RTE. 193)
THOMPSON, CONNECTICUT

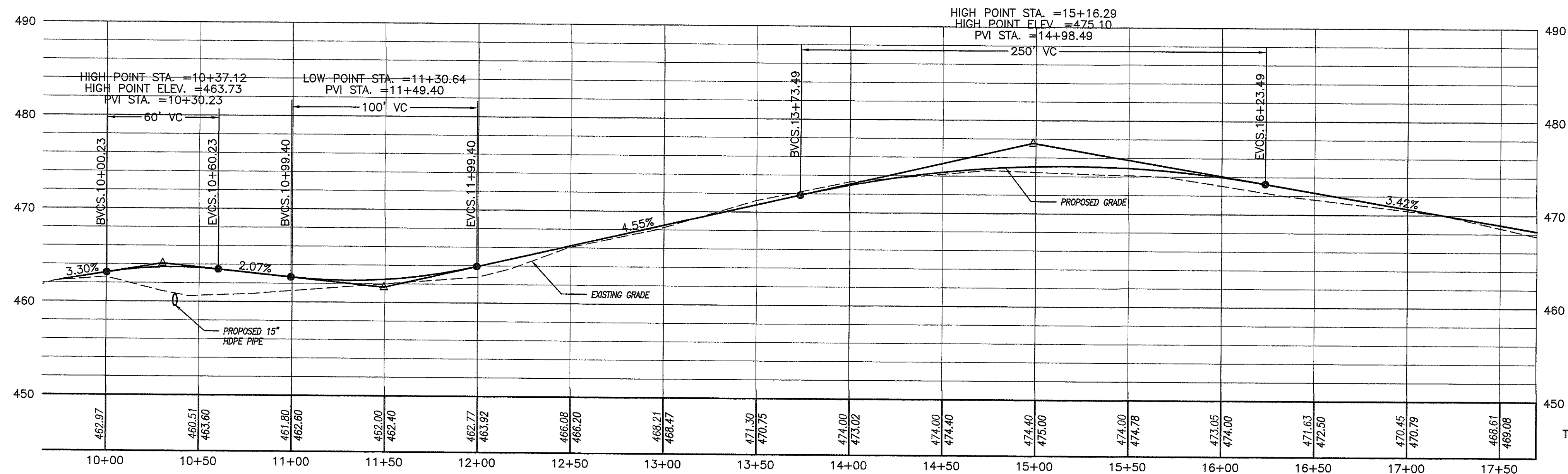
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114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

DATE: 12/21/2023	DRAWN: RGS
SCALE: 1" = 40'	DESIGN: NET
SHEET: 8 OF 11	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 23093



PLAN VIEW
SCALE: 1" = 40'



PROFILE
HORIZONTAL SCALE IN FEET
VERTICAL SCALE IN FEET

LEGEND

- F.F. FINISHED FLOOR
● IRON PIN TO BE SET
○ IRON PIN FOUND
DH DRILL HOLE FOUND
CHD CHD MONUMENT FOUND
CHD CHD MONUMENT POINT
UTILITY POLE
CB CATCH BASIN
PERCOLATION TEST HOLE
TEST HOLE
EXISTING CONTOURS
PROPOSED CONTOURS
INLAND WETLANDS FLAG
BUILDING SETBACK LINE
STONE WALL
SILT FENCE

NOTES:

- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996, Amended October 26, 2018;
 - This survey conforms to a Class "A-2" horizontal accuracy.
 - Field surveyed topographic features conform to a Class "T-2", "V-2" vertical accuracy.
 - LIDAR topographic features conform to a Class "T-D" vertical accuracy.
 - Survey Type: Improvement Location Survey.
 - Boundary Determination Category:
 - Along Existing Deed Lines: Resurvey
 - Along Proposed Deed Lines: Original Survey
- Total Subdivided Area = 52.523 Acres
- Zone = Rural Residential Agricultural District (RRAD).
- Owner of record: Cheryl Lowinski-Loh & John Lowinski-Loh
90 Thompson Road, Thompson, CT 06277
See Volume 1022, Page 220
- Parcel is shown as Lot #16, Block 38 on Assessors Map #87.
- Parcel lies within Flood Hazard Zone 'X' (areas of minimal flooding) as shown on FIRM Map # 09015C Panel 0134F Effective Date: 9/7/2023.
- Elevations shown are based on North American Vertical Datum of 1988 (NAVD 88). Contours shown are taken from Connecticut statewide LIDAR and supplemented with actual field survey. Contour interval = 2'.
- Wetlands shown were delineated in the field by Joseph Theroux, Certified Soil Scientist, on 7/28/2023.
- North orientation, bearings and coordinate values shown are based on North American Datum of 1983 (NAD 83) and are taken from GPS observations using the "Superior" statewide GPS network and RTK correction system.
- Before any construction is to commence contact "CALL BEFORE YOU DIG" at 1-800-922-4455 or 811.

MAP REFERENCES:

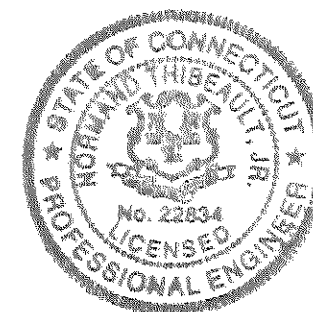
- "Town of Thompson - Map Showing Land, Easement, & Rights of Access Acquired From - Fred A. Bernklow ET AL by the State of Connecticut Relocation of Route 12 - Scale: 1" = 40' - Date: October 1963 - On file as Map No. 439A, 441, 441A, 441B, 441C, 441D, and 441E of the Thompson Land Records.
- "Right of Way Survey - Connecticut Department of Transportation Right of Way Map - Town of Thompson - Interstate Route 395 - From Thompson Road Northerly to Lowell Davis Road - Scale: 1" = 80' - Date: 9/95 - Sheets 1 of 7 & 2 of 7".
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- "Perimeter Survey Plan - Prepared for - Marianapolis Preparatory School, Inc - #293 & #327 - Thompson Hill Road - Thompson, Connecticut Scale: 1" = 200' - Date: October 21, 2009 - Revised to: 10/27/09 - Prepared by: CME Associates, Inc". On file in the Thompson Land Records as Map #1622.

DATE	DESCRIPTION

Received
JAN 03 2024
Thompson Wetlands Office

IMPROVEMENT LOCATION SURVEY
DRIVEWAY PLAN AND PROFILE NO. 2
PREPARED FOR
**CHERYL LOWINSKI-LOH &
JOHN LOWINSKI-LOH**
90 THOMPSON ROAD (RTE. 193)
THOMPSON, CONNECTICUT

Killingly Engineering Associates Civil Engineering & Surveying 114 Westcott Road P.O. Box 421 Killingly, Connecticut 06241 (860) 779-7299 www.killinglyengineering.com	
DATE: 12/21/2023	DRAWN: RGS
SCALE: 1" = 40'	DESIGN: NET
SHEET: 9 OF 11	CHK BY: GG
DWG. No: CUJENT FILE	JOB No: 23093



Norman E. Thibault, Jr., P.E.
LIC #PEN 0022634
DATE: 1/3/2024

SOIL TYPES:

3 Ridgebury, Leicester, and Whitman soils, extremely stony.

Included with this soil in mapping are areas of moderately well drained Sutton and Woodbridge soils that are slightly higher on the landscape. Sutton soils lack the dense substratum that Woodbridge soils have. Also included are a few non-stony surface soils, small areas of soils subject to flooding, small areas with steeper slopes, and areas with silt loam surface and subsoil textures. Minor components make up about 10 percent of the map unit.
Slopes: nearly level to gently sloping
Landscape: depressions on uplands, drainageways on uplands
Surface cover: 3 to 14 percent stones
Size of map unit: Areas commonly range from 3 to 150 acres.

306—Udorthents—Urban land complex

Included with this soil in mapping are areas of udorthents with a wet substratum, which were formerly poorly drained and very poorly drained soils. Also included are areas of undisturbed soils and rock outcrop. Undisturbed soils are in areas between buildings and structures. Minor components make up about 20 percent of the unit.

38C—Hinckley gravelly sandy loam, 3 to 15 percent slopes

Included with this soil in mapping are areas of excessively drained Windsor soils which are sandy throughout. Also included are somewhat excessively drained Merrimac soils and well drained Agawam soils. Merrimac soils are sandy over sand and gravel and Agawam soils are loamy over sand and gravel. Small areas of moderately well drained Sudbury soils are included in slightly lower areas, poorly drained Walpole soils and very poorly drained Scarborough soils are included in shallow depressions and drainageways. A few areas in Litchfield and Hartford counties include soils with a reddish brown color. Windham County includes some soils with a fine sandy loam surface. New London County includes some soils with less gravel or a gravelly silt loam surface and subsoil. New Haven County includes some soils with less gravel or a gravelly loamy sand surface. Minor components make up about 20 percent of this map unit.

45C—Woodbridge fine sandy loam, 8 to 15 percent slopes, extremely stony

Included with this soil in mapping are areas of well drained Paxton and Montauk soils that are higher on the landscape. Also included are areas of poorly drained Ridgebury soils and very poorly drained Whitman soils in depressions and along drainageways. Moderately well drained Sutton soils are included in areas lacking a dense substratum. Poorly drained Leicester soils are in depressions and lack a dense substratum. In Fairfield and Litchfield counties where the soil is less acid and lacks a dense substratum, some areas of well drained Stockbridge soils and moderately well drained Georgia soils are included. A few areas in New London County include a loamy sand substratum. Minor components make up about 20 percent of the map unit.

47C—Woodbridge fine sandy loam, 2 to 15 percent slopes, extremely stony

Included with this soil in mapping are areas of well drained Paxton and Montauk soils that are higher on the landscape. Also included are areas of poorly drained Ridgebury soils and very poorly drained Whitman soils in depressions and along drainageways. Moderately well drained Sutton soils are included in areas lacking a dense substratum. Poorly drained Leicester soils are in depressions and lack a dense substratum. In Fairfield and Litchfield counties where the soil is less acid and lacks a dense substratum, some areas of well drained Stockbridge soils and moderately well drained Georgia soils are included. A few areas in New London County include a loamy sand substratum. Minor components make up about 20 percent of the map unit.

60B—Canton and Charlton soils, 3 to 8 percent slopes

Included with these soils in mapping are areas of moderately well drained Sutton soils in slight depressions on the landscape, and poorly drained Leicester soils in depressions and drainageways. Also included are areas of moderately deep, somewhat excessively drained and well drained Chatfield soils where bedrock is 20 to 40 inches below the surface. Shallow, somewhat excessively drained and well drained Hollis soils are in small areas where bedrock is 10 to 20 inches below the surface. A few areas in Litchfield County include soils with a silt loam surface and subsoil. Minor components make up about 20 percent of the map unit.

60C—Canton and Charlton fine sandy loams, 8 to 15 percent slopes

Included with these soils in mapping are areas of moderately well drained Sutton soils in slight depressions on the landscape, and poorly drained Leicester soils in depressions and drainageways. Also included are areas of moderately deep, somewhat excessively drained and well drained Chatfield soils where bedrock is 20 to 40 inches below the surface. Shallow, somewhat excessively drained and well drained Hollis soils are in small areas where bedrock is 10 to 20 inches below the surface. Minor components make up about 20 percent of the mapping unit.

61C—Canton and Charlton soils, 8 to 15 percent slopes, very stony

Included with these soils in mapping are areas of moderately well drained Sutton soils in slight depressions on the landscape, and poorly drained Leicester soils in depressions and drainageways. Also included are areas of moderately deep, somewhat excessively drained and well drained Chatfield soils where bedrock is 20 to 40 inches below the surface. Shallow, somewhat excessively drained and well drained Hollis soils are in small areas where bedrock is 10 to 20 inches below the surface. Minor components make up about 20 percent of the mapping unit.

62C Canton and Charlton soils, 3 to 15 percent slopes, extremely stony

Included with these soils in mapping are areas of moderately well drained Sutton soils in slight depressions on the landscape, and poorly drained Leicester soils in depressions and drainageways. Also included are areas of moderately deep, somewhat excessively drained and well drained Chatfield soils where bedrock is 20 to 40 inches below the surface. Shallow, somewhat excessively drained and well drained Hollis soils are in small areas where bedrock is 10 to 20 inches below the surface. Minor components make up about 20 percent of the map unit.
Landscape: hills on uplands
Surface cover: 3 to 15 percent stones
Size of map unit: Areas commonly range from 3 to 100 acres.

73C Charlton—Chatfield complex, 3 to 15 percent slopes, very rocky.

Included with these soils in mapping are areas of moderately well drained Sutton soils and poorly drained Leicester soils. Sutton soils are in slight depressions in the landscape. Leicester soils are in depressions and drainageways. Also included are small areas of shallow, somewhat excessively drained Hollis soils where bedrock is 10 to 20 inches below the surface. A few areas in Litchfield County have a yellowish red surface layer and subsoil. Other areas in Litchfield County include sandier soils over bedrock. Minor components make up about 25 percent of the map unit.
Slopes: gently sloping to strongly sloping
Landscape: bedrock-controlled hills, bedrock-controlled uplands
Surface cover: 0 to 3 percent stones
Size of map unit: Areas commonly range from 3 to 500 acres.

84B—Paxton and Montauk fine sandy loams, 3 to 8 percent slopes

Included with these soils in mapping are areas of moderately well drained Woodbridge soils in slight depressions on the landscape. Also included are poorly drained Ridgebury soils in depressions and along drainageways. Well drained Canton and Charlton soils are included in areas lacking a dense substratum. Well drained Stockbridge soils are included in areas of Litchfield and Fairfield counties with carbonates below 40 inches. Also included are areas of nearly level soils and soils with a stony surface. A few areas in Hartford, Middlesex, and New Haven counties include soils with a red substratum. Minor components make up about 15 percent of the map unit.

85B—Paxton and Montauk fine sandy loams, 3 to 8 percent slopes, very stony

Included with these soils in mapping are areas of moderately well drained Woodbridge soils in slight depressions on the landscape. Also included are poorly drained Ridgebury soils in depressions and along drainageways. Well drained Canton and Charlton soils are included in areas lacking a dense substratum. Well drained Stockbridge soils are included in areas of Litchfield and Fairfield counties with free carbonates below 40 inches. Also included are areas of nearly level soils and soils with a stony surface. A few areas in Hartford, Middlesex, and New Haven counties include soils with a red substratum. Minor components make up about 15 percent of the map unit.

85C—Paxton and Montauk fine sandy loams, 8 to 15 percent slopes, very stony

Included with these soils in mapping are areas of moderately well drained Woodbridge soils in slight depressions on the landscape. Also included are poorly drained Ridgebury soils in depressions and along drainageways. Well drained Canton and Charlton soils are included in areas lacking a dense substratum. Well drained Stockbridge soils are included in areas of Litchfield and Fairfield counties in soils that have free carbonates below 40 inches. Also included are soils with a stony surface. A few areas in Hartford, Middlesex, and New Haven counties include soils with a red

DEVELOPMENT SCHEDULE: (Individual Lots):

- 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 an agent of the Town.
- Install and maintain erosion and sedimentation control devices as shown on these plans. All erosion control devices shall be inspected by an agent of the Town. Any additional erosion control devices required by the Town's Agent shall be installed and inspected prior to any construction on site. (See silt fence installation notes.)
- Install construction entrance.
- Construction will begin with clearing, grubbing and rough grading of the proposed site. The work will be confined to areas adjacent to the proposed building, septic system and driveway. Topsoil will be stockpiled on site and utilized during final grading.
- Begin construction of the house, septic system and well.
- Disturbed areas shall be seeded and stabilized as soon as possible to prevent erosion.
- The site will be graded so that all possible trees on site will be saved to provide buffers to adjoining lots.

DEVELOPMENT CONTROL PLAN:

- All site construction shall be governed by CT Department of Transportation Form 818, latest revisions thereto.
- 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.
- The sedimentation control mechanisms shall remain in place from start of construction until permanent vegetation has been established. The representative for the Town of Plainfield 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.
- All stripping is to be confined to the immediate construction area. Topsoil shall be stockpiled so that slopes do not exceed 2:1. A hay bale sediment barrier is to surround each stockpile and a temporary vegetative cover shall be provided.
- Dust control will be accomplished by spraying with water and if necessary, the application of calcium chloride.
- The proposed planting schedule is to be adhered to during the planting of disturbed areas throughout the proposed construction site.
- 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:

- Dig a 6" deep trench on the uphill side of the barrier location.
- Position the posts on the downhill side of the barrier and drive the posts 1.5 feet into the ground.
- Lay the bottom 6" of the fabric in the trench to prevent undermining and backfill.
- Inspect and repair barrier after heavy rainfall.
- 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.
- 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.
- 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:

- Bales shall be placed as shown on the plans with the ends of the bales tightly abutting each other.
- 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.
- 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.
- 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.
- 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 to be 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 fill 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 recurrence 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:

- Topsoil will be replaced once the excavation and grading has been completed. Topsoil will be spread at a minimum compacted depth of 4".
- Once the topsoil has been spread, all stones 2" or larger in any dimension will be removed as well as debris.
- 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".
- Inspect seedbed before seeding. If traffic has compacted the soil, retille compacted areas.
- Apply the chosen grass seed mix. The recommended seeding dates are: April 1 to June 15 & August 15 - October 1.
- 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.

TEST HOLE DATA - October 2, 2023

Northeast District Department of Health

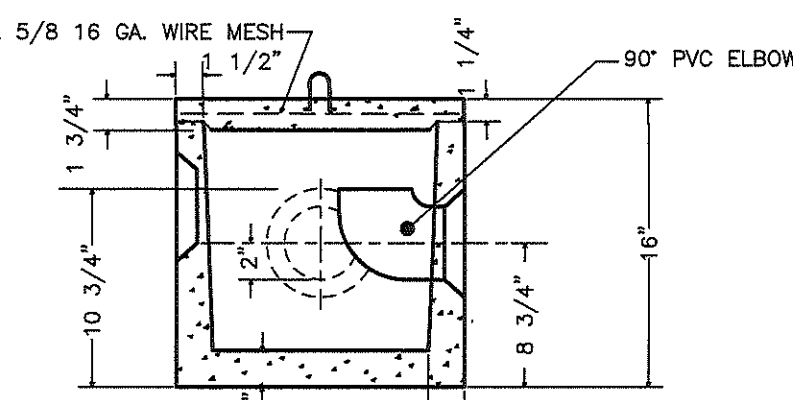
TEST PIT	DEPTH	PROFILE
1	0"-9" 9"-32" 32"-60" 60"-68" 68" GW Mottling Restrictive Roots	Organics, Topsoil, Roots, Stones Sandy Loam Roots, Stones Wet, Grey Loamy Sand Groundwater Ledge GW Mottling Restrictive Roots
2	0"-7" 7"-28" 28"-65" 65"-92" 92" GW Mottling Restrictive Roots	Organics, Topsoil, Roots, Stones Sandy Loam, Many Roots, Some Rocks Grey Loamy Fine Sand, Compact @ 38" Groundwater Ledge GW Mottling Restrictive Roots
3	0"-8" 8"-26" 26"-60" 60"-65" 65" GW Mottling Restrictive	Organics, Topsoil, Roots Sandy Loam, Roots, Some Stones Wet, Tight Grey Loamy Sand Groundwater Ledge GW Mottling Restrictive
4	0"-8" 8"-20" 20"-34" 34"-74" 74"-80" 80" GW Mottling Restrictive Roots	Organics, Topsoil, Roots, Rocks Fine Sandy Loam Roots, Rocks Silty, Fine Sandy Loam, Few Roots Mod. Compact Moist, Silty, Loamy Sand Groundwater Ledge GW Mottling Restrictive Roots
5	0"-6" 6"-26" 26"-32" 32"-80" 80" GW Mottling Restrictive Roots	Organics, Topsoil, Roots, Rocks Sandy Loam, Roots, Large Rocks Fine Sandy Loam, Some Roots Mod. Compact Mottled, Silty, Loamy Sand Ledge GW Mottling Restrictive Roots
6	0"-7" 7"-16" 16"-32" 32"-68" 68"-77" 77" GW Mottling Restrictive Roots	Organics, Topsoil, Roots, Rocks Fine Sandy Loam, Rocks, Roots Silty, Fine Sandy Loam, Few Roots, Rocks Wet, Mod. Compact Loamy Sand W/Fines Groundwater Ledge GW Mottling Restrictive Roots

PERCOLATION TEST RESULT - October 4, 2023

KILLINGLY ENGINEERING ASSOCIATES

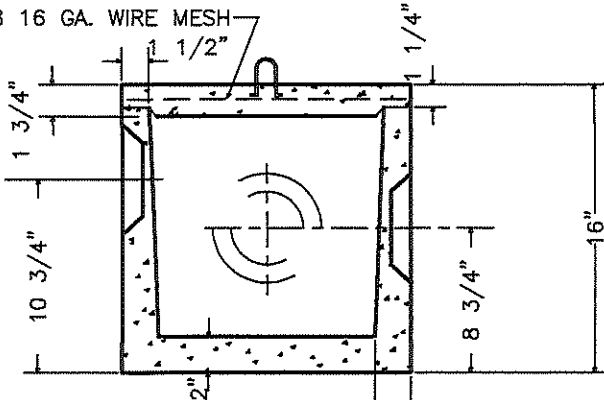
PERC 1 Depth = 22"	Rate = 10 min./in.
Time	Reading
9:30	0"
9:35	5.5"
9:40	8.5"
9:45	10.5"
9:50	12"
9:55	13.5"
10:00	13.75"
10:05	14.25"
10:10	14.75"
10:15	15.25"

PERC 2 Depth = 18"	Rate = 6.7 min./in.
Time	Reading
10:45	3"
10:50	4.75"
10:55	6.25"
11:00	7.75"
11:05	9"
11:10	9.75"
11:15	10.5"
11:20	11.25"



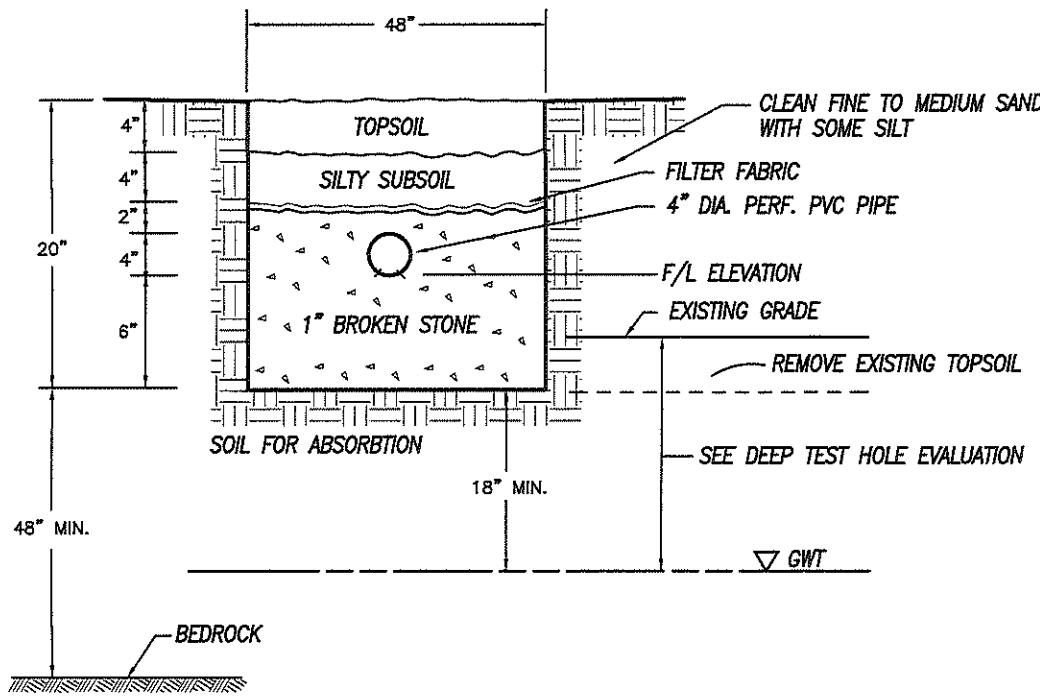
OVERFLOW D-BOX

NOT TO SCALE



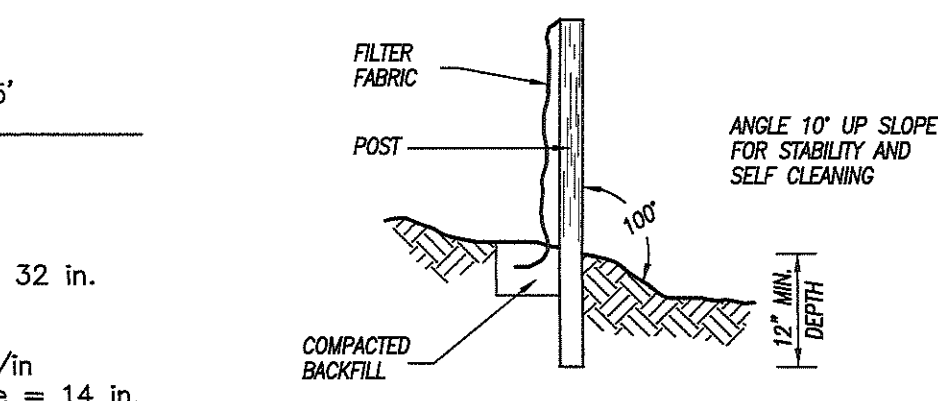
STANDARD D-BOX

NOT TO SCALE



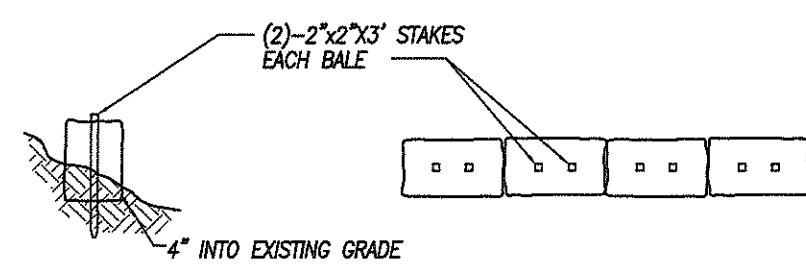
TYPICAL LEACHING TRENCH SECTION

NOT TO SCALE



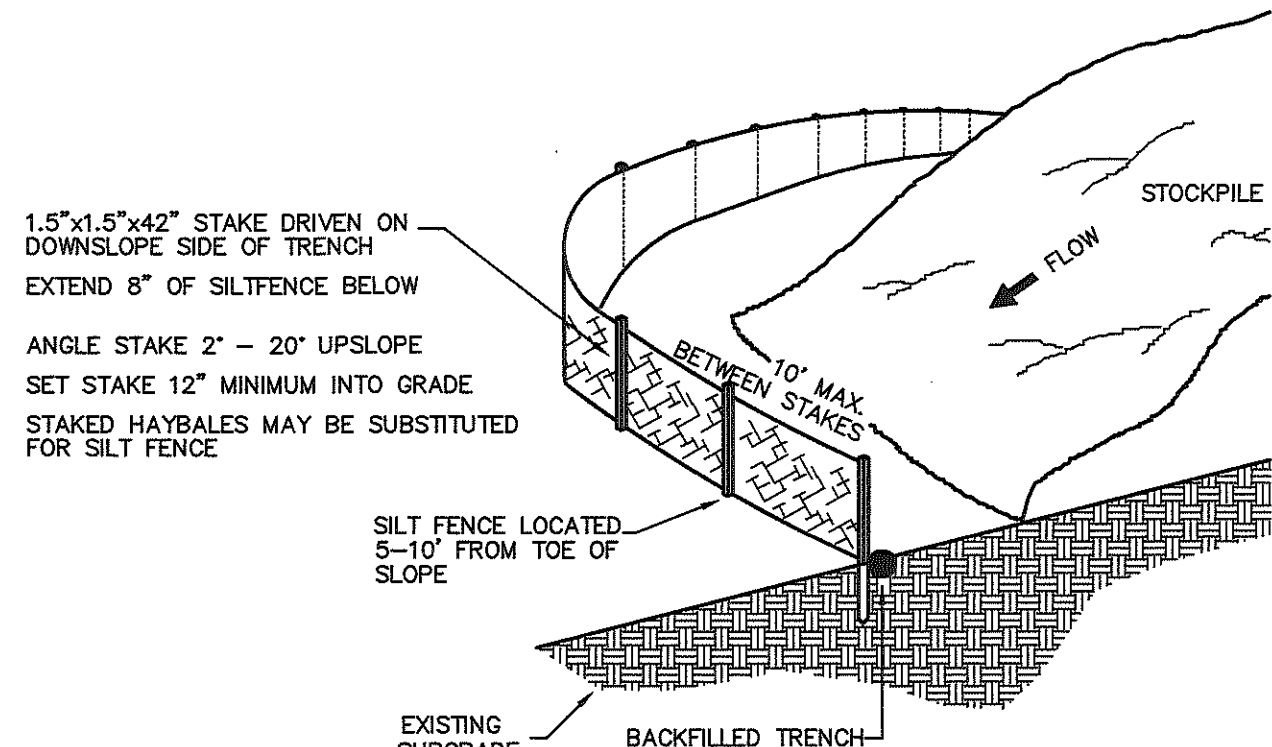
SILT FENCE

NOT TO SCALE



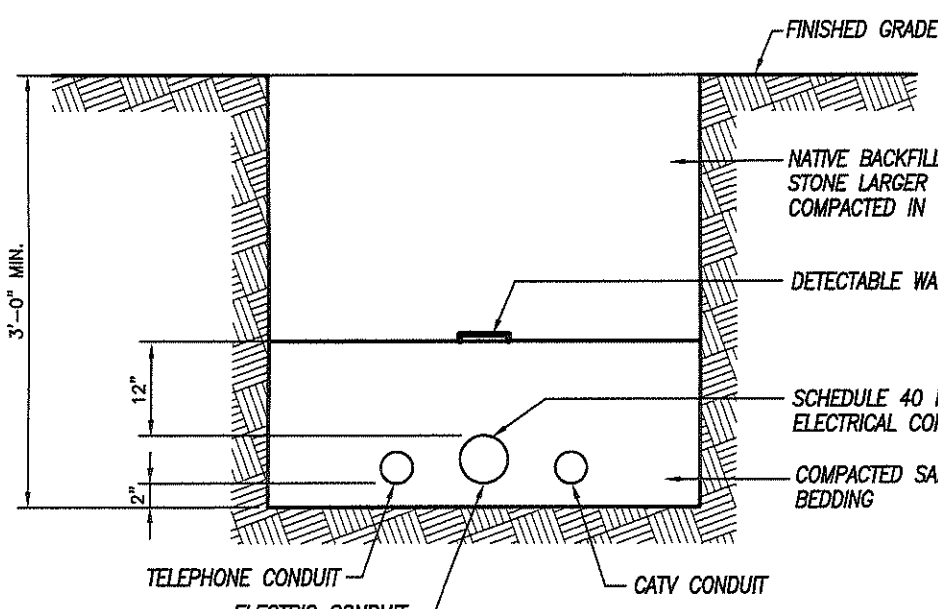
HAYBALE BARRIER

NOT TO SCALE



SILT FENCE @ TOE OF SLOPE APPLICATION

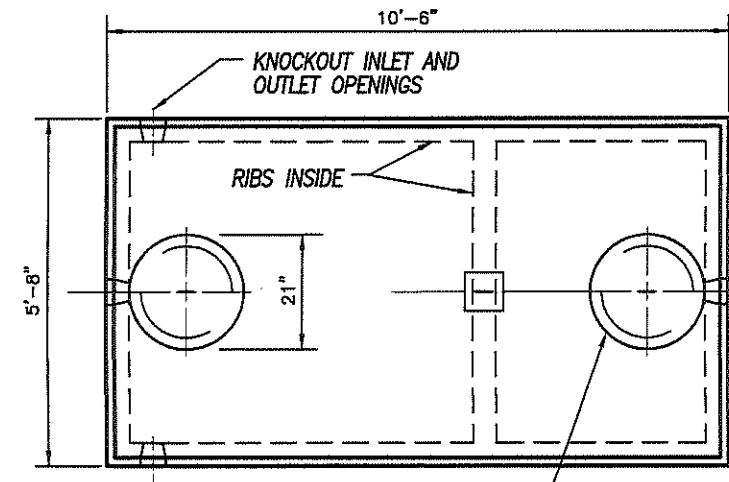
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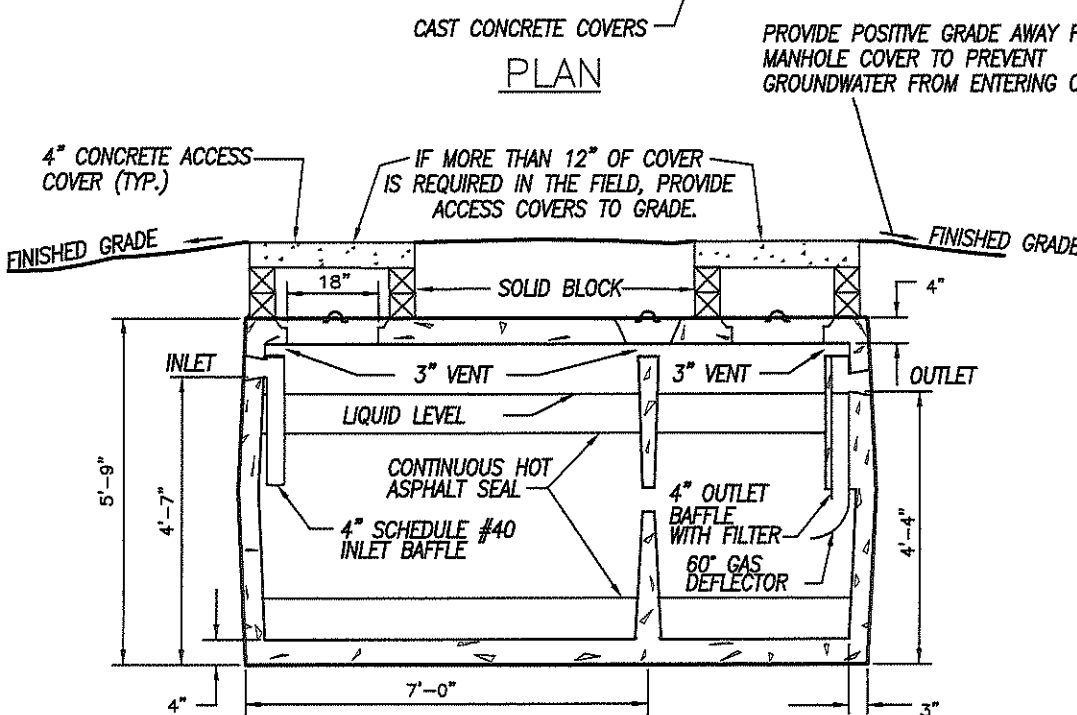
NOTE: CONTRACTOR SHALL PROVIDE SILT/CLAY DAMS AT 100' INTERVALS ALONG PROPOSED UTILITY TRENCH TO AVOID TRANSPORTING INTERCEPTED WATER.

UNDERGROUND UTILITY TRENCH

NOTE: PROVIDE ADDITIONAL SET BACKS FOR MULTIPLE RESIDENT APPLICATIONS



PLAN



CROSS SECTION

1500 GALLON
2 COMPARTMENT
SEPTIC TANK

NOT TO SCALE

DATE	DESCRIPTION
	REVISIONS

DETAIL SHEET NO. 1

PREPARED FOR

CHERYL LOWINSKI-LOH &
JOHN LOWINSKI-LOH

90 THOMPSON ROAD (RTE. 193)

THOMPSON, CONNECTICUT

Killingly Engineering Associates
Civil Engineering & Surveying



114 Westcott Road

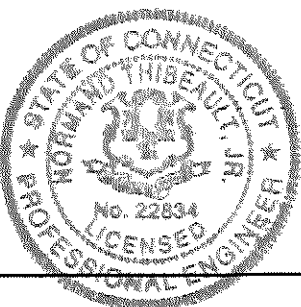
P.O. Box 421

Killingly, Connecticut 06241

(860) 775-7299

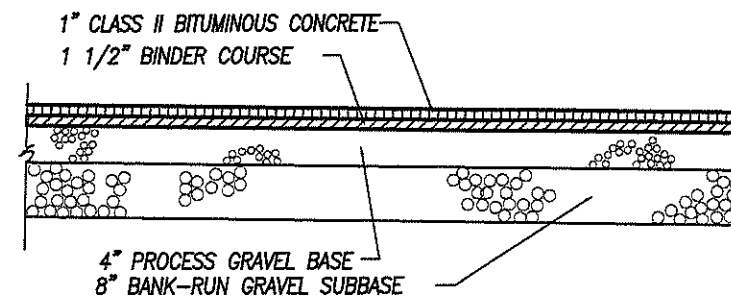
www.killinglyengineering.com

DATE: 12/21/2023	DRAWN: RGS
SCALE: AS NOTED	DESIGN: NET
SHEET: 10 OF 11	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 23093



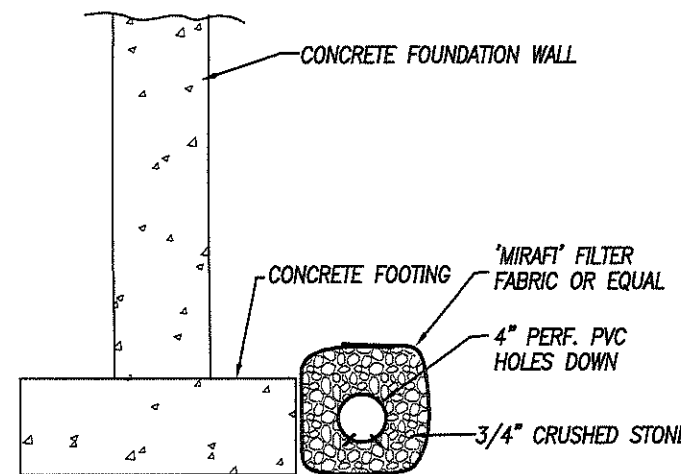
Norman D. Thibault, Jr., P.E.
12/31/2024
DATE

NORMAN D. THIBAUT, JR., P.E.
LIC #PEN 0022834



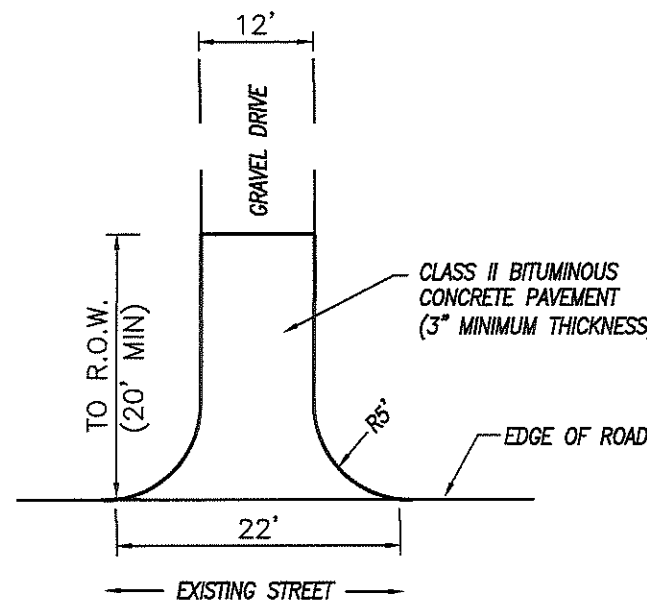
BITUMINOUS CONCRETE PAVEMENT FOR DRIVEWAYS

NOT TO SCALE



FOOTING DRAIN DETAIL

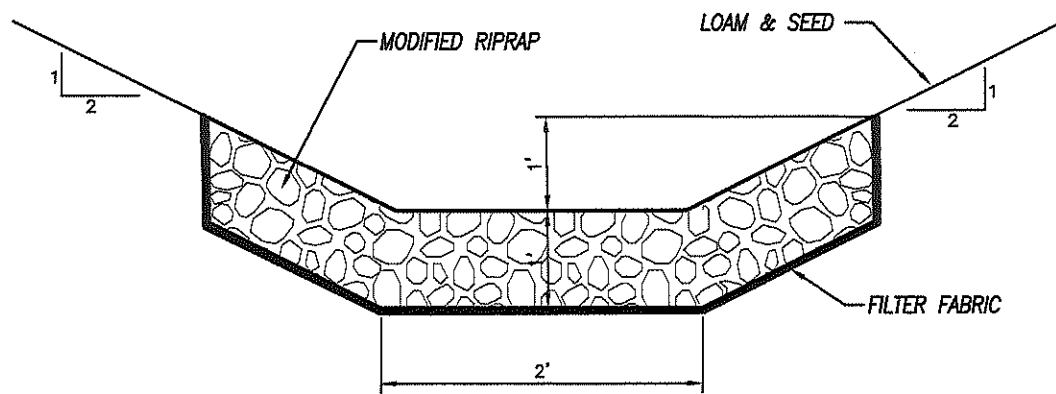
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PAVED APRON

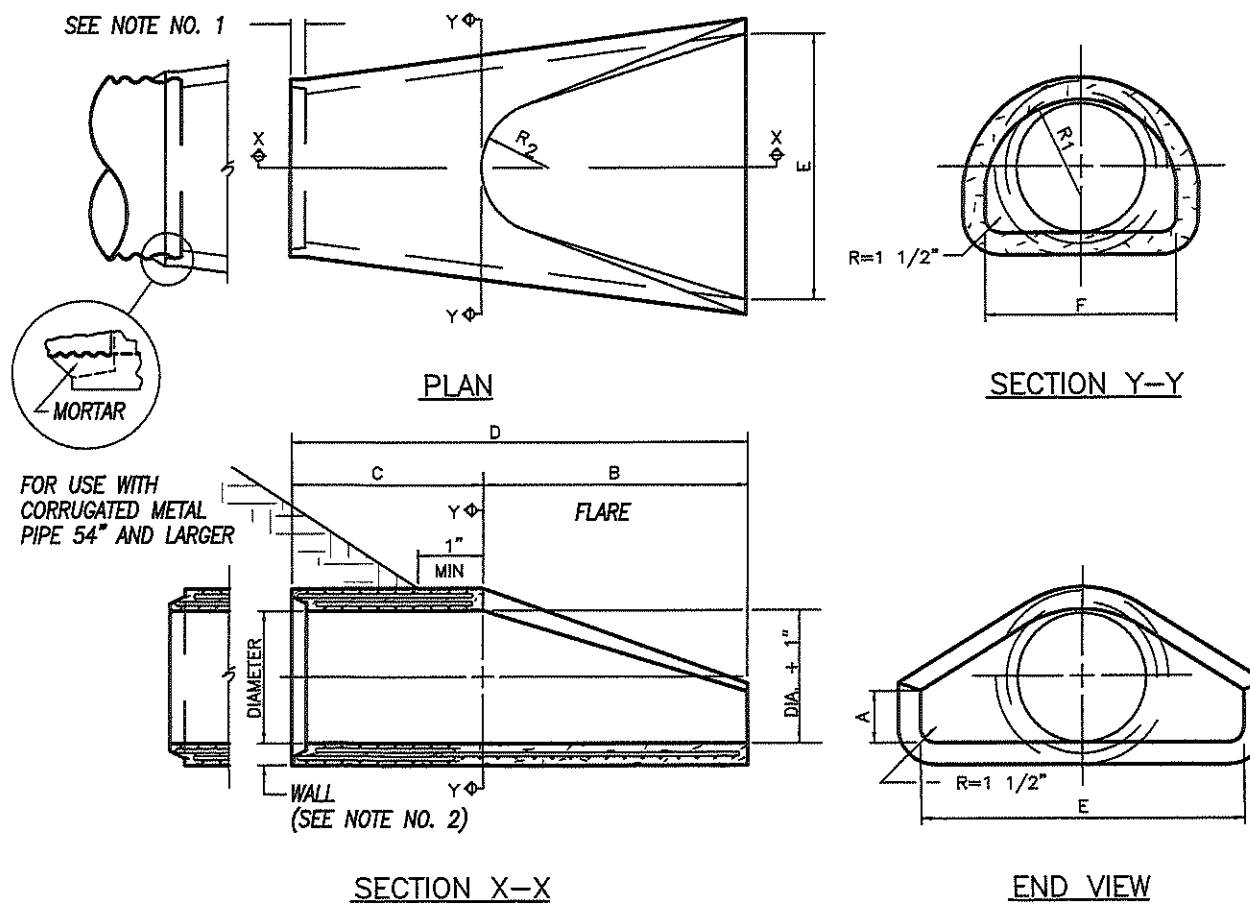
SINGLE DRIVE

NOT TO SCALE



MODIFIED RIPRAP SWALE

NOT TO SCALE



SECTION X-X

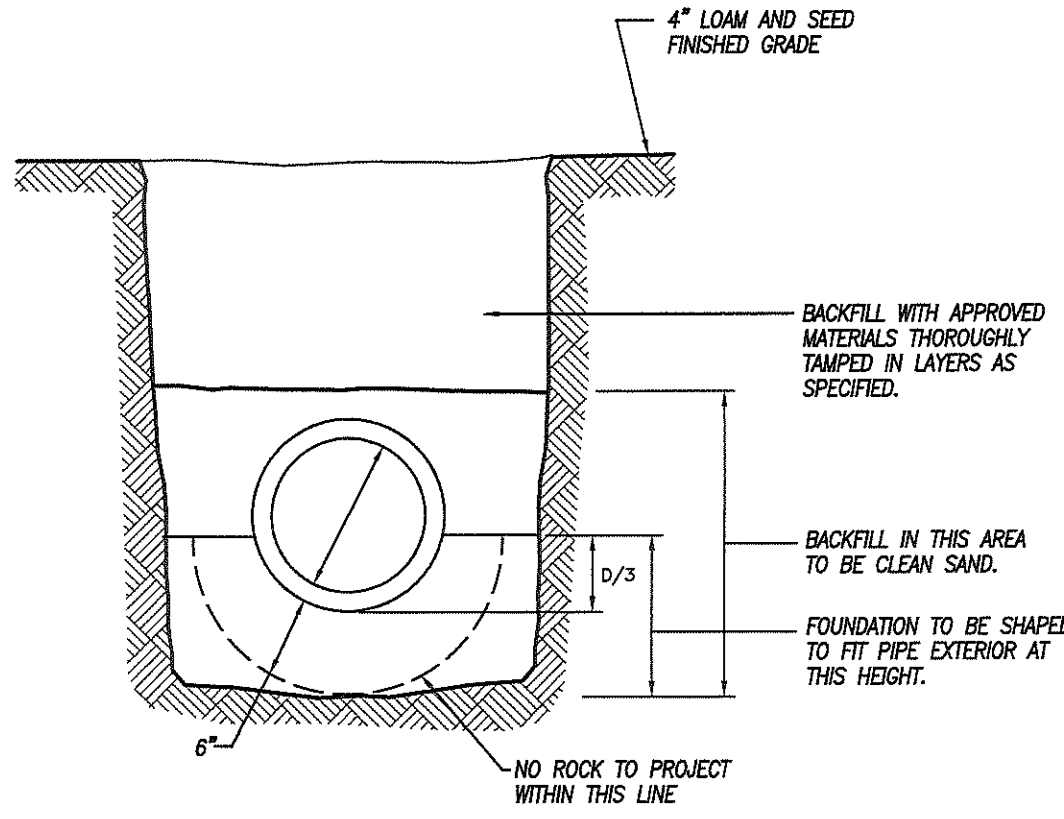
END VIEW

NOTE:
1. JOINTS SHALL BE TONGUE AND GROOVE OR BELL AND SPIGOT AS REQUIRED TO CONFORM TO PIPE INSTALLED.
2. WALL THICKNESS SHALL CONFORM TO PIPE THICKNESS

DIMENSIONS FOR REINFORCED CONCRETE CULVERT END										FLARED REINFORCEMENT	
DIA.	A	B	C	D	E	F	R ₁	R ₂		ONE LAYER ONLY BY CENTER OF WALL	
12"	4"	2'-0"	4'-0 3/8"	6'-0 3/8"	2'-0"	1'-7 15/16"	10 1/4"	9"	0.048	0.048	
15"	6"	2'-3"	3'-10"	6'-1"	2'-6"	2'-0 3/16"	1'-0 1/2"	11"	0.054	0.054	
18"	9"	2'-3"	3'-10"	6'-1"	3'-0"	2'-0"	1'-3 1/2"	1'-0"	0.060	0.060	
21"	9"	2'-11"	3'-2"	6'-1"	3'-6"	2'-7 1/2"	1'-4"	1'-1"	0.066	0.066	
24"	9 1/2"	5'-7 1/2"	2'-8"	6'-1 1/2"	4'-0"	2'-8 3/16"	1'-4 15/16"	1'-2"	0.072	0.072	
30"	1'-0"	4'-6"	1'-7 3/4"	6'-1 3/4"	5'-0"	3'-1"	1'-4 1/2"	1'-3"	0.084	0.084	
36"	1'-3"	5'-3"	2'-10 3/4"	6'-1 3/4"	6'-0"	3'-11 13/16"	2'-0 5/16"	1'-8"	0.096	0.096	
42"	1'-9"	5'-3"	2'-11"	6'-2"	6'-6"	4'-5 7/8"	2'-3 1/2"	1'-10"	0.108	0.108	
48"	2'-0"	6'-0"	2'-2"	6'-2"	7'-0"	4'-8 1/2"	2'-4 1/2"	1'-10"	0.120	0.120	
54"	2'-3"	6'-6"	2'-11"	6'-4"	7'-6"	5'-5 1/2"	2'-4 1/8"	2'-0"	0.132	0.132	
60"	2'-6"	5'-0"	3'-3"	6'-3"	8'-0"	6'-0 1/2"	3'-0 11/16"	2'-0"	0.144	0.144	

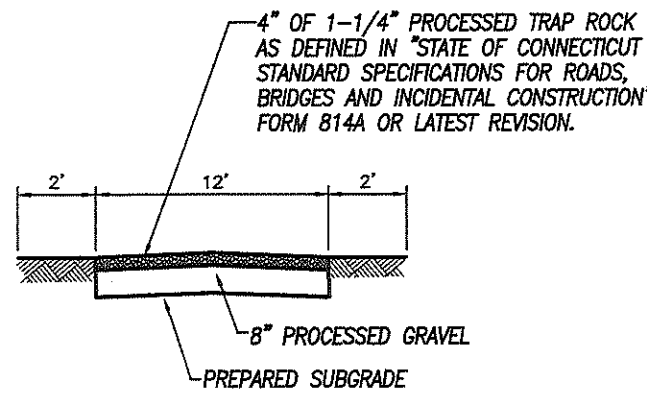
FLARED END SECTION

NOT TO SCALE



STORM DRAIN PIPE IN TRENCH DETAIL

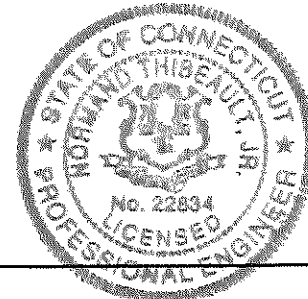
NOT TO SCALE



GRAVEL DRIVE WITH PROCESSED TRAP ROCK DETAIL

NOT TO SCALE

Received
JAN 03 2024
Thompson Wetlands Office



Norman E. Thibault, Jr.
NORMAN E. THIBAUT, JR., P.E.
LIC #PEN 0022834
DATE 1/3/2024

DATE	DESCRIPTION
	REVISIONS

DETAIL SHEET NO. 2

PREPARED FOR

CHERYL LOWINSKI-LOH &
JOHN LOWINSKI-LOH

90 THOMPSON ROAD (RTE. 193)
THOMPSON, CONNECTICUT

Killingly Engineering Associates
Civil Engineering & Surveying
114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

DATE: 12/21/2023	DRAWN: RGS
SCALE: AS NOTED	DESIGN: NET
SHEET: 11 OF 11	CHK BY: GC
DWG. No: CLIENT FILE	JOB No: 23093

Killingly Engineering Associates

Civil Engineering & Surveying

P.O. Box 421 Killingly, CT 06241
Phone: 860-779-7299
www.killinglyengineering.com



December 21, 2023

Town of Thompson Planning & Zoning Commission
C/O Thompson Town Hall
815 Riverside Drive
P.O. Box 899
North Grosvenordale, CT 06255

RE: Re-Subdivision Application of John & Cheryl Lowinski
90 Thompson Road

Directions from Thompson Town Hall

From Thompson Town Hall, drive south on Riverside Drive approximately 2.8 miles to Route 193 (Thompson Road). Turn left (east) on West Thompson Road approximately 0.43 miles, crossing over interstate Route 395. The entrance to the property will be the first driveway on the left after crossing over the highway.

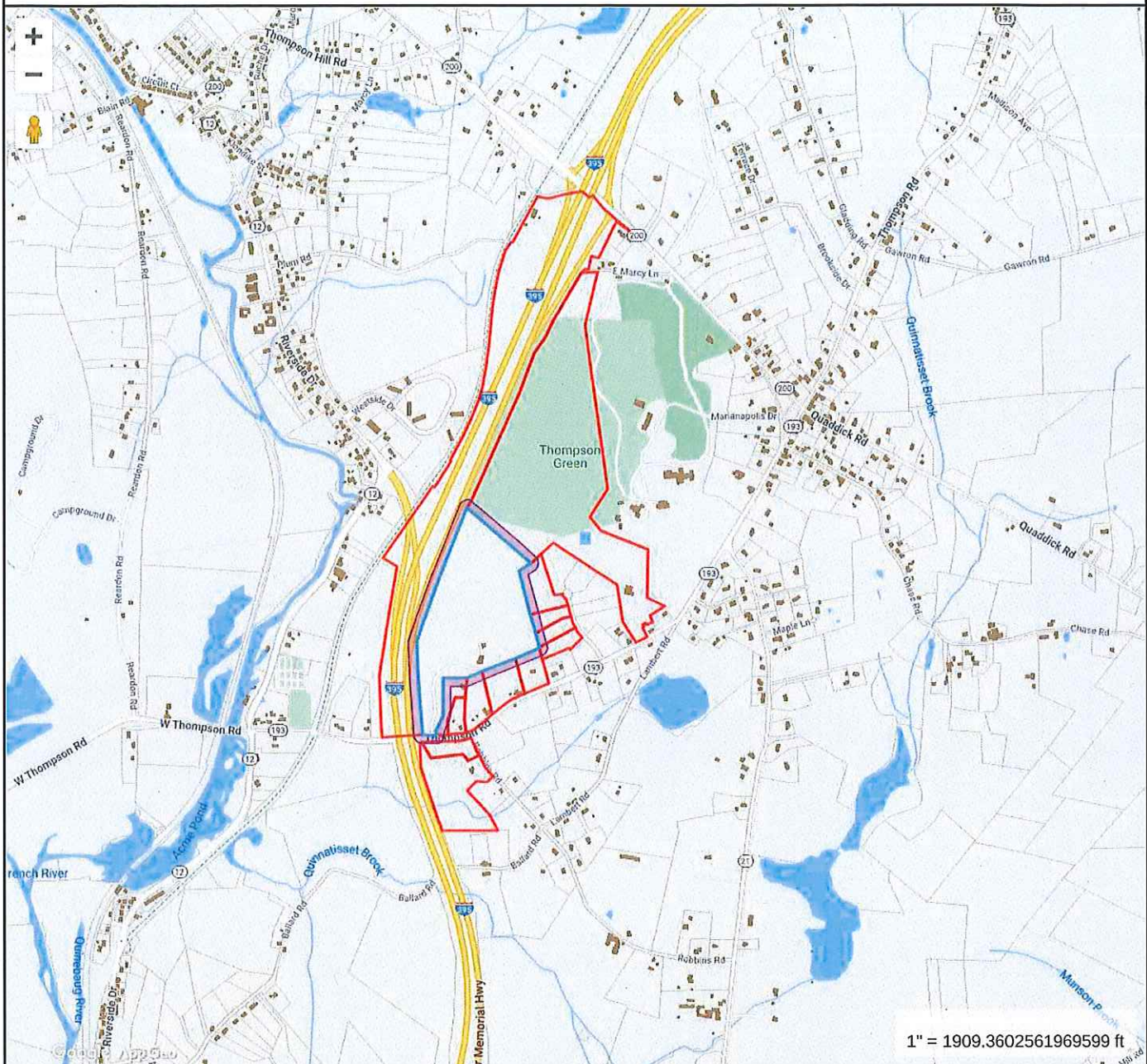
LIST OF AJACENT LAND OWNERS INCLUDING ACROSS THE STREET as of 12/21/2023 GIS

John & Cheryl Lowinski
90 Thompson Road
Thompson, CT

Job No. 23093

MAP/BLOCK/LOT	NAME
87-38-01E, F, G & H (4 PARCELS)	TRINITY FOUNDATION INC P O BOX 304 THOMPSON, CT 06277
87-38-14	OBRIEN TIMOTHY J + LYNNE D 140 THOMPSON RD THOMPSON, CT 06277
87-38-14A	ROBBINS MERRILL R + JAYNE M 150 THOMPSON RD THOMPSON, CT 06277
87-38-16A	COUTURE SHAWN M 102 THOMPSON RD THOMPSON, CT 06277
87-53-08A	AUDETTE CRAIG N + LISA M P O BOX 341 THOMPSON, CT 06277-0341
87-53-09	WONG KA H 22 ROBBINS RD THOMPSON, CT 06277 USA
105-38-01A	MARIANAPOLIS PREPARATORY SCHOOL INC P O BOX 368 THOMPSON, CT 06277
85-39	STATE OF CONNECTICUT HARTFORD, CT 06277
87-38-15	CANEY JESSE 120 THOMPSON RD THOMPSON, CT 06277-2828
87-38-16B	CLAVETTE EMILY J 94 THOMPSON RD THOMPSON, CT 06277

90 Thompson Road

**Property Information**

Property ID 2376
Location 90 THOMPSON RD
Owner LOWINSKI LOH CHERYL + JOHN

**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.



JOSEPH R. THEROUX

~ CERTIFIED FORESTER/ SOIL SCIENTIST ~
PHONE 860-428-7992 ~ FAX 860-376-6842
426 SHETUCKET TURNPIKE, VOLUNTOWN, CT. 06384
FORESTRY SERVICES ~ ENVIRONMENTAL IMPACT ASSESSMENTS
WETLAND DELINEATIONS AND PERMITTING ~ E&S/SITE MONITORING
WETLAND FUNCTION AND VALUE ASSESSMENTS

7/28/23

KILLINGLY ENGINEERING ASSOCIATES
P.O. Box 421
DAYVILLE, CT. 06241

RE: WETLAND DELINEATION, 90 THOMPSON ROAD, THOMPSON, CT.

DEAR MR. THIBEAULT,

AT YOUR REQUEST I HAVE DELINEATED THE INLAND WETLANDS AND WATERCOURSES ON THE SUBJECT PROPERTY IN AND ADJACENT TO THE PROPOSED DEVELOPMENT AREA.

THESE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY AND THE DEFINITIONS OF WETLANDS AS FOUND IN THE CONNECTICUT STATUTES, CHAPTER 440, SECTIONS 22A-38.

FLUORESCENT PINK FLAGS WITH A CORRESPONDING LOCATION NUMBER DELINEATE THE BOUNDARY BETWEEN THE UPLAND SOILS AND THE INLAND WETLANDS AND WATERCOURSES THAT WERE FOUND.

FLAG NUMBERS WF-1 THROUGH WF-82 DELINEATE THE BOUNDARY OF A LARGE PALUSTRINE FORESTED WETLAND FOUND IN THE WESTERN PORTION OF THE PROPERTY.

TWO SEPARATE INTERMITTENT WATERCOURSES ORIGINATE FROM GROUNDWATER BREAKOUT ON THE HILLSIDE AND FLOW TO THE WEST WHERE THEY FLOW INTO A DRAINAGE TRENCH THAT PARALLELS ROUTE 395.

FLAG NUMBERS WF-1A THROUGH WF-13A DELINEATE THE BOUNDARY OF A SMALL FORESTED WETLAND LOCATED TO THE NORTH OF THE LARGE FORESTED WETLAND. THIS WETLAND HAS ALSO FORMED FROM GROUNDWATER BREAKOUT IN A DEPRESSED AREA IN THE TOPOGRAPHY.

THESE WETLAND SOILS HAVE FORMED FROM THE PROLONGED WETNESS FROM THE SEASONALLY HIGH WATER TABLES AND GROUNDWATER BREAKOUT.

FLAG NUMBERS WF-1 B THROUGH WF-1 2B DELINEATE THE BOUNDARY OF AN INTERMITTENT WATERCOURSE THAT FLOWS TO THE WEST UNDER THE EXISTING DRIVEWAY ENTRANCE FROM THOMPSON ROAD.

THESE WETLAND SOILS ARE CHARACTERIZED BY THICK ORGANIC "A" HORIZONS, SHALLOW REDOXIMORPHIC FEATURES AND LOW CHROMA COLORS FOUND WITHIN 20 INCHES OF THE SOIL SURFACE.

IN CONCLUSION, IF YOU HAVE ANY QUESTIONS CONCERNING THE DELINEATION OR THIS REPORT, PLEASE FEEL FREE TO CONTACT ME.

THANK YOU,

Joseph R. Theroux

JOSEPH R. THEROUX
CERTIFIED SOIL SCIENTIST
MEMBER SSSSNE, NSCSS, SSSA.

Agenda Item E) b) New Applications

2. **DEC24002**, Brian Falke, 0 Reardon Road (map 63, block 97, lot 1), clearing of invasives and overgrowth within upland review area and surrounding pond. Stamped received 1/5/24.



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

For Commission Use Only
Application #: DEC 24002
Received

JAN 05 2024

Thompson Wetlands Office

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

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

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

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



Part II Contact Information

1) Applicant Contact Information

a) Applicant Name: Brian Falke

b) Mailing Address: 55 Gaymond Rd
(include town state zip) N. Grosvenordale CT 06255

c) Daytime Phone #: 860-382-6045

d) Evening Phone #: -

e) Cell Phone # (optional): ↑

f) Email Address (optional): Brian.Falke@gmail.com

2) Applicant's Interest in Property (check one only)

☒ property owner ☐ lessee ☐ easement holder

3) Owner Contact Information (required if applicant is not property owner)

a) Name: _____

b) Mailing Address: _____
(include town state zip) _____

c) Daytime Phone #: _____

d) Evening Phone #: _____

e) Cell Phone # (optional): _____

f) Email Address (optional): _____

Part III Site Information

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

Street Address	Assessor's Reference		
	Map	Block	Lot
<u>0 Reardon Rd</u>	<u>63</u>	<u>97</u>	<u>1</u>

2) Attach an 8 1/2 inch by 11 inch location map for the property (printable map from Thompson MapGeo with property outlined is acceptable – see <https://thompsonct.mapgeo.io>)

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

a) Wetlands: _____ (in square feet)

b) Open Water Body: _____ (in square feet) Pond = 96 Acres

c) Stream: _____ (in linear feet)

4) Noteworthy Wetlands / Watercourses: Does the property contain a noteworthy wetland or watercourse as identified in the document "Town of Thompson Inland Wetland Inventory" prepared by the Northeastern Connecticut Regional Planning Agency dated 1980? (see http://thompsonct.org/images/stories/Inland_Wetlands/Inlands-Wetlands-Watercourse-Map.pdf - check one) ☒ No ☐ Yes (If Yes, then upland review area = 200 ft.)

5) Upland Review Area altered: _____ (in square feet)

For 6 & 7 below see http://thompsonct.org/images/stories/Planning_Development/Inland_Wetlands/Drainage-BasinsTopo-Grid-2017.pdf

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

☐ #13 Webster MA

☐ #14 Oxford MA

☐ #28 Putnam

☒ #29 Thompson

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

French River ☐ 3300 ☐ 3301

Quinebaug River ☐ 3700 ☐ 3708

Five Mile River ☐ 3400 ☐ 3401 ☐ 3402

Part IV Description of Activity Proposed

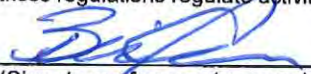
1. Detailed project description and purpose:

Cut and trim overgrown brush around pond and along road side of property. Property has not been maintained for several years, and walking paths etc. have been overgrown. I would be utilizing a chainsaw, manual pole saw, lawn mower, and leaf blower. No earth moving, no bobcat or heavy equipment.

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

Part V Application Permissions & Certifications**1) Owner's Permission¹**

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

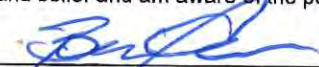

(Signature of property owner)

01-05-2024
Date

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

2) Applicant's Certification¹

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


(Signature of applicant)

01-05-2024
Date

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

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

Agency Response:

IWC Chair Signature:

Date:

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

Dan Malo

From: Brian Falke <brian.jfalke@gmail.com>
Sent: Wednesday, January 3, 2024 3:02 PM
To: Dan Malo
Subject: Pond on Reardon Rd to clean up
Attachments: IMG_20231215_113414218_HDR.jpg; IMG_20231215_113336940.jpg; IMG_20231215_113324373_HDR.jpg

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

Good afternoon! I spoke with someone just before the holidays regarding a pond on Reardon road that I recently acquired. Map ID is 63 / 97 / 1. The pond has been in my family since the 70's, and hasn't been maintained much at all over the past 10 years or so. I am seeking permission to trim and remove the overgrown brush which includes some vines, thorns, and saplings. I am not looking to cut down any actual trees at this time, and I am not planning on performing any earth moving activities. I would be performing the work by myself (no outside contractors) using a small chainsaw, a manual pole saw, hand trimming loppers, a lawn mower and leaf blower. No bobcats / loaders / excavators, etc. I also understand that in the future if I decided to perform any other work such as earth moving or tree removal, I would need approval as well - however this is not in any of my current plans. The overall goal of this trimming is simply to make the pond / land passable and walkable again, while improving the overall appearance of the property. My primary residence is only a few houses up on Gaumond RD, and I would love to visit the pond with my family for picnics, fishing, or just having our two small children run around. Where there used to be walking paths is now overgrown with pickers, etc. I would be looking to begin this work asap, however it may take me some time to complete. I wouldn't mind meeting at the property or sending photos of the work I complete as I go. I will be sending another email with 3 more photos of the property. If you're able to drive by the property, you can see that it basically looks abandoned from the road view, which is what I would be trying to change. In the picture where a street sign and stop sign are visible, you can barely see the frame of where my grandfather had a sign hanging which read "wildlife sanctuary", that area is now so overgrown you can't pass through it. Please let me know if you need anything else, and thanks for your time! You can also reach me on my cell - 860-382-6045.

Regards,
Brian

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.

0 Reardon, MBL 63/97/1



Property Information

Property ID 1498
Location 0 REARDON RD
Owner STROUSE NANCY E



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.



Property Information	
Property ID	1498
Location	0 REARDON RD
Owner	STROUSE NANCY E



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.











GAUMOND RD

STOP

Agenda Item E) c) Applications received after Agenda publication

1. **WAA24003**, Morning Star Farm Pet Resort, LLC, 317 County Home Road (map 109, block 34, lot 16), Teardown and rebuild of barn within upland review area. Application pending 1/5/24.

For Wetland Agent:	rev 01/11
APPLICATION #WAA	24003
DATE RECEIVED	1/8/23

Application
for
Wetland Agent Approval
to conduct a regulated activity

Town of Thompson

INLAND WETLANDS COMMISSION
815 RIVERSIDE DRIVE
NORTH GROSVENORDALE, CT 06255

Received

JAN 08 2024

Thompson Wetlands Office

Instructions:

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

The applicant is advised to read Sections 7 and 8 of the Regulations for further information regarding application requirements and procedures. THE APPLICANT IS FURTHER ADVISED THAT A BUFFER (SETBACK) OF 100 FEET FROM AN INLAND WETLAND OR WATERCOURSE IS REQUIRED, AND A BUFFER/SETBACK OF 200 FEET FROM THE TEN (10) ESPECIALLY NOTEWORTHY WETLANDS AND WATERCOURSES IDENTIFIED IN THE TOWN OF THOMPSON INLAND WETLAND INVENTORY PREPARED BY NORTHEASTERN CONNECTICUT REGIONAL PLANNING AGENCY 1980 PAGES 9, 14 AND 15 IS REQUIRED. See Section 6 of the Regulations for further information regarding regulated activities.

Please provide the following information:

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

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 1-8-2024

1) Name of Applicant Lisa Somers

Home Address 317 County Home Rd Thompson CT 06277

Home Tele & Hrs 401-258-9131 Business Tele & Hrs 860-928-7191

Business Address _____

2) Applicant's interest in the Property: ☒ Owner ☐ Other

INLAND WETLANDS APPROVALS CAN BE GRANTED TO PROPERTY OWNER ONLY.

3) Name of Property Owner (if not applicant) Mormy Star Farm Pest resort LLC

Home Address 317 County Home Road Thompson CT 06277

Business Address _____

Home Tele & Hrs _____ Business Tele & Hrs 860-928-7191

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

Pole # and Location _____

Street or Road Location RT 21

Tax Assessor's Map # 109

Block # 34

Lot # that appears on site plan 1

Deed Information : Volume # _____

Page # 0285

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

Soil Types Loamy

Wetland Soils Farm Pond (Swamp _____ Marsh _____ Bog _____ Vernal Pool _____)

Watercourses none (Lake or Pond _____ Stream or River _____ Intermittent Stream _____)

Floodplain - Yes / No

6) Description of the Activity for which Approval is requested SEE ATTACHED

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

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

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

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

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

- 10) Names and Addresses of Abutters:

Dennis Perry 319 County Home Rd
Steven Belanger 303 County Home Rd

- 11) Estimated start date December 2023

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

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

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

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

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

[Signature]
Signature of Applicant

1/5/24
Date

Consent of Landowner if other than applicant Date

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

**Statewide Inland Wetlands & Watercourses Activity Reporting Form**

Please complete this form in accordance with the instructions on pages 2 and 3 and mail to:

DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3rd Floor, Hartford, CT 06106

Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

1. DATE ACTION WAS TAKEN: year: _____ month: _____
2. ACTION TAKEN (see instructions - one code only): _____
3. WAS A PUBLIC HEARING HELD (check one)? yes ☐ no ☐
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(print name) _____ (signature) _____

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

5. TOWN IN WHICH THE ACTIVITY IS OCCURRING (print name): Thompson CT
does this project cross municipal boundaries (check one)? yes ☐ no ☒
if yes, list the other town(s) in which the activity is occurring (print name(s)): _____
6. LOCATION (see instructions for information): USGS quad name: _____ or number: 29
subregional drainage basin number: 3300-10
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): LISA Somers
8. NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): Barn 317 Conty Home Rd
briefly describe the action/project/activity (check and print information): temporary ☒ permanent ☐ description: _____
9. ACTIVITY PURPOSE CODE (see instructions - one code only): A
10. ACTIVITY TYPE CODE(S) (see instructions for codes): 12
11. WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):
wetlands: _____ acres open water body: _____ acres stream: _____ linear feet
12. UPLAND AREA ALTERED (must provide acres): _____ acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): _____ acres

DATE RECEIVED:

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO

317 County Home Road



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.



County Home Rd

21

County Home Rd

existing path from prior timber harvest

clearing of invasives
overgrown brush

smoothing of ruts

26 Feet

existing barn foundation

silt fence and hay bales

location of farm pond

317 COUNTY HOME ROAD
(project area)
Teardown and rebuild of barn w/in upland

Morning Star Farm Pet Resort, LLC
[317 County Home Road](#)
map 109, block 34, lot 16

Project description: Teardown and rebuild of barn within 100' upland review area
Barn to be rebuilt in existing footprint and foundation of 24x34 ft It is to replace a beautiful old barn and is to be used for hay storage and eventual farm stand

I have been asked to explain the process and timeline for demolition/repair/rebuild of a barn outbuilding located in the front left corner of my property at 317 County Home Rd. Please consider the following photos and attachments to my wetlands application. Please note My property is within 500 feet of neighboring Putnam, CT

The original barn build date was not on file with the town hall but based on my research predated the home buildings on this lot and now abutters 319 County Home RD, and was most likely part of the former dairy operation across the street at 316 County Home Rd. It was in its day a beautiful old gambrel barn standing since well before 1946. One which the Ebbs family who built the present day homes utilized to sell her goat milk, cheeses, and soaps from her rather large operation of Jersey Cattle and Saanen dairy goats.

I inherited the barn in 2007 and it was in disarray then. Roof collapsing and covered in tarps, etc. in July 2019 it suffered some major caving in the roof and was addressed by pulling a building permit to demo and repair the barn. Unfortunately due to covid, cost of materials, material shortages ,and lack of workforce the project stalled and the barn sat in its dilapidated form.



Photo of old barn



The project will be finished by March weather permitting, and will be a gorgeous revival of a more useful and safe barn in its place. For safety sake the old one could not be saved. David Eddy is long known in this town for his building skills and attention to details, I am sure he will be building a barn that will fit perfectly into the rural landscape here. It is neither of our intention to disturb the current landscape or the ecosystems for this project, The ground near building is dry and sound even with the heaviest rainfall on record for 2023. No heavy equipment is needed for its rebuild. Just our 26hp farm tractor will be used for about 40 yards of gravel in front of the barn for road access and grading to the building as well as filling in the ruts from the mini excavator used for its demo.



In January, 2023 I received the attached letter from building department to demo said barn. There was no mention of any wetlands, upland review or such and to my knowledge the pond nearby was just an old watering hole for above mentioned goats and cattle.

i am enclosing my reply to building department. I made good on my promise and hired a local company in October to demo the barn with a small excavator. We also removed invasive vines and cutdown a few intrusive branches and limbs growing into the barn. That is the reason this began without knowledge of upland area review.

There are two trees roadside that remain to be investigated for ownership and stability as to not compromise the new structure. They are accessible from my property. They can wait until a later date and are not necessary to the timeline at hand.

Upon demo I recontacted David Eddy to make arrangements for its rebuild. A new permit was pulled from the building office, signed off by building inspector and zoning, and we were given the go ahead with the approval of our plans to rebuild in its same 23x34 footprint after some concrete work to the foundation, leveling of foundation, etc. David Eddy has commenced its rebuilding and shortly after starting was contacted by town hall to contact wetlands agent and zoning. He had already erected a hay bale and silt fence area of about 30 feet to protect any debris from entering in the farm pond. At the meeting with agent Dan Malo and zoning agent Cindy we reviewed the site, footprint and area around the barn and were informed that within 100' feet of upland area requires review by the commission. It is my attempt with these attachments to show you the area of building is dry land, predates all of us, and the farm pond is protected from debris.







Photos shown Silt fence and hay bales

There is a farm pond located near its right side in between the building and my driveway. It also contains some kind of drain under my driveway which predates me or my knowledge. Photos attached





**Morning Star Farm Pet Resort, LLC
317 County Home Road
Thompson, CT 06277
860-928-7191**

January 25, 2023

Re: Letter dated January 19, 2023

**Terry Bellman
Building Official
Town of Thompson**

Dear Terry,

I am aware of the condition of the barn on my property. I pulled a permit and made plans with David Eddy at the Thompson sawmill to rebuild it. He was several months out at that time and thought he would start it in the Fall of 2019. For many reasons, that didn't happen and then the covid pandemic happened. The lockdowns, cost and lack of building materials, and the lack of a workforce all have led to its delay. I did speak to Kyle Cimochofski at the West Thompson fire station about burning it down as a drill, and was told that wasn't an option because of the pond near it.

I will make a plan for an excavator to demolish the barn as soon as is feasible. The ground is far too wet at this time for an excavator to safely enter near the barn at this time. My plan will be to rebuild a safe and useful structure in its footprint on the existing foundation either with David Eddy or by bringing in a metal building. We could certainly use the space for storage for our livestock, and supplies, as was the initial purpose of this barn.

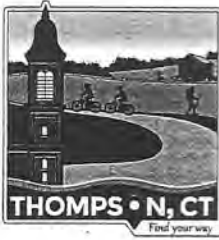
It's location is safely away from both my home, road, and the homes of the neighbors at the adjacent property, so I don't see how this poses any immediate safety risk. I inherited its condition in 2007 and its been standing since the 1950's.

I have contacted the fire Marshall about the signage.

In the future, feel free to reach out to me personally at MorningStarPet@aol.com Or by phone 860-928-7191 it would save a lot of time for all involved if our communications were cordial and expeditious.

Sincerely,

**Lisa Somers
Managing Member
Morning Star Farm Pet Resort, LLC**



TOWN OF THOMPSON

Building Department

815 Riverside Drive
P.O. Box 899
North Grosvenordale, CT 06255
Phone: 860-923-9002
Email: buildingofficial@thompsonct.org
Web: <https://www.thompsonct.org/>
Terry Bellman, Building Official

January 19, 2023

Morningstar Farm Pet Resort LLC
317 County Home Road
Thompson, CT. 06277

RE: Dilapidated Barn ~ 317 County Home Rd.
Map 109, Block 34, Lot 1; Zone RRAD; 37.3 Acres

Certified Mailing: 7011-3500-0002-1370-3720

Dear Property Owners,

It's been several years (2019) since we've spoke regarding the dilapidated barn on your property located at 317 County Home Rd. in Thompson. You applied for a building permit to repair the barn in July of 2019, & to date no work has been done on this structure. With the additional years of decay & weathering, the barn poses a serious structural hazard & needs immediate attention. The barn needs to be taken down to reduce any hazards, or have a structural analysis done to verify it can be repaired. You are receiving this written notice, pursuant to Section 116.3 of the State of CT. Building Code. You have thirty (30) days to notify our office of your intentions. If we do not hear from you regarding this barn, we will have the barn demolished & lien your property for the expenses incurred to avoid this hazardous safety condition.

In the interim, per the Fire Marshal's Town Ordinance #19-001, Section 8 Hazardous Buildings, a sign must be posted on the front exterior of the building & comply with Section 8 of the ordinance requirements. The cost of such signage & mounting shall be paid for by the property owner.

We look forward to hearing from you within the next thirty (30) days to resolve this serious hazard. Our office hours are Monday-Thursday 7:00 AM-3:00 PM. Thank you for immediate attention to this matter.

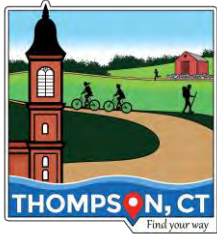
Regards,

Terry Bellman,
Building Official
Town of Thompson

Agenda Item F) Permit Extensions / Changes - ***None***

Agenda Item G) a) Violations & Pending Enforcement Actions

1. **VIOL21036**, Permit IWA20022, Marc Baer, 1227 Thompson Rd (map 116, block 24, lot 10), grades not as authorized in modified plan approved by the Commission on 2/9/21.
2. **VIOL23013**, Wojiech, Sudyka, 1574 Riverside Drive, (map 55, block 65, lot 14), grading work exceeded scope of work authorized by Permit IWA 21028, issued 5/22/23.
3. **VIO23035**, James Quaiel, 0 Hill Road aka 6 Hill Road, (map 109, block 34, lot 32), fill and earthmoving within upland review area without permit. Violation issued 11/1/23.
4. **VIOL23037**, St. Joseph's Church, 12-18 Main Street, (map 63, block 94, lot 3), fill along Reardon Road within upland review area and wetlands. Violation issued 12/15/23.



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>

NOTICE OF VIOLATION

December 15th, 2023

St. Joseph's Catholic Society
PO BOX 665
Putnam, CT 06260

RE: **Filling in wetlands**
Reardon Rd/St. Joseph's Cemetery
Assessor's Map 63, Block 94, Lot 3

To whom it may concern,

We've been trying to reach you regarding complaints received by the Thompson Inland Wetlands Office about the placement of fill material in wetlands & 'upland review area' along Reardon Road. Our inspections observed fill placed within 100 feet of wetlands on property owned by the church.

Please be advised, this is an activity regulated by the Inland Wetlands Commission.

No active permit exists for filling within the wetlands or the upland review area and consequently, this activity may be occurring in violation of the Inland Wetlands and Watercourses Regulations.

Work conducted within wetlands and floodplain requires review of engineered drawings and permit approval through the Inland Wetlands Commission. A permit was authorized in 2002 in such manner for expansion of the cemetery, however, permits are valid for a period of five years and that permit expired in 2007. Further, the present work exceeds the scope of what was approved.

You are requested to cease this activity and attend the next scheduled meeting of the Commission to discuss permitting needs. This meeting will be held on January 9th, 2024 at 7:00 p.m. via ZOOM. A link will be published in an Agenda on the town website 24 hours before the start of the meeting.

Please prepare an explanation regarding the regulated activities. Failure to comply with this notice may result in further enforcement measures. I appreciate your help in this matter.

Sincerely,

Dan Malo
Wetlands Agent
Town of Thompson

SENT BY CERTIFIED MAIL

File: VIOL23037 St Josephs - Reardon Road





Property Information

Property ID 1463
Location 12-18 MAIN ST
Owner ST JOSEPHS CATHOLIC SOCIETY



**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.



Agenda Item H) Other Business

1. Preliminary discussion of draft regulation amendment
2. Budget Request from Finance Department

Dan Malo

From: Finance Director
Sent: Tuesday, January 2, 2024 4:26 PM
To: First Selectman; Tax Collector; Scott A. Antonson; Selectmens Office; Heather Burns; Heather Burns; Paul Hopkins; Town Clerk; James Seney Jr.; Stephen Benoit; Animal Control Officer; Public Works; Kelley Genest; Terry Bellman; Veterans Office; 'Alison Boutaugh'; Recreation Director; Planner; ZEO; Dan Malo; Conservation
Subject: FY 2025 Budget Templates - Due Friday, January 19th
Attachments: FY 2025 Thompson Budget Workbook_Template.xlsx

Town of Thompson Directors –

Budget Season is upon us!

Based on feedback from users (and to cut costs) we will no longer be using Cleargov to pull together the budget. Instead, we will be using the attached Excel template, which is based on our budget book and has been loaded with FY 2022 – 2024 numbers for comparative purposes. Note: all numbers (especially the 2024 Projections) are draft and subject to change.

Please complete the following by Friday, January 19th:

- Review the first tab (Budget Assignments) in the attached spreadsheet to see which tabs you have been assigned to complete.
- For each tab you are assigned:
 - o Complete the FY25 Proposed Budget column (Column O):
 - Assume a 2.25% increase for all salaries (this is placeholder for now)
 - Consider referring to the monthly budget reports Paula sends to you to determine where items have been included in the past.
 - o Add any relevant comments to the Notes section (Column S):
 - The notes from last year's Cleargov file have been included for reference.
 - More notes are better. We do this once a year and I need every reminder I can get.
 - The notes will not be printed in the final budget book, but will be kept for reference during future budget seasons.
 - o If you are assigned more than one tab, please complete all of them in one file.
- Do not modify any cells outside of Column O and the Notes section.
- Rename and save the file by replacing the word "template" in the filename with your lastname and email it to me, for example:
 - o I would save "FY 2025 Thompson Budget Workbook_Template" as "FY 2025 Thompson Budget Workbook_Steglitz")

Let me know if you have any questions -

Bill

William J. Steglitz, Finance Director
Town of Thompson
815 Riverside Drive, PO Box 899
North Grosvenordale, CT 06255
860-923-3593 (x112)

Agenda Item I) Citizens Comments on Agenda Items

Agenda Item J) Reports

a) Budget & Expenditures

b) Wetlands Agent Report

12/28/2023 07:43
9636pleb

TOWN OF THOMPSON
YEAR-TO-DATE BUDGET REPORT

JULY 1, 2023 THRU DECEMBER 30, 2023

P 1
glytdbud

FOR 2024 13

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED

9901 GENERAL FUND							

99016203 INLAND WETLANDS COMMISSSION							

99016203 510151 INLAND WETLANDS OF	20,948	25,748	4,409.33	.00	.00	21,338.67	17.1%
99016203 510152 INLAND WETLAND SEC	4,170	4,170	1,561.20	.00	.00	2,608.80	37.4%
99016203 522110 PROFESSIONAL AFFIL	60	60	60.00	.00	.00	.00	100.0%
99016203 522130 TRAVEL	100	100	.00	.00	.00	100.00	.0%
99016203 522140 MEETINGS, FEES, ET	100	100	.00	.00	.00	100.00	.0%
99016203 522220 PROFESSIONAL SERVI	300	300	.00	.00	.00	300.00	.0%
99016203 522310 ADVERTISING	900	900	426.30	.00	135.00	338.70	62.4%
99016203 522890 EASTERN CT CONSERV	1,000	1,000	.00	.00	.00	1,000.00	.0%
99016203 533150 OFFICE SUPPLIES	400	400	.00	.00	.00	400.00	.0%
TOTAL INLAND WETLANDS COMMISSSION	27,978	32,778	6,456.83	.00	135.00	26,186.17	20.1%
TOTAL GENERAL FUND	27,978	32,778	6,456.83	.00	135.00	26,186.17	20.1%
TOTAL EXPENSES	27,978	32,778	6,456.83	.00	135.00	26,186.17	
GRAND TOTAL	27,978	32,778	6,456.83	.00	135.00	26,186.17	20.1%

** END OF REPORT - Generated by Paula Leblanc **

12/28/2023 07:50
9636pleb

TOWN OF THOMPSON
YEAR-TO-DATE BUDGET REPORT

JULY 1, 2023 THRU DECEMBER 30, 2023

P 56
glytdbud

FOR 2024 13

JOURNAL DETAIL 2024 1 TO 2024 13

ACCOUNTS FOR:		ORIGINAL	REVISED				AVAILABLE	PCT
9901	GENERAL FUND	APPROP	BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	BUDGET	USED

99016203 INLAND WETLANDS COMMISSSION								

99016203 510151	INLAND WETLANDS OF	20,948	25,748	4,409.33		.00	21,338.67	17.1%
2024/01/000023	07/13/2023 PRJ	396.83 REF	T07133			WARRANT=T07133	RUN=1 TOWN PAY	
2024/01/000089	07/27/2023 PRJ	835.94 REF	T07273			WARRANT=T07273	RUN=1 TOWN PAY	
2024/01/000197	07/21/2023 BUA	4,800.00 REF				Inc Wetl budget for reg comp.		
2024/01/000201	07/01/2023 BUC	20,948.00 REF				ORIGINAL BUDGET 2024		
2024/02/000028	08/10/2023 PRJ	822.56 REF	T08103			WARRANT=T08103	RUN=1 TOWN PAY	
2024/02/000093	08/24/2023 PRJ	822.56 REF	T08243			WARRANT=T08243	RUN=1 TOWN PAY	
2024/03/000012	09/07/2023 PRJ	856.00 REF	T09073			WARRANT=T09073	RUN=1 TOWN PAY	
2024/03/000066	09/21/2023 PRJ	675.44 REF	T09213			WARRANT=T09213	RUN=1 TOWN PAY	
99016203 510152	INLAND WETLAND SEC	4,170	4,170	1,561.20		.00	2,608.80	37.4%
2024/01/000089	07/27/2023 PRJ	312.24 REF	T07273			WARRANT=T07273	RUN=1 TOWN PAY	
2024/01/000201	07/01/2023 BUC	4,170.00 REF				ORIGINAL BUDGET 2024		
2024/02/000093	08/24/2023 PRJ	312.24 REF	T08243			WARRANT=T08243	RUN=1 TOWN PAY	
2024/03/000066	09/21/2023 PRJ	312.24 REF	T09213			WARRANT=T09213	RUN=1 TOWN PAY	
2024/05/000003	11/02/2023 PRJ	312.24 REF	T11023			WARRANT=T11023	RUN=1 TOWN PAY	
2024/06/000083	12/28/2023 PRJ	312.24 REF	T12283			WARRANT=T12283	RUN=1 TOWN PAY	
99016203 522110	PROFESSIONAL AFFIL	60	60	60.00		.00	.00	100.0%
2024/01/000201	07/01/2023 BUC	60.00 REF				ORIGINAL BUDGET 2024		
2024/05/000107	11/30/2023 API	60.00 VND	002796 IN FY2024		CACIWC	ANNUAL MEMBERSHIP	77557	
99016203 522130	TRAVEL	100	100	.00		.00	100.00	.0%
2024/01/000201	07/01/2023 BUC	100.00 REF				ORIGINAL BUDGET 2024		
99016203 522140	MEETINGS, FEES, ET	100	100	.00		.00	100.00	.0%
2024/01/000201	07/01/2023 BUC	100.00 REF				ORIGINAL BUDGET 2024		
99016203 522220	PROFESSIONAL SERVI	300	300	.00		.00	300.00	.0%
2024/01/000201	07/01/2023 BUC	300.00 REF				ORIGINAL BUDGET 2024		
99016203 522310	ADVERTISING	900	900	426.30		.00	135.00	62.4%
2024/01/000040	07/13/2023 POE	80.00 VND	002290 PO 124050	STONEBRIDGE PRESS IN LEGAL NOTICE				
2024/01/000073	07/19/2023 POE	50.00 VND	002290 PO 124068	STONEBRIDGE PRESS IN LEGAL NOTICE (VANDI)				
2024/01/000201	07/01/2023 BUC	900.00 REF				ORIGINAL BUDGET 2024		
2024/02/000009	08/03/2023 API	58.80 VND	002290 IN 1127471	STONEBRIDGE PRESS IN LEGAL NOTICE			76938	
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TOWN OF THOMPSON
YEAR-TO-DATE BUDGET REPORT

JULY 1, 2023 THRU DECEMBER 30, 2023

P 57
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FOR 2024 13

JOURNAL DETAIL 2024 1 TO 2024 13

ACCOUNTS FOR:		ORIGINAL	REVISED					AVAILABLE	PCT
9901	GENERAL FUND	APPROP	BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	BUDGET	USED	

99016203 INLAND WETLANDS COMMISSSION									
99016203 522310 ADVERTISING									
2024/02/000009	08/03/2023	POL	-50.00 VND 002290	PO 124068	STONEBRIDGE	PRESS IN LEGAL NOTICE (VANDI)	2024		
2024/02/000085	08/17/2023	POE	80.00 VND 002290	PO 124097	STONEBRIDGE	PRESS IN LEGAL NOTICE (POPIAC & JEZIERIS)			
2024/02/000101	08/23/2023	POE	40.00 VND 002290	PO 124109	STONEBRIDGE	PRESS IN LEGAL NOTICE			
2024/02/000131	08/31/2023	POE	40.00 VND 002290	PO 124117	STONEBRIDGE	PRESS IN LEGAL NOTICE "SAAD"			
2024/03/000050	09/13/2023	POE	40.00 VND 002290	PO 124126	STONEBRIDGE	PRESS IN LEGAL NOTICE (CANDIDUS)			
2024/05/000058	11/15/2023	POE	58.80 VND 002290	PO 124178	STONEBRIDGE	PRESS IN LEGAL NOTICE			
2024/05/000058	11/15/2023	POE	44.10 VND 002290	PO 124179	STONEBRIDGE	PRESS IN LEGAL NOTICE			
2024/05/000061	11/15/2023	POE	29.40 VND 002290	PO 124180	STONEBRIDGE	PRESS IN LEGAL NOTICE			
2024/05/000075	11/20/2023	POE	45.00 VND 002290	PO 124184	STONEBRIDGE	PRESS IN LEGAL NOTICE			
2024/05/000075	11/20/2023	POE	30.00 VND 002290	PO 124185	STONEBRIDGE	PRESS IN LEGAL NOTICE			
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2024/05/000107	11/30/2023	API	29.40 VND 002290	IN 1128004	STONEBRIDGE	PRESS IN LEGAL NOTICE "SAAD"			77604
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2024/05/000107	11/30/2023	API	29.40 VND 002290	IN 1130165	STONEBRIDGE	PRESS IN LEGAL NOTICE			77604
2024/05/000107	11/30/2023	POL	-30.00 VND 002290	PO 124185	STONEBRIDGE	PRESS IN LEGAL NOTICE	2024		
2024/05/000107	11/30/2023	API	44.10 VND 002290	IN 1129926	STONEBRIDGE	PRESS IN LEGAL NOTICE			77604
2024/05/000107	11/30/2023	POL	-44.10 VND 002290	PO 124179	STONEBRIDGE	PRESS IN LEGAL NOTICE	2024		
2024/05/000107	11/30/2023	API	58.80 VND 002290	IN 1129911	STONEBRIDGE	PRESS IN LEGAL NOTICE			77604
2024/05/000107	11/30/2023	POL	-58.80 VND 002290	PO 124178	STONEBRIDGE	PRESS IN LEGAL NOTICE	2024		
2024/05/000107	11/30/2023	API	29.40 VND 002290	IN 1128773	STONEBRIDGE	PRESS IN LEGAL NOTICE			77604
2024/05/000107	11/30/2023	POL	-29.40 VND 002290	PO 124180	STONEBRIDGE	PRESS IN LEGAL NOTICE	2024		
2024/05/000107	11/30/2023	API	44.10 VND 002290	IN 1128528	STONEBRIDGE	PRESS IN LEGAL NOTICE			77604
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2024/01/000201	07/01/2023	BUC	400.00 REF						
						ORIGINAL BUDGET 2024			
TOTAL INLAND WETLANDS COMMISSSION									
			27,978	32,778	6,456.83	.00	135.00	26,186.17	20.1%

Dan Malo

From: Lesniewski, Daniel K <Daniel.Lesniewski@ct.gov>
Sent: Tuesday, January 2, 2024 11:43 AM
To: Derek Schipper; Alexander Roper; Chad Cox; Joel Bilodeau
Cc: Dan Malo; Michael Licamele; Laskin, Anna; Lee, Charles
Subject: RE: North Grosvenordale Pond Dam Supplemental Memo
Attachments: 0101745520-20 N.Grosv East Rim Railroad Levee H&H Report_final.pdf; Pre-Application Meeting Questionnaire.doc

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Hi Derek,

Thank you for addressing the Dam Safety group's concerns regarding the East Rim Railroad Levee. We have reviewed the attached supplemental H&H memo and the updated proposed design of raising the three identified low areas of the railroad levee in addition to lowering the secondary/auxiliary spillway to at or near the level of the primary spillway satisfies these previous concerns. With these concerns addressed, you may now proceed with developing a permit application.

Additionally, a pre-application meeting for this proposed work would be beneficial. Attached is the pre-application questionnaire, please fill out this form and follow the steps to set up a pre-application meeting at the following link: [Pre-Application Assistance \(ct.gov\)](#). I would also recommend having a representative from the railroad company present at the pre-application meeting.

Dan Lesniewski

From: Derek Schipper <Derek.Schipper@gza.com>
Sent: Monday, December 4, 2023 2:24 PM
To: Lesniewski, Daniel K <Daniel.Lesniewski@ct.gov>; Alexander Roper <Alexander.Roper@gza.com>; Chad Cox <chad.cox@gza.com>; Joel Bilodeau <Joel.Bilodeau@gza.com>
Cc: Marla Butts <wetlands@thompsonct.org>; Michael Licamele <mlicamele@rfnc.com>; Laskin, Anna <Anna.Laskin@ct.gov>; Lee, Charles <Charles.Lee@ct.gov>
Subject: RE: North Grosvenordale Pond Dam Supplemental Memo

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Hello Dan.

Please find the attached H&H Memo for the East Rim Railroad Levee at the North Grosvenordale Pond for CTDEEP review.

Thank you.

Derek

From: Lesniewski, Daniel K <Daniel.Lesniewski@ct.gov>
Sent: Monday, November 20, 2023 1:53 PM

To: Derek Schipper <Derek.Schipper@gza.com>; Alexander Roper <Alexander.Roper@gza.com>; Chad Cox <chad.cox@gza.com>
Cc: Marla Butts <wetlands@thompsonct.org>; Michael Licamele <mlicamele@rfnc.com>; Laskin, Anna <Anna.Laskin@ct.gov>; Lee, Charles <Charles.Lee@ct.gov>
Subject: [EXTERNAL] North Grosvenordale Pond Dam Supplemental Memo

Hi Derek,

When we met on 10/23 to discuss the North Grosvenordale Pond Dam it was agreed upon that a supplemental memo would be developed describing the effects of the 100-year storm event on the railroad adjacent to the pond. It was mentioned in the meeting that 11/14 would be the target date for the submittal of said memo. We have not seen anything yet so I was just wondering if you had an update on the status of the supplemental memo for North Grosvenordale Pond Dam.

Daniel Lesniewski
Civil Engineer II
Dam Safety
Water Planning and Management Division
Bureau of Water Protection and Land Reuse
Connecticut Department of Energy and Environmental Protection
79 Elm Street, Hartford, CT 06106-5127
P: 860.424.3384 | E: daniel.lesniewski@ct.gov



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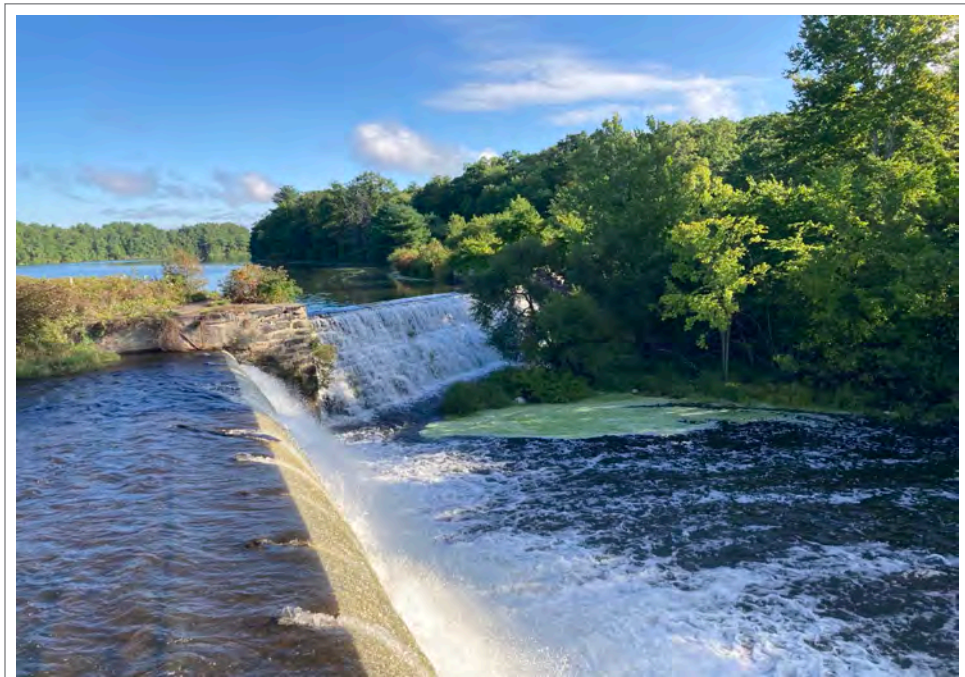


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Engineering Report for Hydrologic and Hydraulic Modeling of East Rim Railroad Levee North Grosvenordale Pond Dam Thompson, CT

November 2023
01.0175220.20



PREPARED FOR:
Eastwood-Thompson 152 LLC

GZA GeoEnvironmental, Inc.

249 Vanderbilt Avenue
Norwood, MA 02062
781.278.3700

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November 29, 2023
File No. 01.01745520.20

Eastwood-Thompson 152 LLC
18 Wells Hill Road
Easton, Connecticut 06612

Attn: Mr. Michael Licamele

Re: **Engineering Report for Hydrologic and Hydraulic Modeling of East Rim Railroad
Levee, North Grosvenordale Pond Dam, CT#14103**

Dear Mr. Licamele:

GZA GeoEnvironmental, Inc. (GZA) is pleased to submit the following report summarizing the Evaluations of Hydrologic and Hydraulic Analysis Report for the North Grosvenordale Pond Dam (CT #14103) East Rim Railroad Levee in the Town of Thompson, Connecticut. This report is subject to the Limitations presented in **Appendix A**. Digital appendices will be provided via Flash Drives (i.e., Thumb Drive).

If you have any questions regarding this report or the completed work, please feel free to contact Chad Cox at 781-278-5787 or Joel Bilodeau at 781-223-0291.

Very truly yours,

GZA GeoEnvironmental, Inc.

Chad W. Cox, P.E. (MA)
Principal-in-Charge

Derek Schipper, P.E.
Senior Consultant

Joel M. Bilodeau, PH
Senior Consultant

CC: Mr. Dan Lesniewski, CTDEEP



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APPENDICES

APPENDIX A	LIMITATIONS
APPENDIX B	HEC-RAS MODELS



EXECUTIVE SUMMARY

This report summarizes GZA GeoEnvironmental, Inc.'s (GZA) process used to modify the existing 2-D North Grosvenordale Pond / French River hydraulic model, which was developed to establish the Spillway Design Flood (SDF) for the North Grosvenordale Pond Dam. The modified model was used to evaluate the capacity of the East Rim Railroad Levee to contain the impoundment during the 100-year flood event, established by the Federal Emergency Management Agency's (FEMA) most recent Flood Insurance Study (FIS)¹. The model was run for existing and proposed conditions at the North Grosvenordale Pond Dam. This report is intended as a supplement to in GZA's September 2022 report titled "Engineering Report for Hydrologic and Hydraulic Modeling and Incremental Damage Assessment of North Grosvenordale Pond Dam, Thompson, CT" (2022 Report).

The goal of the evaluation is to assess the ability of the levee to contain water in the impoundment during a 100-year flood and thereby prevent outflow onto the railroad right-of-way which runs north/south parallel to the east rim of the pond. A specific objective is to identify potential low areas of the East Rim Railroad Levee that may release water at the 100-year flood (which is prior to the activation of the Auxiliary Spillway) and assess the potential need for and effectiveness of remedial efforts to fill the low areas along the levee. Both existing and proposed conditions for the North Grosvenordale Pond Dam were evaluated as well as pre- and post-remediation conditions for the East Rim Railroad Levee.

Through this process, three separate locations along the levee that may require remediation to contain the 100-year flood were identified. After identification of these locations, the model was modified to simulate placement of fill in the low areas to close the "gaps." It was determined that this remedial measure to the East Rim Railroad Levee under existing conditions will likely result in an increase of the 100-year flood elevation within the pond due to a reduction in outflow which previously occurred through the low areas in the levee. This increase in water surface elevation for the 100-year flood would in turn activate the Auxiliary Spillway as well as potentially overtop other low areas along the levee.

Under proposed conditions for the rehabilitation of the North Grosvenordale Pond Dam the crest of the secondary spillway will be reduced by 1.1 foot, which will increase spillway capacity at the dam. This proposed spillway modification by itself does not add enough project discharge to prevent the three identified low area along the East Rim Railroad Levee from overtopping. However, the combination of lowering the secondary spillway crest by 1.1 feet (to elevation 366.7) and raising (filling) the three identified low areas of the East Rim Railroad Levee to approximately elevation 371.5 feet will result in conditions where the Auxiliary Spillway does not activate and no new areas along the levee are expected to overtop during the 100-year flood.

It should be noted that these areas of potential remediation are based on the LiDAR data used to develop the Digital Elevation Model (DEM) and that it is suggested that additional topographic data be collected through survey to confirm the elevations prior to any remedial design efforts. Any work on the Levee will also require coordination with the railroad.

¹Federal Emergency Management Agency, Flood Insurance Study Number 09015CV001a AND 09015CV002A, Version Number 2.6.3.6, Effective September 7, 2023.



1.0 INTRODUCTION

GZA GeoEnvironmental, Inc. (GZA) is pleased to submit to Eastwood-Thompson 152 LLC this Hydrologic and Hydraulic Analysis Report for the North Grosvenordale Pond Dam East Rim Railroad Levee. The dam is located on the French River in the Town of Thompson, Connecticut. This report presents the assumptions, methodologies, and results of the hydrologic and hydraulic (H&H) evaluation for North Grosvenordale Pond Dam East Rim Railroad Levee during the 100-year flood event, established by the Federal Emergency Management Agency's (FEMA) most recent Flood Insurance Study (FIS)², for existing and proposed conditions of the North Grosvenordale Pond Dam. This report describes updates made to the existing 2-D hydraulic model developed for dam breach modeling and downstream routing which used the United States Army Corp of Engineers (USACE) Hydrologic Engineering Center (HEC)-River Analysis System (RAS) Version 6.2 to establish the Spillway Design Flood (SDF). This report is intended as a supplement to in GZA's September 2022 report titled "Engineering Report for Hydrologic and Hydraulic Modeling and Incremental Damage Assessment of North Grosvenordale Pond Dam, Thompson, CT" (2022 Report) and has been prepared in response to a request by CTDEEP to assess the ability of the East Rim Railroad Levee to contain the impoundment during the 100-year flood without flow onto the railroad tracks adjacent to the east bank of the pond. CTDEEP has indicated that a permit requirement for rehabilitation of the dam will be to demonstrate that the pond will not discharge onto the railroad track area under 100-year flood conditions.

The 2022 Report details the original model development. One finding in the 2022 Report was that that East Rim Railroad Levee mitigates encroachment of the Pond onto the railroad right-of-way. This earthen levee structure is north of the East Embankment of the dam and run parallel to the railroad tracks. The top elevation for the most part of the East Rim Railroad Levee (within the first 2,000-feet) is lower than the top elevation of the main embankment of North Grosvenordale Pond Dam (i.e., 374.0 feet) and in several places appears to be lower than the Auxiliary Spillway Crest which has a crest of elevation of ± 371.5 feet. GZA developed an approximate profile line of the levee using topographic information from publicly available LiDAR data to evaluate overtopping at the Levee. The profile line of the East Rim Railroad Levee is shown on **Figure 1** below. Based on the topography and the Town Assessor's maps (see **Figure 2**), the extent of the East Embankment and Levee on property owned by the Dam Owner extends approximately 1,600 feet upstream of the dam left abutment.

The findings of this report are subject to the Limitations contained in **Appendix A**.

²Federal Emergency Management Agency, Flood Insurance Study Number 09015CV001a AND 09015CV002A, Version Number 2.6.3.6, Effective September 7, 2023.

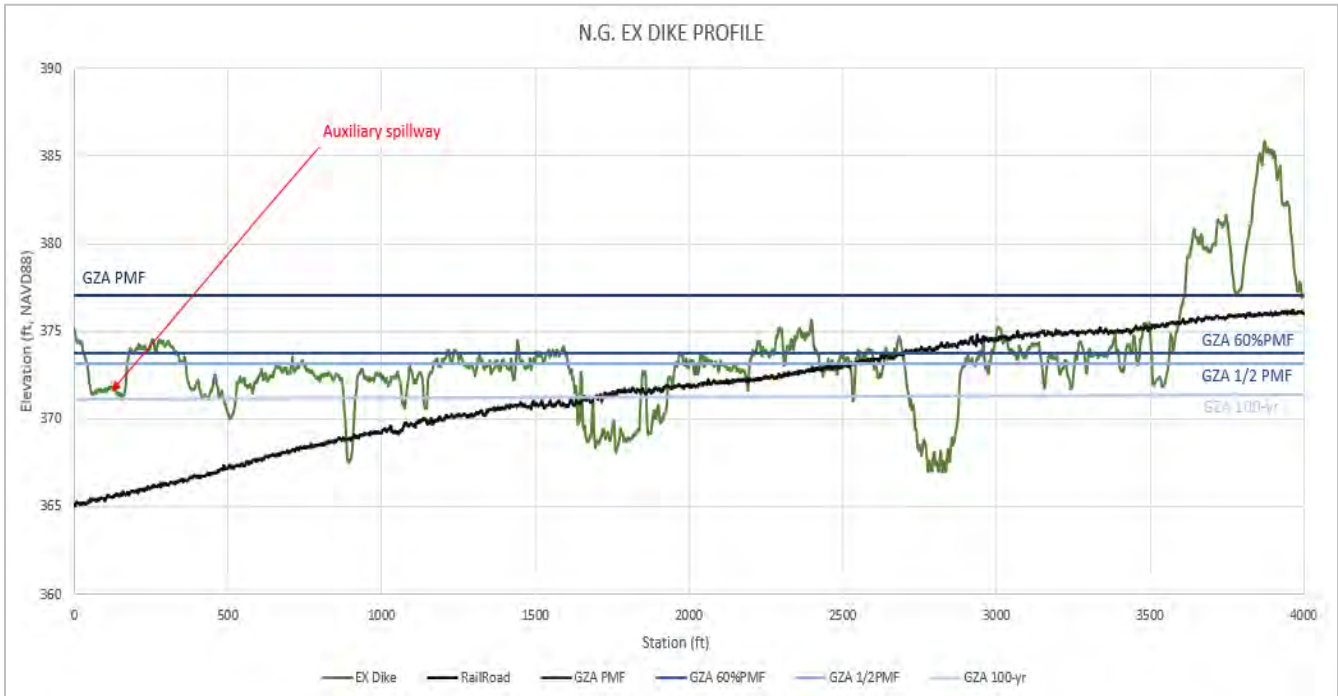


Figure 1. East Rim Railroad Levee Profile and 2022 Estimated Maximum Water Surface Profiles

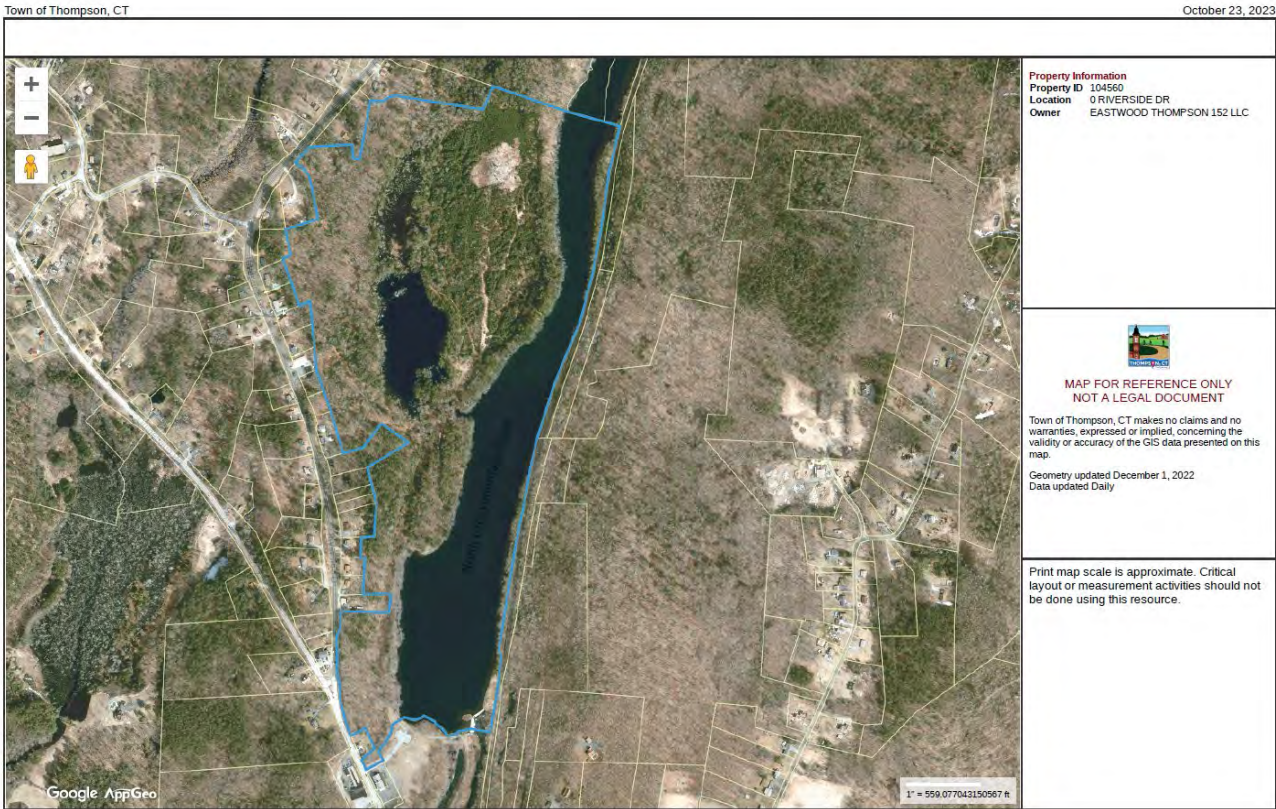


Figure 2. Approximate Property Lines in Area of Levee



1.1 CONVENTIONS

Unless noted otherwise, all elevations in this report are referenced to the North American Vertical Datum (NAVD) of 1988 (NAVD88). Despite the North Grosvenordale Pond Dam being located in Connecticut, horizontal coordinates are referenced to the Massachusetts State Plane since the majority of the watershed area is located in Massachusetts. Calculations were performed in the U.S. Customary Unit System (e.g., foot, °F, etc.). When referring to “right” and “left” in describing Project features, the reader is assumed to be looking downstream. The hydrologic model was created utilizing the National Geodetic Vertical Datum of 1929 (NGVD29) elevation datum in order to maintain consistency with existing dam information (including upstream USACE dams). The Hydraulic model was created utilizing NAVD88 elevation datum to maintain consistency with the Digital Elevation Model (DEM) and FEMA preliminary flood mapping. Elevation information that referenced the various datum was adjusted for consistency throughout the model. An adjustment value of 0.771 feet (i.e., $NGVD29 = NAVD88 + 0.771$) was determined from VERGE³ as shown in **Figure 3** below (VERTCON for Google Earth).

NAD83 North Latitude	41 59 30.52514
NAD83 West Longitude	071 53 43.28898
NAVD88 Orthoheight	0.000 ft
<hr/>	
Datum Shift (NAVD–NGVD)	-0.771 ft

Figure 3. VERTCON for Google Earth Report at the Dam

³ VERTCON for Google Earth (VERGE). [VERTCON for Google Earth \(earthsurvey.us\)](https://earthsurvey.us). Accessed 2022.



2.0 PROJECT DESCRIPTION

2.1 GENERAL

The North Grosvenordale Pond Dam (CT#14103) is located on the French River in northern Connecticut in the Town of Thompson (North Grosvenordale village), Connecticut, United States. The French River flows generally north to south through the Project area and joins the Quinebaug River, CT approximately 4.4 miles downstream of the Project. The North Grosvenordale Pond Dam (main structure) is located at latitude 41°59'31.88" North, longitude 71°53'41.73" West, and creates an impoundment storage of approximately 409 acre-feet (at normal pond elevation).

The Project consists of the main (earthen) dam embankment, primary spillway, secondary spillway, east (earthen) embankment, and an auxiliary spillway. The east rim railroad embankment extends upstream beyond the limits of the east embankment on the left bank of the impoundment. The main embankment sits at the upstream end of a headrace canal that run parallel to the main downstream river channel and previously supplied water to a downstream mill facility.

2.2 DESCRIPTION OF PROJECT WORKS

The following descriptions of the Project, including dimensions and elevations, are derived from site visits, LiDAR data available from CTECO⁴, and the North Grosvenordale Pond Dam Emergency Action Plan (EAP)⁵. Elevations reported are relative to the NAVD88 as discussed in **Section 2.1**.

Major features associated with the project include [from right to left] A) the main dam embankment - a 395-foot-long earthen structure approximately 19 feet high; B) the primary spillway – a 97-foot-long stepped masonry structure approximately 21 feet high; C) a center masonry bastion; D) the secondary spillway – a 100-foot-long stepped masonry structure approximately 22.1 feet high; E) the east embankment – an approximately 215-foot-long earthen structure approximately 8 feet high; and F) the auxiliary spillway – a 100-foot wide (at top) riprap channel through the east embankment. There is also an east rim railroad levee that begins at the upstream end of the east embankment and extends upstream to mitigate against inundation of the adjacent railroad tracks during high pond water events in the pond. The levee's total length is estimated to be around 4,500± feet. Of that total, approximately 1,400 feet appears to be within property owned by the Dam Owner. The remaining upstream portion generally appears to be completely on railroad property. Note that for the purposes of this analysis the east rim railroad levee was not considered associated directly with the project for dam safety purposes but treated as a part of the North Grosvenordale Pond topography. The dam is rated as a Class C (High) hazard structure.

The primary and secondary spillways are approximately 97-foot-long and 100-foot-long broad crested weirs located on the east and west sides of the dam, respectively. The elevation of the secondary spillway crest (367.8 feet) is approximately 1.1 ft higher than the primary spillway crest elevation (366.7 feet). The two spillways are connected by an approximately 20 feet long masonry bastion structure. The auxiliary spillway is an earthen channel within the east embankment on the east end of the overall dam system, approximately 125 feet north of the secondary spillway. The crest elevation of the auxiliary spillway is approximately 371.5 feet. The minimum top elevation for the main dam embankment and the east embankment is assumed to be approximately 374.0 feet.

⁴ 2016 Orthophotography and Lidar Download, Connecticut Environmental Conditions Online (CTECO), 2016. Data acquired May 2022. [CT ECO 2016 Imagery & Elevation \(uconn.edu\)](#)

⁵ North Grosvenordale Pond Dam, Emergency Action Plan, Tighe & Bond. Prepared March, 2021.



General key elevations for North Grosvenordale Pond Dam under existing conditions are summarized below.

Top of Embankment:	± 374.0 feet
Top of East Rim Railroad Levee:	Varies (± 373.0 to 374.0 feet)
Top of Center Bastion:	372.0 ft. +/-
Auxiliary Spillway Crest:	Varies (typ. ± 371.5 feet)
Toe of Embankment (track side)	± 366 feet
Secondary Spillway Crest:	367.8 feet
Primary Spillway Crest:	366.7 feet
Toe of Embankment (D/S):	± 355 feet
Toe of Secondary Spillway:	± 351 feet
Toe of Primary Spillway:	± 349 feet
Base of Masonry Spillway Structures:	± 345.7 feet (assumed)

There are reportedly two low-level outlets at the dam. A low-level outlet located at the main dam embankment that discharges into the headrace canal and a second low-level outlet at the right (west) end of the secondary spillway. Neither low-level outlet is known to be operable. Discharges from the low-level outlets were not considered in the overall hydraulic capacity analysis for the dam.

Proposed conditions include the lowering of the Secondary Spillway Crest from 367.8 feet to 366.7 feet, the same elevation as the Primary Spillway Crest.

3.0 HYDRAULIC MODEL DEVELOPMENT

GZA previously developed a 2-D hydraulic model of North Grosvenordale Pond Dam using the USACE's HEC-RAS Version 6.2 model to estimate water surface profiles, velocities, and to perform IDA under various flow conditions. GZA performed hydraulic simulations of hypothetical dam break (i.e., failure) floods as part of the IDA, using flood inflows from the HEC-HMS analysis as an input. Dam failure and non-failure scenarios were simulated using two-dimensional, unsteady, and mixed flow regimes. Details of the original model development can be found in the 2022 Report. This model was used as the basis for a focused analysis on the East Rim Railroad Levee during the FEMA 100-year flood event.

Modifications made to the HEC-RAS model are listed below:

1. GZA modified the model extent by altering the 2D Flow Area polygon.
2. GZA reassign a grid size resolution to a smaller cell size.
3. GZA modified the grid by adding additional breaklines associated with the East Rim Railroad Levee and railroad tracks, which are used to align grid cells with significant topographic features, such as high and low points in the levee.
4. GZA modified boundary conditions along the edge of the model extents. Boundary conditions can be locations of incoming or outgoing flow.



Unless discussed other user inputs associated with the model development were not modified for this analysis. A copy of the HEC-RAS model is provided in **Appendix B**.

3.1 2D FLOW AREA

The 2D Flow Area defining the HEC-RAS model extents was modified to focus on the East Rim Railroad Levee and the potential overtopping during the 100-year event. The original 5-mile long 2-dimensional model consisted of a grid of approximately 15,100 cells with an average cell size of approximately 150 x 150 feet was reduced to approximately 1-mile long with an average cell size of approximately 20 x 20 feet resulting in approximately 36,200 cells. The modified 2D Flow Area was shortened to 2,500 feet downstream of the North Grosvenordale Pond Dam but extended approximately 4,000 feet upstream to capture the East Rim Railroad Levee. The overall model extent is shown as a polygon in **Figure 4**.

Breaklines were added and enforced to align grid cell edges with East Rim Railroad Levee and railroad tracks to capture the hydraulic features associated with the DEM. Additional modifications were made to the grid throughout the model development phase to capture pertinent features while running simulations in an efficient and stable manner.



Figure 4. HEC-RAS Model 2D Flow Area Domain



3.2 DOWNSTREAM BOUNDARY CONDITIONS

The model ends approximately 2,500 feet downstream of the North Grosvenordale Pond Dam, which is far enough downstream as to not affect the results of the modeling in the vicinity of the East Rim Railroad Levee. GZA assigned a normal depth boundary condition with an estimated friction slope of 0.002 at the downstream terminus of the model in the French River. For this modeling approach, depth and velocity are kept constant when water reaches the boundary, so water can flow out without losses.

3.3 INITIAL CONDITIONS

The scenarios were simulated with no base flow in the downstream area. This modeling approach was adopted due to the relatively low normal river flows relative to the much greater magnitude of the 100-year flood. Additionally, this modeling approach is consistent with the DEM development approach to not add any additional bathymetric data to the riverine and wetland areas as the surface developed from the LiDAR data is representative of normal water surface conditions. North Grosvenordale Pond was assumed to have initial water surface elevation equal to its reported pool elevation of approximately 366.7 ft for each of the scenarios prior to the routing of any hydrographs.

3.4 INFLOW HYDROGRAPH

The scenarios were simulated with a flow hydrograph representing the 100-year flood flow value of 4,533 cfs as stated in the FEMA FIS. The hydrograph was estimated using USACE HEC-Hydrologic Model System (HMS) model developed by GZA and discussed in the 2022 Report. The 2022 Report indicated the GZA HEC-HMS model produced a peak 100-year flow of 4,812 cfs and to match the now finalized FEMA FIS data a ratio of approximately 0.95 was applied to the modeled discharge results. **Figure 5** shows the resulting 100-Year flood hydrograph.

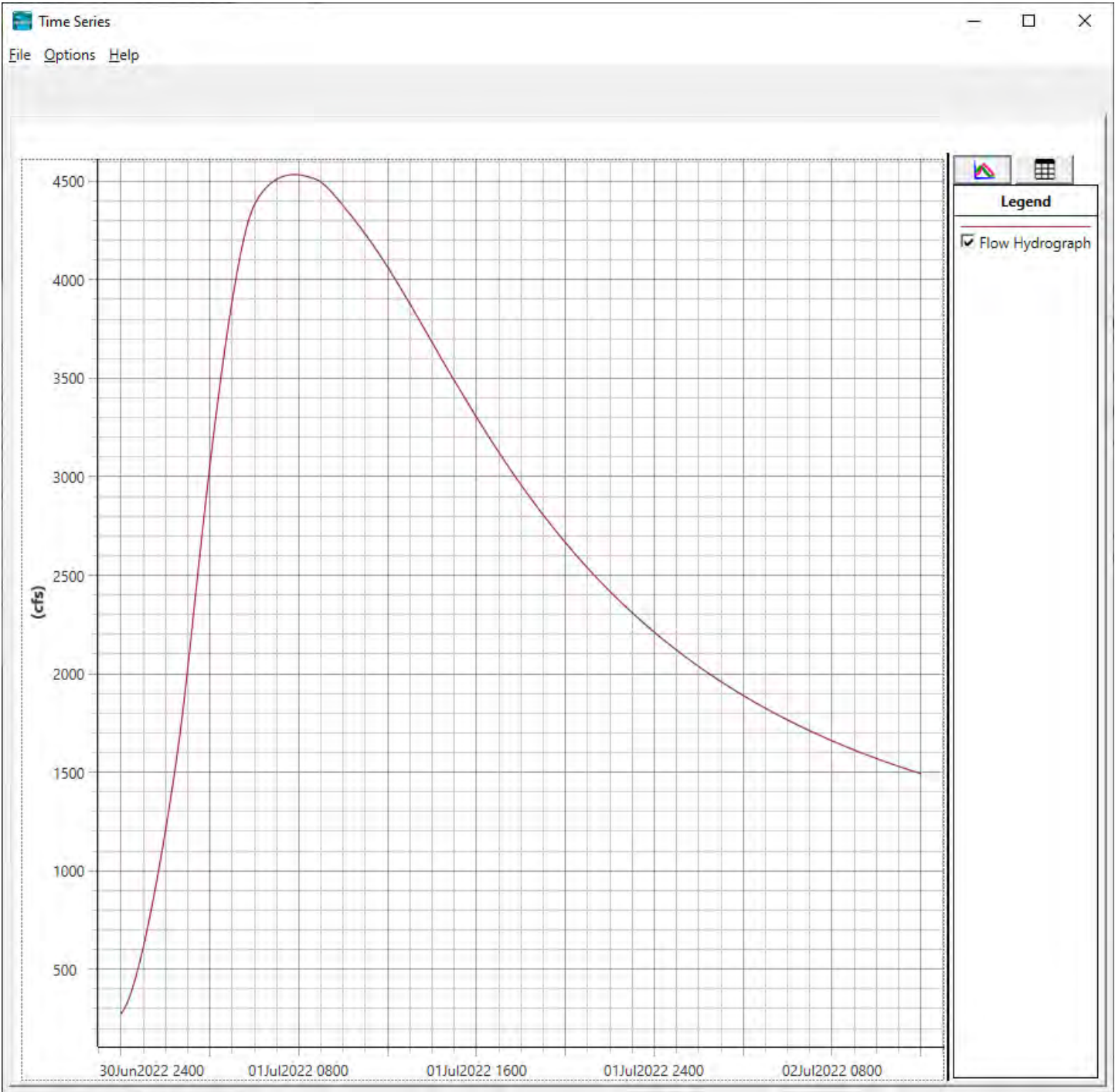


Figure 5. Simulated 100-Year Flood Hydrograph



3.5 FEMA FIS COMPARISON

GZA reviewed the FEMA FIS Flood Profiles in the vicinity of the North Grosvenordale Pond Dam and the upstream pond and used the data to compare and validate the results from the HEC-RAS model. A comparison of 100-year water surface elevations at key locations is provide in **Table 1** below.

Table 1: HEC-RAS and FEMA 100-Year Water Surface Profile Comparison

Location	Approximate Elevation, ft NAVD88	
	FEMA FIS Flood Profile	GZA HEC-RAS Model
North Grosvenordale Pond Dam	371.4	371.1
Auxiliary Spillway	371.3-371.5	371.3
4,000 ft Upstream of Dam	371.6	371.8

In general, the validated model 100-year water surface profiles are similar when compared to FEMA FIS Flood Profiles. Differences near the North Grosvenordale Pond Dam are likely attributed to a higher velocity head component in the GZA HEC-RAS Model which would be expected with no bathymetric data to reduce the depth average velocity. Likewise, this would explain the differences 4,000 ft upstream of the dam. Differences in water surface elevation results are expected, however, the similarity in elevations validates the HEC-RAS model.

3.6 HEC-RAS SIMULATIONS AND RESULTS

GZA performed four simulations made with HEC-RAS, with and without modifications of the East Rim Railroad Levee for each of the existing conditions and the proposed condition. The first two simulations were the existing conditions and proposed conditions during the 100-year flood which were used to identify potential low areas of the East Rim Railroad Levee release water prior to the activation of the Auxiliary Spillway. The existing and proposed conditions were then re-simulated with terrain modifications (i.e., repair of low areas of the levee crest) made to “fill” the previously identified potential low areas to a minimum elevation of 371.5 feet.

The results of the first two HEC-RAS simulations indicate that there are potentially three separate locations that may require remediation. A summary of the three locations is provided below.

1. 48-Foot span approximately 300-ft upstream of the Auxiliary Spillway
2. 96-Foot span approximately 700-ft upstream of the Auxiliary Spillway
3. 24-Foot span approximately 860-ft upstream of the Auxiliary Spillway

It should be noted that these areas of potential remediation are based on the LiDAR data used to develop the DEM and that it is suggested that additional topographic data be collected through survey to confirm the elevations prior to any remedial design efforts. The approximate locations of each of the identified potential low areas of the East Rim Railroad Levee are presented in **Figure 6** below. All three areas are within the portion of the levee which appears to be on property owned by the Dam Owner.

Model results for the existing and proposed dam repair conditions indicate that these three locations discharge approximately 330 cfs (existing conditions) and 240 cfs (proposed dam repair conditions) to the railroad tracks and eventually to the French River below the North Grosvenordale Pond Dam, respectively. Simulations with levee remediation (i.e., terrain modifications “filling” low areas) indicated that for the existing conditions the reduction in water



releases from the East Rim Railroad Levee subsequently increases the North Grosvenordale Pond elevation enough that not only does the Auxiliary Spillway activate but other low areas along the East Rim Railroad Levee would likely overtop increasing the need for remedial measures. For the proposed dam repair conditions (i.e., lowering of the secondary spillway crest) enough spillway capacity is gained that the levee remediation does not increase the North Grosvenordale Pond elevation to the point of activating the Auxiliary Spillway or overtopping other areas of the levee.



Figure 6. Identified Potential East Rim Railroad Levee Low Areas



4.0 SUMMARY AND CONCLUSION

This report summarizes the process used to modify the 2022 HEC-RAS model to identify potential low areas of the East Rim Railroad Levee that may release water out of the impoundment and onto the adjacent railroad tracks at the 100-year flood for both existing and proposed conditions. Through this process, it was found that while the auxiliary spillway does not activate during the 100-year flood under existing conditions, there are three separate locations on the levee where water is released from the impoundment and onto the railroad alignment during the 100-year flood. These three areas may require remediation in the form of raising of the top of the levee embankment. It was also determined that remedial measures to the East Rim Railroad Levee under existing conditions will likely result in an increase of the 100-year flood elevation within the pond which would activate the Auxiliary Spillway as well as potentially overtop other low areas along the levee in the absence of any other actions. However, the proposed improvements to the dam include the provision of lowering the secondary spillway to at or near the level of the primary spillway. This modification will result in increased spillway capacity under proposed conditions. The proposed conditions (i.e., additional spillway capacity) by itself does not add enough project discharge to prevent the three identified low area along the East Rim Railroad Levee from overtopping. However, raising of the low areas of the East Rim Railroad Levee (i.e., filling of low area) to a minimum elevation of 371.5 feet will not result in the activation of the Auxiliary Spillway during the 100-year flood and no new areas along the levee were identified as overtopping. Raising of the identified low areas of the East Rim Railroad Levee to a minimum of elevation 371.5 feet should therefore be considered as part of the overall rehabilitation project. It should be noted that these areas of potential remediation are based on the LiDAR data used to develop the DEM and that it is suggested that additional topographic data be collected through survey to confirm the elevations prior to any remedial design efforts. It is also noted that even for work on parts of the levee that are within the Dam Owner's property limits, it will be necessary to coordinate with the Providence and Worcester Railroad Co. to arrange for access to the levee and site safety due to the tracks being active.



APPENDIX A - LIMITATIONS



USE OF REPORT

1. GZA GeoEnvironmental, Inc. (GZA) prepared this report on behalf of, and for the exclusive use of Eastwood-Thompson 152 LLC (Client) for the stated purpose(s) and location(s) identified in the Report. Use of this report, in whole or in part, at other locations, or for other purposes, may lead to inappropriate conclusions; and we do not accept any responsibility for the consequences of such use(s). Further, reliance by any party not identified in the agreement, for any use, without our prior written permission, shall be at that party's sole risk, and without any liability to GZA.

STANDARD OF CARE

2. Our findings and conclusions are based on the work conducted as part of the Scope of Services set forth in the Report and/or proposal and reflect our professional judgment. These findings and conclusions must be considered not as scientific or engineering certainties, but rather as our professional opinions concerning the limited data gathered during the course of our work. Conditions other than described in this report may be found at the subject location(s).
3. The interpretations and conclusions presented in the Report were based solely upon the services described therein, and not on scientific tasks or procedures beyond the scope of the described services. The work described in this report was carried out in accordance with the agreed upon Terms and Conditions of Engagement.
4. GZA's flood evaluation was performed in accordance with generally accepted practices of qualified professionals performing the same type of services at the same time, under similar conditions, at the same or a similar property. No warranty, expressed or implied, is made. The findings of the risk characterization are dependent on numerous assumptions and uncertainties inherent in the risk assessment process. The findings of the flood evaluation are not an absolute characterization of actual risks, but rather serve to highlight potential sources of risk at the site(s).
5. Unless specifically stated otherwise, the flood evaluations performed by GZA, and associated results and conclusions are based upon evaluation of historic data, trends, references, and guidance with respect to the current climate and sea level conditions. Future climate change may result in alterations to inputs which influence flooding at the site (*e.g.*, rainfall totals, storm intensities, mean sea level, *etc.*). Such changes may have implications on the estimated flood elevations, wave heights, flood frequencies and/or other parameters contained in this report.

GENERAL

6. The observations described in this report were made under the conditions stated therein. The conclusions presented were based solely upon the services described therein, and not on scientific tasks or procedures beyond the scope of described services or the time and budgetary constraints imposed by the Client.
7. In preparing this report, GZA relied on certain information provided by the Client, state and local officials, and other parties referenced therein available to GZA at the time of the evaluation. GZA did not attempt to independently verify the accuracy or completeness of all information reviewed or received during the course of this evaluation.
8. Any GZA hydrologic analysis presented herein is for the rainfall volumes and distributions stated herein. For storm conditions other than those analyzed, the response of the site's spillway, impoundment, and drainage network has not been evaluated.
9. Observations were made of the site and of structures on the site as indicated within the report. Where access to portions of the structure or site, or to structures on the site was unavailable or limited, GZA renders no opinion as to the condition of that portion of the site or structure. In particular, it is noted that water levels in the impoundment and elsewhere and/or flow over the spillway may have limited GZA's ability to make observations of underwater portions of the structure. Excessive vegetation, when present, also inhibits observations.



10. In reviewing this Report, it should be realized that the reported condition of the dam is based on observations of field conditions during the course of this study along with data made available to GZA. It is important to note that the condition of a dam depends on numerous and constantly changing internal and external conditions and is evolutionary in nature. It would be incorrect to assume that the present condition of the dam will continue to represent the condition of the dam at some point in the future. Only through continued inspection and care can there be any chance that unsafe conditions be detected.

COMPLIANCE WITH CODES AND REGULATIONS

11. We used reasonable care in identifying and interpreting applicable codes and regulations. These codes and regulations are subject to various, and possibly contradictory, interpretations. Compliance with codes and regulations by other parties is beyond our control.
12. This scope of work does not include an assessment of the need for fences, gates, no-trespassing signs, boat/swimmer barriers, repairs to existing fences and railings and other items which may be needed to minimize trespass and provide greater security for the facility and safety to the public. An evaluation of the project for compliance with OSHA rules and regulations is also excluded.

ADDITIONAL SERVICES

13. GZA recommends that we be retained to provide services during any future investigations, design, implementation activities, construction, and/or property development/ redevelopment at the Site. This will allow us the opportunity to: i) observe conditions and compliance with our design concepts and opinions; ii) allow for changes in the event that conditions are other than anticipated; iii) provide modifications to our design; and iv) assess the consequences of changes in technologies and/or regulations.



APPENDIX B - HEC-RAS MODELS

[HEC-RAS and IDA models are provided as a digital copy in v.6.2]



GZA GeoEnvironmental, Inc.

Agenda Item K) Correspondence

Agenda Item J) Signing of Mylars - ***None***

Agenda Item M) Comments by Commissioners

Agenda Item N) Adjournment