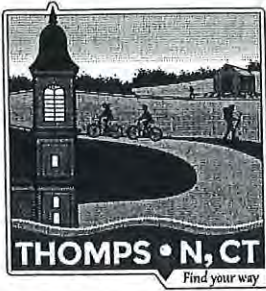


INLAND WETLANDS COMMISSION
TUESDAY, November 8, 2022
ZOOM Meeting

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

Agenda Item C.a.
Action on Minutes of Previous Meeting
Minutes of September 13, 2022



**TOWN OF
THOMPSON**
Inland
Wetlands
Commission

815 Riverside Drive
P.O. Box 899
North Grosvenordale, CT 06255
Phone: 860-923-1852, Ext. 1
E-MAIL: wetlands@thompsonct.org
www.thompsonct.org

RECEIVED
TOWN OF THOMPSON, CT.
SEP 14 P 12:51
TOWN CLERK

MEETING MINUTES: Tuesday, September 13th, 2022 7:00PM

Via ZOOM Online Meeting Portal

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

Members and staff present: George O'Neil (Chairman), Charlie Obert (Vice Chairman), Fran Morano (Commissioner), Marla Butts (Wetlands Agent), Dan Malo (Recording Secretary), and Amy St.Onge (First Selectman)

Members of the public: Judy Rondeau, Valerie Clark, others

- B) Appointment of Alternates – n/a

- C) Minutes of Previous Meetings –

The August 9th, 2022 Meeting Minutes were accepted as presented

- D) Citizens Comments on Agenda Items – none

- E) Applications

a) Old Applications

- 1) **WAA22023**, Brandon Stand, 42 Logee Rd (Assessor's map 141, block 17, lots 184S, 184T & 184U), 10' X 32' addition to home on existing concrete slab, demolish existing detached garage with new 24' X 24' detached garage, construct 26' X 8' retaining wall all within 100-foot upland review area for Quaddick Reservoir, stamped received 8/2/22, issued 8/16/22, legal notice published 8/26/22, end of appeal period 9/10/22. Agent Marla Butts has issued an Agent Approval, with the condition that an as-built prepared by an architect or engineer licensed in Connecticut be filed on the Land Records. She noted structures on the property which were not part of a 1997 plan.
- 2) **WAA22022**, Inn Acquisition Associates, LLC, 286 Thompson Hill Rd (Assessor's map 103, block 40, lot 2), construct new single-family home with portion of driveway, septic system & utilities in 100-foot upland review area, stamped received 7/25/22, approved 9/8/22, legal notice to be published 9/16/22, end of appeal period 10/1/22. This initially started as a complaint about work being conducted in the wetlands. The installation of underground utilities via Brookside Drive has begun for a previously approved single-family home. Parts of the driveway, house, and septic are in the upland; however, no work is being conducted in wetlands. The project has received septic design approval from Northeast District Department of Health (NDDH). No action is required by the Commission.

b) New Applications

Continued >

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

<https://us02web.zoom.us/j/8446482222?pwd=ZU5kdDdhbmF7C3wREZhMjFLUjK9EgJQyYy.NHtSMvITfVkdYFut>

Access Passcode: 2uvLgc.h

- H) Other Business

zVvyEZMWCs17RWp509 YsdVzyPmDijjVZQSNb2Pn LHAwXd.-X315hwMhT6ADaIG Passcode: 7+bGwak

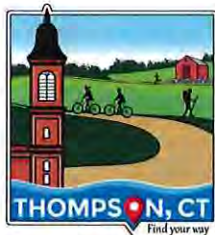
- Respectfully submitted,
Dan Malo, Recording Secretary

93M

Agenda Item D.
Citizens Comments on Agenda Items

Agenda Item E.a) 1. Old Applications

WAA22027, Hany S. Youssef, 0 Lapierre Rd (formerly 23 Lapierre Rd, Assessor's map 79, block 62, lot 47A) construct 570 foot long driveway in the 100-foot upland review area for a new single family home, stamped received 9/8/22, issued 9/14/22, legal notice published 9/23/22, end of appeal 10/31/22.



**TOWN OF
THOMPSON**
Inland Wetlands Commission

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

WETLAND AGENT APPROVAL WAA22027

APPROVAL GRANTED TO:

Hany S. Youssef
23 Lapierre Rd
Thompson CT 06277

DATE OF APPROVAL: September 14, 2022

EXPIRATION DATE: September 14, 2027

LOCATION OF AUTHORIZED ACTIVITY: 0 Lapierre Rd, Assessor's Map 79, Block 62, Lot 47A

DESCRIPTION OF AUTHORIZED ACTIVITY: To conduct regulated activities associated with the construction of the 570 foot long driveway within the 100-foot upland review area for a new single-family home as shown in Wetlands Agent Approval Application WAA22027 stamped received by the Thompson Wetlands Office September 8, 2022 and as shown in drawing(s) entitled "23 Lapierre Road Thompson, Connecticut, Youssef Residence, Septic System Design" prepared by CLA Engineers, Inc. dated 8/1/2022, revised 9/12/2022 dated received via email 9/12/2022.

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

APPROVAL CONDITIONS:

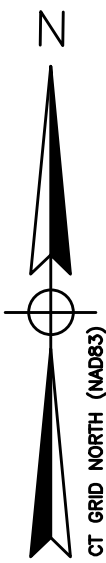
1. Prior to the start of construction the applicant shall submit to the wetlands Office the full-size plans signed and sealed by the professional engineer that were emailed to the wetlands office on 9/12/2022.
2. A notice of decision will be requested to be published in the Thompson Villager. Note this approval is subject to appeal to the Inland Wetlands Commission for 15 days from the date of publication for a final decision.
3. If the authorized activity also involves an activity or a project which requires zoning or subdivision approval, special permit, variance, or special exception, then no work pursuant to this approval may begin until such other approval is obtained. (See section 11.10.c. of the Inland Wetlands and Watercourses Regulations of the Town of Thompson)
4. This approval will be valid for five (5) years. You are expected to notify the Wetland Agent of your starting date and to complete your activities within 2 years of beginning your site work. If you expect to take longer, you must contact the Wetland Agent for an extension.
5. The Thompson Wetland Agent/Inland Wetlands Commission must be notified in writing one week prior to the beginning of any regulated activities. Please use the enclosed card.
6. Appropriate erosion and sediment controls shall be installed prior to the beginning of any regulated activities. Until all disturbed soils are stabilized appropriate erosion and sediment controls shall be used and maintained. (See document entitled "2002 Connecticut Guidelines for Soil Erosion and Sediment Controls" for guidance.)
7. If there are any changes in the location of any of the proposed activities for which this approval has been granted, then the new proposal must be presented to Thompson Wetland Agent/ Inland Wetlands Commission for approval of such changes prior to commencing activities.

Wetland Agent: _____

Marla Butts

Dated: _____

Sept. 14, 2022

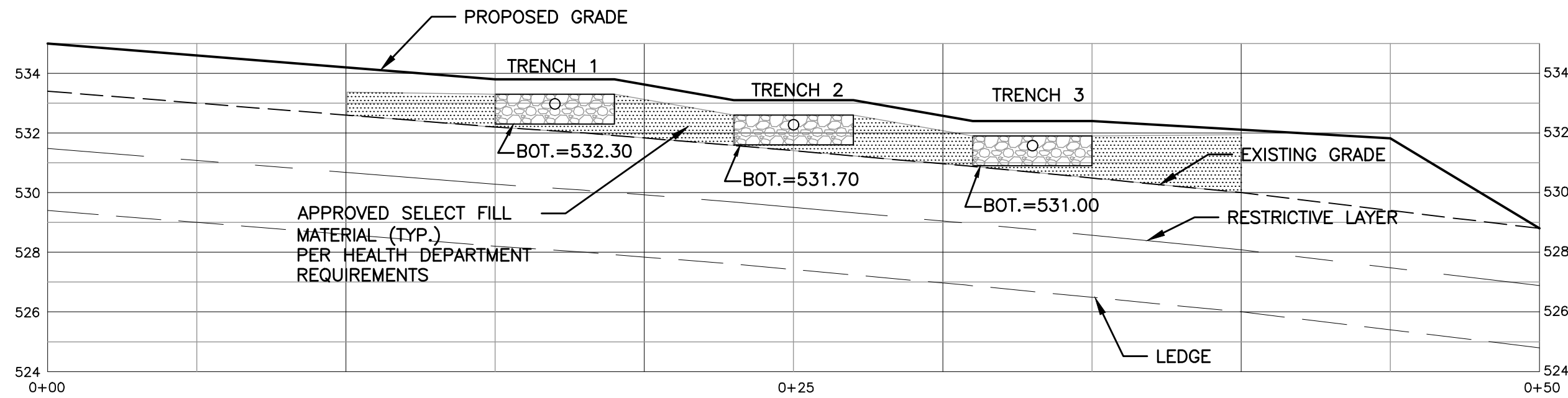


I HAVE REVIEWED THE WETLANDS ON THE PROPERTY IN THE FIELD AND HAVE REVIEWED THE WETLANDS AS SHOWN ON THE PLAN AND FIND THAT THEY SUBSTANTIALLY REPRESENT THE WETLANDS AS DELINEATED IN THE FIELD.

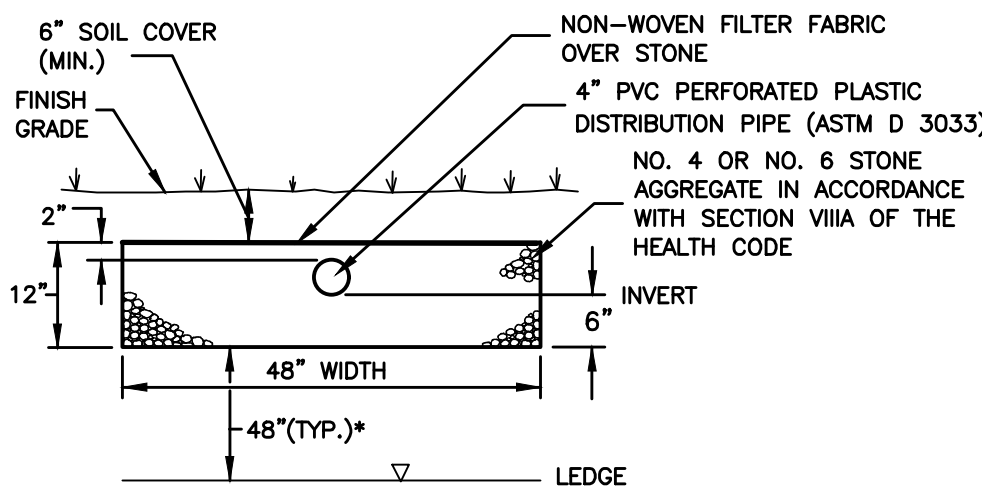
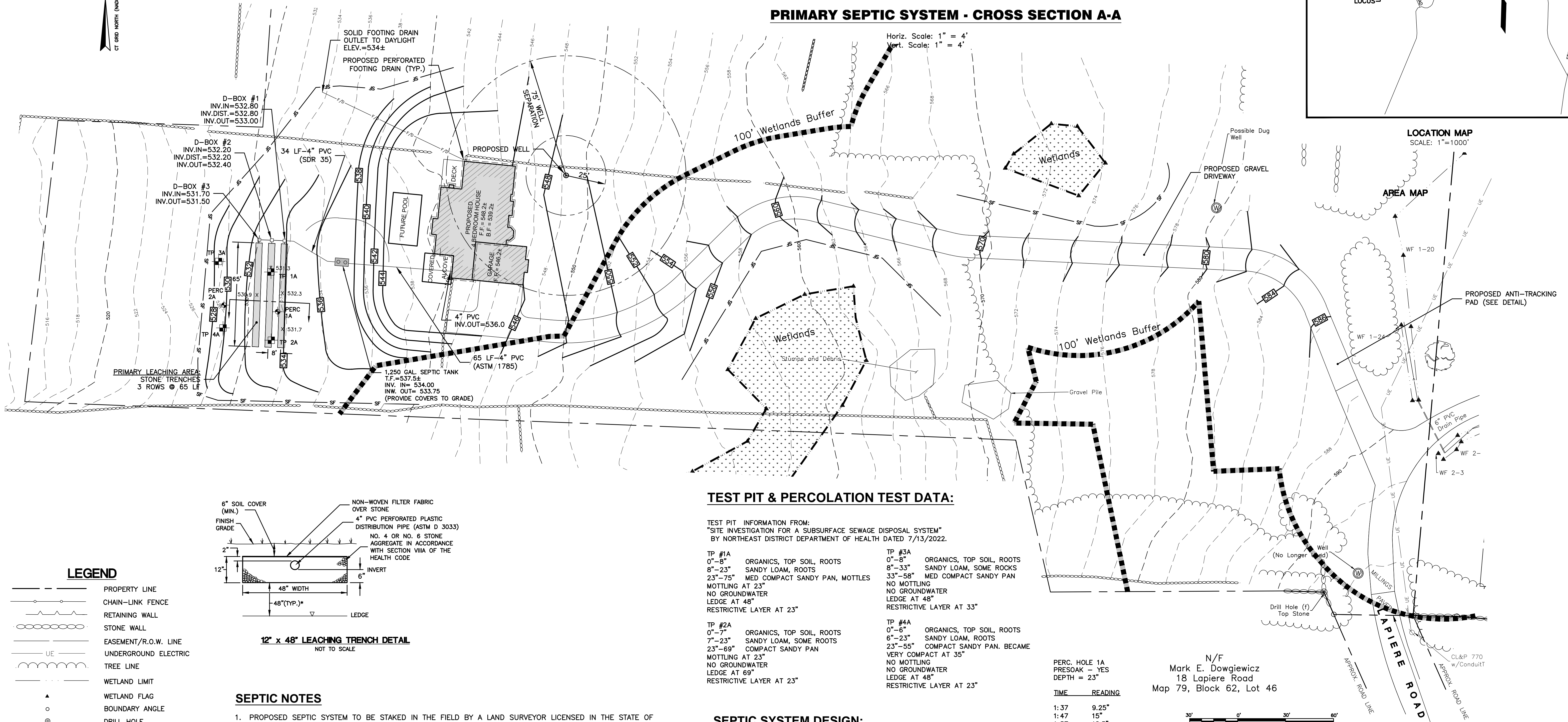
Robert C. Russo

ROBERT C. RUSSO
CERTIFIED SOIL SCIENTIST

DATE



PRIMARY SEPTIC SYSTEM - CROSS SECTION A-A



LEGEND

- PROPERTY LINE
- CHAIN-LINK FENCE
- RETAINING WALL
- STONE WALL
- EASEMENT/R.O.W. LINE
- UNDERGROUND ELECTRIC
- TREE LINE
- WETLAND LIMIT
- WETLAND FLAG
- BOUNDARY ANGLE
- DRILL HOLE
- IRON PIN, IRON PIPE
- MONUMENT
- GAS GATE, WATER GATE
- UTILITY POLE
- NOW OR FORMALLY
- FOUND, SET
- DECIDUOUS TREE
- SHRUB

SEPTIC NOTES

- PROPOSED SEPTIC SYSTEM TO BE STAKED IN THE FIELD BY A LAND SURVEYOR LICENSED IN THE STATE OF CONNECTICUT.
- A BENCHMARK SHALL BE SET WITHIN 10'-15' OF THE PROPOSED SEPTIC SYSTEM PRIOR TO CONSTRUCTION.
- ALL WORK AND MATERIAL (SEPTIC TANK, DISTRIBUTION BOX, PIPE) SHALL CONFORM TO THE CONNECTICUT PUBLIC HEALTH CODE REGULATIONS AND STANDARDS FOR SUBSURFACE SEWAGE DISPOSAL SYSTEM.
- SEWER LINE FROM FOUNDATION WALL TO SEPTIC TANK SHALL BE 4" SCHEDULE 40 PVC - ASTM D 1785 AND JOINTS PER HEALTH DEPT. CODE. PIPE FROM SEPTIC TANK TO DISTRIBUTION LINES SHALL BE 4" SOLID PVC CONFORMING TO STD-3034 AND SDR-35.
- SYSTEMS SHALL BE SET LEVEL FOR ENTIRE LENGTH AND HAVE A CENTER TO CENTER SPACING AS CALLED FOR IN THE CONNECTICUT PUBLIC HEALTH CODE. THERE ARE PRESENTLY NO KNOWN WATER WELLS WITHIN 75' OF THE PROPOSED SEPTIC SYSTEMS.
- CLEAR AND GRUB THE AREA WHERE THE SEPTIC SYSTEMS AND HOUSES ARE TO BE CONSTRUCTED. ALL TOPSOIL IS TO BE STRIPPED AND STOCKPILED FOR FUTURE USE.
- ALL FILL MATERIAL SHALL BE CLEAN EARTH FREE OF STUMPS, ORGANICS, CONSTRUCTION DEBRIS AND TOPSOIL.
- TOPSOIL SHALL BE RE-APPLIED OVER ALL FILL AREAS AND ALL DISTURBED AREAS TO PROVIDE A MINIMUM DEPTH OF FOUR INCHES IN ACCORDANCE WITH THE SLOPE STABILIZATION DETAILS.
- IF REQUIRED, SELECT FILL SHALL BE PLACED WITHIN AND ADJACENT TO LEACHING SYSTEM AREAS. IT SHALL BE COMPRISED OF CLEAN SAND, OR SAND AND GRAVEL, FREE FROM ORGANIC MATTER AND FOREIGN SUBSTANCES. THE SELECT FILL SHALL MEET THE REQUIREMENTS PER THE CONNECTICUT PUBLIC HEALTH CODE FOR USE WITHIN THE LEACHING AREA.

TEST PIT & PERCOLATION TEST DATA:

TEST PIT INFORMATION FROM:
"SITE INVESTIGATION FOR A SUBSURFACE SEWAGE DISPOSAL SYSTEM"
BY NORTHEAST DISTRICT DEPARTMENT OF HEALTH DATED 7/13/2022.

TP #1A
0'-8" ORGANICS, TOP SOIL, ROOTS
8"-23" SANDY LOAM, ROOTS
23"-75" MED COMPACT SANDY PAN, MOTTLES
MOTTLING AT 23"
NO GROUNDWATER
LEDGE AT 48"
RESTRICTIVE LAYER AT 23"

TP #2A
0'-7" ORGANICS, TOP SOIL, ROOTS
7"-23" SANDY LOAM, SOME ROOTS
23"-69" COMPACT SANDY PAN
MOTTLING AT 23"
NO GROUNDWATER
LEDGE AT 69"
RESTRICTIVE LAYER AT 23"

TP #3A
0'-8" ORGANICS, TOP SOIL, ROOTS
8"-33" SANDY LOAM, SOME ROCKS
33"-58" MED COMPACT SANDY PAN
NO MOTTLING
NO GROUNDWATER
LEDGE AT 48"
RESTRICTIVE LAYER AT 33"

TP #4A
0'-6" ORGANICS, TOP SOIL, ROOTS
6"-23" SANDY LOAM, ROOTS
23"-65" COMPACT SANDY PAN. BECAME
VERY COMPACT AT 35"
NO MOTTLING
NO GROUNDWATER
LEDGE AT 48"
RESTRICTIVE LAYER AT 23"

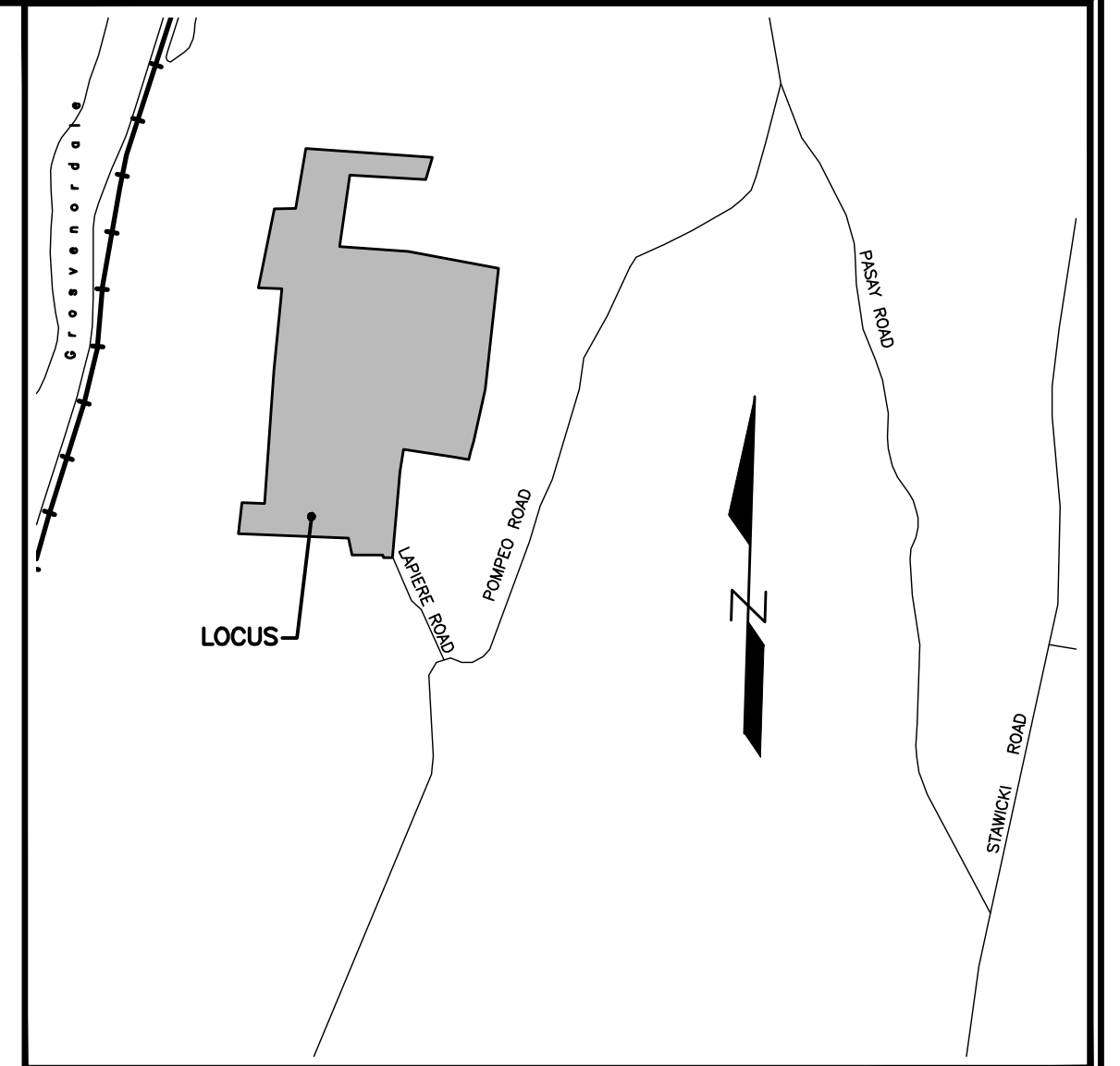
PERC. HOLE 1A
PRESOAK - YES
DEPTH = 23"
TIME READING
1:37 9.25"
1:47 15"
1:57 18.5"
2:07 21"
2:17 22.5"
MIN PERC. RATE: 6.6 MIN/INCH

PERC. HOLE 2A
PRESOAK - YES
DEPTH = 21"
TIME READING
1:35 7.75"
1:45 11.75"
1:55 14.25"
2:05 16.125"
2:15 17.25"
MIN PERC. RATE: 8.8 MIN/INCH

SEPTIC SYSTEM DESIGN:

PRIMARY SYSTEM: BASED ON TP #1A & TP #2A
PERCOLATION RATE: 6.6 MIN/INCH (PERC. 1A)
4 BEDROOM HOUSE
EFFECTIVE LEACHING AREA REQUIRED = 577.5 SF.
USE A 12" DEEP x 48" WIDE LEACHING TRENCH
EFFECTIVE LEACHING AREA OF TRENCH = 3 SF/LF
LENGTH OF TRENCH REQUIRED = (577.5 SF)/(3 SF/LF) = 192.5 LF
SLOPE = 8.1-10.0%
DEPTH TO RESTRICTIVE LAYER = 23"
MAX DEPTH INTO EXISTING GRADE 0"
MLSS REQUIRED = 28x1.75x1.0=49"
USE 3 ROWS AT 65 LF.
MLSS PROVIDED = 585 LF.
LEACHING AREA PROVIDED = 585 SF

* PER "SITE INVESTIGATION FOR A SUBSURFACE SEWAGE DISPOSAL SYSTEM"
BY NORTHEAST DISTRICT DEPARTMENT OF HEALTH DATED 7/13/2022.



LOCATION MAP

SCALE: 1"=1000'

AREA MAP

SCALE: 1"=1000'

SCALE: 1"=30'

No.	DATE	REVISION
4.	9/12/2022	MISC. REVISIONS
3.	9/08/2022	MISC. REVISIONS
2.	8/24/2022	MISC. REVISIONS
1.	8/23/2022	MISC. REVISIONS

CLA Engineers, Inc.
Civil • Structural • Surveying

317 Main Street Norwich, CT 06360
(860) 886-1966 Fax (860) 886-9165

23 Lapierre Road
Thompson, Connecticut

YOUSSEF RESIDENCE

SEPTIC SYSTEM DESIGN

Project No.
CLA-6780

Proj. Engineer
R.A.D.

Date:
8/1/2022

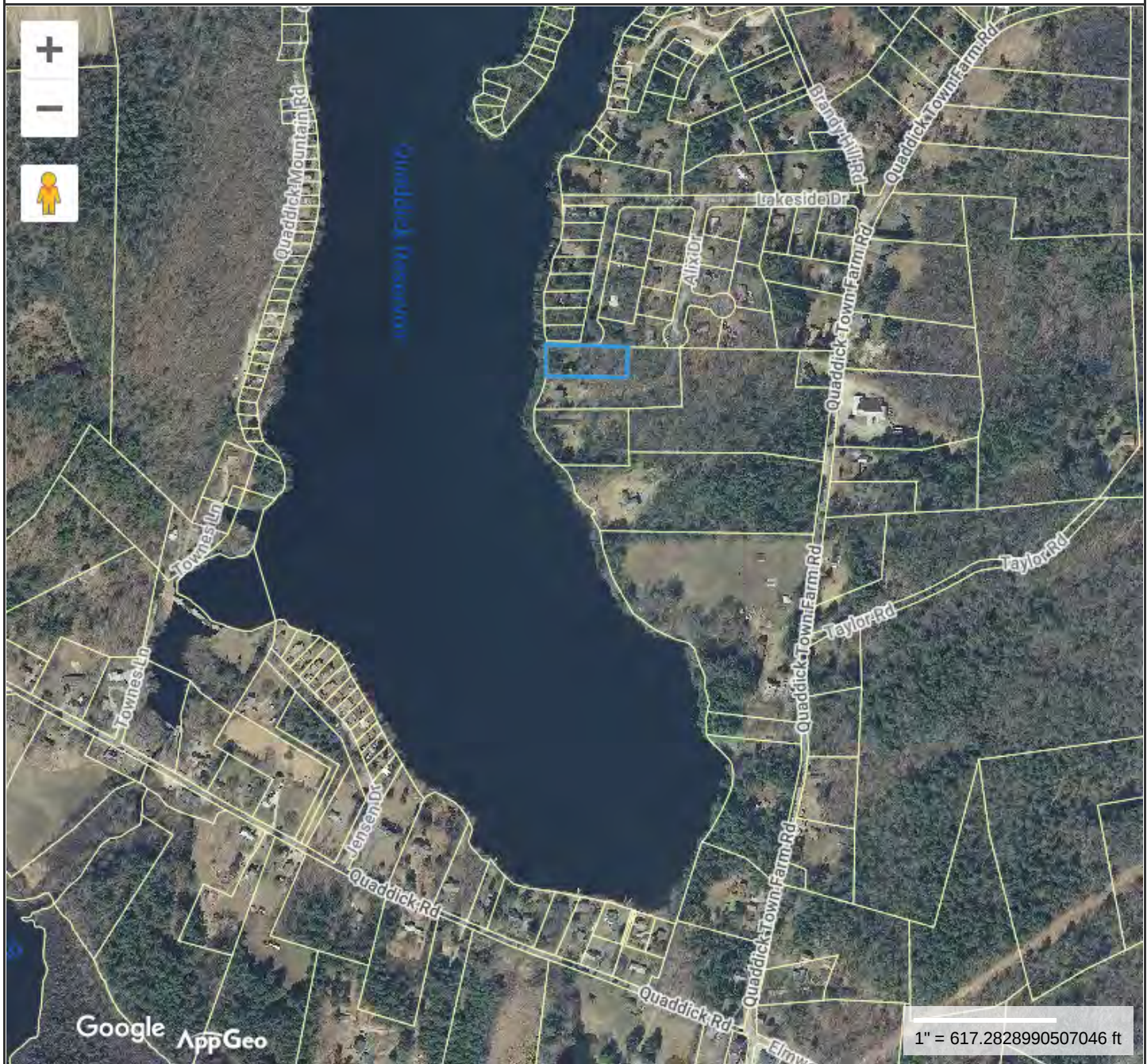
Sheet No.

1

Agenda Item E.b) 1. New Applications

DEC22028, Michael O'Brien, 61 Lakeside Drive
(Assessor's map 143, block 16, lot57A) construct a 12'
X 8' porch on residential home in 100-foot upland
review area for Quaddick Reservoir, stamped received
10/31/22.

Locus Map for DEC22028, 61 Lakeside Drive

**Property Information**

Property ID 4668
Location 61 LAKESIDE DR
Owner OBRIEN SHARON O + MICHAEL T

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

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Geometry updated October 19, 2021
Data updated March 20, 2019

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



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

For Commission Use Only
Application #: DEC 22028

Received

OCT 31 2022

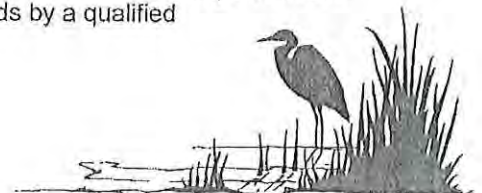
Thompson Wetlands Office

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: Michael O'Brien

b) Mailing Address: 61 Lakeside Drive
(include town state zip) Thompson, CT 06277

c) Daytime Phone #: 774-280-2863

d) Evening Phone #: _____

e) Cell Phone # (optional): _____

f) Email Address (optional): mike-obrien1@hotmail.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>61 Lakeside Drive</u>	<u>148</u>	<u>16</u>	<u>52A</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: 0 (in square feet)

b) Open Water Body: 0 (in square feet)

c) Stream: 0 (in linear feet)

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

5) Upland Review Area altered: 96 ft² (in square feet) 12' x 8'

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: _____

A porch is being built for personal use.

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 purposes 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.

x

Michael O'Brien
(Signature of property owner)Date 10/25/22Michael O'Brien Property Owner
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.

x

Michael O'Brien
(Signature of applicant)Date 10/25/22Michael O'Brien Property Owner
For all persons excluding individuals print name and title of signatory above***** For Commission Use Only *****

Agency Response: _____

IWC Chair Signature: _____

Date: _____

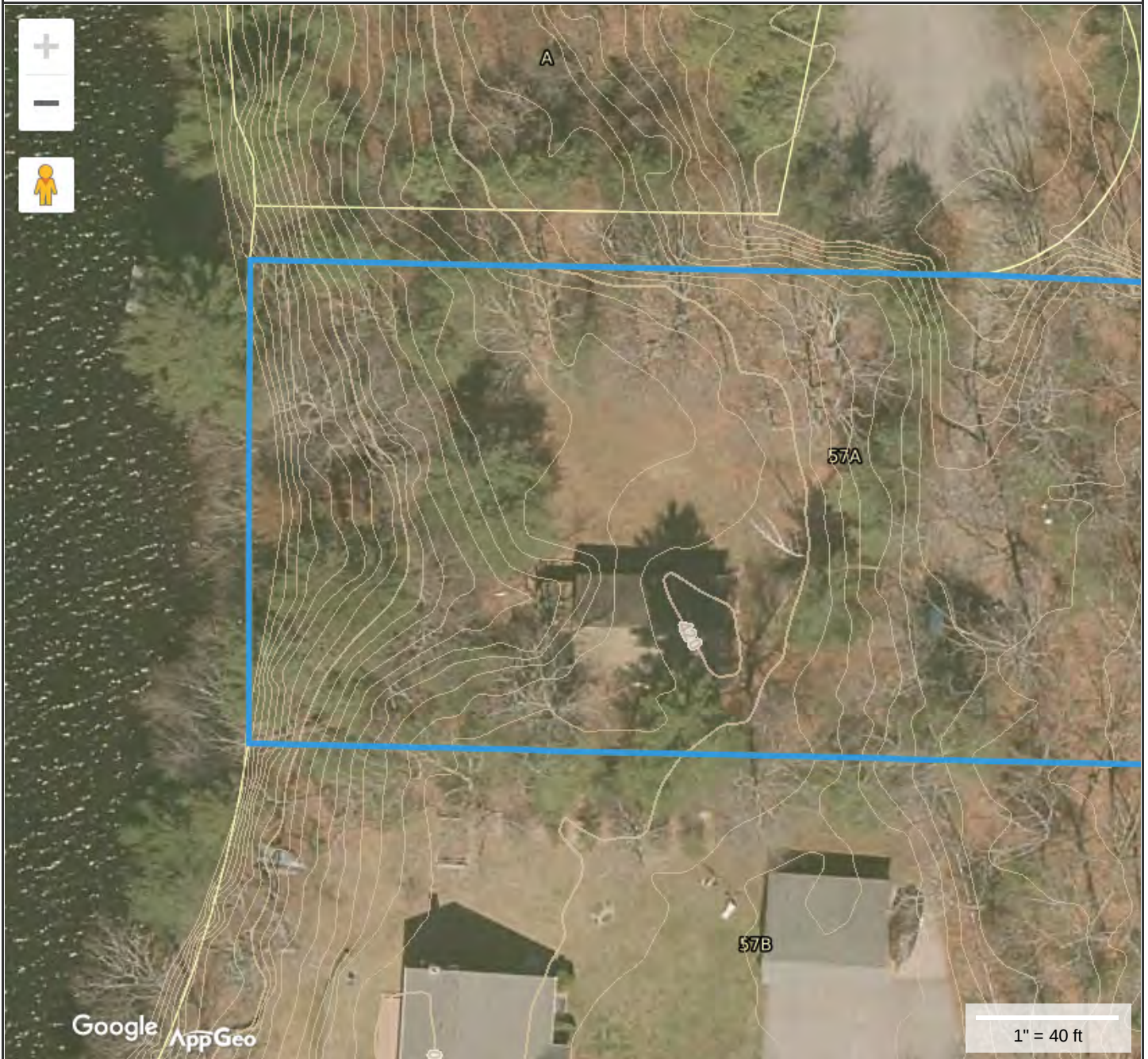
¹ If owner is (1) a corporation, then signature is required to be by a principal executive officer of at least the level of vice president, (2) a limited liability company (LLC), then signature is required to be by a manager, if management of the LLC is vested in a manager(s) in accordance with the company's "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.

[illegible]

N/F
MARGARET H. OLSON
ASSESSORS MAP 143
BLOCK 16 / LOT 57
Vol. 247 / Pg. 285

61 LAKESIDE Dr

DEC22028 61 Lakeside Drive Porch

**Property Information**

Property ID 4668
Location 61 LAKESIDE DR
Owner OBRIEN SHARON O + MICHAEL T

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NOT A LEGAL DOCUMENT**

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Geometry updated October 19, 2021
Data updated March 20, 2019

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

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

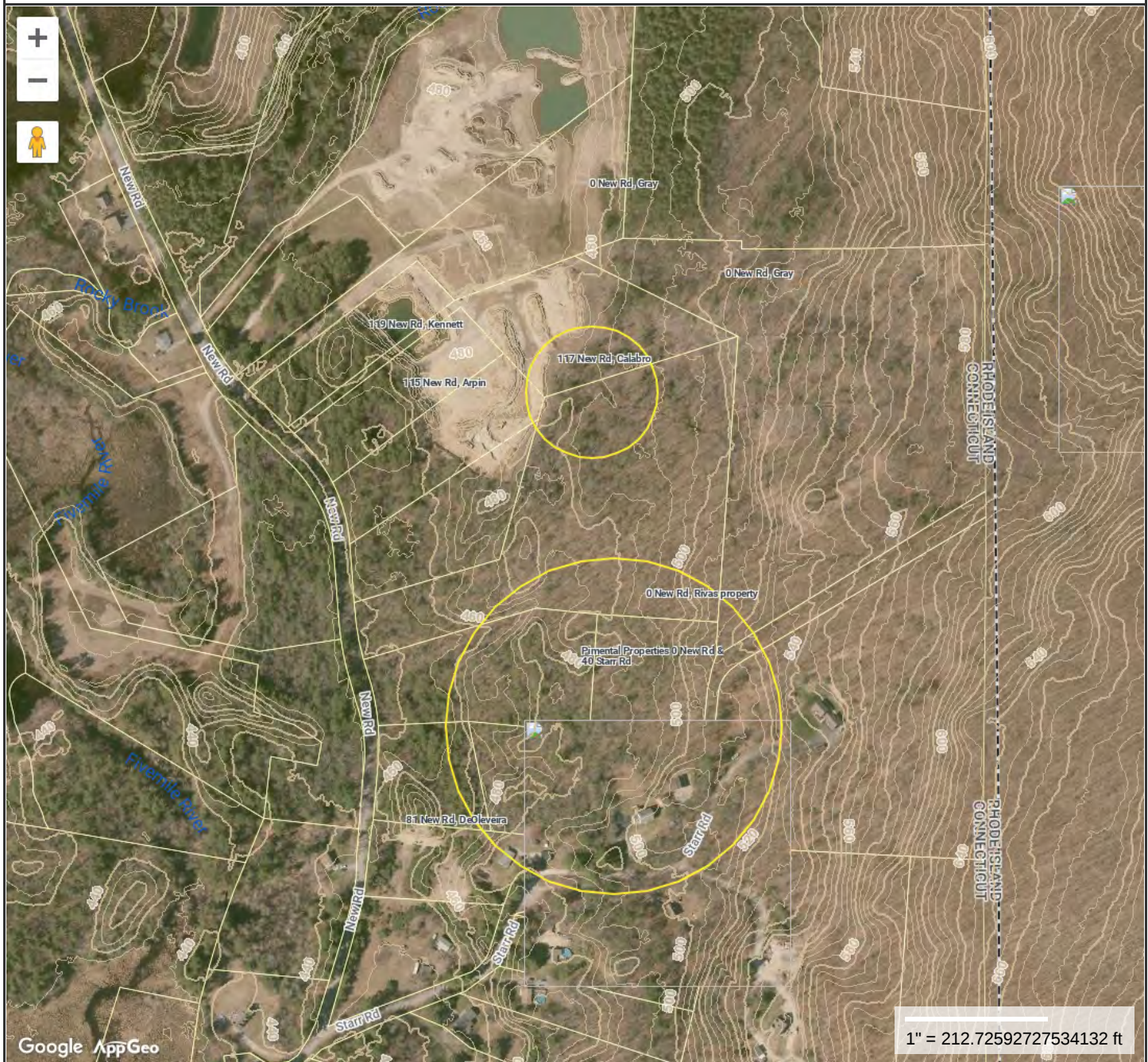
None

Agenda Item F.1) Permit Extensions / Changes - None

Agenda Item G.a) Violations & Pending Enforcement Actions

Complaint 22-08, Drainage problems at 117 New Rd (Calabro, Assessor's map 154, block 3, lot 2H), 119 (Kennett, Assessor's map 154, block 3, lot 2I & 2J) & 0 New Road (Gray, (Assessor's map 154, block 3, lot 2J, manmade watercourse beginning on 117 New Road affecting abutting properties, determine course of action

Drainage Affecting 81, 115, 117, 119 and 0 New Road

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Drainage Affecting New Road Properties # 115, 117, 119 and 0

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New Road circa Spring 2019



Property Information

Property ID 104202
Location 0 NEW RD
Owner GRAY DOUGLAS W + ROBERTA M



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Geometry updated October 19, 2021
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New Road circa mid-2022



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New Road circa mid-2022 closeup

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Geometry updated October 19, 2021
Data updated March 20, 2019

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activities should not be done using
this resource.



Taken on 10/25/2022 by Marla Butts facing east from 0 New Rd (Gray) driveway near 119 New Rd (Kennett) northern property corner showing conditions on 0 New Rd property. Note 117 New Rd (Calabro) home is in background and fresh fill on 0 New Rd can be seen in front of 117 New Rd garage.



Taken on 10/25/2022 by Marla Butts facing northeast from 117 New Rd (Calabro) driveway showing water flowing towards New Rd in ditch dug next to 119 New Rd (Kennett) lawn.



Taken on 10/25/2022 by Marla Butts facing southwest from 117 New Rd (Calabro) driveway showing water flowing towards New Rd in ditch dug next to 119 New Rd (Kennett) lawn. Note water flow disappears before reaching New Rd.



Taken on 10/25/2022 by Marla Butts facing west from 0 New Rd (Gray) driveway near 119 New Rd (Kennett) northern property corner showing conditions on 0 New Rd property and channel on 0 New Rd along northwestern property boundary of 119 New Rd. Note former channel located in foreground has been recently filled in and red flagged stake appears to be northern corner of 119 New Rd.



Taken on 10/25/2022 by Marla Butts facing southeast from 0 New Rd (Gray) driveway near 119 New Rd (Kennett) northern property corner showing conditions along the northeastern property of 0 New Rd and 119 New Rd. Note red flagged stake appears to be northern corner of 119 New Rd, shows the house on 117 New Rd (Calabro) property in the upper left corner of the photo and shows the foundation under construction for a home on 115 New Rd (Arpin) under construction as indicated by cement truck.

Possible Location of New Channel for Man-Made Watercourse



MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

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Geometry updated October 19, 2021
Data updated March 20, 2019

Print map scale is approximate.
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this resource.

Hello Marla,

Per your request, we are writing you this today to confirm our position on the ongoing drainage issues created by the resident at 117 New Road, Kevin Calabro upon construction of his home and the well he drilled.

We brought our concerns to you in March 22, 2022 only a couple months after we acquired the lot that borders Mr. Calabro's property at 117 New Road, Thompson, CT. During the construction phase of his property after drilling his artesian well, Mr. Calabro made the decision to install a pond and a culvert pipe from his property under his driveway to drain his excess well water and storm water directing it on the lot which we now own. This decision was done without the permission of the owner past or current, without proper permitting and is in violation of town guidelines. According to the Town regulations it is NOT permissible to drain water to another property that you do not own.

For the time the water did run from Mr. Calabro's land/artesian well it cut across the property we now own and created an obstacle to our plans to grade the property. We approached Mr. Calabro to let him know we were going to grade our land and fill in the area, in order to give him an opportunity to address the water his well was creating. He did not make any adjustments. He was approached a second time after the stone wall removal project was completed. The extra fill was being moved to the drainpipe area on our side of the property per your permission. He then approached me and asked me to hold off as he was going to have his site guy install a culvert to address the drainage problem. Approximately 2 months later nothing had been done. He then contacted the Inlands Wetland commission and set up a meeting with you, Mr. Obert and me. He chose not to attend and to this day has not addressed the drainage issue.

We took proper steps to ensure we were not in violation of any wetland's issues and Marla you as well as another professional came out and it was determined that the area on our new property that was created by Mr. Calabro's well runoff was NOT a wetland, and we were told we could proceed with our plan to grade our property.

As you witnessed and commented yourself the water is being contaminated by the two horses Mr. Calabro owns. He does not follow the manure management guidelines for CT where it clearly states in the Zoning Regulations in section 2 of Article 4A, Section 3 (next page):

"Contaminated water/ storm runoff shall be collected or treated to minimize impact on the surface or subsurface water supplies, and runoff shall not be directed to neighboring properties."

We have witnessed Mr. Calabro many times scooping the fresh manure from his horse pen and spreading it all over his front yard. Most recently this was observed on Friday Oct 28 by a friend visiting

and myself that day as we observed Mr. Calabro spread four tractor bucket loads of raw manure on the front of his property.

This affects the surface run-off water and pond water. (The pond he illegally created with NO permits).

These issues would probably not exist if he followed the current Zoning Regulations setbacks shown below.

Article 4A, Section 3 General Development Standards

D. Frontage and Setback Requirements: Use Frontage Front Side Rear 31 Residential 150' 40' 20' 20' Agricultural, Non-Residential, Non-Livestock 150' 40' 20' 20' **Agricultural, Livestock, Non-Swine 150' 150' 150'** Agricultural, Livestock, Swine 1 300' 300' 300' 300' Accessory Structures to the Primary Building (greater than 200 sq. ft. footprint) n/a 2 20' 20' Sheds and other structures less than or equal to 200 sq. ft. footprint n/a 2 5' 5' Special Needs Access n/a 3

D. Livestock

1. Definitions of livestock shall not include animals kept as household pets. A household pet is a companion animal that resides with the owner in the dwelling unit.

2. **Fertilizer and Manure Management**—Livestock owners must comply with generally accepted agricultural practices through the Right to Farm Law (CGS Chapter 368m, Sections 19a-341 & 341a); prevailing CT Department of Energy and Environmental Protection water pollution control statutes (CGS Chapter 446k, Sections 22a-430); and the State of Connecticut Public Health Codes.

3. Slaughtering and/or butchering of animals is prohibited except for animals raised on the property for personal consumption and poultry (e.g., chickens, turkeys, ducks, etc.) raised on the property, slaughtered and processed according to the USDA Producer/Grower 1000 Limit Exemption. (Ref: https://www.fsis.usda.gov/wps/wcm/connect/0c410cbe-9f0c-4981-86a3-a0e3e3229959/Poultry_Slaughter_Exemption_0406.pdf?MOD=AJPERES)

4. **Site Plan Review Standards for Livestock Agriculture** - Site Suitability and Impact In order to minimize potential adverse impacts, in addition to the requirements of Article 3A, Section 4 B, the site plan of an application for livestock agriculture shall include the following: a. Location of all proposed animal shelters, paddocks, pastures and pens, including fences. b. Type of animals to be kept c. A narrative describing the total acreage of the site where animals are to be kept, the general nature and scope of the proposed use, and the provisions for storage of feed, grain, hay, animal excrement and any associated wastewaters. d. Sites with slopes dominantly greater than 15% shall be avoided or improved utilizing generally accepted agricultural practices to avoid excessive surface water runoff, soil erosion or hazardous conditions for keeping animals. e. Animal confinement areas shall not be located directly over land containing an on-site subsurface sewage disposal system. f. Proper drainage shall be provided to avoid ponding of water. Clean water shall be diverted from animal confinement areas. **Contaminated stormwater runoff shall be collected or treated to minimize impact on surface or subsurface water supplies, and runoff shall not be directed to neighboring properties.**

We know he is also in violation of:

Article 5B, Section 4 Stormwater Management and Low Impact Development

In the Zoning Regulations for the work he did within a 100' the Uplands review area installing curtain drains again WITHOUT following proper protocol and obtaining permits.

These issues have been created by Mr. Calabro and it should be incumbent on HIM not the neighbors to take proper corrective action. We do not want this water on any part of our property including the current ditch that borders the area on the back side of 119 New Road property.

We have no desire for discourse with Mr. Calabro or any other neighbor, in fact we have gone out of our way to be as considerate as possible as well as very patient. We are asking that you and the ZEO in accordance with current Zoning Regulations hold the **responsible party accountable** and require him to construct a solution that not only eliminates the improper drainage of his water but also addresses the horse manure contamination issue.

It couldn't be more clear who this issue belongs to and the fact that anyone OTHER than Mr. Calabro is to be expected to make accommodations or sacrifice portions of their land to accommodate HIS water runoff makes absolutely no sense. We are certain there are solutions available to him to properly manage his artesian well and storm water runoff safely and effectively WITHOUT burdening anyone else.

Additionally, we are still waiting resolution on the drainage issue from 119 New Rd which we first brought to your attention in March via email, then again in April (when you corresponded with Sean Copeland) as well as the other two face to face meetings we had Aug 2nd and Oct 24th

We are also waiting for a response on our concern of all the water being directed across the street to our son's property on 118 New Road. When you came and looked at it in April you mentioned you did not believe the culvert was sized properly and said you would talk to the Highway Dept about installing a larger conduit pipe or address the issue of where the water was being dispensed and we have not heard anything on this issue to date.

We have been more than patient on these issues but need resolution before the Spring when the water issues will be most prominent.

Thank you for addressing these matters and we look forward to solutions and actions very soon.

Sincerely,

Doug and Roberta Gray

Agenda Item G.b) Violations & Pending Enforcement Actions

Notice of Permit Violation **VIOL21036**, Permit IWA20022, Marc Baer, 1227 Thompson Rd (Assessor's map 116, block 24, lot 10), grades not as authorized in modified plan approved by the Commission on 2/9/21 - status.

Agenda Item G.c) Violations & Pending Enforcement Actions

Notice of Violation **VIOL22008**, Rodney Lamay, 0
Quaddick Town Farm Road (Assessor's map 160, block
11, lot 15), unauthorized clearing, cutting & grading in
wetlands, issued by Acting Wetland Agent 3/21/22 –
status.

Agenda Item H Other Business

a) 20023 Meeting Schedule

Proposed IWC 2023 Meeting Schedule

Site Walk	Saturday, January 7, 2022
Regular Meeting Monday	Tuesday, January 10, 2022
Site Walk	Saturday, February 11, 2022
Regular Meeting Monday	Tuesday, February 14, 2022
Site Walk	Saturday, March 11, 2022
Regular Meeting Monday	Tuesday, March 14, 2022
Site Walk	Saturday, April 8, 2022
Regular Meeting Monday	Tuesday, April 11, 2022
Site Walk	Saturday, May 6, 2022
Regular Meeting Monday	Tuesday, May 9, 2022
Site Walk	Saturday, June 10, 2022
Regular Meeting Monday	Tuesday, June 13, 2022
Site Walk	Saturday, July 8, 2022
Regular Meeting Monday	Tuesday, July 11, 2022
Site Walk	Saturday, August 5, 2022
Regular Meeting Monday	Tuesday, August 8, 2022
Site Walk	Saturday, September 10, 2022
Regular Meeting Monday	Tuesday, September 13, 2022
Site Walk	Saturday, October 8, 2022
Regular Meeting Monday	Tuesday, October 11, 2022
Site Walk	Saturday, November 11, 2022
Regular Meeting Monday	Tuesday, November 14, 2022
Site Walk	Saturday, December 9, 2022
Regular Meeting Monday	Tuesday, December 12, 2022

Commented [MB1]: Good Friday is April 7, Easter is April 9. Consider April 1 & April 4 as alternative dates

Commented [MB2]: Columbus Day is October 9, consider Oct 14 & Oct 17 as alternative dates

Commented [MB3]: November 10 is Veteran's Day

Agenda Item H Other Business

- b) Update on Proposed Revisions to Zoning Regulations.

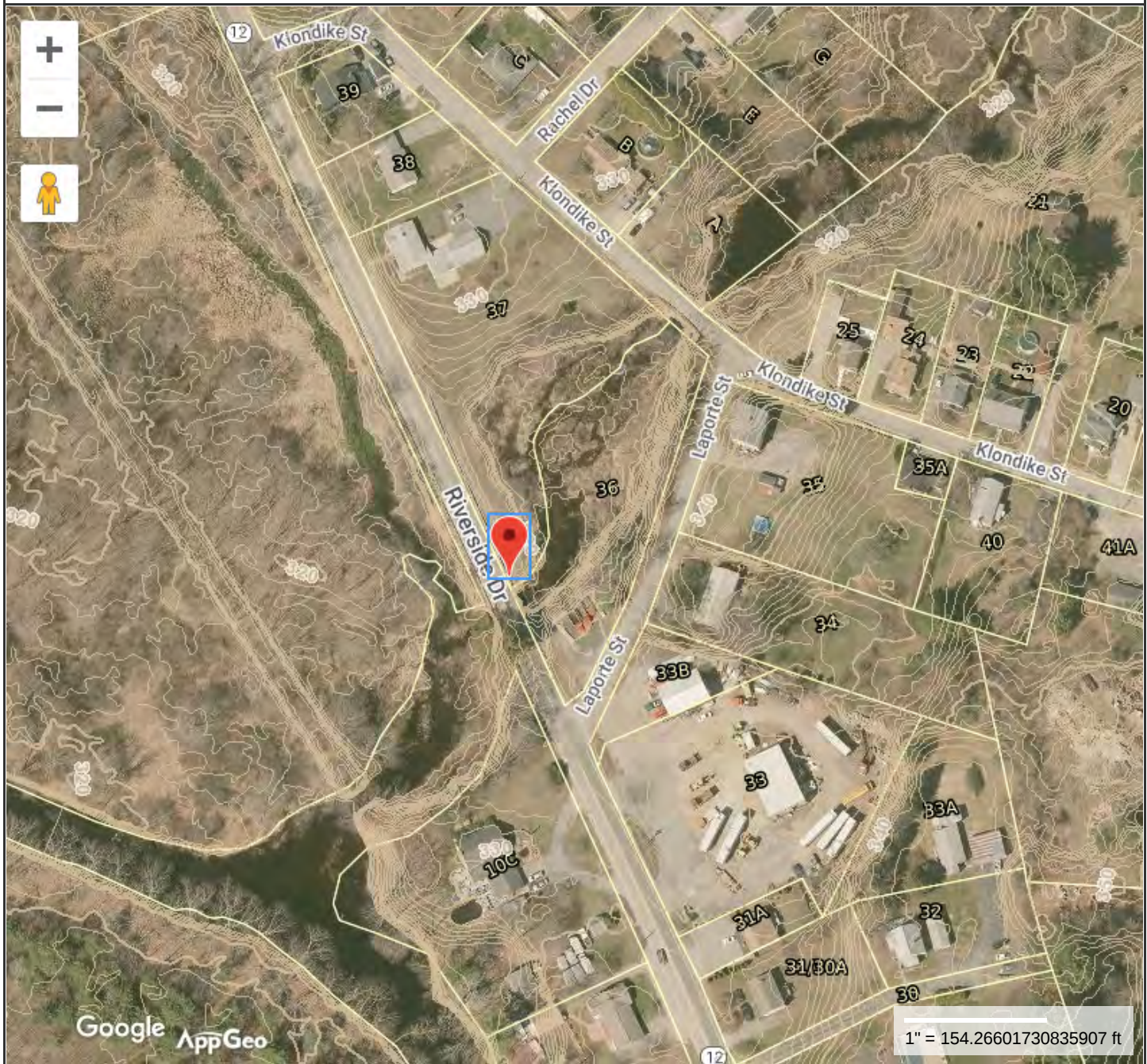
Agenda Item H Other Business

- c) Update on Proposed Revisions Subdivision Regulations.

Agenda Item H Other Business

- d) Dot Bridge DOT Bridge No. 02128 Replacement
Route 12 Sunset Brook.

DOT Bridge No. 02128 Replacement Route 12 Sunset Brook

**Property Information**

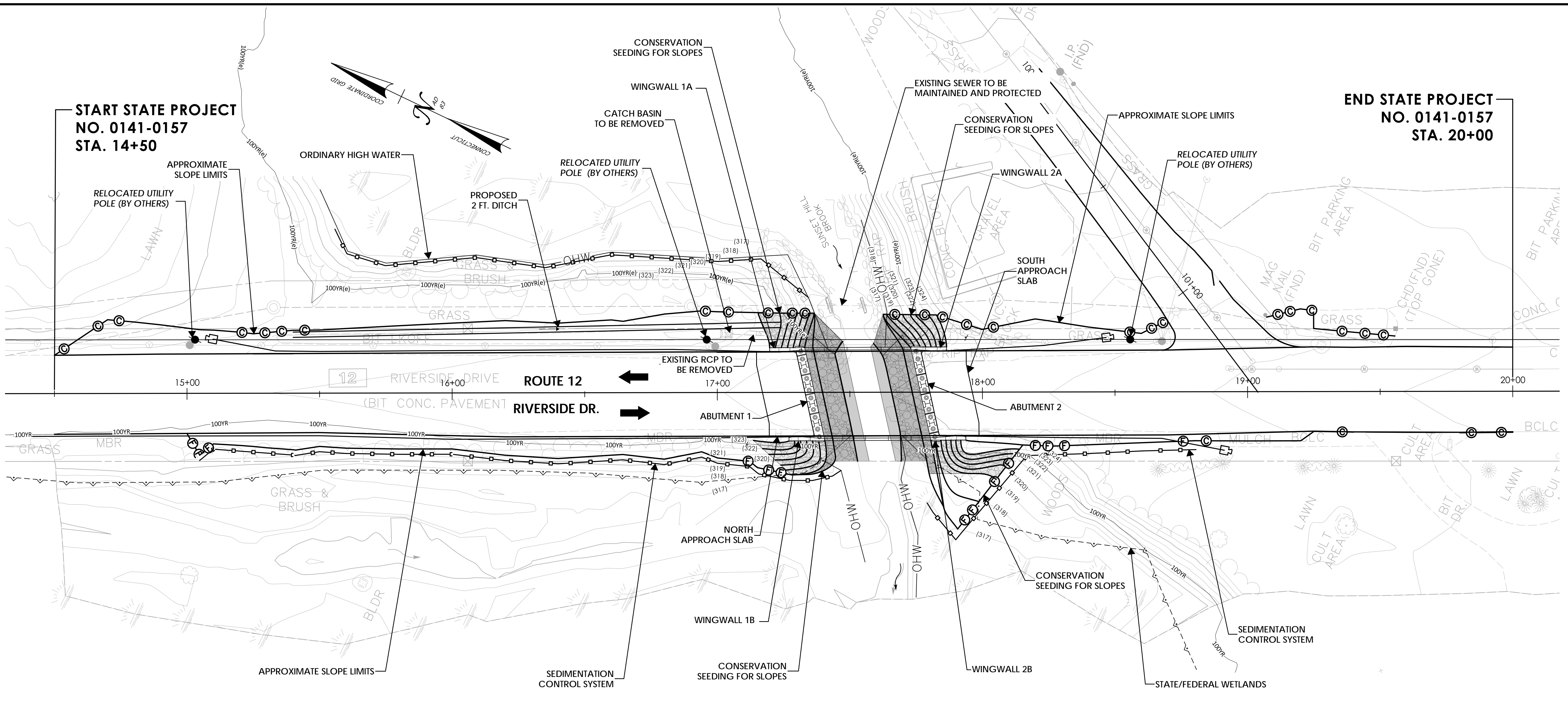
Property ID 2820
Location 178 CHASE RD
Owner REYNOLDS WARREN R + JAYNE H

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GENERAL SITE PLAN
SCALE: 1"=20'

LEGEND

- OHW —
- - - - - STATE/FEDERAL WETLANDS LIMITS
- 100YR —
- 100YR(e) —
- SEDIMENTATION CONTROL SYSTEM

NOTE:

DISTURBED AREAS BELOW THE WETLAND LIMIT SHALL BE SEEDED WITH WETLAND GRASS ESTABLISHMENT. DISTURBED AREAS ABOVE THE WETLAND LIMIT SHALL BE SEEDED WITH CONSERVATION SEEDING FOR SLOPES, OR OTHER SEED MIX AS SPECIFIED. ALL AREAS SHALL BE RESTORED.

REV.	DATE	REVISION DESCRIPTION

THE INFORMATION, INCLUDING ESTIMATED QUANTITIES OF WORK, SHOWN ON THESE SHEETS IS BASED ON LIMITED INVESTIGATIONS BY THE STATE AND IS IN NO WAY WARRANTED TO INDICATE THE CONDITIONS OF ACTUAL QUANTITIES OF WORK WHICH WILL BE REQUIRED.

DESIGNER/DRAFTER: MT CHECKED BY: RIB

0 20' 40'

HORIZONTAL SCALE
1"=20'

SIGNATURE/
BLOCK:



PROJECT NUMBER: 0141-0157

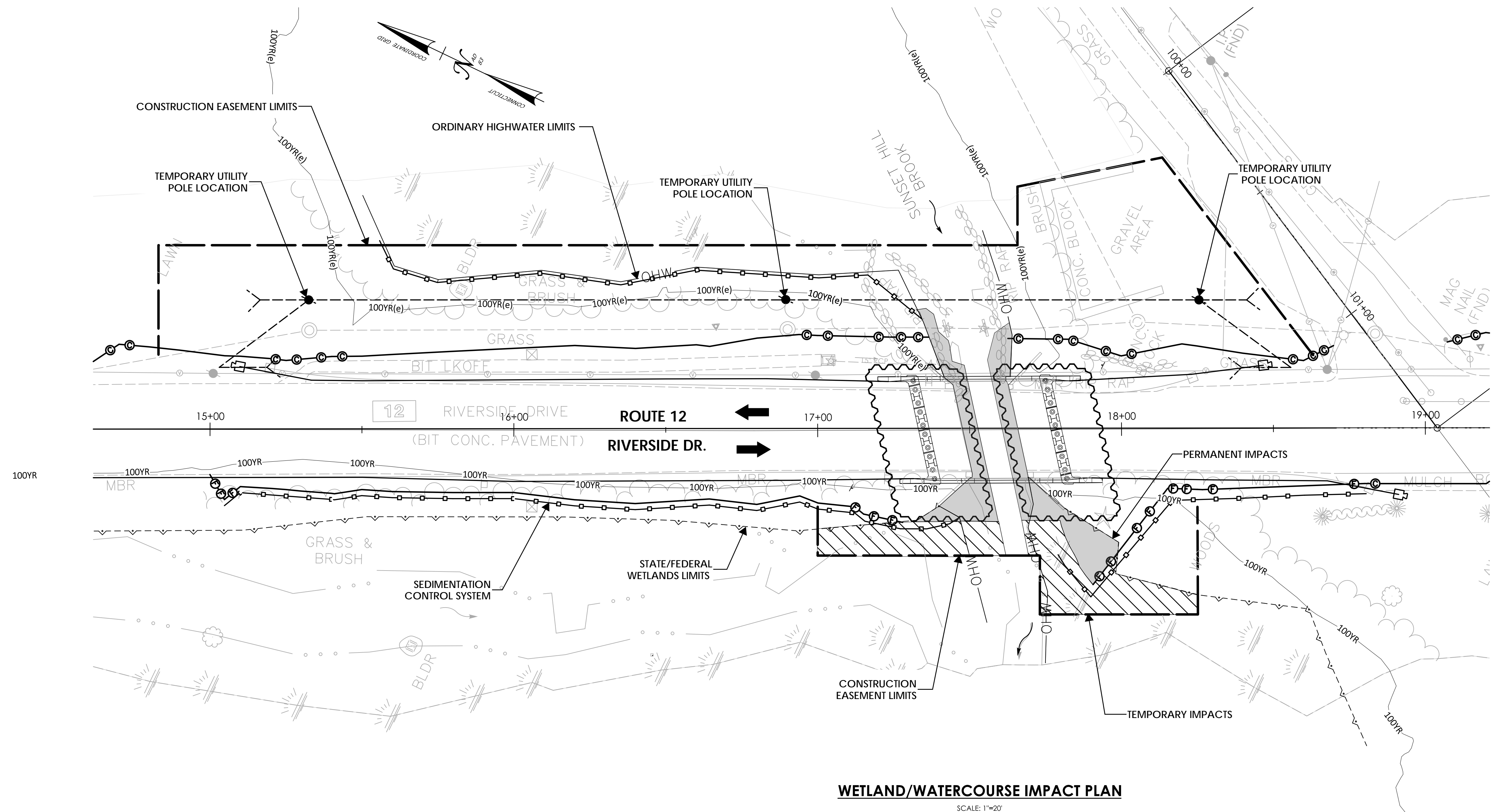
PROJECT DESCRIPTION: REPLACEMENT OF BRIDGE NO. 02128 ROUTE 12 OVER SUNSET HILL BROOK

TOWN(S): Thompson

DRAWING TITLE: GENERAL SITE PLAN

DRAWING NO. PMT-02

SHEET NO.



LASTED SAVED BY: thomasmik FILE NAME: D:\Users\thomasmik\State of Connecticut\0141-0157 - Design\Bridge\MSta_Permits\PMT-01 (4.25.22).dgn
PLOTTED DATE: 5/10/2022

Agenda Item I

Citizens Comments on Agenda Items

Agenda Item J Reports

1 Budget & Expenditures

2 Wetlands Agent Report

2016 Topography in Vicinity of 81 New Road



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Photo taken on 10/19/22 by Marla Butts facing east on the Pimental property downslope from where water leave the former Starr Road alignment Showing evidence of concentrated flow internal to the Pimental property. Note a pile of rotting wood is located in the background.

Agenda Item K, Correspondence - None

Agenda Item L, Signing of Mylars - None

Agenda Item M, Comments by Commissioners

Agenda Item N, Adjournment