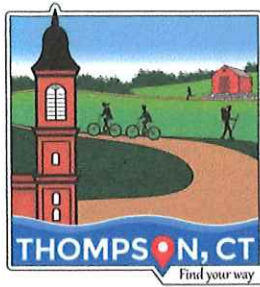


INLAND WETLANDS COMMISSION
TUESDAY, January 11, 2022
ZOOM Meeting

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

Agenda Item C.a.
Action on Minutes of Previous Meeting
Minutes of December 14, 2021



**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.
2021 DEC 15 P 3:51
Linda Paradise
TOWN CLERK, ACSJ

MEETING AGENDA: Tuesday, December 14, 2021 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 ZOOM meeting.

Members and town staff present: George O'Neil (Chairman), Diane Chapin (Treasurer), Charlie Obert (Commissioner), Marla Butts (Wetlands Agent), Dan Malo (Recording Secretary), and Amy St. Onge (First Selectman); Francesca Morano (Commissioner) joined the meeting at 7:10 PM.

Members of the public, including Daniel Blanchette, Wojciech Sudyka, and Max Candidus

- B) Appointment of Alternates – n/a

- C) Minutes of Previous Meetings –

- a) The November 9, 2021 Meeting Minutes were accepted as read.

- D) Citizens Comments on Agenda Items – none

- E) Applications

- a) Old Applications

1. **WAA21025**, RT193, LLC, 49 Thompson Rd (Assessor's map 87, block 53, lot 8), to construct an event barn with associated parking and drainage, stamped received by Town Clerk 8/26/21, stamped received by Wetlands Office 8/30/21, issued 11/22/21, legal notice published 12/3/21, appeal period ends 12/18/21. No action necessary.
2. **IWA21028**, Wojciech Sudyka, 1574 Riverside Dr. (Assessor's map 55, block 65, lot 14), to fill 3,500 sq. ft. of wetlands and 100-foot upland review area for construction of commercial building and associated parking, stamped received 9/7/21, statutorily received 9/14/21. The Commission was granted an extension of 30 days by Mr. Sudyka, during which the Thompson Planning & Zoning Commission reviewed and APPROVED an associated application on October 25, 2021, in advance of the Inland Wetlands Commission approval.

Daniel Blanchette of J&D Civil Engineers spoke to changes in the proposed site plan, which includes new drainage models incorporating Perry Pond in its analysis. He described how these models showed no increase in peak flow, and how the maximum water leaving the site did not increase. Daniel also discussed a change at the crossing, proposing a 24-inch culvert instead of a pipe to aid the riparian system. Commissioner O'Neil asked if it was possible that the culvert could become perched. Daniel Blanchette stated that the culvert would be built at-grade to mimic a natural stream. Charlie Obert had concerns about clogged existing pipes on site. Daniel Blanchette stated that the existing pipes are functioning and carrying flow. Diane Chapin asked for an update on the dam's registration, to which Daniel Blanchette stated that his client has initiated the registration process with DEEP in Connecticut.

Marla Butts asked Daniel Blanchette why there was outlet protection on the culvert, but no inlet protection. Daniel described a gentle 3:1 grassed slope, creating a slow velocity at the inlet. The outlet was protected to prevent scour and erosion. Commissioners discussed the placement of a dumpster pad and opportunities to relocate it away from wetlands. Mr. Sudyka offered to relocate the dumpster pad to an existing dumpster area in the northern part of the property. Charlie Obert made a motion to APPROVE the application with the condition that dumpster pad be relocated. Diane Chapin seconded. The Commission approved the application with Francesca Morano abstaining.

3. **DEC21029**, Town of Thompson, 35 Marshall St. (Assessor's map 169, block 92, lot 13), request for ruling on erection of 6 to 8 sculptures in 100- foot upland review area for the French River for recreational purposes, stamped received 9/9/21, action tabled 9/14/21. Marla anticipates an update from the Town Planner shortly.
4. **IWA21030**, Max Candidus, 0 Sunnyside Drive (Assessor's map 113, block 1, lot 3), to construct a driveway and septic system for a new single-family home, portions of which are in wetlands and the 100-foot upland review area. Stamped received 11/3/21, and statutorily received 11/9/21. Marla Butts noted that the property is a legal lot of record. Daniel Blanchette of J&D Civil Engineers confirmed that the only access to the buildable area is from a driveway off of Sunnyside Drive.

To construct the driveway, approximately 600 sf of fill will be needed along the pond and an additional 800 sf of fill within wetlands near the proposed building. Francesca Morano asked if the driveway could be relocated towards the south property line. Daniel Blanchette said that it is possible that the driveway could be moved by a few feet, but the benefit would be negligible. Marla Butts asked if a retaining wall was considered by the pond. Daniel Blanchette stated that a 2:1 slop was considered safer than a vertical wall. Marla Butts asked why the design called for (2) 12-inch pipes placed in tandem instead of a single large pipe. Daniel Blanchette noted that smaller pipes placed at a shallower depth require less earthwork, allowing for less of an impact to the wetlands. Charlie Obert asked if this property was protected by a Conservation Easement. Daniel Blanchette stated that no easement was noted on the deed. Marla Butts described the pitch difference between Long Pond & Jerry's Swamp and cited frequent flooding issues in that area from beaver activity.

Marla Butts noted that DEEP had provided unfavorable comment on the project, with concerns about endangered species, a nearby cedar swamp, and the poor fen. Marla felt that the nearby cedar swamp would be unaffected, considering the distance from and clustering of development between the swamp and project site. She also noted that some of the restrictions proposed by DEEP are outside of the Commission's jurisdiction and conflict with the status as a buildable lot of record. Francesca Morano asked Daniel Blanchette if the wetlands had been flagged. Marla Butts also asked if the centerline of the proposed driveway could be flagged for reference. Daniel Blanchette replied in the affirmative to both questions.

Marla expressed that development of the site would require significant care along the pond, but that it should not be ruled out. She suggested that the Commission would benefit from a site walk and the Commissioners agreed by consensus. Chairman O'Neil asked if the applicant was amenable to a 30-day extension for the Commission to conduct their review. Max Candidus agreed to a 30-day extension.

b) New Applications

1. **WAA21032**, Cheryl Popiac, 1267 Thompson Rd. (Assessor's map 116, Block 24, lot 16A), replacement and 25% expansion of a 37' X 14' storage building in the 100-foot upland review area, stamped received 11/9/21, issued 12/6/21, legal notice to be published 11/17/21, end of appeal 1/1/22. Marla Butts noted that the applicant has worked with J&D Civil Engineers to develop a site plan and intends to come before the Commission in January for additional projects; which include the replacement of septic, minor grading, and construction of (2) retaining walls as uses permitted as a right for the maintenance and enjoyment of the property. They are awaiting B-100 approval from the Health District. No action is required.
2. **WAA21033**, Thomas Shippee, 9 Logee Rd. (Assessor's map 141, block 17, lot 184 BB), construction of a concrete support for a ground mounted solar photovoltaic system located in the 100-foot upland review area for Quaddick Reservoir, stamped received 12/1/21, issued 12/6/21, legal notice to be published 12/17/21, end of appeal 1/1/22. Marla had no wetlands concerns. No action is required.
3. **WAA21034**, Thomas Shippee, 450 Thompson Rd. (Assessor's map 146, block 16, lot 10A), construction of a concrete support for a ground mounted solar photovoltaic system located in the 100-foot upland review area for Quaddick Reservoir, stamped received 12/1/21, issued 12/6/21, legal notice to be published 12/17/21, end of appeal 1/1/22. Marla noted that there would be minimal disturbance to wetlands. No action is required.

F) Applications Received After Agenda was Published – none

G) Permit Extensions / Changes – None

H) Violations & Pending Enforcement Actions

- a) **Notice of Violation VIOL21019**, LIS Properties, L.L.C., 715 Riverside Dr. (Assessor's map 63, block 58, Lot 23), unauthorized structures diverting watercourse, flooding Thatcher Rd. & Riverside Dr., issued 7/7/21, request remove or response by 7/13/21. Structures have been removed but there are still concerns about the stream channel. Trash and debris are strewn throughout the property. The owner expressed to Marla Butts that she is having difficulty evicting problem tenants, who were responsible for these issues. Marla plans to visit the site with the Fire Marshal.
- b) **Notice of Violation VIOL21023**, Jamie Piette, 0 & 73 Center Street (Assessor's map 16, block X, lots H & 2), construction of retaining wall and associated backfill in or near Little Pond, issued 8/24/21, instructing to cease further work and submit A-2 survey. Greg Glaude of Killingly Engineering Associates prepared a site plan for the property. An engineering analysis is needed to determine if the wall is structurally sound.

I) Other Business

- a) Subdivision Regulations – Marla Butts asked members if they would like printed copies of both the current and proposed Subdivision Regulations for comparison, considering that the proposal is a complete re-write. Chairman O'Neil asked why a 'redline' copy was not provided for review, as it is common business practice in contract and law-making. The redline copy would demonstrate the changes between the current and proposed language. Commissioners shared concerns that unnoticed revisions might slip past reviewers. The Commission made a request that a redline copy be provided, in addition to a compendium or listing of changes in advance of the closing of the comment period, January 31, 2022.

- b) Comments to USACOE on draft updated Master Plan for West Thompson Lake – Marla Butts submitted comments to the Army Corps of Engineers, requesting reports and details referenced in the Master Plan which weren't included in the appendices of the document. Charlie Obert also provided comment seeking clarification of the construction timeline of the Blain Footbridge and proposed additional recreational opportunities.
- c) 2022 Calendar – Marla Butts presented the finalized 2022 Commission Meeting calendar.
- d) Discussion of future hybrid ZOOM meetings – Marla Butts mentioned that the television in the Seney Conference Room would be useful for presentations. Charlie Obert discussed how he recently participated in a hybrid ZOOM meeting for the Trails Committee, and it was successful, but setup and implementation of the technology by volunteers may be problematic. Chairman O'Neil described the progression of video conferencing technology and how the ZOOM has improved access to the meetings, with the benefit of recording.

J) Reports

- a) Budget & Expenditures – Diane Chapin reported that \$19,257.37 is available in the budget.
- b) Wetlands Agent Report –
 - 1. On September 15th, Marla received notification that the Court Appeal on Application **IWA15029**, River Junction Estates, LLC (Case # AC 42644) had been decided. On 9/16/21, she forwarded copies of that decision to the Commission and other town staff. The decision does not appear to assign ownership of the area referred to as "Starr Road." Marla requested a legal opinion of the ownership status of the road.
 - 2. Marla noted that little progress has been made on the MS4 2019-2020 Annual Report or towards the records disposal project. She has set aside time to review and verify data collected under prior MS4 contracts in a MapGeo stormwater layer developed by Applied Geographics, which will be used to meet a MS4 permit requirement.
 - 3. **WAA16020**, Strategic Commercial Realty, Inc., 307 Reardon Rd – On 12/1/21, Marla inspected the mining operation in the presence of Harold Hopkins of French River Materials and Dan Malo to check on erosion and sediment controls. The site was in good condition with only two minor adjustments needed along the access road involving the addition of stone check dams at stormwater leakoffs. No siltation of any wetland or watercourse was observed. Note that in accordance with Public Act 21-34, the expiration date of permits meeting specific criteria was automatically extended to 14 years, resulting in this permit being valid to November 17, 2030.
 - 4. **Permit IWA20022**, Marc Baer, 1227 Thompson Rd – On 10/18/21, Marla conducted an inspection to check on site conditions. Retaining walls are still under construction and the house foundation has been installed. Site conditions do not conform to the modified site plan approved by the Commission at its 2/9/21 meeting. There are 2 retaining walls west of the house foundation, where the modified plan shows only one. There is a concrete conduit placed over the well to be abandoned and a stockpile of stone that was not depicted on the approved plan which may cause drainage runoff issues for the Hager property to the south in a heavy rain event.

Chairman O'Neil suggested that the property owner should present a remedy to the Commission. Charlie Obert stated that any correspondence should inform the owner that that no Certificate of Occupancy will be issued until the property is compliant with approved plans. Diane Chapin asked if it would be detrimental to remove the retaining walls. Marla believed that removal of the walls could undermine Route 193.

Diane Chapin and Francesca Morano suggested strong action against the owner, considering the disregard shown towards the Commission's approved permit. Chairman O'Neil asked if additional expert guidance is necessary, to which Marla stated that it is too early to determine. The Commission agreed that a Notice of Violation should be issued, stating that a C.O. will not be authorized without remediation and compliance with the conditions of the approved permit.

5. **Complaint 20-14**, Philip Leblanc, 295 Linehouse Road, pond cleaning during drought and side casting spoils onto neighboring property. Marla will send a letter advising the owners to do no more earth moving or construction work in the pond or within 100 feet of the pond without first obtaining approval from the Commission.
6. **Complaint 21-11**, Susan Eklund, 1208 Riverside Drive – A photo was provided to the Building Office, with course of action to be determined, pending their investigation.
7. **Complaint 21-13**, 0 Quaddick Town Farm Rd, grading for new driveway – Marla conducted a drive-by and found no recent activity that warrants enforcement action. Marla has spoken to a neighbor and will conduct a site visit to verify conditions.
8. **Complaint 21-14**, on 9/27/21, the office received a report of large stones placed next to water at 3&4 Logee Rd – On 12/2/21, Marla inspected and did not see evidence of stones beyond the high-water line or erosion. Marla contacted Gary Rawson and advised him to seed and mulch the site. She will reinspect the site as time allows.
9. **Complaint 21-15**, 1036 & 0 Thompson Rd, report of tree cutting. Marla inspected the site on 11/17/21 in the presence of Dan Malo, property owner Carlos Ferreira and his son. Some tree cutting and earthmoving work around a small pond had been done. Mr. Ferreira said he want to enlarge the pond and cut trees to create pasture for horses. He agreed to stop earth moving work and new tree cutting and seek advice from J&D Civil Engineers on getting the wetlands flagged, mapped and evaluated for what further work he wanted to do. He has been sent a letter confirming this. No enforcement action is planned as long as no further work in or near wetlands or watercourses occurs without review and approval through the Wetlands Office. Complaint is closed.
10. **Complaint 21-16**, 484-486 Quaddick Town Farm Rd, Desrochers – On 11/17/21, Marla visited the site that was inspected by Dan Malo and Zoning Enforcement Officer Cindy Dunne during her absence in September & October. Marla confirmed there was no unauthorized clearcutting in the upland review area, nor a violation of approval **WAA20012** issued to Mr. Desrochers in June 2020. Complaint is closed.
11. **Complaint 21-19**, 0 Lakeview St (AR= 116/X/D) - On 12/2/21, following a complaint that a trailer was parked in wetlands just north of the state boat launch, Marla and Cindy Dunne visited the site and observed an RV parked on the property with access via a gate in the fence that borders the boat launch. No violation was found. Cindy Dunne will contact DEEP about the amount of toilet paper found at the boat launch.
12. Marla reviewed eleven permits, which are listed in the Wetlands Agent Report.
13. Marla reminded the Thompson Planning and Zoning Commission in a memo dated November 29, 2021, about the requirements of Section 8-3C of the Connecticut General Statutes, which states that they shall not render a decision on a special permit application until the Inland Wetlands Agency has submitted a report with its final decision to the Planning and Zoning Commission. This was in response to the

granting of a conditional approval on the Sudyka special permit application while the Inland Wetlands Commission was deliberating on Mr. Sudyka's inland wetlands application. These deliberations have resulted in modifications to Mr. Sudyka's plans.

14. The Commission encumbered \$50.00 (P.O. 122196), \$44.10 payment pending, to Stonebridge Press for a legal notice, regarding **WAA21025**.

K) Correspondence – None

L) Signing of Mylars – None

M) Comments by Commissioners – Charlie Obert noted that a section of roadway was flooded near 289 Quaddick Town Farm Road during a recent heavy rain. He also reiterated that a 'redline' version of the Draft Subdivision Regulations was necessary to conduct a proper review. Diane Chapin asked about the format for the next Inland Wetlands Meeting. Consensus was that the Commission will attempt to have a hybrid in-person/ZOOM meeting. Chairman O'Neil expressed that the Commission conducts important activities and that the Town should aspire to raise the standards of transparency for the public. The Chairman thanked everyone present for their efforts.

N) After completion of the agenda items, Charlie Obert made a motion to adjourn the meeting. The motion was seconded by Frances Morano and carried unanimously at 9:12 PM.

To see/hear the entire meeting via ZOOM, click here to copy and paste into your search bar:

https://us02web.zoom.us/rec/share/4b6Aia2ZHs-4TN0TqI7d0yi4pQ_SCULouG9MiBajlGrPi9xoTzSMk3YUVd-pxNRo.m23EOe5D1lvJ3bKI

Access Passcode: v+UmND8F

Respectfully submitted, Dan Malo, Recording Secretary



Agenda Item D.
Citizens Comments on Agenda Items

Agenda Item E.a) 1. Old Applications

DEC21029, Town of Thompson, 35 Marshall St. (Assessor's map 169, block 92, lot 13), request for ruling on erection of 6 to 8 sculptures in 100- foot upland review area for the French River for recreational purposes, stamped received 9/9/21, action tabled 9/14/21, withdrawn 1/10/22.

Appl DEC 21 029

⏮ Reply all ▼ 🗑 Delete ⓧ Junk Block ...

Wetlands application for Riverside park sculptures

P Planner
Wed 12/22/2021 2:13 PM

👍 ↶ ⏮ → ...

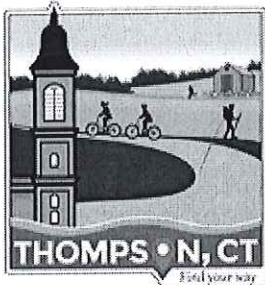
To: First Selectman

Cc: Marla Butts

Since Sara Furbush and I are working on a less compressed timeframe on those fish sculptures, we aren't ready to seek the wetlands permit to install them in the park. Marla is asking for a formal request to withdraw the application, and since it is a Town project, she is asking that it come from the First Selectman.

Thanks!

Tyra Penn-Gesek
Director of Planning & Development
Town of Thompson
planner@thompsonct.org
860-923-9475 x130



Please withdraw the application.

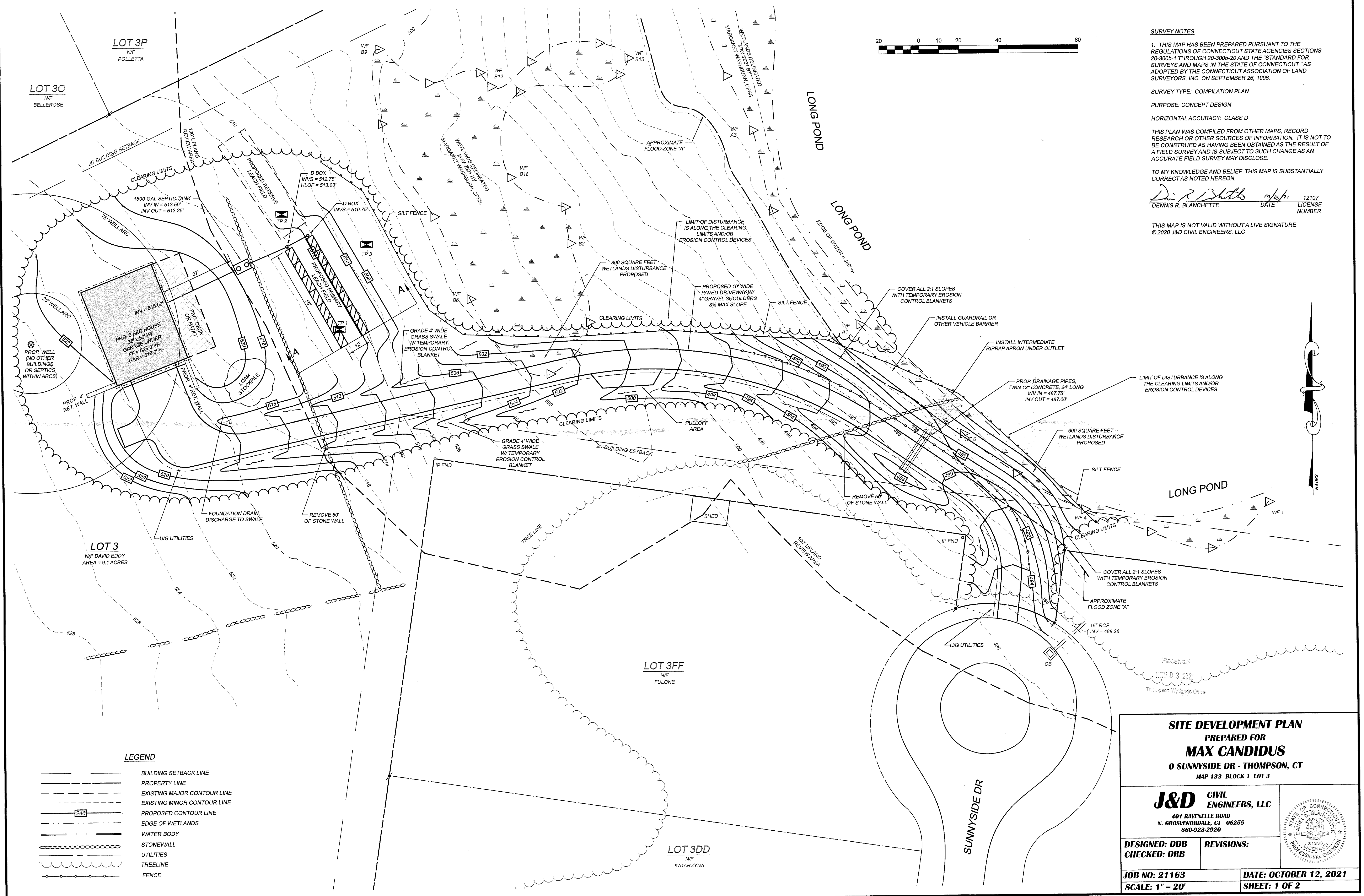
ajmge

1/10/2022

Reply | Reply all | Forward

Agenda Item E.a) 2. Old Applications

IWA21031, Max Candidus, 0 Sunnyside Drive (Assessor's map 133, block 1, lot 3), construct a driveway and septic system for a new single family home, portions of which are in wetlands and the 100-foot upland review area, stamped received 11/3/21, statutorily received 11/9/21.



SURVEY NOTES

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

SURVEY TYPE: COMPILED PLAN
PURPOSE: CONCEPT DESIGN
HORIZONTAL ACCURACY: CLASS D

THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.

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

Dennis R. Blanchette 10/15/21 12107
DENNIS R. BLANCHETTE DATE LICENSE
NUMBER

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

LEGEND

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

SITE DEVELOPMENT PLAN
PREPARED FOR
MAX CANDIDUS
0 SUNNYSIDE DR - THOMPSON, CT
MAP 133 BLOCK 1 LOT 3

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

DESIGNED: DDB
CHECKED: DRB

REVISIONS:

JOB NO: 21163
SCALE: 1" = 20'

DATE: OCTOBER 12, 2021
SHEET: 1 OF 2

Retaining Wall for Candidus, 0 Sunnyside Drive

Daniel Blanchette <daniel@jdcivilengineers.com>

Mon 1/10/2022 11:47 AM

To: Marla Butts <wetlands@thompsonct.org>; Max Candidus <maxandleos@gmail.com>

 1 attachments (41 KB)

21163 Candidus - Ret Wall.pdf;

Good Morning Marla,

In advance of the wetlands commission meeting tomorrow, I wanted to send you a cross section that I drew. This section shows the proposed driveway and grading for the project at 0 Sunnyside Drive for Mr. Candidus. This section is taken at the "worst" point, where the grading extends the furthest into the wetlands.

The cross section shows my original idea, which was to build a 2:1 slope right down to the water's edge. This option involves about 600 SF of wetlands disturbance. Since the site contains just over 3 acres of wetlands and watercourses, this disturbance represents 0.5 % of the total.

The cross section also shows a retaining wall, which the commission asked me to investigate. I have determined that by building a retaining wall about 6 feet high and 100 feet long, it should be possible to avoid this wetlands disturbance. It will require some structural engineering to actually design this wall – I am not quite sure what the footing would look like, or how big the blocks would need to be. If the commission requires a retaining wall here, it will take some effort on my end to calculate everything.

Personally, I am not a fan of the retaining wall. It will never be as stable or permanent as a vegetated dirt slope. And using vertical walls near the water can be problematic for wildlife to cross, it's not a natural type of terrain. This retaining wall will also add a large amount of cost to the project, and I would argue the environmental benefit will be minimal, as 99% of the wetlands are already being preserved.

I will be happy to discuss all this at the meeting tomorrow evening. Thanks,

Daniel Blanchette, PE

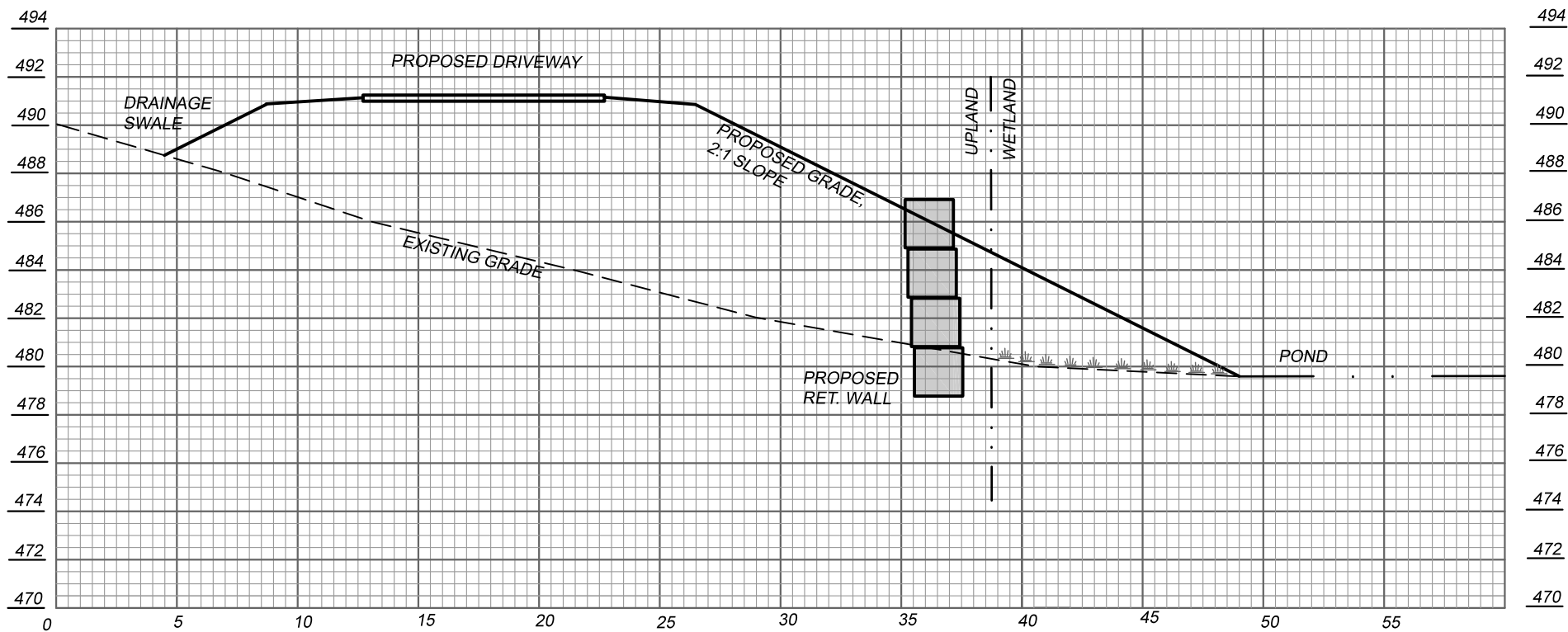
J&D Civil Engineers, LLC

401 Ravenelle Road

N. Grosvenordale, CT 06255

www.jdcivilengineers.com

860-923-2920



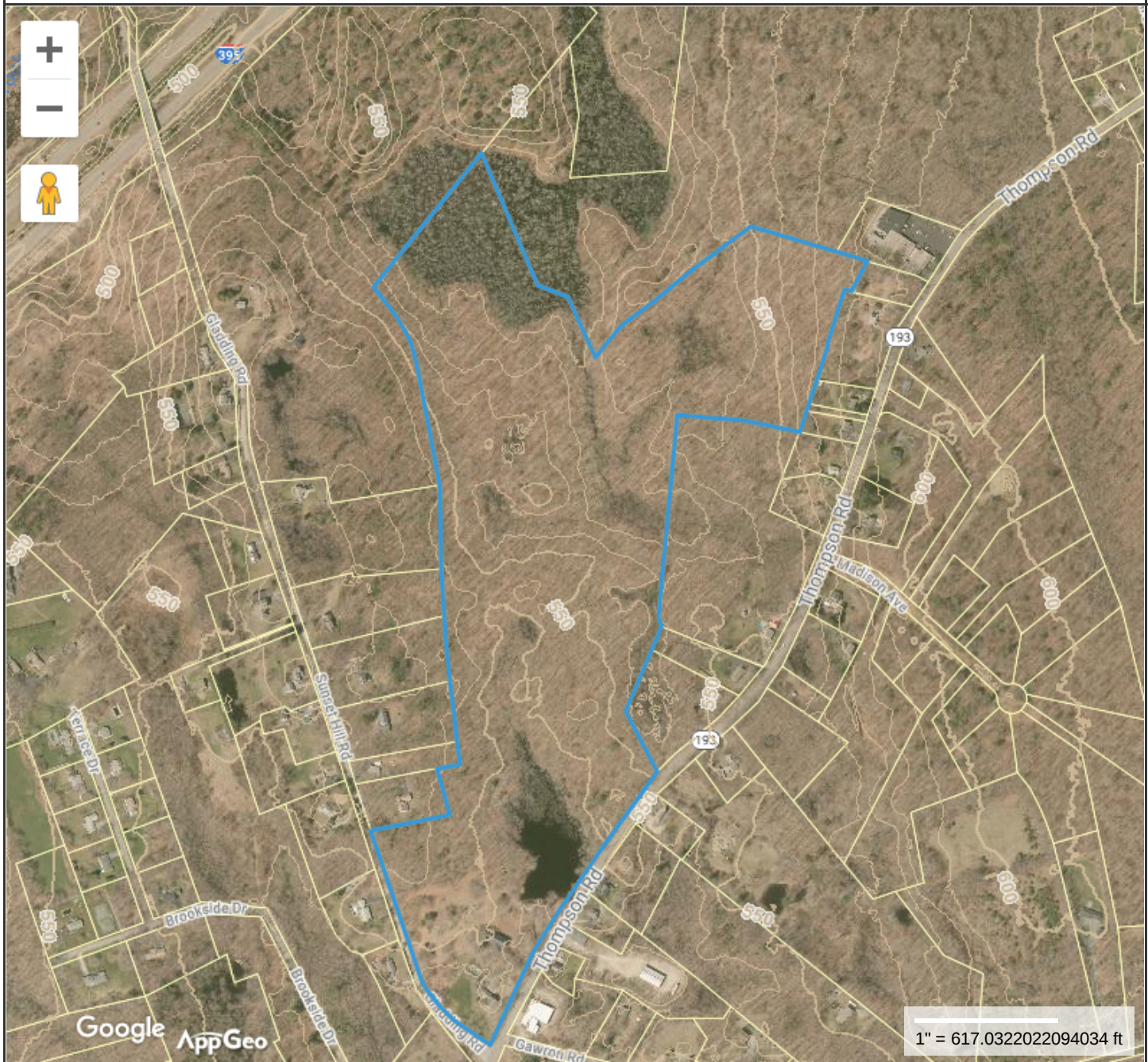
DRIVEWAY CROSS SECTION B-B

NOT TO SCALE

Agenda Item E.b) 1. New Applications

DEC21035, Linda Manning, 444 Thompson Rd
(Assessor's map 103, block 41, lot 1), timber harvest,
stamped received 12/15/21.

Application DEC21035 444 Thompson Rd Timber Harvest

**Property Information**

Property ID 2641
Location 444 THOMPSON RD
Owner MANNING LEONARD R + LINDA

**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 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.

THOMPSON INLAND WETLANDS COMMISSION
Request for Approval of Timber Harvest as Use Permitted as of Right

ID # DEC21035
Receipt Date: 12/15/21

Certain activities associated with timber harvesting are a use permitted as of right pursuant to Section 22a-40(a) of the Connecticut General Statutes and Section 4.1 of the Inland Wetlands for the Town of Thompson. (For guidance see Connecticut Department of Environmental Protection's document entitled "Agriculture, Forestry and Wetlands Protection in Connecticut") This form constitutes the notification required by Section 4.4 of the Inland Wetlands and Watercourse Regulations of the Town of Thompson for such timber harvesting. Note: If the timber harvest covers multiple properties with different owners, then a separate request for approval must be filed for each of the different property owner(s).

Property Information

(Locate property boundaries on attached USGS topographic map and copy of assessor's map – see information on maps on reverse side of this form.)

Landowner of Record: Linda Manning

Mailing Address: 444 Thompson Road

Town: Thompson

Zip: 06227

Phone: (860) - 382-6643

E-mail: -

Total acreage of Property(s): 77.63

Assessor's Ref.

Map	Block	Lot	Address
103	41	1	444 Thompson Road

Property boundaries are marked and can be viewed in the field

Yes ☒ No ☐

Have owners of all lands within 100 feet of the harvest area been notified via first-class mail prior to filing this form?

Yes ☐ No ☒

Harvest Information

This timber harvest has been prepared by a State of Connecticut certified:

(Check one): ☐ Forester OR ☒ Supervising Forest Products Harvester

Forest Practitioner Certificate #: 001298

Name: Austin Harmon c/o Hull Forest Products, Inc.

Address: 101 Hampton Road, Pomfret Center CT 06259

E-mail: harmon@hullforest.com

Phone # (Business) 860-974-0127

(Cell) 860-377-0115

Harvester (if not landowner): To be provided prior to beginning of harvest

Mailing Address: _____

Town: _____

Zip: _____

Phone: () _____

E-mail: _____

Estimated starting date of timber harvesting operations: 1 / 1 / 2022

Estimated completion date of harvesting operations: 6 / 1 / 2022

Total acreage of harvest area: 52.00

Timber harvest boundaries are marked/flagged and can be viewed in the field

Yes ☒ No ☐

Designation of trees to be harvested

Trees to be harvested have been marked with paint at eye level and at ground level

Yes ☒ No ☐

If marked, then paint marking color(s) are Blue

Amount of forest products to be harvested:

119,810 Board feet 48.5 Cords - - Cubic feet - - Tons

Timber Harvest Objective: Harvest mature and overmature timber, establish natural regeneration.

Timber Harvest Treatment: Selection harvest with group selection.

Actions Being Performed on This Land

(Check all that apply and locate on attached Harvest Area map – see information below on maps.)

<u>Crossings / Clearing</u> <input checked="" type="checkbox"/> Temporary stream/drainage crossing <input checked="" type="checkbox"/> Temporary wetlands crossing <input checked="" type="checkbox"/> Removal of trees in wetlands <input checked="" type="checkbox"/> Removal of trees in upland review area	<u>Erosion and Sedimentation Control Measures*</u> <input type="checkbox"/> Installation of water bars <input type="checkbox"/> Grading <input type="checkbox"/> Seeding <input checked="" type="checkbox"/> Other (describe below)
<u>Log landing area:</u> <input checked="" type="checkbox"/> Anti-tracking pad <input type="checkbox"/> Curb cut	<u>Roads</u> Are new roads, other than skid trails, to be constructed for transport of logs or other activities associated with this harvest? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

* All erosion and sediment controls must comply with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control as amended. See <http://www.ct.gov/dep/cwp/view.asp?A=2720&Q=325660> for info on viewing copy

Describe in further detail as necessary: The existing access road(s) and skid trails will be used alongside new skid trails. There will be 3-4 wetland crossings and 1 stream crossing that will be supported using timber bridges and/or corduroy. Soil stabilization methods will be performed as needed. All best management practices regarding timber harvesting as adopted by the CT DEEP shall be strictly adhered to.

The following maps are attached to this Request For Approval Of Timber Harvest (Check all that apply)

- ☐ Copy of USGS topographic map with the property outlined
☐ Copy of Assessor's map with the property outlines
☒ Timber Harvest Area map showing outline of harvest area, skid road locations, log landing area, truck access roads, inland wetlands, watercourses and any crossings drawn to scale

The undersigned hereby swears that the information contained in this application is true, accurate and complete to the best of my (our) knowledge and belief and that the timber harvest will be conducted in accordance with the specifications outlined in this Request for Approval of Timber Harvest

Signature of Landowner: Linda Manning Date: 12/13/21
Print / Type Name: LINDA MANNING

Signature of Certified Forest Practitioner: Austin Harmon Date: 12/13/21
Print Name: Austin Harmon

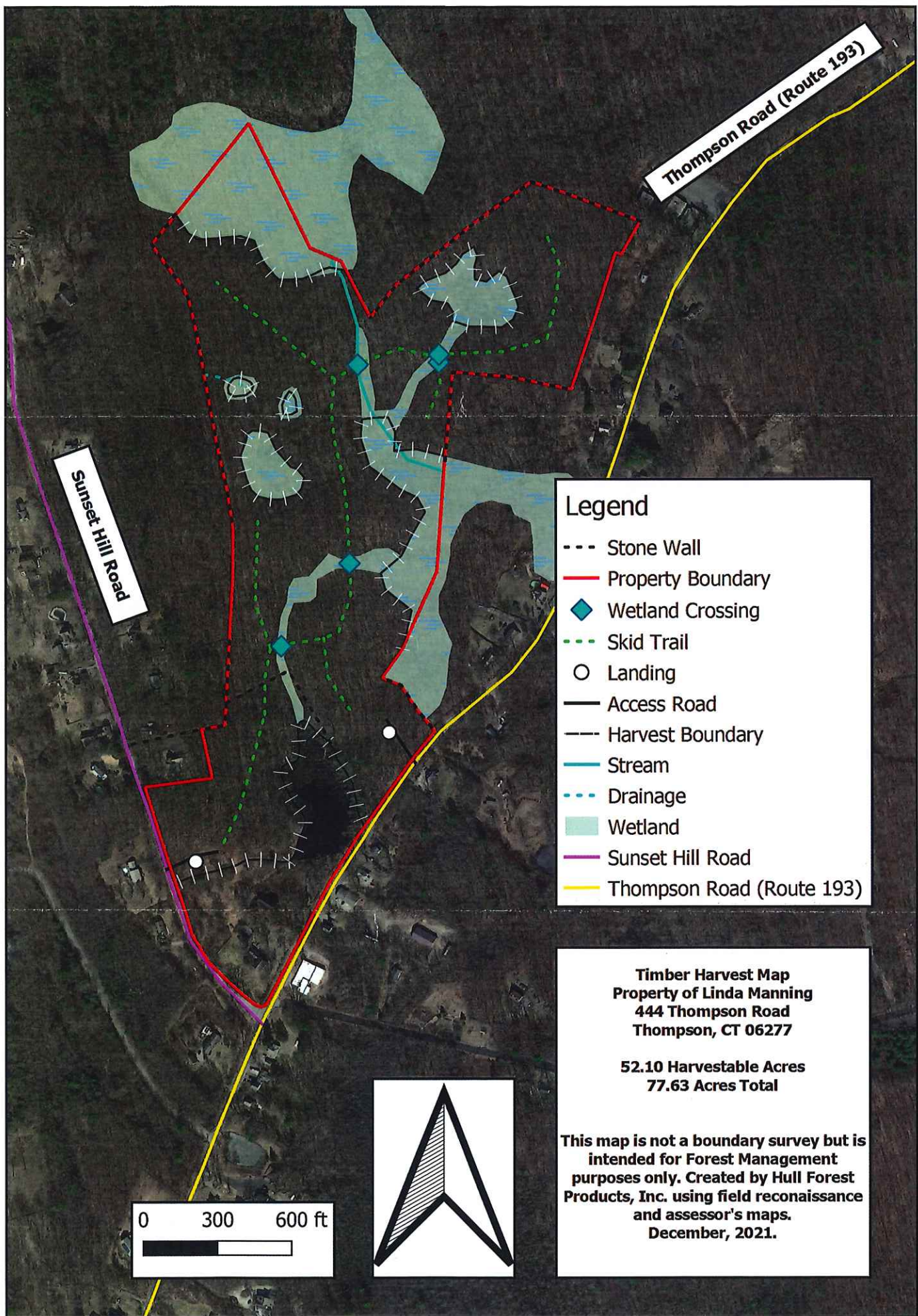
Complete and Submit to: Office of the Thompson Inland Wetlands Commission, Thompson Town Hall, 815 Riverside Drive, N. Grosvenordale, CT 06255
A courtesy copy of this completed form should be sent to the Department of Environmental Protection, Division of Forestry, 79 Elm Street, Hartford, CT 06106-5127, Tel: (860)424-3630

*** For Commission Use Only ***

Agency or Agent's Response:

IWC Chair or Agent Signature:

Date:



Legend

- Stone Wall
- Property Boundary
- ◆ Wetland Crossing
- Skid Trail
- Landing
- Access Road
- Harvest Boundary
- Stream
- Drainage
- Wetland
- Sunset Hill Road
- Thompson Road (Route 193)

Timber Harvest Map
Property of Linda Manning
444 Thompson Road
Thompson, CT 06277

52.10 Harvestable Acres
77.63 Acres Total

This map is not a boundary survey but is intended for Forest Management purposes only. Created by Hull Forest Products, Inc. using field reconnaissance and assessor's maps. December, 2021.





Agenda Item E.b) 2. New Applications

WAA22001, Danielle J. Robbins, 0 Thompson Rd (Assessor's map 87, block 37, lot 2C), construction new single family home, septic system and driveway, portions of which are in the 100-foot upland review area, stamped received 1/5/22, under review.

Agenda Item E.b) 3. New Applications

IWA22002, Strategic Commercial Realty, LLC, 0 West Thompson Rd (Assessor's map 65, block 101, lot 9) earthmoving associated with the mining 1 Million cubic yards of earth materials, portions of which are in the 100-foot upland review area, stamped received 1/6/22, to be statutorily received 1/11/22.

The image is a screenshot of a web browser displaying a map application. The browser's address bar shows the URL: thompsonct.mapgeo.io/datasets/properties?abuttersDistance=100&basemap=aerial-photo-2016&latlng=41.947435%2C-71.875586&panel=themes&share=a0e62b06-2687-4.... The browser's tab bar shows several tabs, including "Microsoft Office Home", "Property - Town of Thompson, C...", and "thompsonct.mapgeo.io/datasets/properties?abuttersDistance=100&basemap=aerial-photo-2016&latlng=41.947435%2C-71.875586&panel=themes&share=a0e62b06-2687-4...". The browser's toolbar shows various icons for navigation and search. The map application's interface includes a blue sidebar on the left with navigation controls (a plus sign, a minus sign, a person icon, and a book icon). The main map area shows an aerial photograph of a rural area with yellow property boundaries. A red pin is placed on a property located on Thompson Rd. The map application's top bar includes a search bar, a "Zoom To" button, a "Share" button, a "Print" button, and a "Property Quick Search" input field. The right sidebar shows a "Themes" panel with a "Base Theme" dropdown menu set to "Aerial Photo, 2016". Below this, there is a "Map Themes" section with a list of themes and their corresponding checkboxes: "Aerial Photo, 2019", "Aerial Photo, 2012", "Aerial Photo, 2004", "Zoning", "Topography", "Land Conservation", "Natural Resource Protection", "Water Resource Protection", "Wetlands", "Aquifer Protection", and "Watersheds". The bottom status bar of the map application shows "Created By Print (01-10-2022 03:36 pm) 0 views" and the coordinates "41.947491,-71.876852". The Windows taskbar at the bottom of the screen shows the time as 3:36 PM on 1/10/2022, the temperature as 26°F, and the weather as "Partly sunny".

HELLER, HELLER & McCOY

Attorneys at Law

736 Norwich-New London Turnpike

Uncasville, Connecticut 06382

Sidney F. Heller (1903-1986)

Harry B. Heller (hheller@hellermccoy.com)

William E. McCoy (bmccoy@hellermccoy.com)

Mary Gagne O'Donal (mgodonal@hellermccoy.com)

Andrew J. McCoy (amccoy@hellermccoy.com)

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

January 5, 2022

Town of Thompson Inland Wetlands and Watercourses Commission
Attn: Ms. Marla Butts, Wetland Agent
815 Riverside Drive
North Grosvenordale, CT 06255

Received

JAN 06 2022

Thompson Wetlands Office

Re: Strategic Commercial Realty, Inc. Proposed Rock Extraction
Waldron Property – West Thompson Road, Thompson, Connecticut

Dear Marla:

Enclosed herewith please find a permit application for a permit to conduct regulated activities in upland review areas in conjunction with a proposed 1,000,000 yard rock extraction on real property owned of record by Cristine M. Waldron, et als, located on the northerly side of West Thompson Road and easterly of Reardon Road in the Town of Thompson, Connecticut. The application contemplates a 4 phase operation with activities occurring in an upland review area adjacent to a side hill wetland system located along the northerly and northeasterly periphery of the property as depicted on the hereinafter referenced site plan.

Submitted herewith and constituting the permit application to the Town of Thompson Inland Wetlands and Watercourses Commission are the following:

1. Five (5) copies of the completed and executed "Town of Thompson Inland Wetlands Commission Permit Application to Conduct a Regulated Activity" with the list of abutting property owners attached thereto.
2. State of Connecticut Department of Energy and Environmental Protection Statewide & Inland Wetlands and Watercourses Activity Reporting Form.
3. Five (5) copies of the application narrative entitled "Application of Strategic Commercial Realty, Inc. d/b/a Rawson Materials to Thompson Inland Wetlands and Watercourses Commission Narrative Description of Construction Sequencing and Erosion and Sediment Control Plan Relative to an Aggregate Removal Operation on Property at 0 West

Thompson Road, Thompson, Connecticut” dated January 5, 2022.

4. ✓ Five (5) copies of the Wetland and Watercourse Report for the project prepared by Joseph Theroux, certified soil scientist.
5. Authorization signed by the property owner authorizing Strategic Commercial Realty, Inc. d/b/a Rawson Materials to file the instant permit application on their behalf and further authorizing the law firm of Heller, Heller & McCoy and the engineering firm of Provost & Rovero, Inc. to represent their interests in all proceedings before the Town of Thompson Inland Wetlands and Watercourses Commission with respect to the permit application.
6. ✓ Authorization signed by Strategic Commercial Realty, Inc. d/b/a Rawson Materials authorizing the law firm of Heller, Heller & McCoy, the engineering firm of Provost & Rovero, Inc., Joseph Theroux, certified soil scientist and One Earth Environmental, LLC, hydrogeologist, to represent its interests in all proceedings before the Town of Thompson Inland Wetlands and Watercourses Commission with respect to the subject permit application.
7. ✓ Five (5) prints of the site plan for the proposed rock extraction entitled “Proposed Earth Product Excavation West Thompson Road, Thompson, Connecticut Applicant Strategic Commercial Realty, Inc. d/b/a Rawson Materials 58 Pomfret Street, Suite 4101 Putnam, CT 06260 Owner Cristine M. Waldron Et Al. 20 Wiltshire Drive Worcester, MA 01609 Prepared By: Provost & Rovero, Inc. Civil Engineering – Surveying – Site Planning Structural – Mechanical – Architectural Engineering 57 East Main Street, P.O. Box 191 Plainfield, Connecticut 06374 (860) 230-0856 – Fax: (860) 230-0860 Info@prorovinc.com www.prorovinc.com October 21, 2021 Job No: 213021 Dwg No: Client File”.
8. Five (5) copies of the Certification signed by Jeffrey Rawson, President of Strategic Commercial Realty, Inc. in accordance with the requirements of Section 7.5 of the Town of Thompson Inland Wetlands and Watercourses Regulations.
9. Our firm’s check payable to “Town of Thompson” in the amount of \$110.00 representing payment of the application fee for the permit application including the \$60.00 State of Connecticut fee.

Received

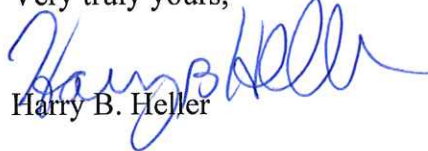
JAN 06 2022

Thompson Wetlands Commission

Town of Thompson Inland Wetlands and Watercourses Commission
January 5, 2022
Page 3 of 3

Request is hereby made that you place this matter on the Agenda for the Town of Thompson Inland Wetlands and Watercourses Commission for its regularly scheduled of Tuesday, January 11, 2022. Should you have any questions concerning the application, or need any additional information at this time, please feel free to contact the undersigned.

Very truly yours,



Harry B. Heller

HBH/rmb
Enclosures

Received

JAN 06 2022

Thompson Wetlands Office

for commission use:	rev 1/11
application #	IWA22002
date received	January 6, 2021

PERMIT APPLICATION
TO CONDUCT A REGULATED ACTIVITY

Town of Thompson

INLAND WETLANDS COMMISSION
815 RIVERSIDE DRIVE
NORTH GROSVENORDALE, CT 06255

Instructions:

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 applications containing significant impact to the wetlands be submitted to the Thompson Conservation Commission for review prior to submission to the regulatory commissions.

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.

NO PERMIT SHALL BE TRANSFERRED WITHOUT PERMISSION OF THE AGENCY.

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)

- Individual Lot \$50 + \$60
(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.)
- Complex Application Fee.....Applicants will be billed for professional review as needed,
see regulations booklet Section 18.5

For: Conceptual Approval of Subdivisions use "Subdivision Review Application"

Please complete the following application information.

Received

JAN 06 2022

Thompson Wetlands Office

If you need assistance, contact the IWWC business office at 860-923-1852 Fax 860-923-9897

Date January 4, 2022

1) Name of Applicant Strategic Commercial Realty, Inc. d/b/a Rawson Materials
Home Address n/a
Home Tele & Hrs n/a Business Tele & Hrs 860-963-6584
Business Address 6 Kennedy Drive, Putnam, CT 06260

2) Applicant's interest in the Property: Owner ☒ Other (option holder to purchase)
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) Cristine M. Waldron, Eric N. Waldron and Warren E. Waldron
Home Address 20 Wiltshire Drive, Worcester, MA 01609
Business Address n/a
Home Tele & Hrs (598) 353-0516 Business Tele & Hrs N/A

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

Pole # and Location n/a (to be accessed through adjoining property of Strategic Commercial Realty, Inc.)
Street or Road Location 0 West Thompson Road
Tax Assessor's Map # 65
Block # 101
Lot # that appears on site plan 9
Deed Info : Volume # 878
Page # 320

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

Soil Types Map Units 3, 15, 23A, 38C, 58B, 73C, 73E
Wetland Soils ☒ (Swamp ☒ Marsh ☐ Bog ☐ Vernal Pool ☐
Watercourses ☒ (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 _____
Excavation of approximately 1 million cubic yards of ledge to prepare the subject property for future development. Excavation will occur in upland review area only, with no direct wetland disturbance (see Narrative).

If the above activity involves deposition or removal of material, what is the quantity? 1 million +/- CY
to be removed (no excavation in wetland areas proposed).

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.
- ☒ 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-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 permit for the proposed regulated activity. The erosion and sedimentation control provisions must comply with the most current DEP edition of the *Connecticut Guidelines for Soil Erosion and Sedimentation Control* 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.
- ☐ 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.
- ☒ 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) Perimeter erosion and sediment controls, site containment with the use of vegetated

berms

d. Have any alternatives been considered? No

If yes, explain why this proposal was chosen _____

- 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 & Watercourses Commission. Documentation of notice shall be provided to the Commission.
- 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? No If yes, the Applicant must contact the CT DEP for information regarding the State or Federal Listed Species of Concern.
- 10) Names and Addresses of Abutters:

See attached list

11) Estimated start date 2026

Estimated date of completion (all disturbed areas are stabilized) 2031

- 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 and belief.

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.

STRATEGIC COMMERCIAL REALTY, INC. D/B/A RAWSON MATERIALS


Signature of Applicant By: Jeffrey Rawson, its President

01/05/2022

Date

See written consent submitted with this application and hereby made a part hereof

Consent of Landowner if other than applicant

Date

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

**APPLICATION OF STRATEGIC COMMERCIAL REALTY, INC. D/B/A
RAWSON MATERIALS TO TOWN OF THOMPSON INLAND WETLANDS AND
WATERCOURSES COMMISSION**

LIST OF ABUTTING PROPERTY OWNERS

Map/Block/Lot	Property Address	Abutter Name and Address
65/101/6	307 Reardon Road	Strategic Commercial Realty, Inc. 6 Kennedy Drive Putnam, Connecticut 06260
65/101/9A	0 West Thompson Road	Ms. Cristine M. Waldron Mr. Eric N. Waldron Mr. Warren E. Waldron 20 Wiltshire Drive Worcester, Massachusetts 01609
65/101/9B	30 West Thompson Road	Mr. Jeffrey S. Briggs, Co-Trustee of the Ashton-Briggs Family Revocable Trust 2018 u/d/t dated November 21, 2018 Mrs. Shelley B. Ashton-Briggs, Co-Trustee of the Ashton-Briggs Family Revocable Trust 2018 u/d/t dated November 21, 2018 30 West Thompson Road Thompson, Connecticut 06277
85/95/37	0 Riverside Drive	The Wyndham Land Trust Inc. P.O. Box 302 Pomfret Center, Connecticut 06259
Unassigned	Unassigned	The United States of America Army Corps of Engineers c/o Leonard C. Boyle, Esquire, US Attorney for the District of Connecticut 157 Church Street, Floor 25 New Haven, CT 06510

**APPLICATION OF STRATEGIC COMMERCIAL REALTY, INC. D/B/A RAWSON
MATERIALS
TO
THOMPSON INLAND WETLANDS AND WATERCOURSES COMMISSION**

**NARRATIVE DESCRIPTION OF CONSTRUCTION SEQUENCING AND EROSION
AND SEDIMENTATION CONTROL PLAN RELATIVE TO AN AGGREGATE
REMOVAL OPERATION ON PROPERTY AT 0 WEST THOMPSON ROAD,
THOMPSON, CONNECTICUT**

DATE: JANUARY 5, 2021

Received

JAN 06 2022

OVERVIEW:

Thompson Wetlands Office

The instant application is an application for a permit to conduct regulated activities in conjunction with a proposed rock removal operation on real property owned of record by Cristine M. Waldron, Eric N. Waldron and Warren E. Waldron known as 0 West Thompson Road, Thompson, Connecticut and depicted as Lot 9 in Block 101 on Thompson Assessor's Map 65. The application parcel (hereinafter the "Property") is located in the BDD Zoning District and contains 31.4 acres of land, more or less. The proposed rock removal operation is contemplated on 17 acres, more or less, of the Property with activities to be conducted in four (4) phases; i.e. Phase 1 which will result in aggregate being removed from 4 acres, more or less, with the removal of approximately 21,000 cubic yards of earth product and aggregate material; Phase 2, containing 4.2 acres, more or less, with earth product and aggregate removal of 318,000 cubic yards, more or less; Phase 3, containing 4.2 acres, more or less, with the removal of 119,000 cubic yards of earth product and aggregate material; and Phase 4, involving 4.2 acres, more or less, with the removal of 448,000 cubic yards of earth product and aggregate material. It is anticipated that the Phase 1 extraction will require 1 year to complete, the Phase 2 extraction will require 2.5 years to complete, the Phase 3 extraction will require 1 year to complete and the Phase 4 extraction will require 3 years to complete.

The Property is situated adjacent southerly to other real property of Strategic Commercial Realty, Inc. d/b/a Rawson Materials which is currently in active permitted use for earth product and aggregate excavation and processing. The instant application will not require direct access to West Thompson Road. Earth product and rock removed from the proposed extraction area will be removed, by truck, over an existing haul road to the processing plant of the Applicant located on adjacent real property to the north. The access haul road is currently in place and the renewed utilization of the same will not require any regulated activities.

Site testing conducted on the Property evidences the fact that the proposed rock removal area is overlaid with a thin layer of surficial material (as is more particularly described in the Soil Characteristics section of this Narrative) and underlaid with high quality rock which is an essential component of structural material for the construction industry.

Aggregate is the foundation of the national economy. The aggregate industry provides more than 120,000 jobs nationwide. Aggregate is used in highways, paints, plastics, medicines, glass, driveways, concrete sidewalks, bridges, wallboard, vinyl, brick, stone, buildings, homes, concrete blocks, roofing tile, asphalt shingles and minerals for agriculture. Every year more than

2.4 billion tons of aggregate are utilized in the United States, which is approximately 8 tons of aggregate for every American. An average of 120 tons of aggregate is used in the construction of a new house. About 20,000 tons of aggregate are used for the construction of one mile of four-lane highway. Marketable aggregate products are becoming an increasingly scarce commodity in Connecticut. Aggregate is a natural resource which is needed to sustain the everyday economy of the Town of Thompson, the northeast region of the State of Connecticut and the State itself. Mining of aggregate is an essential activity. Due to the nature of the activity itself, proper design controls and cultural controls must be utilized in order to insure that the mining of structural rock is conducted in an environmentally and ecologically appropriate manner. The plan for this proposed mining operation, prepared by Provost & Rovero, Inc., and this Narrative, specify, in detail, the manner in which this proposed rock removal operation will be conducted in accordance with applicable Thompson Inland Wetland and Watercourse Regulations and in a manner which will either (i) prevent any adverse impact to wetland and watercourse resources or (ii) provide for compensatory mitigation in the event that an adverse impact occurs to the hydrology of the wetland system located northerly of Phases 1 and 2 of the proposed structural rock removal operation.

In conjunction with the proposed extraction operation, the Applicant anticipates no disturbance to or direct impact of inland wetlands and watercourses. The extraction operation will involve the disturbance of 66,405 square feet of upland review area located both southerly of the side hill wooded swamp located in the northerly portion of the Property and westerly of the riparian wetlands associated with the secondary channel and backwater area of the French River.

SOIL CHARACTERISTICS ON THE PROPERTY

The Property contains a mix of both regulated inland wetland soils as well as upland soils. The inland wetland soils are located generally in the northerly and northeasterly section of the Property and at the easterly limits of the Property. The northerly and northeasterly wetland is a wooded swamp and drainage way which transports water downgradient in a southeasterly and easterly direction eventually flowing to the riparian wetlands associated with the secondary channel of the French River. The easterly wetland is a large riparian wetland associated with the flood plain of the secondary channel of the French River. Soil characteristics are as follows:

WETLAND SOILS

Ridgebury-Leicester-Whitman Soils (3). These poorly drained and very poorly drained soils are found in drainageways and depressions on glacial till, upland hills, ridges, plains and drumloidal landforms. Stones and boulders cover 8-25% of the surface. Slopes range from 0-30%. The mapped acreage of this undifferentiated group is about 35% Ridgebury soil, 30% Leicester soil, 20% Whitman soil and 15% other soils. Some mapped areas consist of one of these soils, and other areas consist of two or three. These soils were mapped together because there are no major differences in use and management.

The soil stratification for the Ridgebury soil is as follows:

0" – 1" Partly decomposed leaves.

0" – 4"	Black, fine sandy loam; weak medium granular structure; friable; common fine roots; 5% rock fragments; strongly acid; clear wavy boundary.
4" – 13"	Gray fine sandy loam; common medium distinct strong brown mottles and common, medium faint yellowish brown mottles; massive; friable; 5% rock fragments; strongly acid; gradual wavy boundary.
13" – 20"	Brown fine sandy loam; many medium distinct yellowish brown mottles and few fine faint grayish brown mottles; massive; friable; firm in place; 10% rock fragments; slightly acid; clear wavy boundary.
20" – 60"	Grayish brown sandy loam; few fine faint yellowish brown mottles; massive; very firm, brittle; 5% rock fragment; slightly acid.

The soil stratification of the Leicester soil is as follows:

0" – 2"	Decomposed leaves.
2" – 6"	Very dark gray fine sandy loam; weak fine granular structure; very friable; few fine and medium roots; 5% rock fragments; very strongly acid; abrupt smooth boundary.
6" – 12"	Dark grayish brown, fine sandy loam; few fine faint yellowish-brown mottles and many medium distinct light brownish gray mottles; weak medium subangular blocky structure; very friable; few medium roots; 5% rock fragments; strongly acid; clear wavy boundary.
12" – 24"	Grayish brown, fine sandy loam; few medium distinct yellowish-brown and dark grayish brown mottles; weak medium subangular blocky structure; friable; 10% rock fragments; strongly acid; gradual wavy boundary.
24" – 32"	Pale olive fine sandy loam; many coarse distinct yellowish brown mottles; weak medium subangular blocky structure; friable; 15% rock fragments; strongly acid; gradual wavy boundary.
32" – 60"	Light olive gray gravelly fine sandy loam; many medium distinct yellowish-brown mottles; massive; friable; 25% rock fragment; strongly acid.

The soil stratification of the Whitman soil is as follows:

0" – 1"	Decomposed leaf litter.
1" – 9"	Black fine sandy loam; weak medium granular structure; friable; common fine and medium roots; strongly acid; abrupt wavy boundary.

9" – 16"	Dark grayish brown fine sandy loam; few fine faint yellowish brown mottles; weak medium subangular blocky structure; friable; few fine roots; 5% rock fragments; medium acid; clear wavy boundary.
16" – 22"	Grayish brown, fine sandy loam; common medium distinct strong brown mottles and few medium light brownish gray mottles; moderate medium platy structure; very firm, brittle; 5% rock fragments; slightly acid; gradual wavy boundary.
22" – 60"	Grayish brown fine sandy loam; common medium distinct strong brown mottles and few medium faint light brownish gray mottles; massive; firm, brittle; 5% rock fragments; slightly acid.

Included with these soils in mapping are small areas of moderately well drained Rainbow, Sutton and Woodbridge soils and very poorly drained Adrian and Palms soils. The Ridgebury soil has a seasonal high water table at a depth of about 6". Permeability is moderate or moderately rapid in the surface layer and subsoil and slow or very slow in the substratum. The Leicester soil has a seasonal high water table at a depth of about 6". Permeability is moderate or moderately rapid. The Whitman soil has a high water table at or near the surface for most of the year. Permeability is moderate or moderately rapid in the surface layer and subsoil and slow or very slow in the substratum.

Scarboro Soil (15). The Scarboro soils consist of very poorly drained soils that formed in water-sorted sand and gravel. Scarboro soils are found on outwash plains and stream terraces. Slopes range from 0-3%. The Scarboro soils are found near excessively drained Hinckley and Windsor soils, somewhat excessively drained Merrimac soils, well-drained Haven and Agawam soils, moderately well-drained Sudbury soils, poorly drained Walpole and Raypol soils and very poorly drained Adrian and Palms soils. Scarboro soils formed in a thinner layer of organic material than Adrian and Palms soils.

The soil stratification for the Scarboro soil is as follows:

0" – 5"	Black muck; less than 5% fiber unrubbed and rubbed; massive; very friable; many fine roots; medium acid; clear wavy boundary.
5" – 36"	Gray loamy sand; common medium prominent yellowish-red mottles and common medium distinct strong brown mottles; massive; friable; medium acid; clear wavy boundary.
36" – 60"	Grayish-brown sand; common medium prominent strong brown mottles; massive; friable; medium acid.

Coarse fragments make up 0-10% of the A Horizon, 0-20% of the C Horizon to a depth of 30" and 0-50% of the C Horizon below a depth of 30". Scarboro soils are very strongly acid through medium acid.

The wooded swamp wetland located northerly of the proposed aggregate removal area is comprised of the Ridgebury-Leicester-Whitman soils as described above, and the riparian wetland

associated with the secondary branch of the French River flood plain is comprised of the Scarboro soils as described above.

UPLAND SOILS

Sudbury Soil (23A). The Sudbury soil consists of moderately well-drained soils that formed in water-sorted sand and gravel. Sudbury soils are found on outwash plains and stream terraces. Slopes range from 0-5%. The Sudbury soil is found in the drainage sequence on the landscape with somewhat excessively drained Merrimac soils and poorly drained Walpole soils. They are found near excessively drained Hinckley and Windsor soils, well drained Agawam soils, moderately well drained Ninigret soils and very poorly drained Scarboro soils. Sudbury soils have more sand in the solum than Ninigret soils.

The typical soil stratification for the Sudbury soil is as follows:

0"	Decomposed and partially decomposed hardwood leaf litter.
0" – 4"	Very dark brown sandy loam; weak medium granular structure; friable; 5% coarse fragments; strongly acid; clear wavy boundary.
4" – 16"	Dark yellowish brown sandy loam; weak medium sub-angular blocky structure; friable; common fine medium roots; 15% coarse fragments; strongly acid; gradual wavy boundary.
16" – 24"	Yellowish brown sandy loam; common medium distinct strong brown and light brownish-gray mottles; weak medium sub-angular blocky structure; friable; few fine and medium roots; 5% coarse fragments; strongly acid; clear wavy boundary.
24" – 60"	Dark yellowish brown sand; common medium distinct strong brown mottles; single grain; loose; 15% coarse fragments; strongly acid.

Coarse fragments make up 0-15% of the solum and 15-50% of the C Horizon. Sudbury soils are strongly acid or medium acid.

Hinckley Soil (38C). The Hinckley soil consists of excessively drained soils that formed in glacial outwash. Hinckley soils are found on outwash plains, stream terraces, kames and eskers. Slopes range from 0 – 15%. The Hinckley soils are found near excessively drained Windsor soils, somewhat excessively drained Merrimac soils, well-drained Agawam and Haven soils, moderately well-drained Sudbury soils, poorly drained Walpole soils and very poorly drained Scarboro soils. Hinckley soils have a greater content of gravel than Merrimac, Agawam, Haven and Windsor soils.

The soil stratification of the Hinckley soil is as follows:

0" – 7"	Dark brown gravelly sandy loam; weak fine granular structure; very friable; many fine roots; 20% coarse fragments; medium acid; abrupt wavy boundary.
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7" – 14"	Yellowish brown gravelly loamy sand; single grain; loose; few fine roots; 40% coarse fragments; strongly acid; clear wavy boundary.
22" – 60"	Brownish yellow very gravelly coarse sand; single grain; loose; 60% coarse fragments; medium acid.

The solum is 18-30" thick. Coarse fragments make up 10-40% of the solum and 35-60% of the C Horizon. Hinckley soils are strongly acid or medium acid.

Gloucester Soil (58B). The Gloucester soils consist of excessively drained soils that formed in glacial outwash. Gloucester soils are found on outwash plains, stream terraces, kames and eskers. Slopes range from 0-35%. Gloucester soils are found near excessively drained Hinckley soils that formed in stratified glacial outwash, well-drained Canton, Charlton and Paxton soils and poorly drained Leicester soils.

The soil stratification of the Gloucester soil is as follows:

0" – 4"	Gravelly sandy loam.
4" – 12"	Gravelly sandy loam.
12" – 25"	Very gravelly loamy sand.
25" – 35"	Very gravelly loamy coarse sand.
35" – 60"	Very gravelly loamy coarse sand.

Permeability in the Gloucester soil is rapid or very rapid. The Gloucester soil is extremely acid to moderately acid. Depth to groundwater is typically greater than 6 feet.

Charlton-Chatfield Complex; 0-15% Slopes, Very Rocky (73C). The Charlton-Chatfield soils are found on gently sloping to strongly sloping areas on the landscape in areas which are controlled by bedrock hills and bedrock controlled uplands. 0-3% of the surface area is covered by stones. Areas of the Charlton-Chatfield Complex generally range from 3-500 acres. The complex is typically comprised of 45% Charlton soils, 30% Chatfield soils and 25% other soils.

The typical soil stratification of the Charlton soils is as follows:

0" – 4"	Fine sandy loam.
4" – 7"	Fine sandy loam.
7 – 19"	Fine sandy loam.
19" – 27"	Gravelly fine sandy loam.
27" – 65"	Gravelly fine sandy loam.

The typical soil stratification of the Chatfield soil is as follows:

0" – 1"	Highly decomposed plant material.
1" – 6"	Gravelly fine sandy loam.
6" – 15"	Gravelly fine sandy loam.
15" – 29"	Gravelly fine sandy loam.
29" – 80"	Unweathered bedrock.

Charlton – Chatfield Complex; 15-45% Slopes, Very Rocky (73E). These Charlton-Chatfield soils are found on gently sloping to strongly sloping areas on the landscape in areas which are controlled by bedrock hills and bedrock controlled uplands. 0-3% of the surface area is covered by stones. Areas of the Charlton-Chatfield Complex generally range from 3-500 acres. The complex is typically comprised of 45% Charlton soils, 30% Chatfield soils and 25% other soils.

The typical soil stratification of the Charlton soil is as follows:

0" – 4"	Fine sandy loam.
4" – 7"	Fine sandy loam.
7 – 19"	Fine sandy loam.
19" – 27"	Gravelly fine sandy loam.
27" – 65"	Gravelly fine sandy loam.

The typical soil stratification of the Chatfield soil is as follows:

0" – 1"	Highly decomposed plant material.
1" – 6"	Gravelly fine sandy loam.
6" – 15"	Gravelly fine sandy loam.
15" – 29"	Gravelly fine sandy loam.
29" – 80"	Unweathered bedrock.

GENERAL PROCEDURES

1. Prior to the initiation of construction activities on the project site, the applicant shall meet with the Zoning Enforcement Officer and Wetlands Enforcement Officer of the Town of Thompson to agree upon the methodology for the installation, maintenance and repair of

erosion and sediment control measures as delineated on a plan entitled "Proposed Earth Product Excavation West Thompson Road Thompson, Connecticut Applicant Strategic Commercial Realty, Inc. d/b/a Rawson Materials 58 Pomfret Street, Suite 4101, Putnam, CT 06260 Owner Christine M. Waldron, et al. 20 Wiltshire Drive Worcester, MA 01609 October 21, 2021 Sheets 1 of 8 to 8 of 8 Job No: 213021 Dwg No: Client File Provost & Rovero, Inc. Civil Engineering – Surveying – Site Planning Structural – Mechanical – Architectural Engineering 57 East Main Street, P.O. Box 191 Plainfield, Connecticut 06374 (860) 230-0856 – Fax: (860) 230-0860 info@prorovinc.com www.prorovinc.com" (hereinafter the "Plan"). In no event shall actual excavation and rock extraction operations commence until such time as erosion and sediment control measures have been installed and inspected and approved by the Town of Thompson Zoning Enforcement Officer and Thompson Wetlands Enforcement Officer.

2. The Applicant's engineer shall delineate in the field the limits within which the Phase 1 excavation and extraction operations shall occur and will further designate the location for the installation of the proposed 10 foot high vegetated berm as delineated on the Plan, which vegetated berm shall extend along the easterly periphery of the proposed extraction area from the northerly limit of Phase 1 to the southerly limit of Phase 3 as depicted on the Plan.
3. All operations approved under the permit issued by the Town of Thompson Inland Wetlands and Watercourses Commission shall be conducted by the Applicant in accordance with the approved Plan and this Narrative. This Narrative and the approved Plan delineated herein shall be incorporated into any permit to conduct regulated activities approved by the Town of Thompson Planning and Zoning Commission.
4. All erosion and sediment control measures shall be inspected at least weekly while activities are ongoing and after every storm event resulting in a discharge and repaired and maintained as necessary.
5. During the stabilization period (after construction has been completed in each phase of the extraction, but prior to certification of approval by the Zoning Enforcement Officer of the Town of Thompson and the Wetlands Enforcement Officer of the Town of Thompson, the structural integrity of silt fence and the vegetated berm shall be maintained. Jeffrey Rawson, President of Strategic Commercial Realty, Inc. d/b/a Rawson Materials, or his designee, shall be responsible for compliance with all erosion and sediment control measures in conjunction with the extraction operation. The address of Jeffrey Rawson is 6 Kennedy Drive, Putnam, Connecticut 06260. The telephone number for Jeffrey Rawson is (860) 963-6584 and the facsimile number for Jeffrey Rawson is (860) 963-7063. The e-mail address for Jeffrey Rawson is jeff.rawson@rawsonmaterials.com. All erosion and sediment control measures shall be inspected, maintained and/or repaired, as necessary, on a weekly basis during the stabilization period and after each storm occurrence resulting in a discharge. Jeffrey Rawson shall be the designated representative for the implementation of all of the terms and conditions of the erosion and sedimentation control plan with respect to the excavation, extraction and removal of earth product and/or rock material which is the subject of this permit application.

6. During the stabilization period, any erosion which occurs shall be immediately repaired by the Applicant, reseeded with the seeding mixes set forth in the Construction Sequencing section of this Narrative and restabilized.
7. Once stabilization has been completed and certification thereof obtained in writing from the Zoning Enforcement Officer of the Town of Thompson and the Wetlands Enforcement Officer of the Town of Thompson, the vegetated berm and silt fence shall be removed by the Applicant and the area of the berm stabilized as described in the Construction Sequencing section of this Narrative.
8. The extraction contemplated by this application will render the Property in a condition suitable for future utilization for uses permitted pursuant to the Zoning Regulations of the Town of Thompson in the BDD Zoning District. Until such uses have been implemented, the area of the extraction shall be stabilized in accordance with the procedures delineated in the Construction Sequencing section of this Narrative.

CONSTRUCTION SEQUENCING

1. The Applicant shall, prior to the commencement of operations on the Property, secure all necessary local, state and federal permits and file all applicable stormwater registrations as required by applicable law.
2. The Applicant shall engage in the pre-construction meeting with the Town of Thompson staff as required by Paragraph 1 of the General Procedures section of this Narrative.
3. The Applicant shall clear and grub that portion of the Phase 1 excavation area and the Phase 3 excavation area required for the installation of silt fence and the vegetated berm in order to ready the site for the installation of erosion and sediment control measures proposed. In no event shall clearing and grubbing extend beyond the limits of the area in which silt fence will be installed on the day of clearing and grubbing.
4. The Applicant shall install the single row of silt fence immediately down gradient from the location for the installation of the vegetated berm in accordance with the "Silt Fence" detail delineated on Sheet 8 of 8 of the Plan.
5. Immediately upon completion of the installation of the down gradient silt fence erosion control, the Applicant shall install the 10 foot vegetated berm as delineated on the Plan and as agreed upon by and between the Applicant and the Town of Thompson Land Use representatives at the pre-construction meeting. In no event shall further operations occur on the extraction site until such time as the Phase 1 and Phase 3 erosion and sediment control measures have been installed. The vegetated berm shall be installed in accordance with the Vegetated Berm Detail delineated on the Plan, including the installation of the gravel wick drains and the emergency spillway.
6. The vegetated berm shall be seeded with a conservation mix specified by the project engineer based upon soil types from one of the following categories (i) switchgrass applied at a rate of 4 pounds per acre, big bluestem applied at a rate of 4 pounds per acre, little bluestem applied at a rate of 2 pounds per acre, sand lovegrass applied at a rate of 1.5

pounds per acre and bird's-foot trefoil applied at a rate of 2 pounds per acre for a total application of 13.5 pounds per acre (ii) flatpea applied at a rate of 10 pounds per acre, perennial pea applied at a rate of 2 pounds per acre, crown vetch applied at a rate of 10 pounds per acre and tall fescue applied at a rate of 2 pounds per acre for a total application of 24 pounds per acre or (iii) orchardgrass applied at a rate of 5 pounds per acre, tall fescue applied at a rate of 10 pounds per acre, red top applied at a rate of 2 pounds per acre and bird's-foot trefoil applied at a rate of 5 pounds per acre for a total application of 22 pounds per acre. Seeding shall only occur during the periods April 15 to June 15 and August 15 to October 1. The vegetated berm shall be immediately mulched after seeding with hay mulch applied at the rate of 80 pounds per 1,000 square feet.

7. Subsequent to the installation of the down gradient perimeter silt fence and vegetated berm, the Applicant shall clear and grub the Phase 1 excavation area.
8. The Applicant shall install the Phase 1 temporary sediment trap located adjacent westerly to the vegetated berm as delineated on the Plan and the Phase 1 dewatering sump as depicted on the Plan to be utilized only in the event that dewatering is required in conjunction with the extraction operation.
9. The Applicant shall strip the topsoil and subsoil in the Phase 1 excavation area. All topsoil and subsoil stripped from the Phase 1 excavation area shall either be (i) utilized in the construction of the vegetated berm or (ii) removed by site truck to the adjacent real property of the Applicant to the north where the topsoil and subsoil shall be retained in a surface soil stockpile to be used for future site stabilization. The surface soil stockpile shall be formed with slopes not exceeding the angle of repose. The surface soil stockpile shall be encircled with a single row of silt fence installed in accordance with the Silt Fence Detail delineated on Sheet 8 of 8 of the Plan. The surface soil stockpile shall be stabilized by seeding with a perennial ryegrass mix and mulch. The perennial ryegrass mix shall be applied at a rate of 40 pounds per acre. Mulch shall be applied at a rate of 80 pounds per 1,000 square feet, and shall be spread by hand or with a mulch blower. The location of the surface soil stockpile is delineated on the Plan.
10. The proposed earth products excavation operation will involve the extraction of rock from the project site. The project site contains a high quality gneiss stone which has characteristics suitable for nearly all construction applications.
11. Surficial material (other than topsoil and subsoil) shall be excavated from the Phase 1 extraction area and removed by truck to the processing facility of the Applicant located on the adjacent real property to the north utilizing the existing haul road between the two properties.
12. Bedrock will be severed from the land in well-designed and controlled blasts in order to produce "shot rock" for processing. Prior to the initial blast, the Applicant shall conduct a pre-blast survey. The Applicant's geotechnical/blasting consultant will determine a safe pre-blasting survey radius. The pre-blast survey will include collecting background water quality data for nearby domestic wells and surface water. Each blast will be monitored with a seismograph at pre-determined locations in order to record the data (ground vibration and air overpressure (decibel levels)) associated with each blast to ensure that

each blast is being conducted in a safe and proper manner which will not result in property damage.

13. Shot rock shall be removed from the Phase 1 extraction site by site trucks for processing to marketable material at the processing plant of the Applicant on the adjacent real property to the north.
14. Throughout the duration of the extraction operation, a vegetated berm or 6 foot high chain link fence will be maintained along the top of the operating face of the excavation operation in order to prohibit the inadvertent trespass onto the operating portion of the Property.
15. Due to the logistics of the extraction operation, the Phase 1 excavation area shall not be stabilized until Phases 1 and 2 of the extraction have been completed; and, likewise, the Phase 3 excavation area shall not be stabilized until such time as the Phase 3 and Phase 4 extraction operations have been completed.
16. Upon completion of the extraction in the extraction areas as specified above, the Applicant shall prepare the "floor" of the extraction area for final stabilization by backfilling the same with a minimum of 4 feet of structural fill in accordance with the cross-section details contained on Sheets 6 of 8 and 7 of 8 of the Plan. Thereafter, the reclamation area shall be loamed with not less than 4" of topsoil which has been stripped from the project site and stored in temporary soil stockpile locations. Areas to be seeded will be prepared by spreading ground limestone equivalent to 50% calcium plus magnesium oxide applied at a rate of 100 pounds per 1,000 square feet. Fertilizer (10-10-10) is to be applied at a rate of 15 pounds per 1,000 square feet. Following the initial application of lime and fertilizer, there are to be no periodic applications of lime and fertilizer. After seeding, the area shall be stabilized with hay mulch immediately applied at a rate of 80 pounds per 1,000 square feet and anchored immediately after spreading by tracking. Seeding shall be applied with a conservation mix specified by the project engineer based upon soil types from one of the following categories: (i) switchgrass applied at a rate of 4 pounds per acre, big bluestem applied at a rate of 4 pounds per acre, little bluestem applied at a rate of 2 pounds per acre, sand lovegrass applied at a rate of 1.5 pounds per acre and bird's-foot trefoil applied at a rate of 2 pounds per acre for a total application of 13.5 pounds per acre (ii) flatpea applied at a rate of 10 pounds per acre, perennial pea applied at a rate of 2 pounds per acre, crown vetch applied at a rate of 10 pounds per acre and tall fescue applied at a rate of 2 pounds per acre for a total application of 24 pounds per acre or (iii) orchardgrass applied at a rate of 5 pounds per acre, tall fescue applied at a rate of 10 pounds per acre, red top applied at a rate of 2 pounds per acre and bird's-foot trefoil applied at a rate of 5 pounds per acre for a total application of 22 pounds per acre. Seeding shall only occur during the periods April 15 to June 15 and August 15 to October 1.
17. The methodologies delineated in Paragraphs 9 to 16 of the Construction Sequencing Section of this Narrative shall be followed sequentially for Phases 2, 3 and 4 of the proposed extraction as depicted on the Plan.

WETLAND MITIGATION (IF REQUIRED)

As discussed previously, the proposed extraction area is abutted to the north by a wooded side hill drainageway and swamp with topography descending first in a southeasterly and then in an easterly direction from approximate elevation 372 to elevation 332 as depicted on Sheet 4 of 8 of the Plan. Intermittent flow within this system is then transmitted under the existing haul road interconnecting the Property with the adjacent property of Strategic Commercial Realty, Inc. d/b/a Rawson Materials by way of a 12" PVC culvert. This wooded swamp is delineated on the Plan by Wetland Flags 1A to 59A. The application contemplates a rock cut southerly of this system which will effectively lower the topography of the adjoining landscape from 330-406 feet (extending from the east to the west) to 324-330 feet (extending from the east to the west). Approximately 30% of the contributing watershed area to the lower portion of the wooded swamp; i.e. Wetland Flags 3A-26A (South) and 41A-58A (North) will be eliminated as a result of the proposed extraction.

The extraction raises two areas of possible concern and/or impact with respect to the side hill wetland located to the north of the proposed extraction area. The first possible indirect impact is that the reduction of contributing watershed area to the side hill wetland will adversely impact the hydrology of the lower reaches of the side hill wetland. The second possible indirect impact from the proposed extraction is that the rock cut may have the possibility of draining the side hill wetland system (collectively, the "Possible Adverse Impacts"). It is not anticipated that the proposed extraction will have any adverse impact on the riparian wetland corridor associated with the secondary channel and backwater area of the French River due to the fact that the final site will be graded in order to ensure that there is no diversion of contributing watershed area away from this wetland and watercourse resource.

To mitigate against Possible Adverse Impacts, the Applicant is proposing that the Applicant be required to monitor the hydrology of the side hill wetland system on a semi-annual basis commencing with the date of commencement of extraction in the Phase 1 extraction area and continuing through and including a period of five (5) years subsequent to the date that the Applicant completes extraction in the Phase 1 and Phase 2 operational areas. The monitoring of the wetland system shall be conducted by a wetland scientist approved by the Thompson Inland Wetlands and Watercourses Commission. The wetland scientist shall be required to submit written reports to the Thompson Inland Wetlands and Watercourses Commission within thirty (30) days subsequent to the date of each required inspection. In the event that the wetland scientist notes that the extraction authorized by this application is resulting in an adverse hydrologic impact to the wooded swamp wetland system, the Applicant shall be required, as a condition of the wetland permit issued in conjunction with this permit application, to create compensatory wetlands as a component of the closure plan for this project (the "Mitigation").

The Applicant shall create a Mitigation area equal to one hundred (100%) percent of the area included in the side hill wooded swamp which has been adversely impacted by the extraction. The wetland mitigation area shall be constructed within the limits of the 17 acres, more or less, included in the permit application area. The wetland mitigation area shall be constructed and planted under the supervision of a wetland scientist and/or wetland biologist experienced in wetland creation and mitigation. The wetland mitigation area shall be designed in order to create a diverse wetland environment that currently does not exist in the project area; i.e. a shallow water marsh or a deep water marsh.

The wetland creation area will be lined with 10" of "wood sod" (wood sod as utilized on this site includes the topsoil layers and seedling trees and shrubs that can be removed in situ by bulldozer).

The final site grading shall be modified to provide a positive gradient to the mitigation in order to supply adequate hydrology to support the Mitigation.

The wetland scientist and/or wetland biologist experienced in the science of wetland creation shall specify a planting scheme and monitoring plan for both the shallow water marsh and the deep water marsh, which planting scheme shall be submitted to, and approved by, the Thompson Inland Wetlands and Watercourses Commission prior to commencement of the construction of the Mitigation. The specific planting scheme will not be determined until such time as the Mitigation has been finally shaped and the wood sod material installed in order to determine the depth of inundation in both the shallow water marsh area and the deep water marsh area which will control the species of plants which will have the greatest likelihood of survival within said environments and which will be most successful in prohibiting the infestation of invasive species.

Contemporaneously with the approval of any permit for the regulated activities proposed in conjunction with this application, the Thompson Inland Wetlands and Watercourses Commission shall establish a performance bond for the Mitigation. Prior to the commencement of extraction operations on the Property, the Applicant shall be required to post the performance bond with the Town of Thompson, which performance bond shall be continued in full force and effect until such time as either (i) it is determined by the Applicant's wetland scientist that no Adverse Impacts have occurred or (ii) the Mitigation has been completed.



JOSEPH R. THEROUX

~ CERTIFIED FORESTER/ SOIL SCIENTIST ~
PHONE 860-428-7992 ~ FAX 860-376-6842
P.O. Box 32, VOLUNTOWN, CT. 06384

FORESTRY SERVICES ~ ENVIRONMENTAL IMPACT ASSESSMENTS
WETLAND DELINEATIONS AND PERMITTING ~ E&S/SITE MONITORING
WETLAND FUNCTION AND VALUE ASSESSMENTS

8/17/2021

PROVOST & ROVERO, INC.
57 EAST MAIN ST.
P.O. Box 191
PLAINFIELD, CT. 06374

Received

JAN 06 2022

Thompson Wetlands Office

ATTN: MR. DAVID HELD

RE: WETLAND DELINEATION, WALDRON PROPERTY, WEST THOMPSON RD.
THOMPSON, CT.

DEAR MR. HELD,

AT YOUR REQUEST I HAVE DELINEATED THE INLAND WETLANDS AND
WATERCOURSES ON THE ABOVE REFERENCED PROPERTY.

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

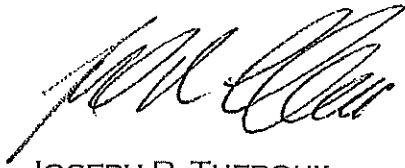
THESE WETLAND SOILS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE
STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY AND THE DEFINITIONS
OF WETLANDS AS FOUND IN THE CONNECTICUT STATUTES, CHAPTER 440,
SECTION 22A-38.

FLAG NUMBERS WF-1 THRU WF-152 AND WF-1A THROUGH WF-60A DELINEATE
THE HIGH WATER MARK OF THE FRENCH RIVER, THE BOUNDARY OF THE
PALUSTRINE FORESTED WETLAND COMPLEX ADJACENT TO THE RIVER AND THE
FORESTED WETLANDS/INTERMITTENT WATERCOURSES LOCATED IN THE NORTH
WEST PORTION OF THE PARCEL.

WITHIN THESE WETLANDS, LOW CHROMA COLORS AND SHALLOW REDOXIMORPHIC
FEATURES WERE FOUND WITHIN 20 INCHES OF THE SOIL SURFACE, INDICATING
THAT THE SOILS ARE HYDRIC.

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

THANK YOU,

A handwritten signature in black ink, appearing to read 'J. R. Theroux', with a stylized, cursive script.

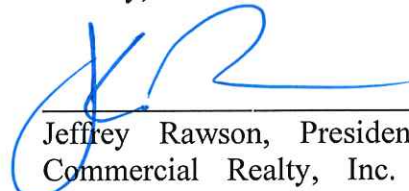
JOSEPH R. THEROUX
CERTIFIED SOIL SCIENTIST
MEMBER SSSSNE, NSCSS, SSSA.

**CERTIFICATION IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 7.5
OF THE THOMPSON INLAND WETLANDS AND WATERCOURSES REGULATIONS**

Jeffrey Rawson, President of Strategic Commercial Realty, Inc. d/b/a Rawson Materials, Applicant to the Town of Thompson Inland Wetlands and Watercourses Commission with respect to a proposed rock extraction on real property located at 0 West Thompson Road in the Town of Thompson, County of Windham and State of Connecticut and more particularly shown on Thompson Assessor's Map 65, Block 101 as Lot 9 hereby certifies as follows:

1. That the Applicant is familiar with all information provided in the permit application and is aware of the penalties for obtaining a permit through deception or through inaccurate or misleading information.
2. The Applicant hereby authorizes the members and agents of the Town of Thompson Inland Wetlands and Watercourses Commission to inspect the permit application property, at reasonable times, during the pendency of the submitted application and for the life of any permit issued thereunder.
3. No portion of the property on which the regulated activity is proposed is located within 500 feet of the boundary of an adjoining municipality.
4. No traffic attributable to the completed project on the application parcel will use streets within any adjoining municipality to enter or exit the site.
5. No sewer or water drainage from the project site will flow directly through and impact the sewage or drainage system within an adjoining municipality.
6. No water runoff from the improved site will impact streets or other municipal or private property within any adjoining municipality.
7. No portion of the application parcel is located within the watershed of a water company as defined in Section 25-32a of the Connecticut General Statutes.

Dated at Putnam, Connecticut this 5th day of January, 2022.



Jeffrey Rawson, President of Strategic
Commercial Realty, Inc. d/b/a Rawson
Materials

Received

JAN 06 2022

Thompson Wetlands Office

AUTHORIZATION

Strategic Commercial Realty, Inc. d/b/a Rawson Materials, as Applicant, hereby authorizes the law firm of Heller, Heller & McCoy, the engineering firm of Provost & Rovero, Inc. and any of their retained consultants to represent its interests in all proceedings before the Town of Thompson Inland Wetland and Watercourses Commission with respect to a Permit Application to conduct regulated activities in conjunction with the removal of earth and rock product from real property owned of record by Cristine M. Waldron, Eric N. Waldron and Warren E. Waldron located at 0 West Thompson Road, Thompson, Connecticut in accordance with a plan entitled "Proposed Earth Product Excavation West Thompson Road, Thompson, Connecticut Applicant Strategic Commercial Realty, Inc. d/b/a Rawson Materials 6 Kennedy Drive Putnam, CT 06260 Owner Cristine M. Waldron Et Al. 20 Wiltshire Drive Worcester, MA 01609 Prepared By: Provost & Rovero, Inc. Civil Engineering Surveying Site Planning Structural Mechanical Architectural Engineering 57 East Main Street, P.O. Box 191 Plainfield, Connecticut 06374 (860) 230-0856 – Fax: (860) 230-0860 Info@prorovinc.com www.prorovinc.com October 21, 2021 Sheets 1 of 8 to 8 of 8 Job No: 213021 Dwg No: Client File".

Dated effective the 5th day of January, 2022.

**STRATEGIC COMMERCIAL REALTY,
INC. d/b/a RAWSON MATERIALS**

By: 

Jeffrey Rawson, its President

Received

JAN 06 2022

Thompson Wetlands Office

Agenda Item E.b) 4. New Applications

DEC22003, 1267 Thompson, LLC (Cheryl Popiak, Manager), 1267 Thompson Rd (Assessor's map 116, block 24, lot 16A), replace existing septic tank, construct two stone walls and associated grading for maintenance and enjoyment of a residential home in addition to the work already approved under Wetlands Agent Approval WAA21032.



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

For Commission Use Only
Application #: DEC 22003

Received

JAN 06 2022

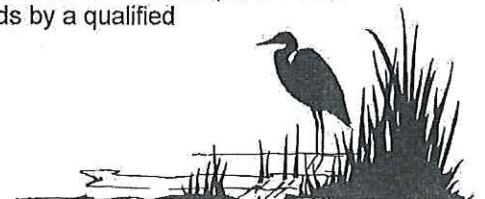
Thompson Wetlands Office

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: Cheryl Popiak, Mgr. 1267 Thompson LLC
- b) Mailing Address: P.O. Box 76, Thompson, CT 06277
(include town state zip)
- c) Daytime Phone #: ↑
- d) Evening Phone #: ↑
- e) Cell Phone # (optional): 508-665-7162
- f) Email Address (optional): Cheryl_Popiak@yahoo.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>1267 Thompson Road</u>	<u>116</u>	<u>24</u>	<u>16A</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: _____ (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: _____

- ① 50' rock wall left property line (recycled from site)
 ② 50' fieldstone wall left property line
 ③ replace septic tank

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.

Cheryl J. Popish, Manager 1267 Thompson LLC 12/13/2021
 (Signature of property owner) 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.

Cheryl J. Popish, Manager 1267 Thompson LLC 12/13/2021
 (Signature of applicant) Date

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

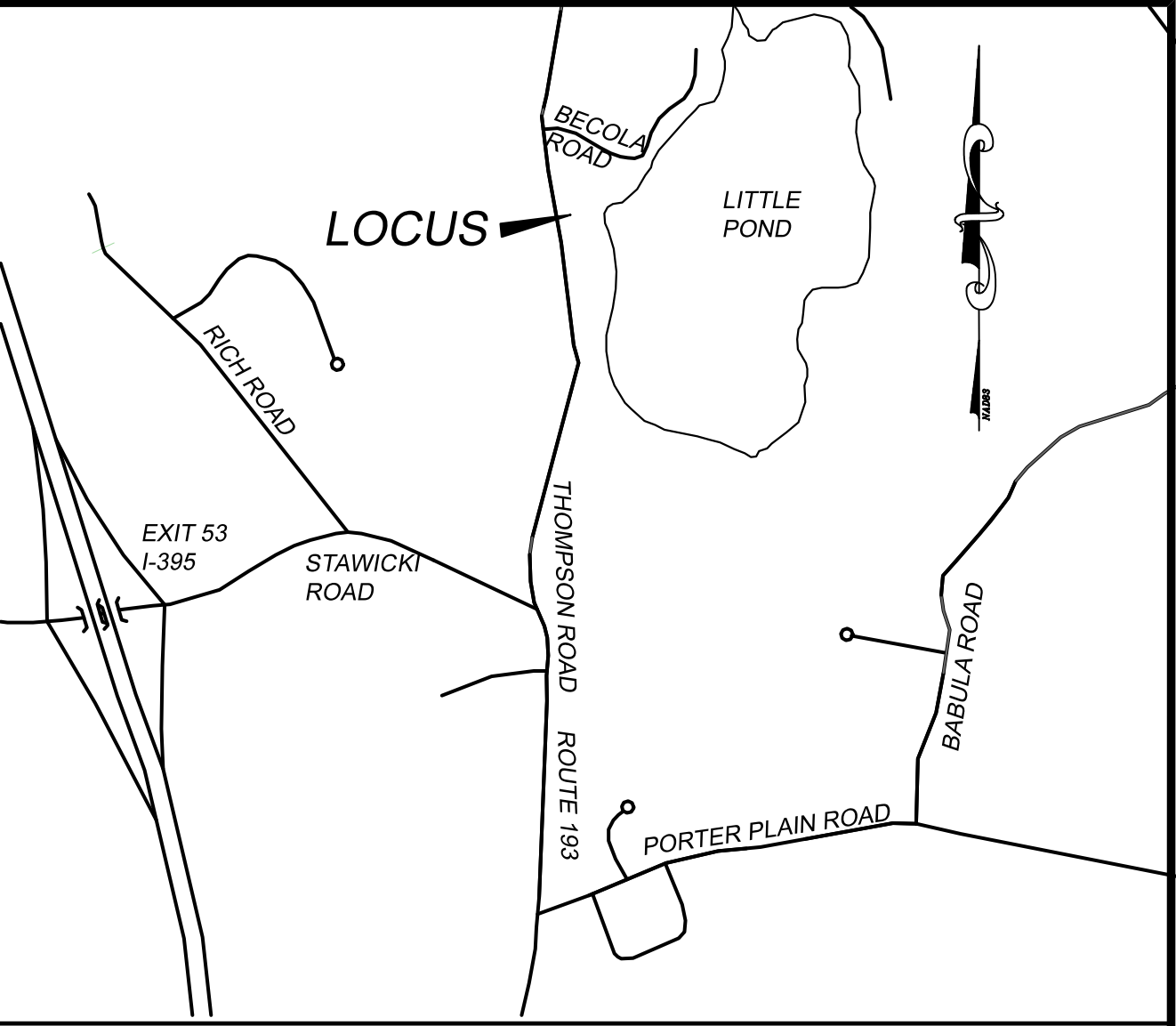
***** For Commission Use Only *****

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.



LOCATION MAP
1" = 1000'

SURVEY NOTES:

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

THE SURVEY TYPE IS TOPOGRAPHIC, PERFORMED IN DECEMBER 2021, AND IS INTENDED TO BE USED FOR THE DESIGN OF A SITE DEVELOPMENT PLAN FOR A WETLAND AGENT APPROVAL.

PROPERTY LINES DO NOT EXPRESS A BOUNDARY OPINION.

2. UTILITY INFORMATION IS TO BE CONSIDERED APPROXIMATE AND J & D CIVIL ENGINEERS DOES NOT TAKE RESPONSIBILITY FOR SUBSEQUENT ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THIS PLAN AS A RESULT.

3. REFERENCE DEED: VOLUME 714, PAGES 225 AND 226

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

DENNIS R. BLANCHETTE	DATE	12107 LICENSE NUMBER
----------------------	------	----------------------------

THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE
© 2021 J&D CIVIL ENGINEERS, LLC

ZONING INFORMATION:

ZONE: LAKE DISTRICT
 MINIMUM LOT AREA: 4,500 S.F.
 MINIMUM FRONTAGE: 50'
 MINIMUM FRONT YARD: 10'
 MINIMUM SIDE YARD: 10'
 MINIMUM REAR YARD: 10'

LEGEND

BUILDING SETBACK LINE

PROPERTY LINE

EXISTING CONTOUR LINE

PROPOSED CONTOUR LINE

EDGE OF WETLANDS

WETLAND BUFFER/UPLAND REVIEW AREA

EROSION CONTROL DEVICES

UTILITIES

GUARDRAIL

FENCE

SITE DEVELOPMENT PLAN

PREPARED FOR

CHERYL POPIAK

1267 THOMPSON ROAD - THOMPSON, CT
MAP 116 BLOCK 24 LOT 16A

J&D CIVIL
ENGINEERS, LLC

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

DESIGNED: JJB
CHECKED: DRB

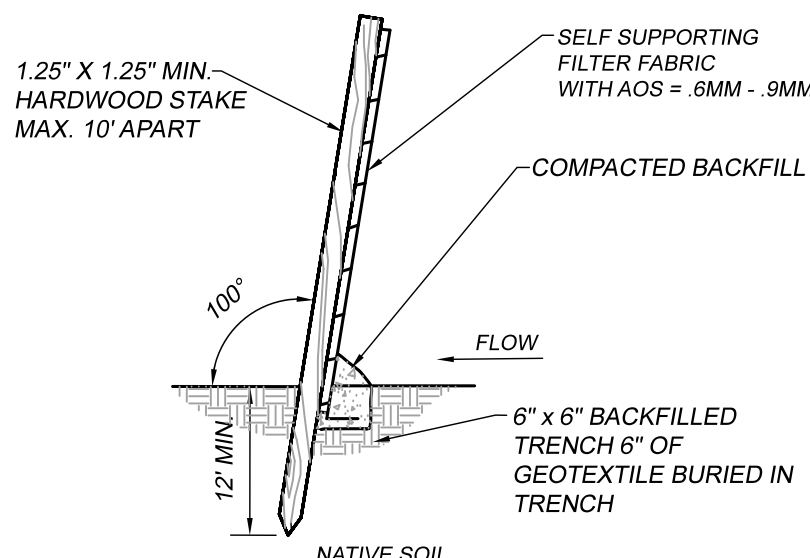
REVISIONS: 1
1-3-22 ADD RET
WALLS AND SEPTIC

JOB NO: 21214

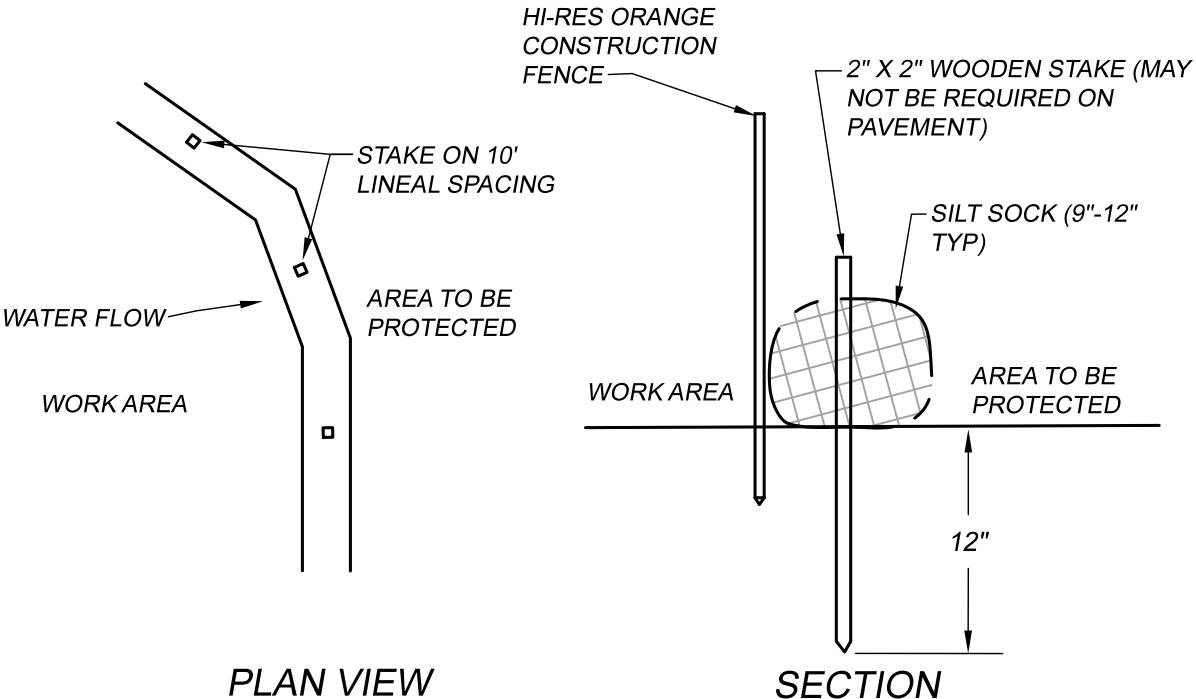
SCALE: 1" = 10'

DATE: DECEMBER 13, 2021

SHEET: 1 OF 1



SILT FENCE INSTALLATION
NOT TO SCALE

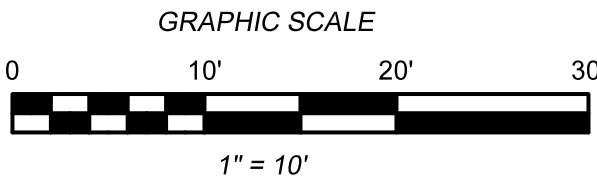


SILT SOCK DETAIL
NOT TO SCALE

PLAN VIEW

NOTES

1. SILT SOCK MANUFACTURER SHALL BE SILT SOXX OR ENGINEER APPROVED EQUAL
2. ALL MATERIAL TO MEET MANUFACTURER'S SPECIFICATIONS
3. SEDIMENT SILT SOCK TO BE FILLED WITH LEAF COMPOST AND/OR WOODY MULCH PER MANUFACTURER'S REQUIREMENTS.
4. FOLLOWING CONSTRUCTION AND SITE STABILIZATION, COMPOST MATERIAL SHALL BE REMOVED OR DISPERSED ON SITE, AS APPROVED BY THE ENGINEER.



F) Applications Received After Agenda was Published
None

G) Permit Extensions / Changes - None

Agenda Item H.a) Violations & Pending Enforcement Actions

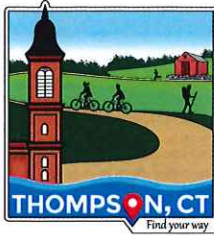
Notice of Violation VIOL21019, LIS Properties, L.L.C.,
715 Riverside Dr. (Assessor's map 63, block 58, Lot
23), unauthorized structures diverting watercourse,
flooding Thatcher Rd. & Riverside Dr., issued 7/7/21 -
status.

Agenda Item H.b) Violations & Pending Enforcement Actions

Notice of Violation VIOL21023, Jamie Piette, 0 & 73
Center Street (Assessor's map16, block X, lots H & 2),
unauthorized construction of retaining wall and
associated backfill in or near Little Pond, issued 8/24/21
- status.

Agenda Item H.c) 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.



**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 PERMIT VIOLATION

January 6, 2022

Mark S. Baer
344 Nevers Rd
South Windsor, CT 06074

RE: **Violation VIOL21036, Permit IWA20022**
1227 Thompson Road, Thompson
Assessor's Map 116, Block 24, Lot 10

Dear Dr. Baer,

This is to notify you that conditions at your 1227 Thompson Road property are not in compliance with Inland Wetlands Permit IWA20022 ("the Permit") and the following actions by you are required to bring the conditions back into compliance:

1. Immediately cease any further construction of the retaining wall near the old well that is located near your southern property boundary and remove the concrete structure placed over the old well along with all unauthorized associated fill, restoring grades in that area as shown in the plan approved by the Thompson Inland Wetlands Commission as a modification to the Permit on February 9, 2021.
2. Submit to the Inland Wetlands Commission for its review and approval:
 - a. By February 1, 2022 a written a schedule for
 - i. the completion of all earth moving work covered by the Permit including the establishment of approved grades south of the driveway where stone and other earth materials are currently stock piled, and
 - ii. the submission of the as-built drawing and any certifications required by paragraphs 2.b. and 2.c. below, and
 - b. In accordance with the schedule referenced above as approved by the Commission
 - i. an as-built drawing of all areas as shown on the plan approved by the Thompson Inland Wetlands Commission as a modification to the Permit on February 9, 2021. The scale and contour interval of the as-built drawing must be the same as that of the approved plan, and
 - ii. for any retaining wall(s) shown in the as-built drawing to be 6 feet or greater in height a written certification by a professional engineer licensed to practice in Connecticut stating that the retaining wall as constructed meets the requirements of standard engineering practices for its intended use.



Accompanying this letter is a print of the plan approved by the Commission on February 9, 2021 and several photographs of your property taken on December 2, 2021 showing the conditions that have caused the issuance of this notice of violation. As can be seen from the photographs, grading near the old well and the retaining walls located west of the house foundation are not as shown on the approved plan. Additionally, the stockpiling of stone and other earth material are not shown on the approved plan.

Failure to comply with this notice will likely result in the initiation of permit suspension/revocation proceeding and the issuance of a Cease and Desist Order, which would be filed in the permanent land records in the Town of Thompson, and which will encumber your deed until the violation is resolved.

Please contact me if you have any questions. I appreciate your cooperation in this matter.

Sincerely



Marla Butts
Wetlands Agent

File: Notice of Violation VIOL21036 Baer 1227 Thompson Rd

Enclosures as stated

cc via email: Thompson Zoning Enforcement Officer
Thompson Building Office
Northeast District Department of Health
Marc Baer
Jamie Fellows, DOT District 2
J&D Civil Engineers, LLC
Patrick Wall

Old Well

Photo taken 12/2/2021





N →

Photo taken 12/2/21

TEST PIT RESULTS

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

PIT NO. 1

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

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

PIT NO. 2

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

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

SOUTH END OF TEST PIT DISTURBED,
CONTAINS GRAVELLY FILL

PERC. TEST RESULTS

OBSERVED BY: SHERRY MCGANN
DATE: DECEMBER 16, 2019

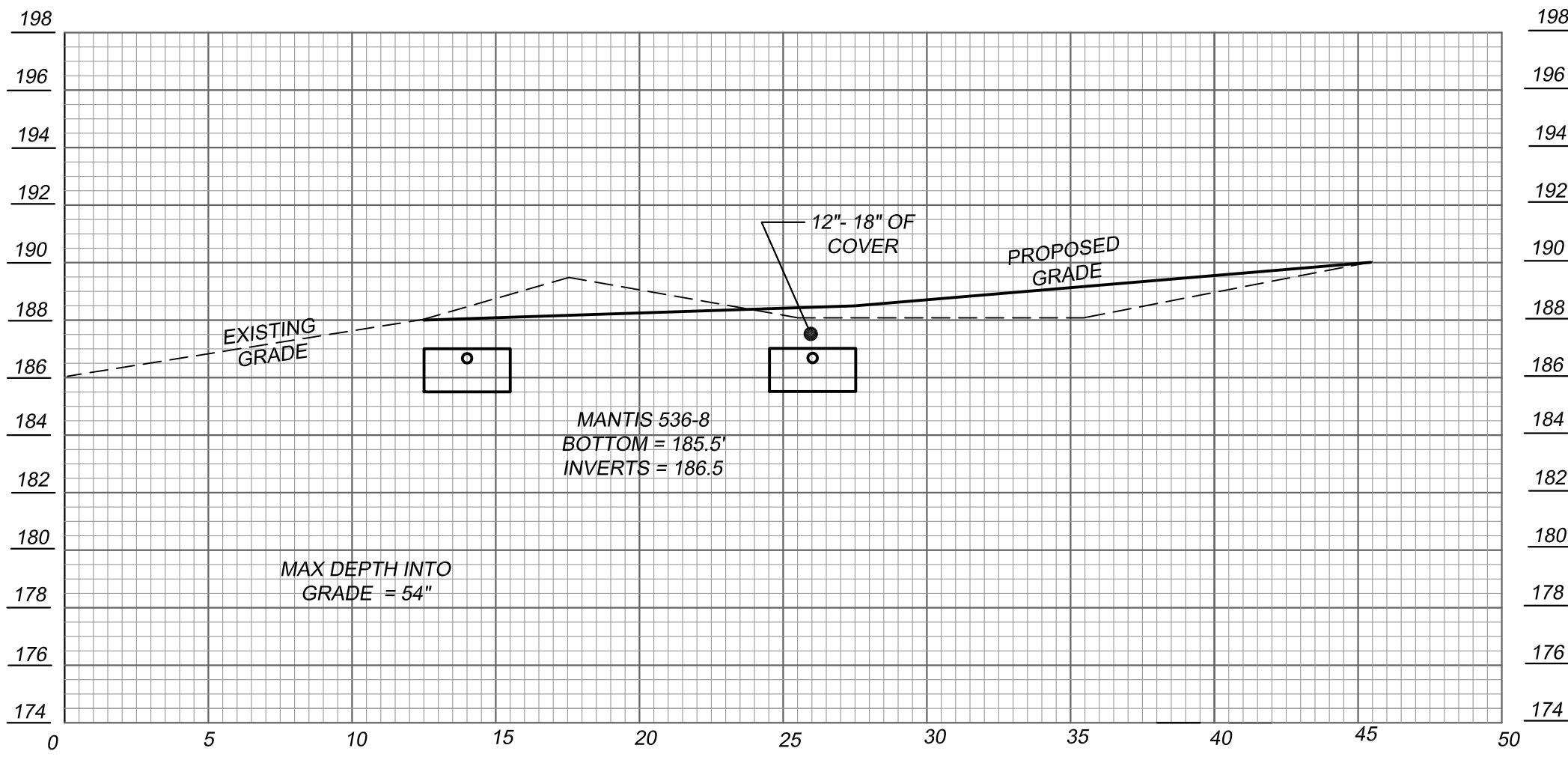
HOLE A - NEAR TP 1

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

DEPTH: 48"
RATE: 10 MIN/IN

ZONING INFORMATION:

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



LEACHING FIELD CROSS SECTION A-A

1" = 5'

SURVEY NOTES:

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

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

PROPERTY LINES DO NOT EXPRESS A BOUNDARY OPINION.

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

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

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

DENNIS R. BLANCHETTE DATE LICENSE

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

SEPTIC SYSTEM DESIGN CRITERIA

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

SPECIFICATIONS

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

THE BUILDING, SEPTIC SYSTEM, AND WELL SHALL BE ACCURATELY STAKED IN THE FIELD BY A LICENSED SURVEYOR OR ENGINEER PRIOR TO CONSTRUCTION.

ALL PRECAST STRUCTURES SUCH AS SEPTIC TANKS AND DISTRIBUTION BOXES SHALL BE SET LEVEL ON SIX INCHES OF COMPACTED GRAVEL BASE.

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

DISTRIBUTION BOXES: 6 HOLE D-BOX WITH BAFFLE

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

DISTRIBUTION SYSTEM: ELJEN MANTIS 536-8

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

BOTTOM OF TRENCHES TO BE LEVEL.

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

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

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

GRADATION ON FILL LESS GRAVEL:

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

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

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

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

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

EROSION AND SEDIMENT CONTROL NOTES:

1. THE PROPOSED ACTIVITY ON THE SITE WILL CONSIST OF THE CONSTRUCTION OF A SINGLE FAMILY HOUSE, WELL, SEPTIC SYSTEM AND DRIVEWAY.
2. EROSION CONTROL DEVICES MUST BE INSTALLED WHERE INDICATED ON THIS SHEET PRIOR TO THE START OF CONSTRUCTION.
3. DISTURBED AREAS SHALL BE KEPT TO A MINIMUM AND SEEDED OR STABILIZED WITH TEMPORARY MULCH AS SOON AS FINAL GRADES HAVE BEEN ATTAINED.
4. THE OWNER OF RECORD SHALL DESIGNATE THE ON SITE ENVIRONMENTAL AGENT RESPONSIBLE FOR REGULARLY CHECKING THE CONDITION OF THE EROSION CONTROL DEVICES AND REMOVING ACCUMULATED SEDIMENT.

FLOOD ZONE

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

LEGEND

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

SITE DEVELOPMENT PLAN

PREPARED FOR

MARC BAER

1227 THOMPSON ROAD - THOMPSON, CT

MAP 116 BLOCK 24 LOT 10

J&D CIVIL ENGINEERS, LLC

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

DESIGNED: DDB
CHECKED: DRB

REVISIONS:

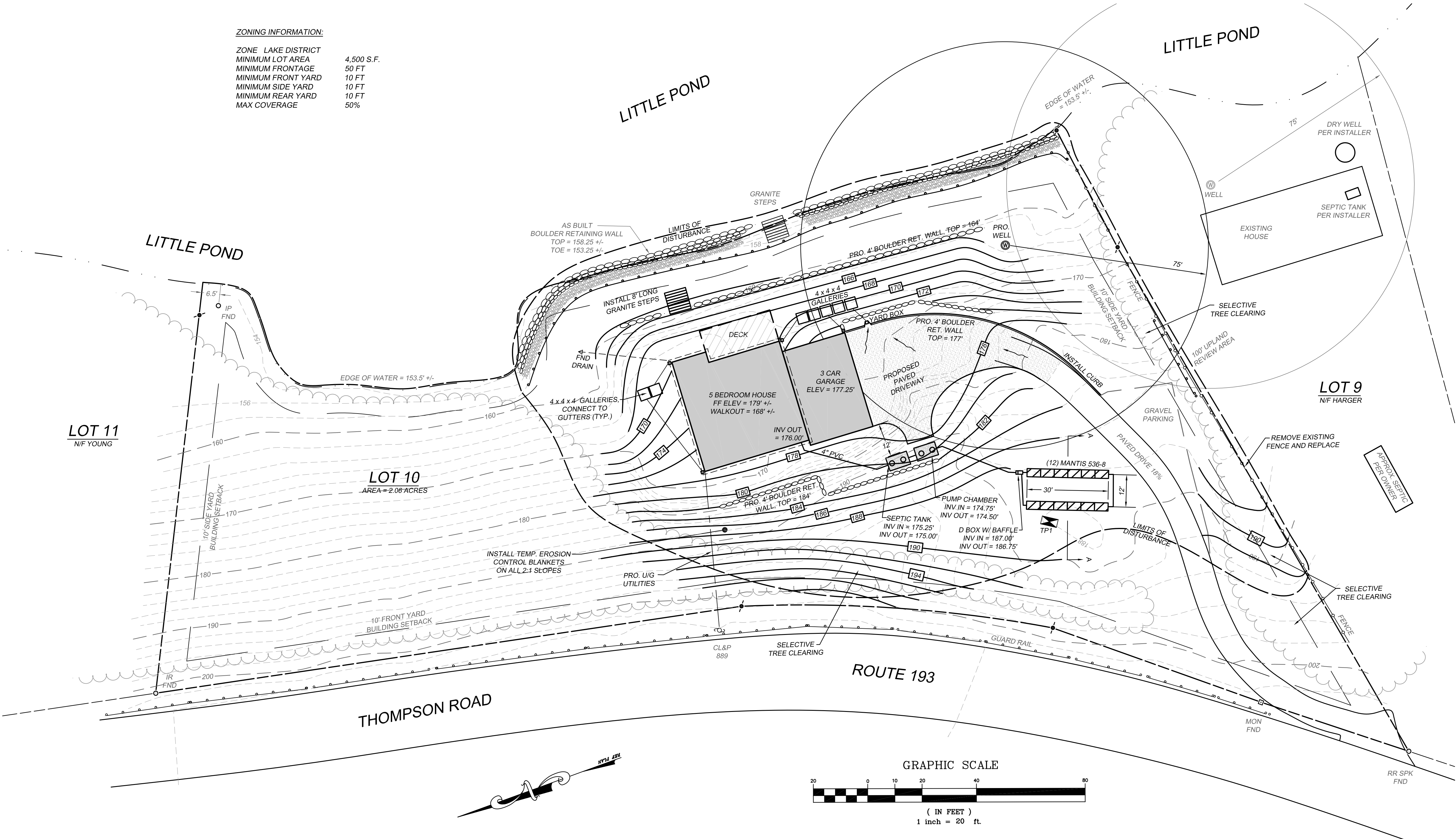
2021-01-13 MOVE HOUSE

JOB NO: 19216

DATE: JUNE 15, 2020

SCALE: 1" = 20'

SHEET: 1 OF 2



Agenda Item I Other Business

- a) Discussion of Proposed Revisions to Subdivision Regulations posted on <https://www.thompsonct.org/> for comment by January 31, 2022.

Agenda Item I Other Business

b) FY 22-23 Budget Request Review

12/30/2021 07:56
9636pleb

TOWN OF THOMPSON
YEAR-TO-DATE BUDGET REPORT

JULY 1, 2021 THRU DECEMBER 30, 2021

P 1
glytdbud

FOR 2022 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	19,890	19,890	8,647.94	.00	.00	11,242.06	43.5%
99016203 510152 INLAND WETLAND SEC	3,959	3,959	889.44	.00	.00	3,069.56	22.5%
99016203 522110 PROFESSIONAL AFFIL	60	60	60.00	.00	.00	.00	100.0%
99016203 522130 TRAVEL	25	25	.00	.00	.00	25.00	.0%
99016203 522140 MEETINGS, FEES, ET	25	25	.00	.00	.00	25.00	.0%
99016203 522220 PROFESSIONAL SERVI	300	300	.00	.00	.00	300.00	.0%
99016203 522310 ADVERTISING	700	700	191.10	.00	100.00	408.90	41.6%
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	26,359	26,359	9,788.48	.00	100.00	16,470.52	37.5%
TOTAL GENERAL FUND	26,359	26,359	9,788.48	.00	100.00	16,470.52	37.5%
TOTAL EXPENSES	26,359	26,359	9,788.48	.00	100.00	16,470.52	
GRAND TOTAL	26,359	26,359	9,788.48	.00	100.00	16,470.52	37.5%

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

12/30/2021 07:46
9636pleb

TOWN OF THOMPSON
YEAR-TO-DATE BUDGET REPORT

JULY 1, 2021 THRU DECEMBER 30, 2021

P 58
glytdbud

FOR 2022 13

JOURNAL DETAIL 2022 1 TO 2022 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	19,890	19,890	8,647.94	.00	.00	11,242.06 43.5%
2022/01/000072	07/15/2021	PRJ	655.26 REF T07152			WARRANT=T07152	RUN=1	TOWN PAY
2022/01/000128	07/29/2021	PRJ	762.00 REF T07292			WARRANT=T07292	RUN=1	TOWN PAY
2022/01/000210	07/01/2021	BUC	19,890.00 REF			ORIGINAL BUDGET 2022		
2022/02/000021	08/12/2021	PRJ	1,185.48 REF T08122			WARRANT=T08122	RUN=1	TOWN PAY
2022/02/000075	08/26/2021	PRJ	762.00 REF T08262			WARRANT=T08262	RUN=1	TOWN PAY
2022/03/000029	09/09/2021	PRJ	889.00 REF T09092			WARRANT=T09092	RUN=1	TOWN PAY
2022/03/000087	09/23/2021	PRJ	800.10 REF T09232			WARRANT=T09232	RUN=1	TOWN PAY
2022/04/000087	10/21/2021	PRJ	107.95 REF T10212			WARRANT=T10212	RUN=1	TOWN PAY
2022/05/000009	11/04/2021	PRJ	196.85 REF T11042			WARRANT=T11042	RUN=1	TOWN PAY
2022/05/000067	11/18/2021	PRJ	552.45 REF T11182			WARRANT=T11182	RUN=1	TOWN PAY
2022/06/000002	12/02/2021	PRJ	774.70 REF T12022			WARRANT=T12022	RUN=1	TOWN PAY
2022/06/000045	12/16/2021	PRJ	984.25 REF T12162			WARRANT=T12162	RUN=1	TOWN PAY
2022/06/000091	12/30/2021	PRJ	977.90 REF T12252			WARRANT=T12302	RUN=1	TOWN PAY
99016203	510152	INLAND WETLAND SEC	3,959	3,959	889.44	.00	.00	3,069.56 22.5%
2022/01/000210	07/01/2021	BUC	3,959.00 REF			ORIGINAL BUDGET 2022		
2022/02/000075	08/26/2021	PRJ	296.48 REF T08262			WARRANT=T08262	RUN=1	TOWN PAY
2022/03/000087	09/23/2021	PRJ	296.48 REF T09232			WARRANT=T09232	RUN=1	TOWN PAY
2022/05/000067	11/18/2021	PRJ	296.48 REF T11182			WARRANT=T11182	RUN=1	TOWN PAY
99016203	522110	PROFESSIONAL AFFIL	60	60	60.00	.00	.00	.00 100.0%
2022/01/000210	07/01/2021	BUC	60.00 REF			ORIGINAL BUDGET 2022		
2022/03/000010	09/02/2021	API	60.00 VND 002796 IN FY2022		CACIWC	ANNUAL MEMBERSHIP		72746
99016203	522130	TRAVEL	25	25	.00	.00	.00	25.00 .0%
2022/01/000210	07/01/2021	BUC	25.00 REF			ORIGINAL BUDGET 2022		
99016203	522140	MEETINGS, FEES, ET	25	25	.00	.00	.00	25.00 .0%
2022/01/000210	07/01/2021	BUC	25.00 REF			ORIGINAL BUDGET 2022		
99016203	522220	PROFESSIONAL SERVI	300	300	.00	.00	.00	300.00 .0%
2022/01/000210	07/01/2021	BUC	300.00 REF			ORIGINAL BUDGET 2022		

12/30/2021 07:46
9636pleb

TOWN OF THOMPSON
YEAR-TO-DATE BUDGET REPORT

JULY 1, 2021 THRU DECEMBER 30, 2021

P 59
glytdbud

FOR 2022 13

JOURNAL DETAIL 2022 1 TO 2022 13

ACCOUNTS FOR:			ORIGINAL	REVISED					
9901	GENERAL	FUND	APPROP	BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
99016203	522310	ADVERTISING	700	700	191.10	.00	100.00	408.90	41.6%
2022/01/000119	07/22/2021	POE	60.00	VND 002290	PO 122076	STONEBRIDGE	PRESS IN LEGAL NOTICE		
2022/01/000210	07/01/2021	BUC	700.00	REF			ORIGINAL BUDGET 2022		
2022/02/000023	08/09/2021	POE	40.00	VND 002290	PO 122087	STONEBRIDGE	PRESS IN LEGAL NOTICE		
2022/02/000032	08/12/2021	API	73.50	VND 002290	IN 1104904	STONEBRIDGE	PRESS IN LEGAL NOTICE		72642
2022/02/000032	08/12/2021	POL	-60.00	VND 002290	PO 122076	STONEBRIDGE	PRESS IN LEGAL NOTICE	2022	
2022/02/000082	08/25/2021	POE	50.00	VND 002290	PO 122095	STONEBRIDGE	PRESS IN LEGAL NOTICE		
2022/03/000010	09/02/2021	API	44.10	VND 002290	IN 1105110	STONEBRIDGE	PRESS IN LEGAL NOTICE		72759
2022/03/000010	09/02/2021	POL	-40.00	VND 002290	PO 122087	STONEBRIDGE	PRESS IN LEGAL NOTICE	2022	
2022/03/000010	09/02/2021	API	58.80	VND 002290	IN 1105657	STONEBRIDGE	PRESS IN LEGAL NOTICE		72759
2022/03/000010	09/02/2021	POL	-50.00	VND 002290	PO 122095	STONEBRIDGE	PRESS IN LEGAL NOTICE	2022	
2022/03/000010	09/02/2021	API	-44.10	VND 002290	IN CREDIT ON ACCT	STONEBRIDGE	PRESS IN CREDIT ON ACCOUNT		72759
2022/03/000060	09/15/2021	POE	80.00	VND 002290	PO 122127	STONEBRIDGE	PRESS IN LEGAL NOTICE		
2022/04/000056	10/14/2021	API	58.80	VND 002290	IN 1106045-WET	STONEBRIDGE	PRESS IN LEGAL NOTICE		73003
2022/04/000056	10/14/2021	POL	-80.00	VND 002290	PO 122127	STONEBRIDGE	PRESS IN LEGAL NOTICE	2022	
2022/05/000107	11/22/2021	POE	50.00	VND 002290	PO 122196	STONEBRIDGE	PRESS IN LEGAL NOTICE		
2022/06/000085	12/22/2021	POE	50.00	VND 002290	PO 122220	STONEBRIDGE	PRESS IN LEGAL NOTICES		
99016203	522890	EASTERN CT CONSERV	1,000	1,000	.00	.00	.00	1,000.00	.0%
2022/01/000210	07/01/2021	BUC	1,000.00	REF			ORIGINAL BUDGET 2022		
99016203	533150	OFFICE SUPPLIES	400	400	.00	.00	.00	400.00	.0%
2022/01/000210	07/01/2021	BUC	400.00	REF			ORIGINAL BUDGET 2022		
TOTAL INLAND WETLANDS COMMISSION			26,359	26,359	9,788.48	.00	100.00	16,470.52	37.5%

Agenda Item J Reports

1 Budget & Expenditures

2 Wetlands Agent Report

Agenda Item K, Correspondence

- a) Eastern Connecticut Conservation District budget request for FY 22-23 and copy of Annual Report for FY 20-21

Agenda Item L, Signing of Mylars

IWA21028, Wojciech Sudyka, 1574 Riverside Dr.
(Assessor's map 55, block 65, lot 14)

SITE DEVELOPMENT PLANS FOR A PROPOSED COMMERCIAL GARAGE

1574 RIVERSIDE DRIVE (ROUTE 12)
THOMPSON, CONNECTICUT

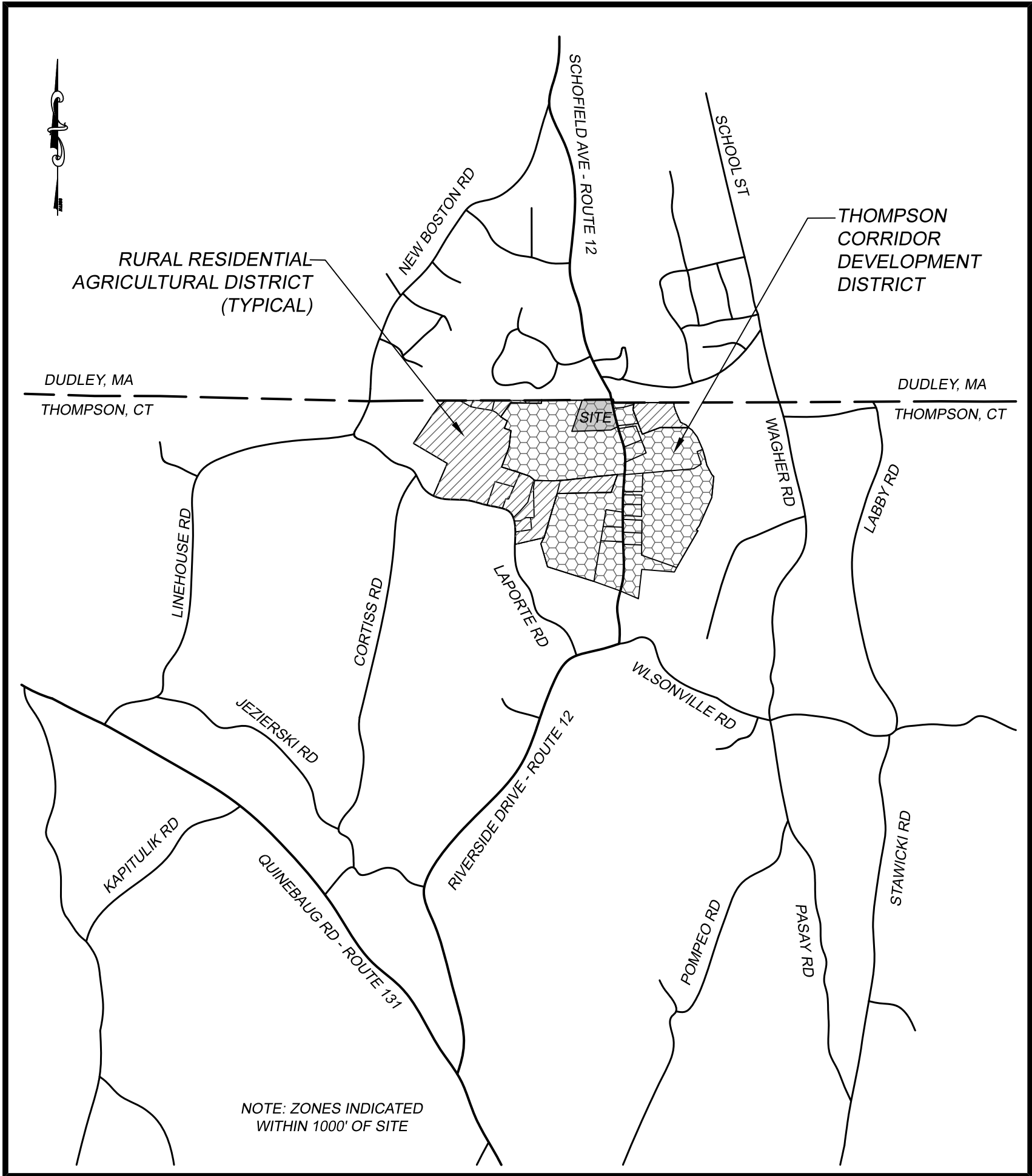
DATED SEPTEMBER 3, 2021
REVISED NOVEMBER 22, 2021

PREPARED FOR:

JJS UNIVERSAL CONSTRUCTION CO.
C/O WOJCIECH SUDYKA
63 AIRPORT ROAD
DUDLEY, MA 01571

INDEX OF DRAWINGS

- 1 COVER
- 2 LAYOUT AND UTILITIES
- 3 GRADING AND EROSION CONTROL
- 4 SEPTIC SYSTEM PLAN
- 5 GENERAL CONSTRUCTION DETAILS
- 6 DRAINAGE AND EROSION CONTROL DETAILS



LOCATION MAP
1" = 2000'

ZONE: THOMPSON CORRIDOR DEVELOPMENT DISTRICT
USE: LIGHT MANUFACTURING

ITEM	REQUIRED	EXISTING	PROPOSED
FRONTAGE	100'	502.40'	502.40'
LOT COVERAGE	<75%	2%	8%
FRONT SETBACK	20'	63.35'	120'
SIDE SETBACK	25'	0'	49'
REAR SETBACK	25'	221.92'	350'
LOT SIZE	40,000 SF	324,522 SF	324,522 SF

DIRECTIONS TO SITE FROM TOWN HALL:
HEAD NORTH ON ROUTE 12. SITE IS ON
THE LEFT JUST BEFORE MA BORDER

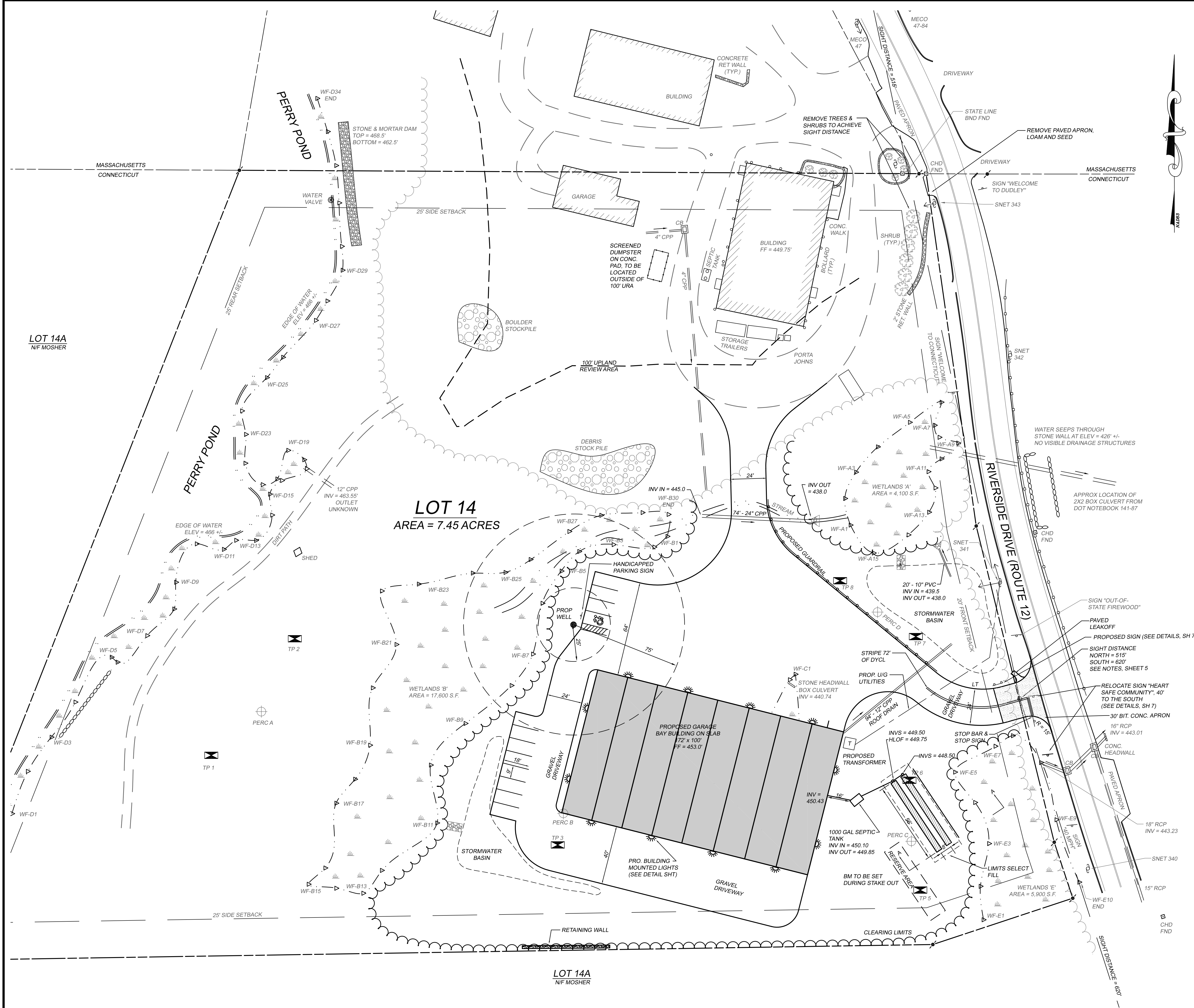
J & D CIVIL
ENGINEERS, LLC
401 RAVENELLE ROAD
THOMPSON, CT 06255
JDCIVILENGINEERS.COM
860-923-2920

SPECIAL PERMIT APPROVAL BY THE THOMPSON
PLANNING AND ZONING COMMISSION

PERMIT APPROVAL BY THE THOMPSON
INLAND WETLAND COMMISSION

CHAIRMAN _____ DATE _____

CHAIRMAN _____ DATE _____



SURVEY NOTES:

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

THE SURVEY TYPE IS TOPOGRAPHIC, PERFORMED ON JANUARY 18, 2021, AND IS INTENDED TO BE USED FOR THE DESIGN OF A SITE DEVELOPMENT PLAN.

PROPERTY LINES DO NOT EXPRESS A BOUNDARY OPINION.

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

3. REFERENCE PLAN: PROPERTY BOUNDARY SURVEY, SHOWING LAND OF THE CRAVER POINT REALTY TRUST, PREPARED BY MICHAEL C. HEALEY, L.S. SCALE 1" = 40'. PREPARED ON NOVEMBER 17, 1997.

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

DENNIS R. BLANCHETTE DATE 12/07/2021 LICENSE NUMBER 342

THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE © 2021 J&D CIVIL ENGINEERS, LLC

FLOOD NOTES

PORTIONS OF THE PROPERTY ARE WITHIN 100 YEAR FLOOD ZONE PER FEMA FIRM MAP 090117-0020B, DATED NOVEMBER 1, 1984.

ZONE A ELEVATION = 468' +/-

WETLAND NOTES

ALL WETLAND SOILS SHOWN WERE DELINEATED IN NOVEMBER 2020 BY SCOTT P. RABIDEAU, PWS, OF NATURAL RESOURCES SERVICES INC.

PROPERTY OWNER
SUDYKA WOJIECH

REFERENCE DEED
THOMPSON LAND RECORDS
VOL. 791 PG. 266

ASSESSORS REFERENCE
MAP 55 BLOCK 65 LOT 14

LEGEND	
	BUILDING SETBACK LINE
	PROPERTY LINE
	EDGE OF WETLANDS
	WETLAND BUFFER/UPLAND REVIEW AREA
	TEST PIT
	LEACHING TRENCH
	STONEWALL
	UTILITIES
	TREELINE
	GUARDRAIL
	FENCE

LAYOUT & UTILITIES PLAN
PREPARED FOR
JJS UNIVERSAL CONSTRUCTION CO.
1574 RIVERSIDE DRIVE - THOMPSON, CT
MAP 55 BLOCK 65 LOT 14

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

DESIGNED: DDB
CHECKED: JJB

REVISIONS:
2021-10-22 DOT COMMENTS
2021-11-22 REVISE DRIVEWAY CULVERT

JOB NO: 20278
SCALE: 1" = 30'

DATE: SEPTEMBER 3, 2021
SHEET: 2 OF 6

TEST PIT RESULTS

OBSERVED BY: MELISSA SORILELLI
DATE: APRIL 29, 2021

PIT NO. 3

0" - 7" = TOPSOIL
7" - 34" = ORANGE BROWN FINE SAND
34" - 70" = GRAY COMPACT LARGE
BOULDERS, FINE SANDY LOAM / TRACE
SILT.

MOTTLING: 26"
WATER: 45"
LEDGE: N/A
ROOTS: 26"
RESTRICTIVE: N/A

PIT NO. 4

0" - 2" = ORGANIC MATTER, FOREST
LITTER
2" - 24" = ORANGE BROWN FINE SANDY
LOAM

MOTTLING: N/A
WATER: N/A
LEDGE: 24"
ROOTS: N/A
RESTRICTIVE: N/A

PIT NO. 5

0" - 6" = TOPSOIL
6" - 31" = ORANGE BROWN FINE SANDY
LOAM
31" - 91" = LIGHT BROWN / GRAY
COMPACT TILL

MOTTLING: N/A
WATER: 80"
LEDGE: N/A
ROOTS: 31"
RESTRICTIVE: 31"

PIT NO. 6

0" - 7" = TOPSOIL
7" - 24" = ORANGE BROWN FINE SANDY
LOAM
24" - 79" = LIGHT BROWN / GRAY
COMPACT TILL WITH LARGE ROCKS

MOTTLING: N/A
WATER: 72"
LEDGE: N/A
ROOTS: N/A
RESTRICTIVE: 27"

PIT NO. 7

0" - 11" = TOPSOIL
11" - 18" = ORANGE BROWN FINE SANDY
LOAM
18" - 109" = LIGHT BROWN SAND

MOTTLING: N/A
WATER: 89"
LEDGE: N/A
ROOTS: N/A
RESTRICTIVE: N/A

PERC TEST RESULTS

OBSERVED BY: MELISSA SORILELLI
DATE: MAY 06, 2021

HOLE 5 / 6

TIME	READING
12:42	8.25"
12:52	11"
1:02	12.25"
1:12	13.5"
1:22	14.25"

DEPTH: 18"
RATE: 8.42 MIN/IN

HOLE 3 / 4

TIME	READING
12:50	10.5"
1:00	14"
1:10	16"
1:20	17.5"
1:30	18.5"

DEPTH: 24"
RATE: 6.13 MIN/IN

HOLE 7 / 8

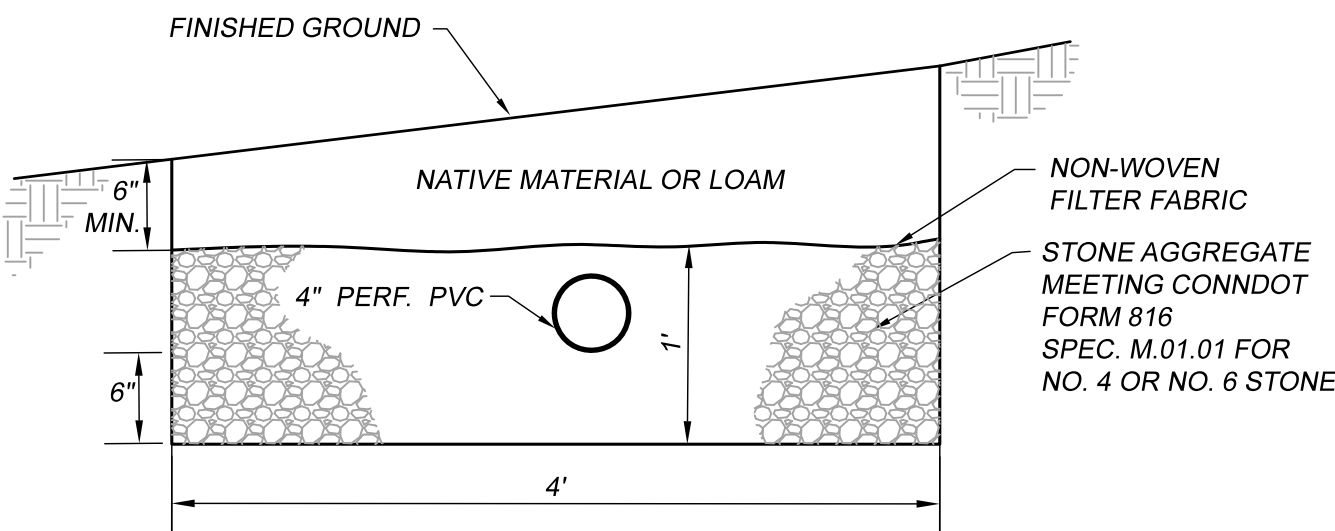
TIME	READING
12:39	11.5"
12:44	17.25"
12:49	EMPTY

DEPTH: 22"
RATE: 1.7 MIN/IN

PIT NO. 8

0" - 15" = TOPSOIL
15" - 42" = ORANGE BROWN FINE SANDY
LOAM
42" - 60" = GRAVELLY SANDY LOAM

MOTTLING: N/A
WATER: 9"
LEDGE: N/A
ROOTS: N/A
RESTRICTIVE: N/A



LEACHING TRENCH DETAIL
N.T.S.

SURVEY NOTES:

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

THE SURVEY TYPE IS TOPOGRAPHIC, PERFORMED ON JANUARY 18, 2021, AND IS INTENDED TO BE USED FOR THE DESIGN OF AN ENGINEERED SEPTIC SYSTEM.

HORIZONTAL ACCURACY: CLASS B
TOPOGRAPHIC ACCURACY: CLASS T-2

PROPERTY LINES DO NOT EXPRESS A BOUNDARY OPINION.

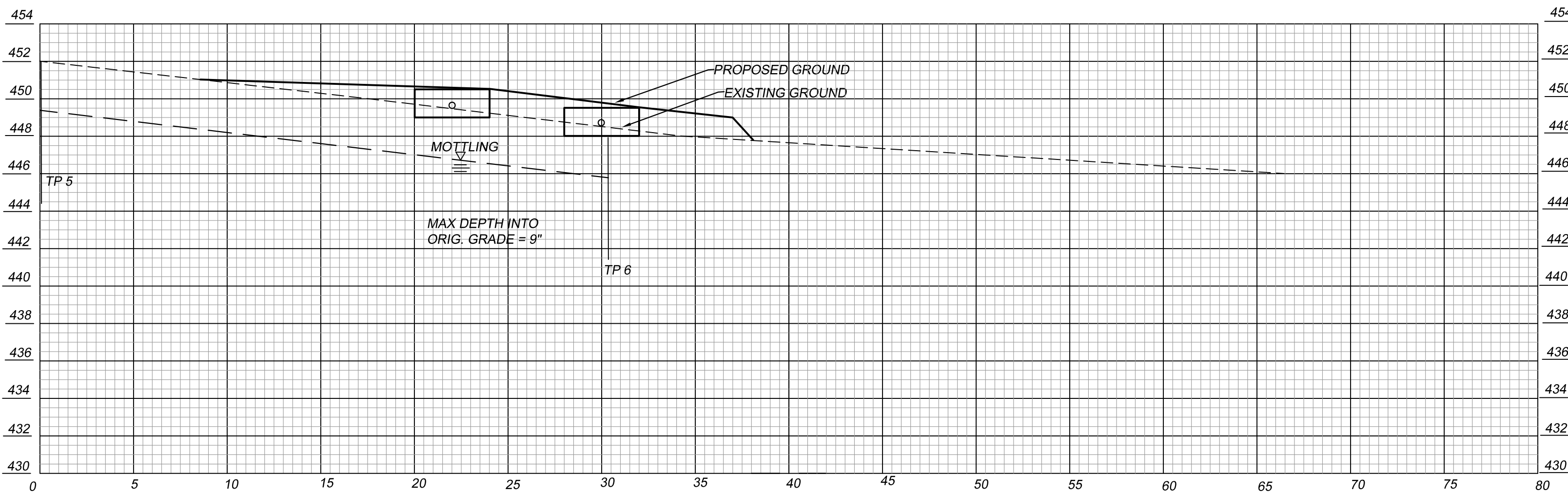
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3. REFERENCE PLAN: PROPERTY BOUNDARY SURVEY. SHOWING LAND OF THE CRAVER POINT REALTY TRUST. PREPARED BY MICHAEL C. HEALEY, L.S. SCALE 1" = 40'. PREPARED ON NOVEMBER 17, 1997.

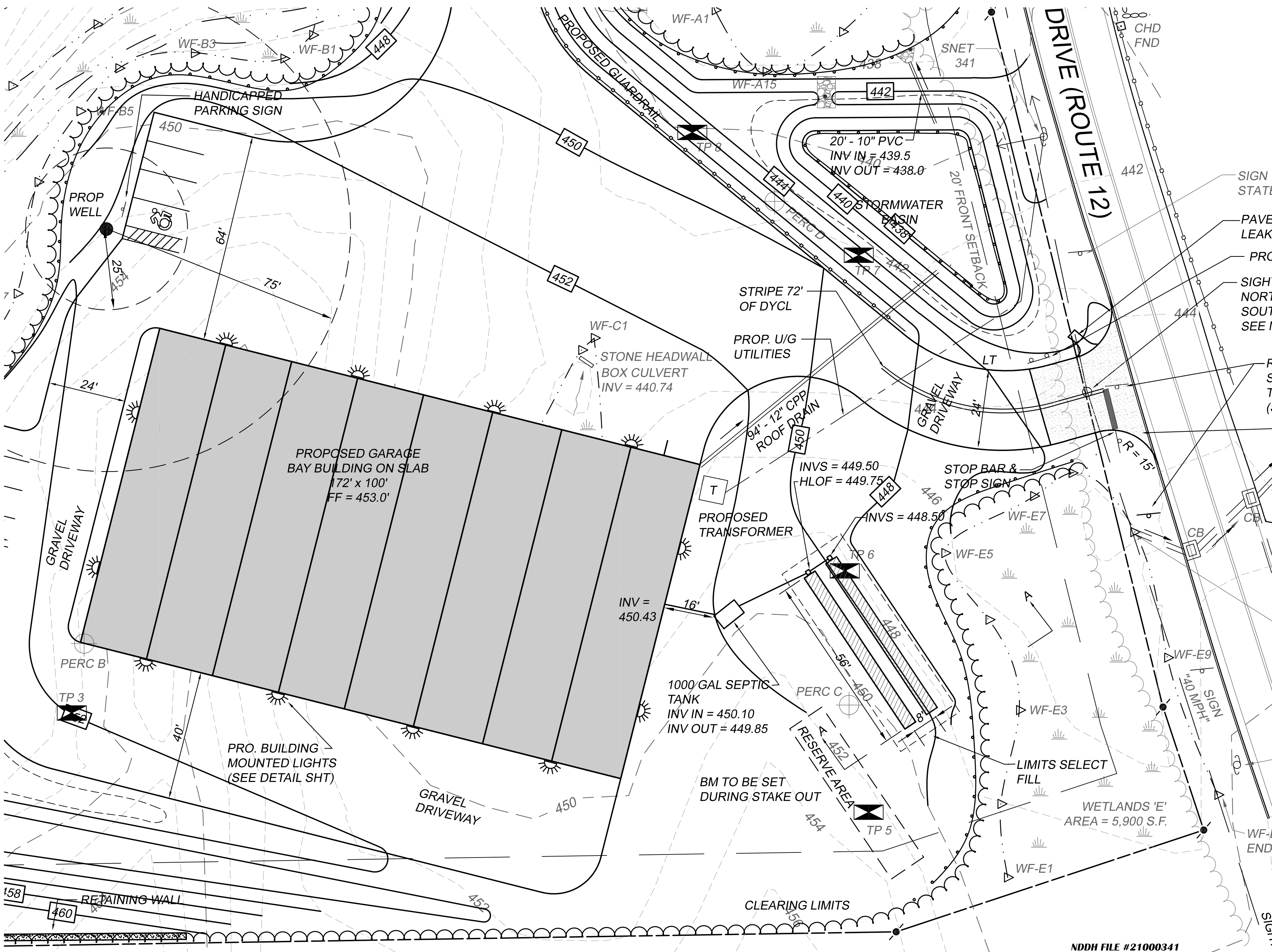
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

DENNIS R. BLANCHETTE DATE 12/07
LICENSE
NUMBER

THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE
© 2021 J&D CIVIL ENGINEERS, LLC



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



SEPTIC SYSTEM DESIGN CRITERIA

PERC RATE: 8.24 MINS/INCH

DESIGN FLOW: 20 EMPLOYEES (FACTORY) @ 25 GPD = 500 GPD

APPLICATION RATE: 1.5 GPD /SF ELA

ELA REQUIRED: 500 GPD/1.5 GPD PER SF = 333 SF ELA

SEPTIC TANK: 1000 GALLON

LEACHING AREA PROVIDED: 112' OF 4' WIDE STONE TRENCHES @ 3 SF/LF = 336 SQUARE FEET, SPACED 8' O.C.

MOTTLING: 27" - 31", LEDGE: N/A, WATER: 72-80", SLOPE: 8-10%

MLSS (PRIMARY) = 43.4' (HF=26, PF=1, FF=500/300=1.67)

LSS PROVIDED = 56'

SPECIFICATIONS

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

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

DISTRIBUTION BOXES: JOLLEY OR EQUAL 4 HOLE D-BOXES

HOUSE, EFFLUENT AND "TIGHT PIPE" FOR DRAIN OUTLETS: 4" PVC SCHEDULE 40, ASTM D 1785 OR ASTM D 2665 WITH RUBBER COMPRESSION GASKET ASTM D 3139 OR SOLVENT WELD COUPLINGS.

DISTRIBUTION: 4' WIDE STONE FILLED TRENCHES.

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

BOTTOM OF TRENCHES TO BE LEVEL.

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

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

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

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

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

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

EROSION AND SEDIMENT CONTROL NOTES:

1. THE PROPOSED ACTIVITY ON THE SITE WILL CONSIST OF THE CONSTRUCTION OF A COMMERCIAL BUILDING, WELL, SEPTIC SYSTEM AND DRIVEWAY.
2. EROSION CONTROL DEVICES MUST BE INSTALLED WHERE INDICATED ON THIS SHEET PRIOR TO THE START OF CONSTRUCTION.
3. DISTURBED AREAS SHALL BE KEPT TO A MINIMUM AND SEEDED OR STABILIZED WITH TEMPORARY MULCH AS SOON AS FINAL GRADES HAVE BEEN ATTAINED.
4. THE OWNER OF RECORD SHALL DESIGNATE THE ON SITE ENVIRONMENTAL AGENT RESPONSIBLE FOR REGULARLY CHECKING THE CONDITION OF THE EROSION CONTROL DEVICES AND REMOVING ACCUMULATED SEDIMENT.

LEGEND

	BUILDING SETBACK LINE
	PROPERTY LINE
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	EDGE OF WETLANDS
	WETLAND BUFFER/UPLAND REVIEW AREA
	EROSION CONTROL DEVICES
	TEST PIT
	LEACHING TRENCH
	UTILITIES
	TREELINE
	GUARDRAIL
	FENCE

SEPTIC SYSTEM PLAN
PREPARED FOR
JJS UNIVERSAL CONSTRUCTION CO.
1574 RIVERSIDE DRIVE - THOMPSON, CT
MAP 55 BLOCK 65 LOT 14

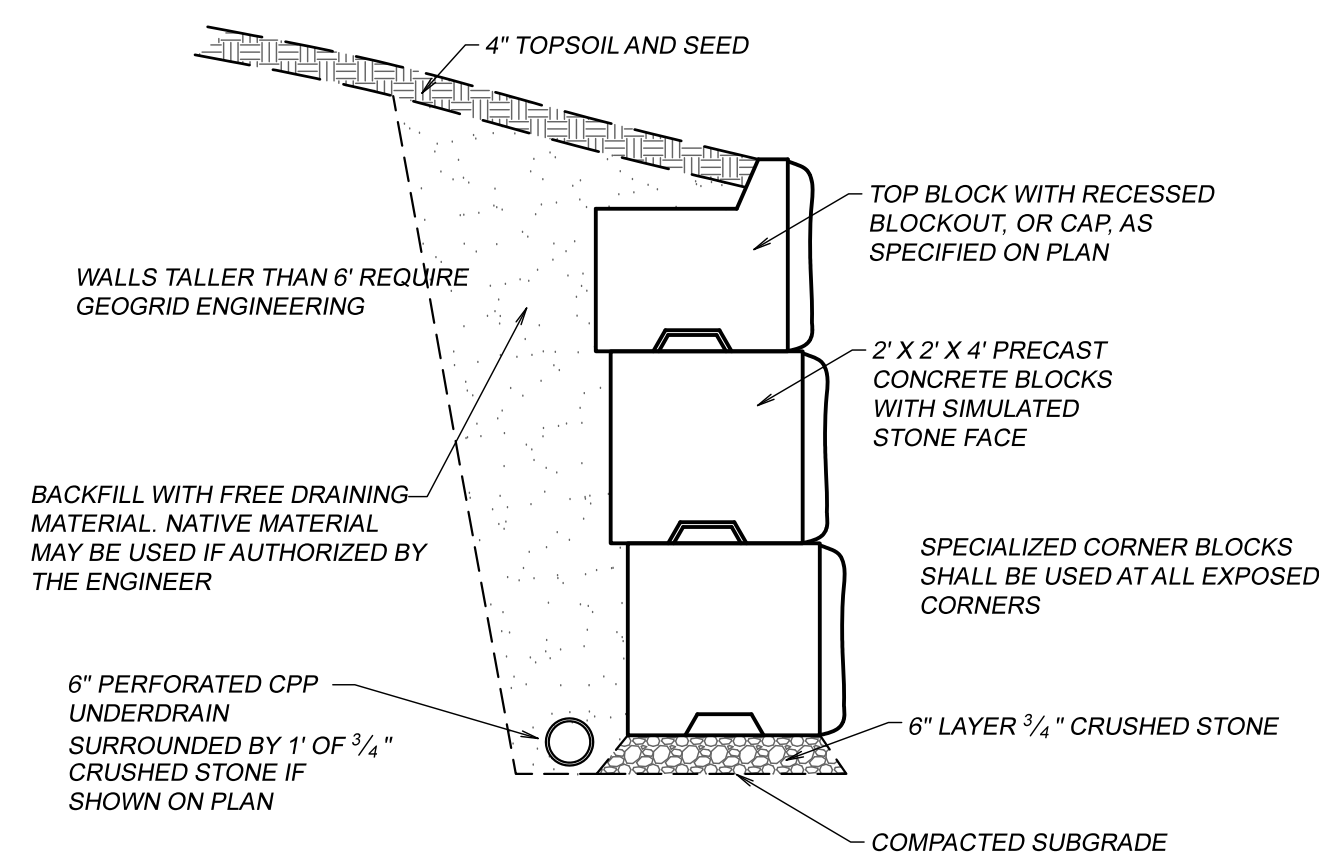
J&D CIVIL
ENGINEERS, LLC
401 RAVENELLE ROAD
N. GROSVENORDALE, CT 06255
860-923-2920

DESIGNED: JJB
CHECKED: DRB

REVISIONS:

JOB NO: 20278
SCALE: 1" = 20'

DATE: SEPTEMBER 3, 2021
SHEET: 4 OF 6



The diagram illustrates a break away metal sign post assembly. It consists of a rectangular sign, a vertical metal post, and a concrete base. The sign is labeled "STATE APPROVED/ MUTCD STANDARD SIGN". The post is labeled "BREAK AWAY METAL SIGN POST". The base is labeled "CONCRETE BASE". The diagram shows the post extending from the base to the sign. The sign is positioned above the "FINISHED GRADE" line. The dimensions are as follows: the sign height is "VARIES", the post height above the finished grade is "5'", the post height below the finished grade is "6'", the concrete base height is "12'", and the concrete base width is "6'". The sign width is also labeled "VARIES".

A cross-sectional diagram of a trench installation. The diagram shows a trench with a total width of 2 feet. The trench is divided into three horizontal layers. The top layer is 12 inches thick and is labeled "COMPACTED NATIVE BACKFILL OR ROAD SUBBASE & BASE". A "WARNING / ID TRACER TAPE" is shown as a thin black line within this layer. The middle layer is 12 inches thick and is labeled "SCHEDULE 40 PVC CONDUIT". It contains three circular conduits. The bottom layer is 4 inches thick and is labeled "SAND BEDDING AND BACKFILL". The top of the trench is labeled "FINISHED GRADE". On the left side, vertical dimension lines indicate the 12-inch thickness of the top layer, the 12-inch thickness of the middle layer, and the 4-inch thickness of the bottom layer. A note "30" MIN." is placed next to the 12-inch dimension for the top layer. On the right side, leader lines point from the labels to the corresponding components in the diagram.

PRO. BUILDING
STA 1+96
FF = 453.0'

PRO. DRIVEWAY

EXISTING GROUND

ROUTE 12

PROPERTY LINE

Grades: 3%, 6%, 3%

Vertical axis: 440, 442, 444, 446, 448, 450, 460

Horizontal axis: 0+00, 1+00, 2+00

2'x4" NAILING RAIL

4'x4" POST IN CONC.

ALTERNATING 1'x6" FENCE BOARDS

4'x4" POST IN CONC.

6"

2"

6"

GROUND

24"

12"

CONC.

6"

6"

A cross-sectional diagram of a curb and gravel base. The curb is a concrete structure with a top width of 6 inches, labeled "6\" CONC.". Inside the curb, there is a 4x4 - 8\" WWF (welded wire fabric) reinforcement. The curb is supported by a 6\" GRAVEL BASE. A dimension of 1\" MIN. is shown for the thickness of the concrete curb.

10' MAX.

2' - 4"

4"

8"

FINISHED GRADE

3'

4" x 8" RAILS

8" x 8" POSTS

POSTS SET IN COMPACTED GRANULAR BACKFILL

8" x 8" POST W/ 1 1/4" CHAMFERED TOP

4" x 8" RAIL

DISTANCE AS PER PLAN

PARKING OR DRIVEWAY

FINISHED GRADE

CURB

NOTES:

ALL TIMBERS SOUTHERN YELLOW PINE #2 OR BETTER. 40 CCA PRESERVATIVE FOR RAILS & 40 CCA FOR POSTS

1. ALL PROPOSED EXTERIOR LIGHTS WILL BE MOUNTED ON THE BUILDING AT AN ASSUMED HEIGHT OF 15 FEET.
2. PROPOSED LIGHTING SHALL CONSIST OF (4) WP2-40K120-LBRS LIGHTS ON THE FRONT OF THE BUILDINGS, WITH AN EFFECTIVE RANGE OF 75'.
3. PROPOSED LIGHTING SHALL CONSIST OF (8) WP-2-40K60-LBRS LIGHTS ON THE FRONT AND SIDES OF THE BUILDING, WITH AN EFFECTIVE RANGE OF 50'.

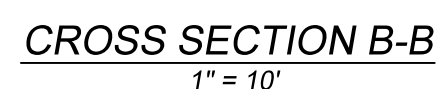
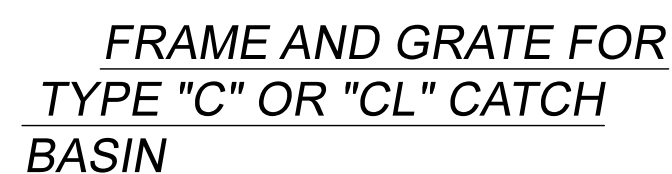
Specifications					
Model	WP2-xK40-LBRS	WP2-xK60-LBRS	WP2-xK80-LBRS	WP2-xK100-LBRS	WP2-xK120-LBRS
Intensity*	4,850-5,000 lm	7,200-7,500 lm	9,600-10,000 lm	12,300-13,000 lm	14,700-16,000 lm
Operating Voltage	100-277 VAC				
Power Consumption	40 W	60 W	80 W	100 W	120 W
Current Draw	0.33 A @120 VAC	0.5 A @120 VAC	0.67 A @120 VAC	0.83 A @120 VAC	1 A @120 VAC
Efficacy	125 lm/W		130 lm/W		133 lm/W
Color Temperature	3000K, 4000K, or 5000K (as ordered)				
Beam Angle	120° x 120° (NEMA 6 x 6)				
Dimming	80+				
Photocell	no				
IP Rating	IP65				
Ambient Operating Temperature	-4°-113° F (-20°-45° C)				
Product Weight	8.9 lb (4 kg)				
Rated Life (L70)	50,000 hours				

Note

<p align="center">SEPTIC SYSTEM & SITE DETAILS PREPARED FOR JJS UNIVERSAL CONSTRUCTION CO. 1574 RIVERSIDE DRIVE - THOMPSON, CT MAP 55 BLOCK 65 LOT 14</p>			
<p align="center">J&D CIVIL ENGINEERS, LLC 401 RAVENELLE ROAD N. GROSVENORDALE, CT 06255 860-923-2920</p>			
<p>DESIGNED: JJB CHECKED: DRB</p>		<p>REVISIONS: 2021-10-22 ZEO COMMENTS</p>	
<p>JOB NO: 20278 SCALE: AS NOTED</p>		<p>DATE: SEPTEMBER 3, 2021 SHEET: 5 OF 6</p>	



1. SILT SOCK MANUFACTURER SHALL BE SILT SOXX OR ENGINEER APPROVED EQUAL
2. ALL MATERIAL TO MEET MANUFACTURER'S SPECIFICATIONS
3. SEDIMENT SILT SOCK TO BE FILLED WITH LEAF COMPOST AND/OR WOODY MULCH PER MANUFACTURER'S REQUIREMENTS.
4. FOLLOWING CONSTRUCTION AND SITE STABILIZATION, COMPOST MATERIAL SHALL BE REMOVED OR DISPERSED ON SITE, AS APPROVED BY THE ENGINEER.



SHEET: 6 OF 6

Agenda Item M, Comments by Commissioners

Agenda Item N, Adjournment