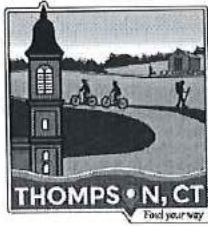


INLAND WETLANDS COMMISSION  
TUESDAY, February 8, 2022  
ZOOM Meeting

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

Agenda Item C.a.  
Action on Minutes of Previous Regular Meeting  
Minutes of January 11, 2022



**TOWN OF  
THOMPSON  
Inland Wetlands Commission**

RECEIVED  
TOWN OF THOMPSON, CT.

2022 JAN 13 A 9:54

*Jenna Paradise*  
TOWN CLERK, ASST

**MEETING MINUTES – January 11, 2022 7:00 PM**

*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), Francesca Morano (Commissioner), Marla Butts (Wetlands Agent), Dan Malo (Recording Secretary), and Amy St. Onge (First Selectman).

Members of the public, including Daniel Blanchette, Max Candidus, Austin Harmon, Mike Bartlett, Harry Heller, Dave Held, and Marc Baer.

- B) Appointment of Alternates – n/a

- C) Minutes of the December 14, 2021 Meeting –

Commissioner Obert made a MOTION TO APPROVE the December 14, 2021 Meeting Minutes. Commissioner Chapin seconded. **The Commission voted unanimously to APPROVE.**

The minutes were accepted as read.

- D) Citizens Comments on Agenda Items – none

- E) Applications

- a) Old Applications

1. **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review area for the French River for recreational purposes, stamped received 9/9/21, action tabled 9/14/21, application withdrawn 1/10/22.
2. **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. The sitewalk scheduled 1/8/22 was canceled due to inclement weather. Daniel Blanchette of J&D Civil Engineers discussed features of the proposed site plan, specifically the Commission's request to incorporate a retaining wall in the driveway design. Commissioner Morano asked if rip-rap would provide stability in the slope. Wetlands Agent Marla Butts asked if rip-rap would allow for a 1:1 slope. Daniel Blanchette was of the opinion that a standard 2:1 slope would be preferable for improved filtration, maintenance, and unimpeded riparian corridors. Marla Butts asked if the driveway could be moved any closer to property lines for less impact to wetlands. Daniel Blanchette said that modifications could be made, but the proposed location was their best option that was rendered. Members of the Commission wished to walk the site. A Special Meeting sitewalk was scheduled for 1/15/22 at 9AM.

## b) New Applications

1. **DEC21035**, Linda Manning, 444 Thompson Rd (Assessor's map 103, block 41, lot 1), timber harvest, stamped received 12/15/21. Wetlands Agent Marla Butts identified a stream and 4 wetlands crossings on a site plan. Austin Harmon and Mike Bartlett of Hull Forest Products discussed their plan to use temporary timber crossings to harvest from the property. Mike Bartlett stated that the crossings are typical and reliable and require no engineering design. Austin Harmon mentioned that some of the crossings and logging paths exist onsite from past harvests. They anticipate minimal impact to the stream bank. Corduroy will be used where necessary. Any impacted areas will receive seed and hay post-harvest.

Commissioner Morano made a MOTION TO APPROVE the Use Permitted As A Right. Commissioner Chapin seconded. **The Commission voted unanimously to APPROVE.**

2. **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. The applicant is awaiting septic approval. No action required.
3. **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. Attorney Harry Heller of Heller, Heller, & McCoy discussed the erosion and sediment control measures planned for the site. A vegetated berm will be constructed and remain in place for the duration of the project to protect the adjacent French River. No work is proposed in wetlands. Material will be removed from the site, and processed on the property to the direct north. The applicant will provide a bond for monitoring and mitigation of any adverse impacts. If adverse impacts occur, applicant will provide mitigation plan and construction of mitigation before the bond is released. Attorney Heller anticipates the project to begin in 2026 and take 5 years to accomplish. Wetlands Agent Marla Butts suggested that the Commission conduct a sitewalk to familiarize themselves with the property. A sitewalk is scheduled for February 5, 2022 at 9AM.
4. **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. Wetlands Agent Marla Butts pointed out proposed improvements on a siteplan produced by J&D Civil Engineers. The septic is proposed far from wetlands.

Commissioner Obert made a MOTION TO APPROVE the Uses Permitted As A Right. Commissioner Morano seconded. **The Commission voted unanimously to APPROVE.**

F) Applications received after agenda was published – none

G) Permit Extensions / Changes – none

H) Violations & Pending Enforcement Actions –

(continued)



- 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. Wetlands Agent Marla Butts will follow up with the property owner to resolve the matter.
  - b) **Notice of Violation VIOL21023**, Jamie Plette, 0 & 73 Center Street (Assessor's map 16, block X, lots H & 2), unauthorized construction of retaining wall and associated backfill in or near Little Pond, issued 8/24/21, instructed cease further work, by 9/8/21 submit schedule for submission of A-2 survey and attend IWC meeting. A statement from Civil Engineer Normand Thibeault of Killingly Engineering Associates was read into the record. Per his assessment, the design of the retaining wall appears typical and does not require engineering since it is under 2ft in height. He concludes that it is properly installed, structurally sound, and not likely to fail. Marla will follow up with the engineers and owner regarding the property lines. Commissioner Obert stated that the property line issue may be outside of the Commission's jurisdiction.
  - c) **Notice of Permit Violation VIOL21036**, Permit IWA20022, Marc Baer, 1227 Thompson Rd (Assessor's map 116, block 24, lot 10), grades not as authorized in modified plan approved by the Commission on February 9, 2021. Marla pointed out inconsistencies of the sitework with the plan approved by the Commission. Marc Baer described his frustration with the entire approval, build, and engineering process. A new foundation wall is scheduled to be poured this week. Marc Baer will discuss the approved plan with his engineer & contractor to remedy the violations and Commission's concerns.
- I) Other Business
- a) **Discussion of Proposed Revisions to Subdivision Regulations –**  
Wetlands Agent Marla Butts discussed her efforts to compare the draft Subdivision Regulations with the existing regulations. A 'redline' version was requested by the Commission to demonstrate the changes, but could not be produced without difficulty. Marla has spent 30 hours of analysis and review of the changes and anticipates further work. Chairman O'Neil expressed concern that the January 31<sup>st</sup> deadline for comment was too soon and that a rushed review could cause unintended consequences. Commissioners concurred unanimously. First Selectman Amy St. Onge provided context for the regulations, stating that the goal of updates was to bring Subdivision Regulations into congruence with the recently updated Zoning Regulations. Marla will ask the Planning & Zoning Commission to extend the comment period until a compendium of changes has been completed.
  - b) **FY 22-23 Budget Request Review –**  
Commissioners discussed the yearly budget. It is projected that the Commission will exceed the Advertising line, due to an increase in permit applications and the costs of public notice. Commissioners decided to raise the Advertising line \$200.00, to a total of \$900.00. Chairman O'Neil had concern about limited spending available for Travel and Meetings, and suggested that both lines be brought to \$100.00. Marla will submit the budget to Finance.
- J) Reports
- a) **Budget & Expenditures –** discussed during budget review.
  - b) **Wetlands Agent Report –** Marla Butts gave the Commission updates on ongoing projects.

K) Correspondence –

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

L) Signing of Mylars – IWA21028, Wojciech Sudyka, 1574 Riverside Drive, Assessor's Map 55, Block 65, Lot 14. Mylars have been produced and will be available for signature in the Town Hall next week.

M) Comments by Commissioners –

- a) Commissioner Obert noted that some of the complaints covered during the meeting stem from unclear instructions and/or regulations.
- b) Chairman O'Neil thanked Dan Malo and Amy St. Onge for their presence in the meeting.

N) After completion of the agenda, Commissioner Chapin made a motion to adjourn the meeting. The motion was seconded by Commissioner Morano. **The Commission APPROVED unanimously.**

The meeting adjourned at 9:39PM.

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

[https://us02web.zoom.us/rec/share/QsMPk5EFgwj7VLdVGZrG4Cp7bNuV5F-Qcl-BLW07-Jv8HUe9oeRLDWQfZXffPW\\_5.wF-jnt\\_wM\\_GM1\\_h8](https://us02web.zoom.us/rec/share/QsMPk5EFgwj7VLdVGZrG4Cp7bNuV5F-Qcl-BLW07-Jv8HUe9oeRLDWQfZXffPW_5.wF-jnt_wM_GM1_h8)

Access Passcode: W0%J\$!A0

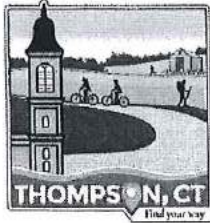
Respectfully submitted, Dan Malo, Recording Secretary



Agenda Item C.b.  
Action on Minutes of Special Meeting  
Minutes of January 15, 2022

2022 JAN 18 A 8:54

*Linda Paradise*  
TOWN CLERK, ASST.



**TOWN OF  
THOMPSON  
Inland Wetlands Commission**

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

**SPECIAL MEETING MINUTES  
SITE WALK**

**Saturday, January 15, 2022 @ 9:00 AM**

On Saturday, January 15, 2022 the Inland Wetlands Commission met to perform a site walk at 0 Sunnyside Drive (Assessor's map 133, block 1, lot 3) for Application IWA21030 by Max Candidus involving the construction of a driveway and septic system, portions of which are in wetlands and the 100-foot upland review area. The meeting was called to order at 9:00 am by Chair O'Neil. In attendance were Chair George O'Neil, Commissioners H. Charles Obert, Diane Chapin and Francesca Morano, myself and Daniel Blanchette of J&D Civil Engineers, LLC. At the time of the inspection, it was sunny with an inch or so of snow covering the ground generally.

Beginning at the cul-de-sac for Sunnyside Drive the group walked into the property following the proposed driveway alignment, whose centerline had been marked with wooden stakes and pink flagging. The Commission walked the driveway alignment up to the area where it crossed a stone wall located just north of the proposed house. Along the way the Commission viewed the wetlands and surrounding land asking questions to confirm the location of property boundaries, the extent of the proposed grading/filling along the driveway, the location of wetlands, and the proposed septic system and house. The group walked back to the cul-de-sac. Chair O'Neil declared the meeting adjourned at 9:20 am and the group disbanded.

Respectfully submitted,

*Marla Butts*

Marla Butts  
Wetlands Agent

Agenda Item D.  
Citizens Comments on Agenda Items

## Agenda Item E.a) 1. 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.

 Reply all   Delete  Junk  Block ...

## Revised Plan for Candidus

 Flag for follow up.

DB

Daniel Blanchette <daniel@jdcivilengineers.com>

Tue 1/18/2022 11:01 AM

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

    ...

21163 Candidus - Site Pl...

1 MB



Connectors - placeholder

Good Morning Marla,

I am attaching a revised PDF of the site plans for Candidus. I will deliver two paper copies later this week. As per my previous email, I do not think riprap can be used at a 1:1 slope. This revised plan calls for a 1.5:1 slope for a small area between the wetlands and proposed driveway. By making this slope steeper, I was able to reduce the amount of wetlands disturbance by about half. Instead of 600 SF of disturbance, the latest plan only calls for 350 SF.

Also, regarding the little pocket of wetlands above the main pond, I was able to slide the driveway about 5-6 feet closer to the property line. This reduced the wetlands disturbance by about half, from 800 SF to 450 SF, which was much better than expected. So in total, instead of 1,400 SF of disturbance, we are now proposing 800 SF.

Hopefully these two changes will satisfy the concerns of the commission. The only other outstanding issue is the concerns of DEEP regarding endangered species, which were brought up at the site walk. I will do a bit of research, and make a list of potential strategies to address DEEP's concerns. I can discuss this with the commission at the February meeting.

Thanks,

Daniel Blanchette, PE

J&D Civil Engineers, LLC

401 Ravenelle Road

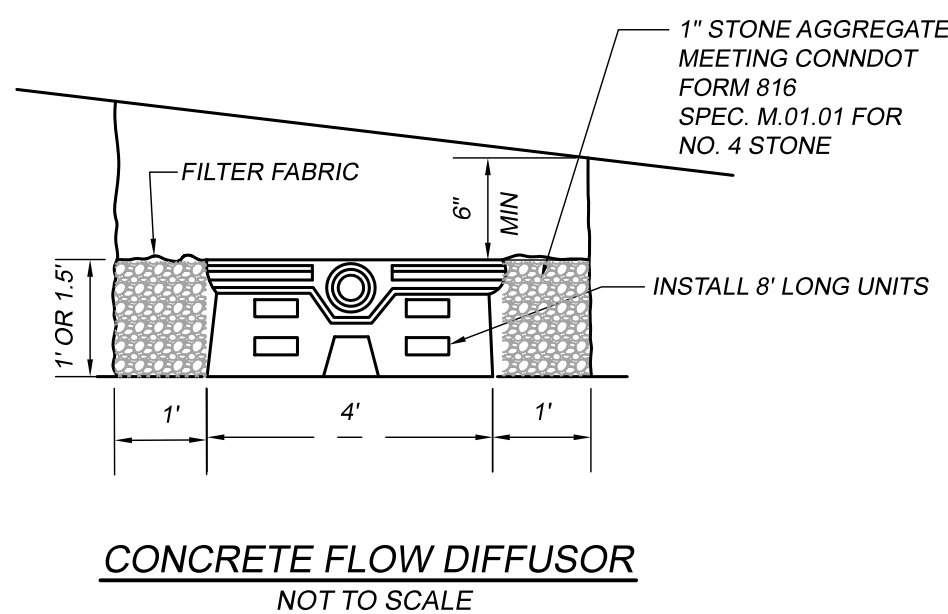
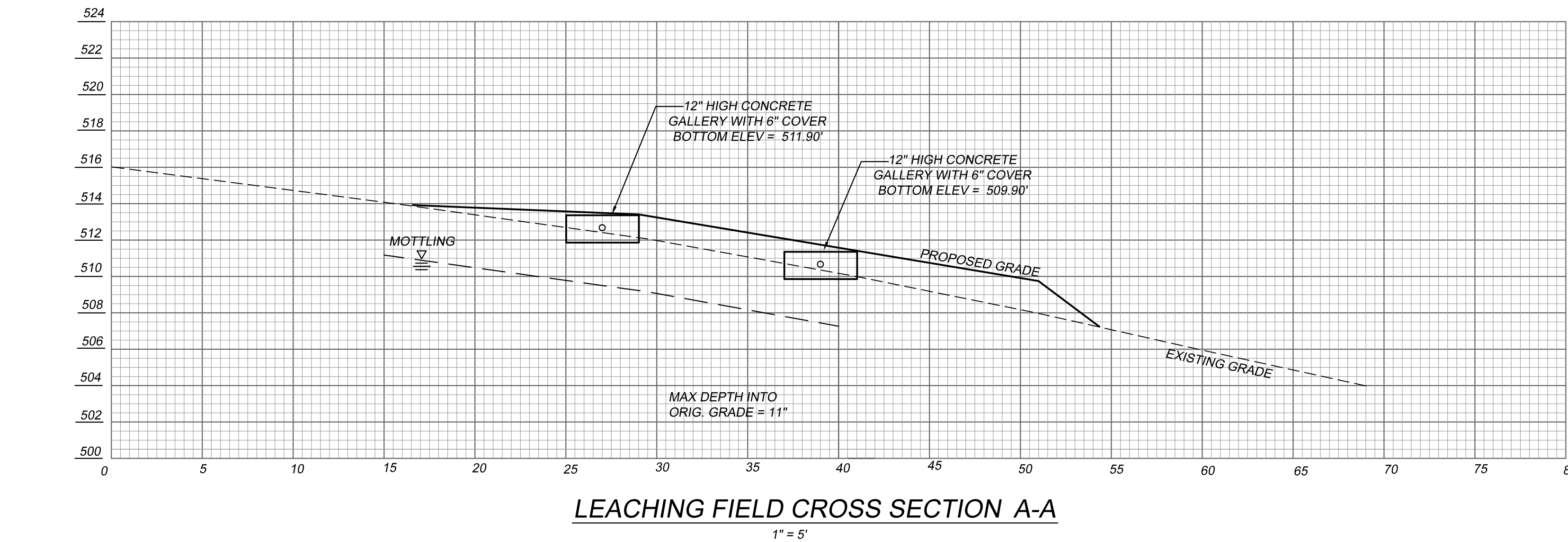
N. Grosvenordale, CT 06255

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

860-923-2920







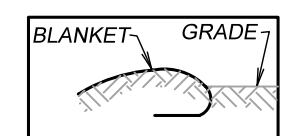
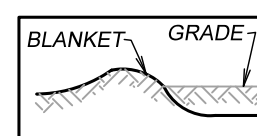
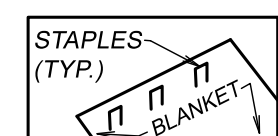
**GEOTEXTILE INSTALLATION NOTES**

WOVEN GEOTEXTILE SHALL MEET AASHTO M288-06 FOR CLASS 2 STABILIZATION AND SEPARATION SUCH AS TENCATE MIRAFI HP SERIES GEOTEXTILES.

VEGETATION REMAINING AFTER CLEARING MAY REMAIN IN PLACE FOR STABILIZATION PURPOSES. ALL DEPRESSIONS OR HUMPS GREATER THAN 6" SHOULD BE SMOOTHED OUT. IF THE SOILS BECOME EXCESSIVELY RUTTED OR ARE PUMPING, THEY MAY BE EXCAVATED AND REPLACED WITH GRANULAR FILL.

THE GEOTEXTILE SHALL BE PLACED DIRECTLY ON THE PREPARED SUBGRADE. PLACE FILL DIRECTLY OVER THE GEOTEXTILE IN 8"-12" LOOSE LIFTS. USE RUBBER Tired VEHICLES DRIVEN WITH CARE. DO NOT OPERATE TRACKED MACHINES OVER THE GEOTEXTILE UNTIL IT HAS AT LEAST 6" OF COVER.

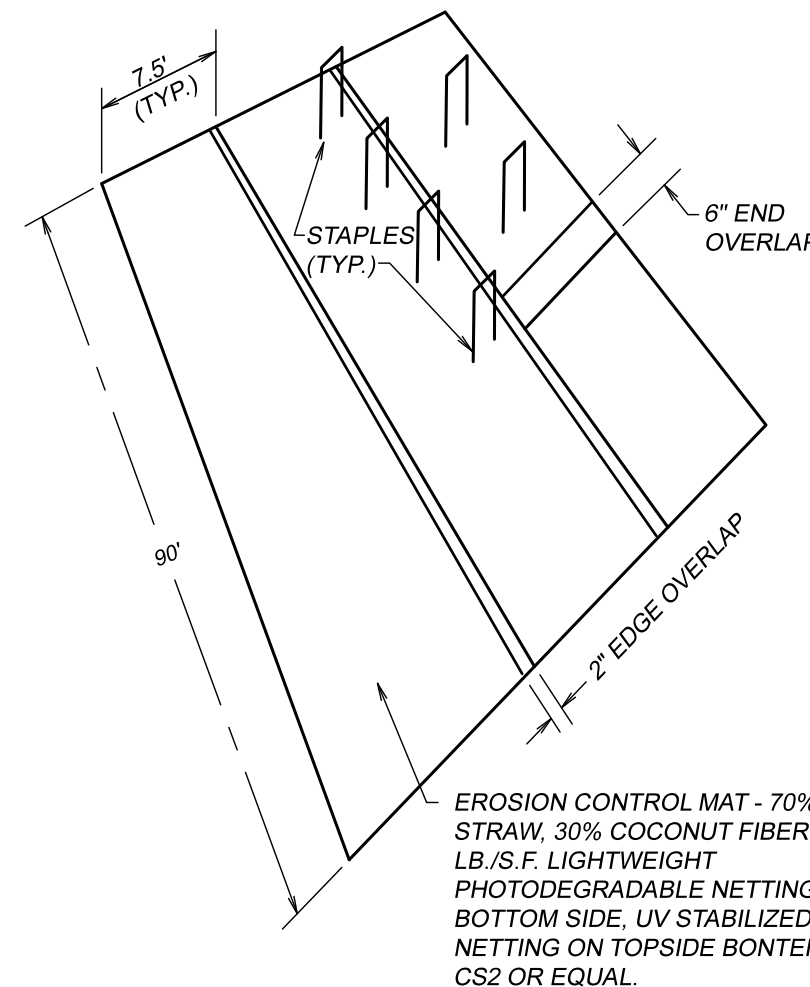
ONCE A STABLE WORKING PLATFORM HAS BEEN OBTAINED, FILL SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY AT A MOISTURE CONTENT WITHIN +/- 3% OF OPTIMUM MOISTURE CONTENT.



ANCHORING METHOD 'A'

ANCHORING METHOD 'B'

ANCHORING METHOD 'C'



**INSTALLATION NOTES ON SLOPES:**

-GRADE AND SMOOTH SLOPE. APPLY FERTILIZER ADD SEED PRIOR TO INSTALLING BLANKETS UNLESS USED AS TEMPORARY SEASONAL COVER.

-ANCHOR BLANKETS AT TOP OF SLOPE. USE ANCHORING METHOD 'A' FOR 4:1 SLOPES, 'B' FOR 3:1 SLOPES AND 'C' FOR 2:1 AND STEEPER SLOPES.

-UNROLL BLANKETS IN DIRECTION OF WATER FLOW. PLACE BLANKETS LOOSELY AND IN FULL CONTACT WITH THE SOIL.

-OVERLAP BLANKET EDGES APPROXIMATELY 2" AND STAPLE. NOTE: INSTALL BLANKETS SO EDGE OVERLAPS ARE SHINGLED AWAY FROM PREVAILING WIND.

-OVERLAP BLANKET ENDS 6". UPPER BLANKET OVER LOWER BLANKET, AND STAPLE USING FIVE STAPLES (ANCHOR 'A').

-CUT EXCESS BLANKET WITH SCISSORS AND ANCHOR AT END OF SLOPE. USE ANCHORING METHOD 'A' FOR 4:1 SLOPES AND 'B' FOR SLOPES 3:1 OR STEEPER.

**EROSION CONTROL BLANKET DETAIL**  
N.T.S.

**PERC. TEST RESULTS**

OBSERVED BY: MAUREEN MARCOUX  
DATE: AUGUST 10, 2021  
NDDH FILE #22000032

**HOLE A - NEAR TP 2**

TIME	READING
1:15	7.15"
1:21	10.25"
1:27	12"
1:31	13.125"
1:40	15"
1:46	16.25"

DEPTH: 35"  
RATE: 4.8 MIN/IN

**TEST PIT RESULTS**

OBSERVED BY: MAUREEN MARCOUX  
DATE: AUGUST 10, 2021  
NDDH FILE #22000032

**PIT NO. 1**

0 - 7"	ORGANICS
7 - 42"	SANDY LOAM, ROCKS, ROOTS
42 - 52"	TIGHT LOAMY SAND
52 - 80"	MOD COMPACT LOAMY SAND

MOTTLES: N/A  
GROUNDWATER: N/A  
LEDGE: N/A  
ROOTS: 42"  
RESTRICTIVE: 42"

**PIT NO. 2**

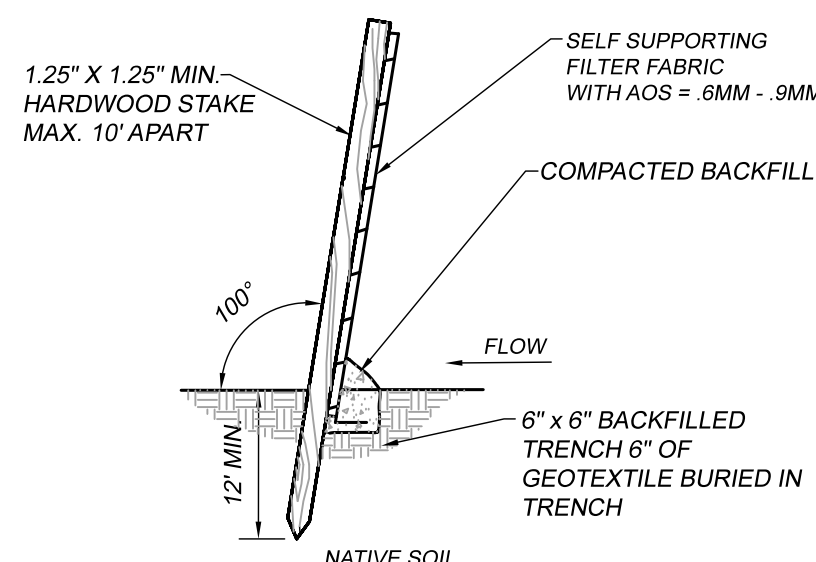
0 - 8"	ORGANICS, TOPSOIL
8 - 36"	SANDY LOAM W/ ROOTS
36 - 80"	MOD COMPACT LOAMY SAND

MOTTLES: N/A  
GROUNDWATER: N/A  
LEDGE: N/A  
ROOTS: 36"  
RESTRICTIVE: 36"

**PIT NO. 3**

0 - 8"	ORGANICS, TOPSOIL
8 - 35"	SANDY LOAM W/ ROOTS
35 - 82"	MOD COMPACT LOAMY SAND, SOME GRAVEL

MOTTLES: N/A  
GROUNDWATER: N/A  
LEDGE: N/A  
ROOTS: 35"  
RESTRICTIVE: 35"



**SILT FENCE INSTALLATION**  
NOT TO SCALE

**SEPTIC SYSTEM DESIGN CRITERIA**

PERC RATE: 4.8 MIN/IN

NUMBER OF BEDROOMS: 5

SEPTIC TANK: 1500 GALLON

LEACHING AREA REQUIRED: 660 SQUARE FEET

LEACHING AREA PROVIDED: (2) ROWS OF 12" HIGH CONCRETE GALLERIES, 56' FEET LONG, AT 5.9 SF/LF = 661 SF

MOTTLING: N/A, LEDGE: N/A, WATER: N/A, RESTRICTIVE: 35", SLOPE: 17%

MLSS (PRIMARY) = 36' (HF=18, PF=1.0, FF=2.0)

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 PIPE: 4" PVC, PERFORATED

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 SINGLE FAMILY HOUSE, WELL, SEPTIC SYSTEM AND DRIVEWAY.

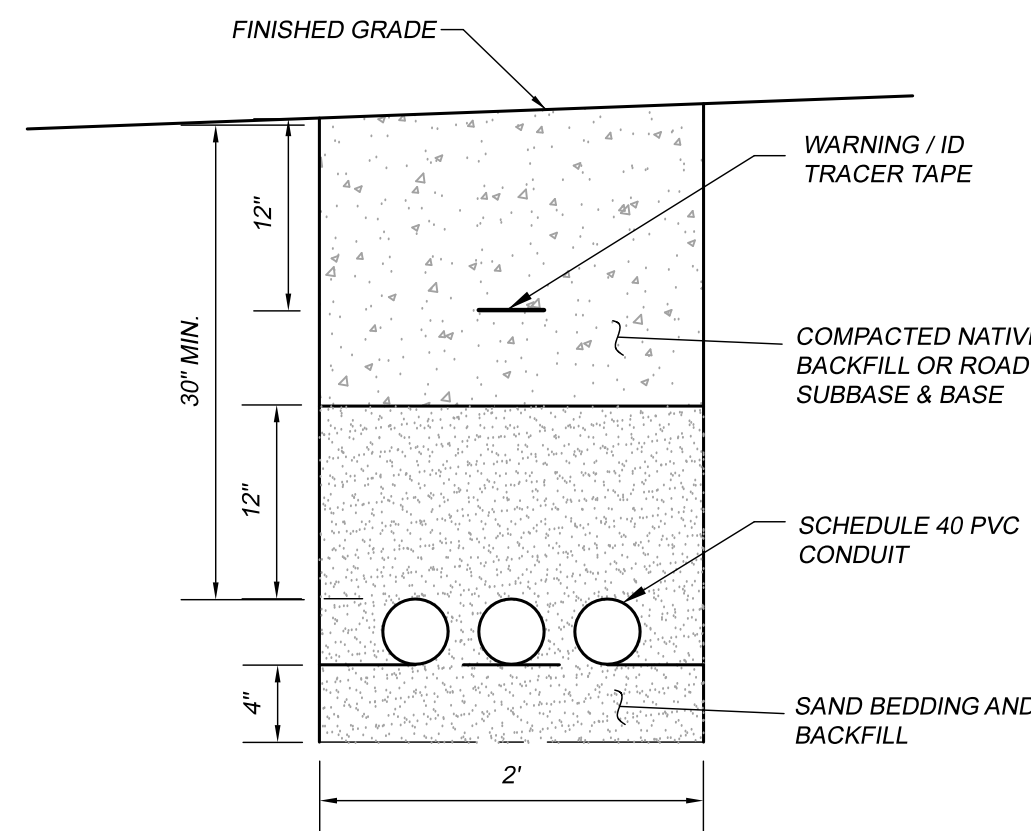
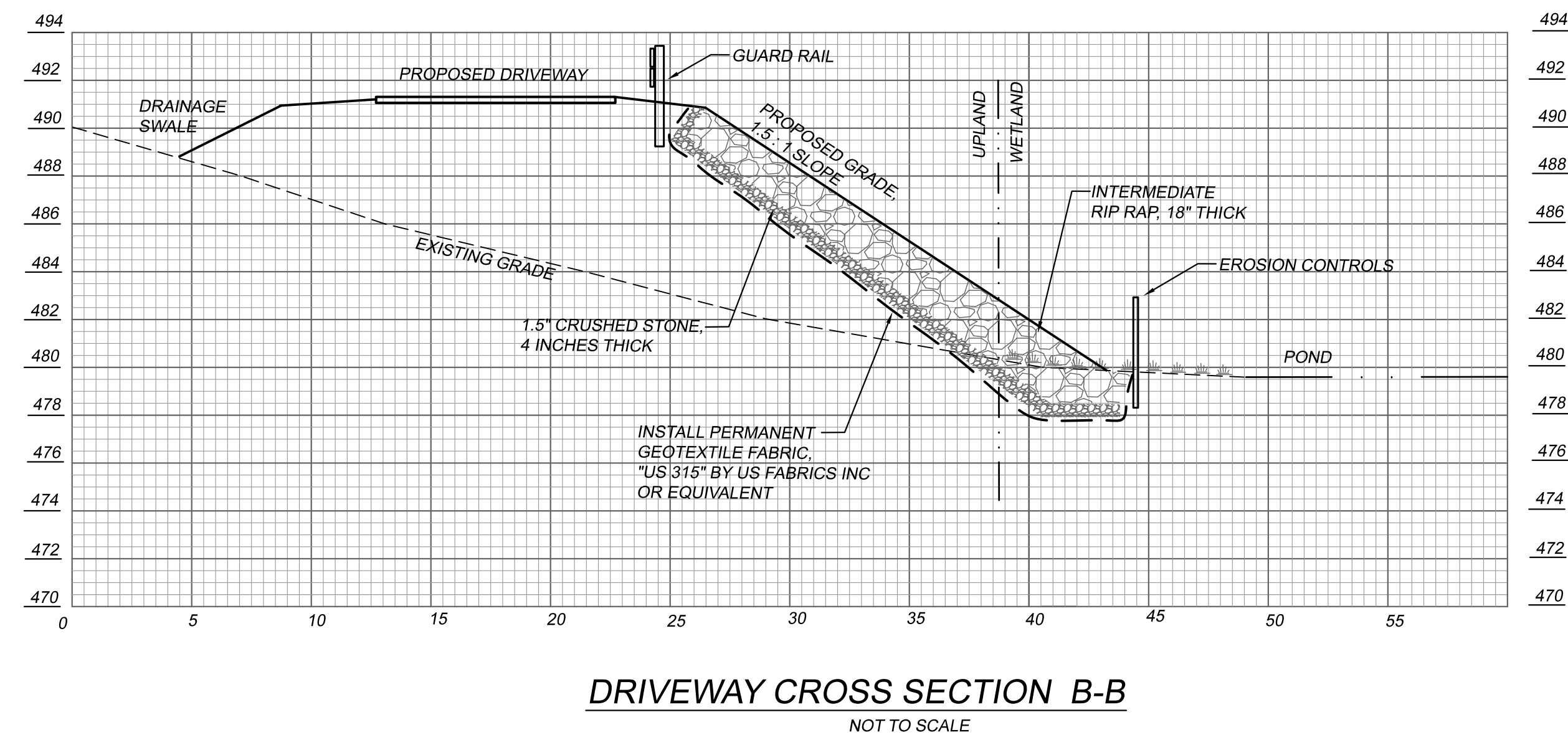
2. EROSION CONTROL DEVICES MUST BE INSTALLED WHERE INDICATED ON THIS SHEET PRIOR TO THE START OF CONSTRUCTION.

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 NOTE**

PORTIONS OF THE PROPERTY ALONG THE WATER ARE WITHIN 100 YEAR FLOOD ZONE PER FIRM MAP 090117-0010-B, DATED NOVEMBER 1, 1984.



- 1) NUMBER AND SIZE OF CONDUITS SHALL BE AS REQUIRED BY OWNER & UTILITY COMPANY
- 2) CONSTRUCTION METHODS, MATERIALS & DIMENSIONS SHALL CONFORM TO THE SPECIFICATIONS OF THE APPLICABLE UTILITY COMPANIES

**TYPICAL UTILITY TRENCH DETAIL**  
NOT TO SCALE

**NOTES AND DETAILS**  
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:  
2021-01-15 DRIVEWAY X-SECT

JOB NO: 21163

SCALE: AS NOTED

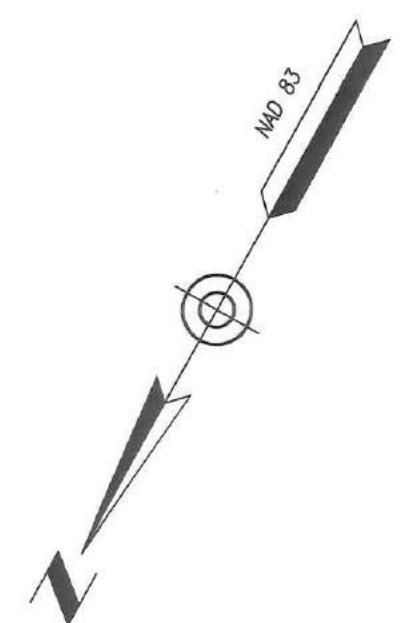
DATE: OCTOBER 12, 2021

SHEET: 2 OF 2

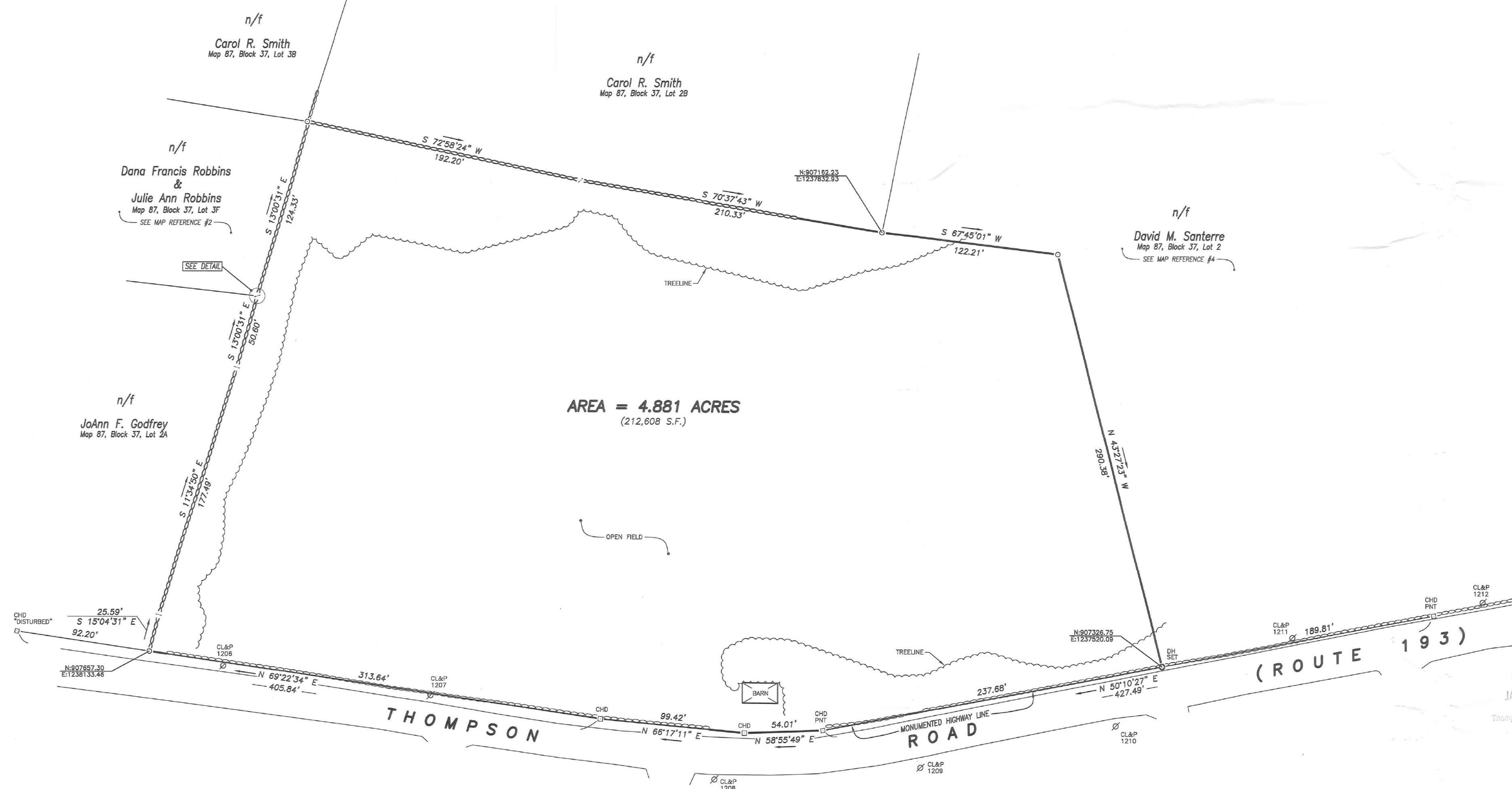
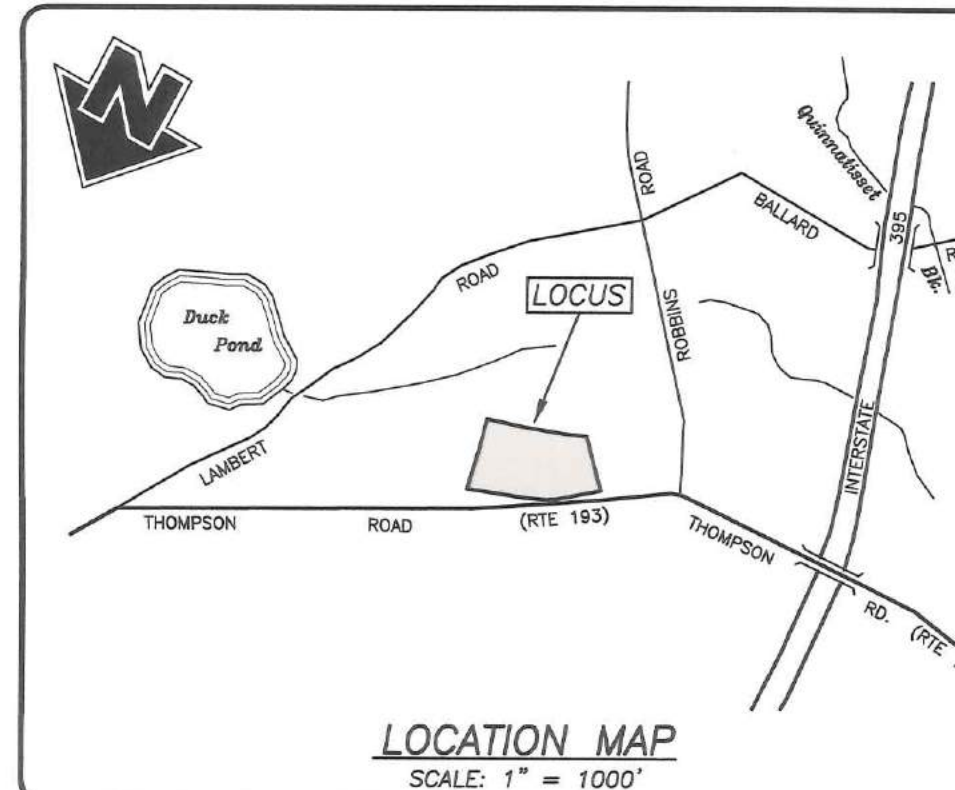
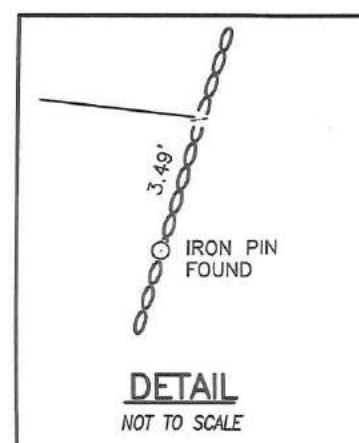
## Agenda Item E.a) 2. Old Applications

**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.





40 20 0 40  
GRAPHIC SCALE IN FEET



- NOTES:
- This survey has been prepared pursuant to the Regulations Connecticut State Agencies Sections 20-300b-1 through 20-300b-5 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, on September 28, 1996;
    - This survey conforms to a Class "A-2" horizontal accuracy.
    - Survey Type: Subdivision Map.
    - Boundary Determination Category: Dependent Resurvey.
  - Zone = RRAD.
  - Owner of record: Danielle J. Robbins  
302 Providence Street, Woonsocket, RI 02895  
See Volume 1003, Page 201
  - Parcel is shown as Lot #2C, Block #37 on Assessors Map #
  - The Subdivision Regulations of the Thompson Planning and Zoning Commission are a part of this plan. Approval of this plan is contingent on completion of the requirements of said regulations excepting any waivers or modifications made by the Commission. Such waivers or modifications are on file in the office of the Commission.
  - Parcel lies within Flood Hazard Zone 'C' (areas of minimal flood) as shown on FIRM Map #090117 Panel 0012B Effective Date: November 1, 1984 - This subdivision does not include land areas within Federal Emergency Management Agency's 100-year flood hazard area.

- MAP REFERENCE:
- "Connecticut State Highway Department - Right of Way Map - Thompson - Brandy Hill Road from the Railroad Overpass Northeastly to Thompson - Route No. 193 - Scale: 1" = 1" - Date: July 30, 1937 - Number 141-06 - Sheet 1 of 3.
  - "Subdivision of Land - Henry J. Robbins - Route 193 - Thompson, Connecticut - Scale: 1" = 40' - Date: June 1988 - Prepared by Normandin & Associates." On file in the Thompson Land Records as Map #1055.
  - "Property Survey - Showing Agricultural Parcel Division - Prepared for - Merrill R. Robbins & Lynne D. O'Brien - Thompson Road (Route 193) - Thompson, Connecticut - Scale: 1" = 50' - Date: 7/18/2018 - Sheet 1 of 1 - Prepared by: Killingly Engineering Associates." On file in the Thompson Land Records as Map #1.
  - "Subdivision Map - Prepared for - David Santerre - Thompson Road (Route 193) & Robbins Road - Thompson, Connecticut - Scale: 1" = 30' - Date: 8/03/2019 - Sheet 1 of 4 - Prepared by: Killingly Engineering Associates." On file in the Thompson Land Records as Map #1773.

DATE	DESCRIPTION
	REVISIONS

SUBDIVISION MAP  
PREPARED FOR  
**DANIELLE J. ROBBINS**  
THOMPSON ROAD (ROUTE 193)  
THOMPSON, CONNECTICUT

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

DATE: 11/10/2021	DRAWN: AMR
SCALE: 1" = 40'	DESIGN: ---
SHEET: 1 OF 6	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 21136

APPROVED BY THE TOWN OF  
THOMPSON PLANNING AND ZONING COMMISSION

CHAIRMAN SIGNATURE	
DATE OF PZC APPROVAL	
DATE OF EXPIRATION	

NO WETLANDS, WATERCOURSES OR REGULATED  
ACTIVITY - NO INLAND WETLANDS COMMISSION  
APPROVAL REQUIRED

CHAIRMAN	DATE
----------	------

- LEGEND
- IRON PIN FOUND
  - DH SET
  - CHD
  - CHD MONUMENT FOUND
  - CHD MONUMENT POINT
  - UTILITY POLE
  - STONE WALL

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

GREG A. GLAUDE, L.S. LIC. NO. 70191 DATE 4-05-2022

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



Application WAA20001

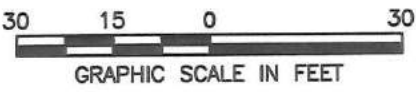
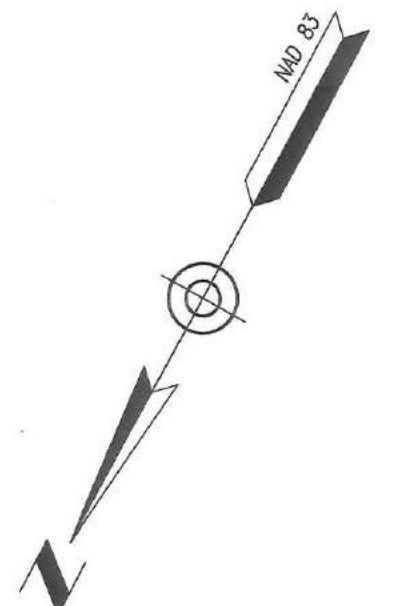


FOR ALL CONSTRUCTION NOTES,  
TEST PIT DATA AND DETAILS  
SEE SHEETS 5 & 6.

SURVEYOR SHALL SET A BENCH  
MARK IN THE AREA OF THE  
SEPTIC SYSTEM AT THE TIME  
OF CONSTRUCTION STAKE-OUT.

SEPTIC SYSTEM DESIGN DATA

Percolation Rate	= 20 min. / in.
4 bedroom house requires	= 787.5 s.f. effective leaching area
Effective Leaching area	= 3 s.f. / l.f. of trench
Length Required	= 787.5/3 = 262.5 l.f.
Length Provided	= 3 (87.5') = 262.5 l.f.
Min. Leaching System Spread (MLSS)	= 30 x 1.75 x 1.25 = 65.6'
MLSS Provided	= 87.5'
LEACHING FIELD	
3 Trenches @ 87.5 l.f. each	
Maximum depth into existing grade	= 6"



NOTE: THERE ARE NO SLOPES IN EXCESS OF 25%

SEPTIC TANK	
1250 GALLON	
TWO COMPARTMENT	
F/L IN = 461.25	
F/L OUT = 461.00	
DISTRIBUTION BOXES	
D-1 (OVERFLOW)	
F/L IN = 458.17	
F/L OUT = 458.00	
OVERFLOW = 458.25	
D-2 (OVERFLOW)	
F/L IN = 457.57	
F/L OUT = 457.40	
OVERFLOW = 457.65	
D-3 (STANDARD)	
F/L IN = 456.97	
F/L OUT = 456.80	

NOTES:

- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1995;
  - This survey conforms to a Class "A-2" horizontal accuracy.
  - Survey Type: Improvement Location Survey.
  - Boundary Determination Category: Dependent Resurvey.
  - Topographic features conform to a Class "1-2", "V-2" vertical accuracy.
- Zone = RRAD.
- Owner of record: Danielle J. Robbins  
302 Providence Street, Woonsocket, RI 02895  
See Volume 1003, Page 201
- Parcel is shown as Lot #2C, Block #37 on Assessors Map #87.
- Elevations shown are based on North American Vertical Datum of 1988 (NAVD 1988). Contours shown are taken from actual field survey. Contour interval = 2'.
- Test Pit data taken from NDDH file number 22000101.
- The Subdivision Regulations of the Thompson Planning and Zoning Commission are a part of this plan. Approval of this plan is contingent on completion of the requirements of said regulations, excepting any waivers or modifications made by the Commission. Any such waivers or modifications are on file in the office of the Commission.
- Parcel lies within Flood Hazard Zone 'C' (areas of minimal flooding) as shown on FIRM Map #90117 Panel 0012B Effective Date: November 1, 1984 - This subdivision does not include land areas within the Federal Emergency Management Agency's 100-year flood hazard area.
- Before any construction is to commence contact "CALL BEFORE YOU DIG" at 1-800-922-4455 or 811.

MAP REFERENCE:

- "Connecticut State Highway Department - Right of Way Map - Town of Thompson - Brandy Hill Road from the Railroad Overpass Northeastly to Thompson - Route No. 193 - Scale: 1" = 40' Date: July 30, 1937 - Number 141-06 - Sheet 1 of 3.
- "Subdivision of Land - Henry J. Robbins - Route 193 - Thompson Connecticut - Scale: 1" = 40' - Date: June 1988 - Prepared by: Normandin & Associates." On file in the Thompson Land Records as Map #1055.
- "Property Survey - Showing Agricultural Parcel Division - Prepared for - Merrill R. Robbins & Lynne D. O'Brien - Thompson Road (Route 193) - Thompson, Connecticut - Scale: 1" = 50' - Date: 7/18/2018 - Sheet 1 of 1 - Prepared by: Killingly Engineering Associates." On file in the Thompson Land Records as map #1754.
- "Subdivision Map - Prepared for - David Santerre - Thompson Road (Route 193) & Robbins Road - Thompson, Connecticut - Scale: 1" = 30' - Date: 9/03/2019 - Sheet 1 of 4 - Prepared by: Killingly Engineering Associates." On file in the Thompson Land Records as Map #1773.

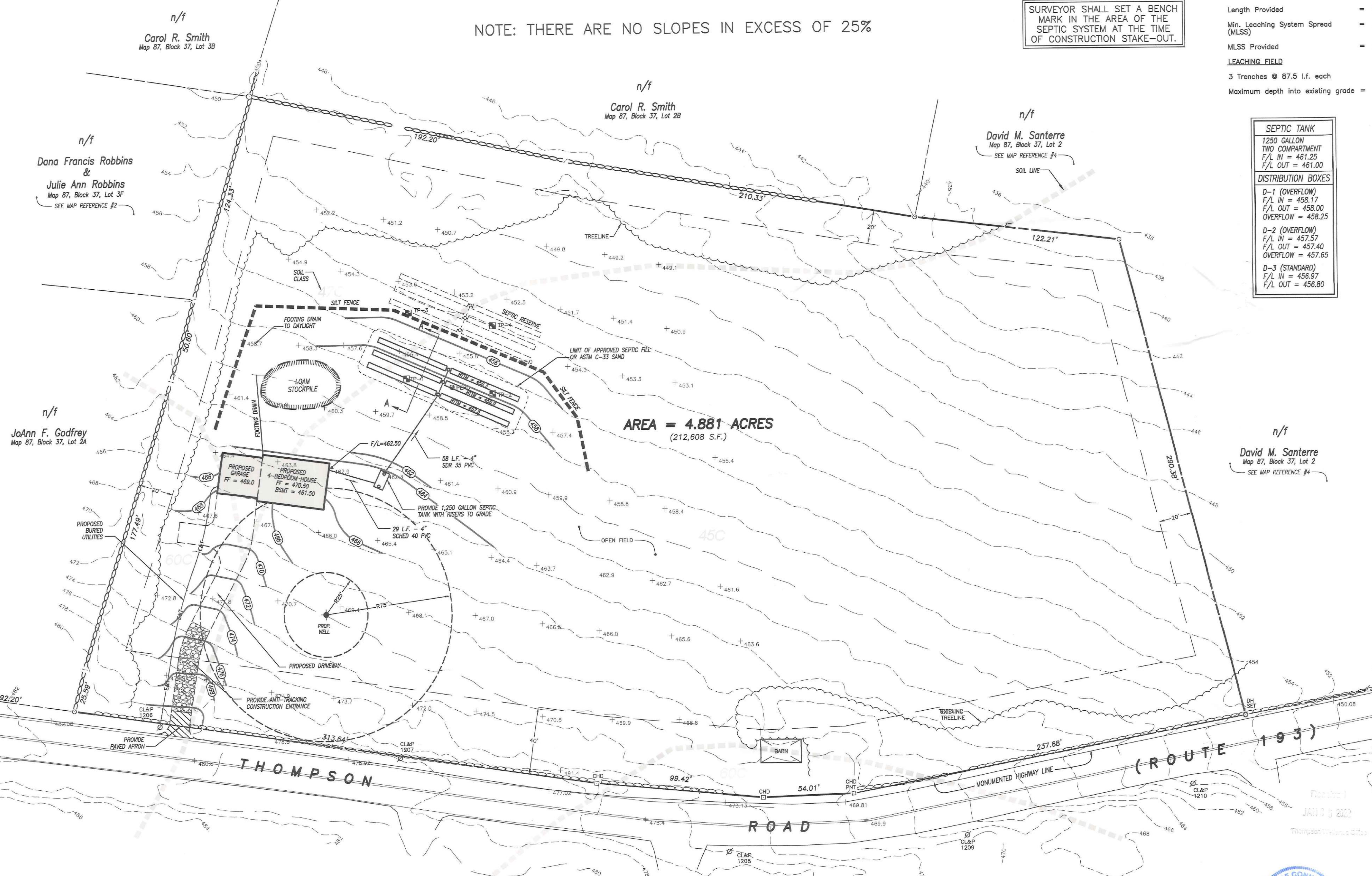
DATE	DESCRIPTION
REVISIONS	

IMPROVEMENT LOCATION SURVEY  
SEPTIC SYSTEM DESIGN PLAN  
PREPARED FOR  
**DANIELLE J. ROBBINS**  
THOMPSON ROAD (ROUTE 193)  
THOMPSON, CONNECTICUT

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

DATE: 11/10/2021	DRAWN: AMR
SCALE: 1" = 30'	DESIGN: NET
SHEET: 2 OF 6	CHK BY: GC
DWG. No: CLIENT FILE	JOB No: 21136

Application WAA83001



LEGEND

- DH SET
- CHD
- CHD PNT
- UTILITY POLE
- TEST HOLE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- BUILDING SETBACK LINE
- STONE WALL
- SILT FENCE
- IRON PIN FOUND
- DRILL HOLE SET
- CHD MONUMENT FOUND
- CHD MONUMENT POINT
- UTILITY POLE
- TEST HOLE

APPROVED BY THE TOWN OF  
THOMPSON PLANNING AND ZONING COMMISSION

CHAIRMAN SIGNATURE \_\_\_\_\_

DATE OF PZC APPROVAL \_\_\_\_\_

DATE OF EXPIRATION \_\_\_\_\_

NO WETLANDS, WATERCOURSES OR REGULATED  
ACTIVITY - NO INLAND WETLANDS COMMISSION  
APPROVAL REQUIRED

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_



*Norman Thibault, Jr.* 11/5/2022  
NORMAN THIBAUT, JR., P.E. No. 22834 DATE

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

*David M. Santerre* 2-05-2022  
GREG A. GLAUDE, L.S. LIC. NO. 70191 DATE

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



## Agenda Item E.a) 3. Old 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.

# **HELLER, HELLER & McCOY**

**Attorneys at Law**

**736 Norwich-New London Turnpike**

**Uncasville, Connecticut 06382**

Received

JAN 25 2022

*Sidney F. Heller (1903-1986)*

*Harry B. Heller (hheller@hellermccoy.com)*

*William E. McCoy (bmccoy@hellermccoy.com)*

Thompson Wetlands Office

*Mary Gagne O'Donal (mgodon@hellermccoy.com)*

*Andrew J. McCoy (amccoy@hellermccoy.com)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

January 12, 2022

## **VIA FEDERAL EXPRESS**

Town of Thompson Inland Wetlands and Watercourses Commission

Attn: Ms. Marla Butts, Wetland Agent

815 Riverside Drive


North Grosvenordale, CT 06255

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

Dear Marla:

Enclosed herewith please find five (5) copies of the revised Narrative to Accompany the Wetlands Application of Strategic Commercial, inc. currently pending before the Town of Thompson Inland Wetlands and Watercourses Commission. In reviewing the Narrative, I noted that the Narrative date in the document title is incorrect; i.e. 2021 instead of 2022. I have also corrected the volume of rock to be removed in the Phase 1 extraction area from 21,000 cubic yards to 121,000 cubic yards as delineated on the Site Plan. Finally, I have revised the address for Jeffrey Rawson in Paragraph 5 of the General Procedures section of the Narrative.

Should you have any questions, please feel free to call me.

Very truly yours,  


Harry B. Heller

HBH/rmb

Enclosures



## Agenda Item E.a) 4. Old 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

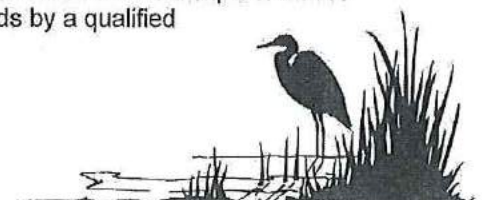
Thompson Wetlands Office

**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](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](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 Permission<sup>1</sup>**

I, the undersigned, am the owner of the above reference property and hereby grant permission to the Thompson Inland Wetlands Commission and its duly authorized agents to enter upon this property at reasonable times both before and after a final decision on this application has been issued by the Thompson Inland Wetlands Commission for 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 Certification<sup>1</sup>**

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

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:

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







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

**WAA22004**, David Held, 0 New Road (Assessor's map 154, block 5, lot 14A), new single family home, septic & well in 100-foot upland review area, stamped received 1/25/22, under review

For Wetland Agent:	rev 01/11
APPLICATION #WAA <u>22004</u>	
DATE RECEIVED <u>January 11, 2022</u>	

Application  
for  
Wetland Agent Approval  
to conduct a regulated activity

## Town of Thompson

INLAND WETLANDS COMMISSION  
815 RIVERSIDE DRIVE  
NORTH GROSVENORDALE, CT 06255

### Instructions:

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

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

Please provide the following information:

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

---

NO APPROVAL SHALL BE TRANSFERRED WITHOUT PERMISSION OF THE AGENCY.

---

### FEE SCHEDULE:

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

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

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

---

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

Received

JAN 11 2022

Thompson Wetlands Office



Date 1/11/2022

1) Name of Applicant David J. Held

Home Address 15 Woodland Lane, Baltic, CT 06330

Home Tele & Hrs \_\_\_\_\_ Business Tele & Hrs 860-234-3183 (all day)

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

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

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

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

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

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

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

Pole # and Location SNET 3356

Street or Road Location 0 New Road (adjacent to 134 New Road)

Tax Assessor's Map # 154

Block # 5

Lot # that appears on site plan 14A

Deed Information : Volume # 1005

Page # 282

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

Soil Types 23A, 38E, 103

Wetland Soils \_\_\_\_\_ (Swamp \_\_\_\_\_ Marsh \_\_\_\_\_ Bog \_\_\_\_\_ Vernal Pool \_\_\_\_\_)

Watercourses X (Lake or Pond \_\_\_\_\_ Stream or River X Intermittent Stream \_\_\_\_\_)

Floodplain - Yes / No Yes, not in development area. ref. LOMA #18-01-2030A

6) Description of the Activity for which Approval is requested \_\_\_\_\_

Construction of single family house, well and septic system within regulated area.

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

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

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

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

9) Does any portion of this property contain a Natural Diversity Data Base (NDDB) area of concern as defined on the map of Federal and State Listed Species and Significant Natural Communities, for Thompson, Connecticut, prepared by the Connecticut Department of Environmental Protection? Yes 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:

Kristene A. Pedersen, 134 New Road, Thompson, CT 06277

Robert C. Neundorf, 144 New Road, Thompson, CT 06277

John Camelio, Jr. & Kimberly J. Bombard, 210 Union Street, Holbrook, MA 02343

Scott Josey, 637 East Thompson Road, Thompson, CT 06277

Thomas Dolan, 18 Main Street, Charlton, MA 01507

11) Estimated start date March 1, 2022

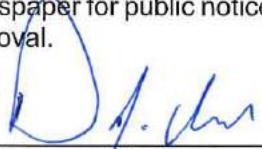
Estimated date of completion (all disturbed areas are stabilized) June 30, 2022

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

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

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

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

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

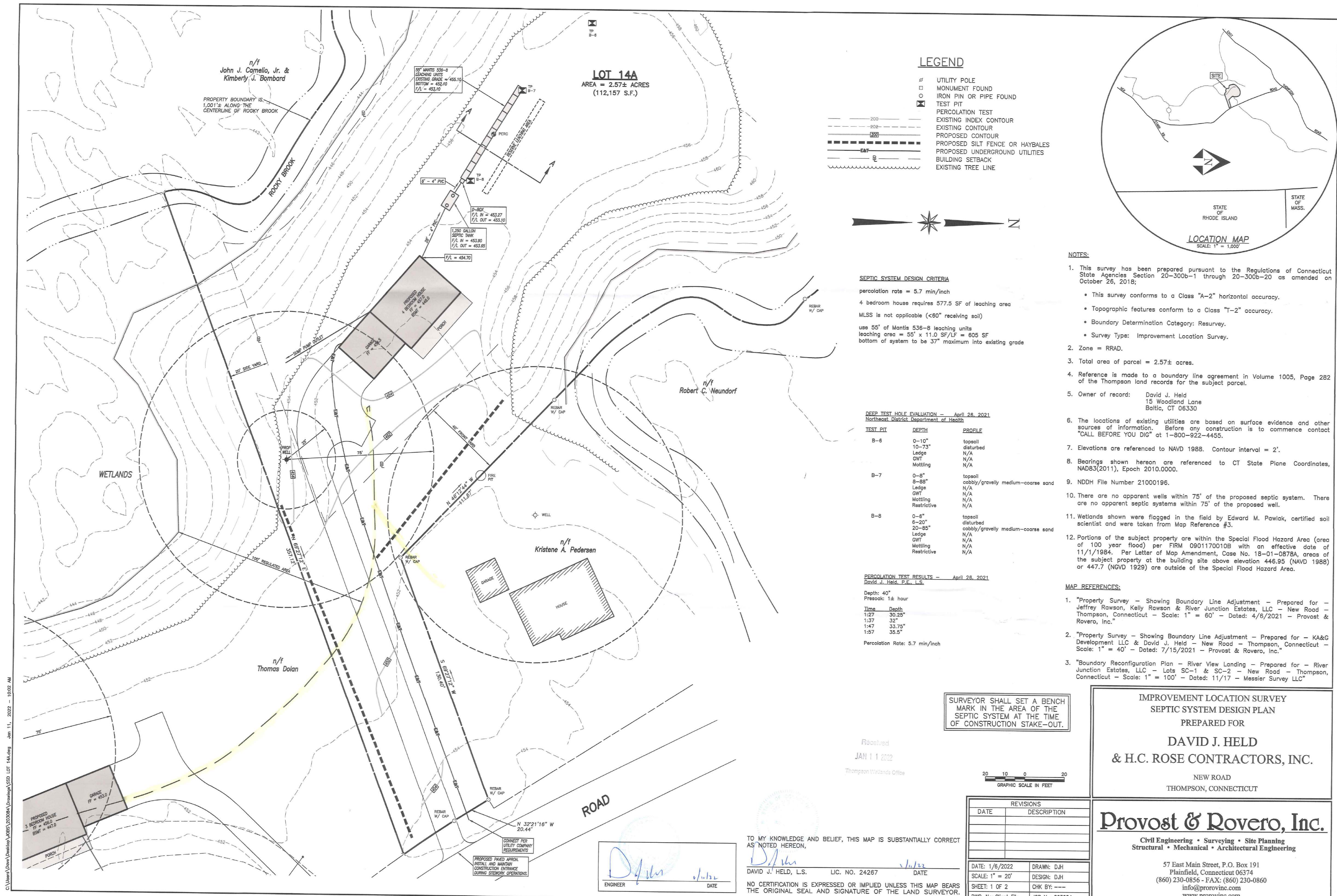
1/1/22  
\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

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







January 27, 2022

David Held  
PO Box 191  
Plainfield, CT 06374  
[DHELD@PROROVIC.COM](mailto:DHELD@PROROVIC.COM)

**NDDB DETERMINATION NUMBER:** 202200480

**Project:** Construction of new residence with well and septic; New Road - Lot 14A in Thompson, CT

**Expiration:** January 27, 2024

I have reviewed Natural Diversity Database (NDDB) maps and files regarding this project. According to our records, there are State-listed species (RCSA Sec. 26-306) documented nearby and within the watershed of your project area. Recommendations to minimize impacts are included below.

- **Eastern pearlshell (*Margaritifera margaritifera*) State Special Concern**
- **Banded sunfish (*Enneacanthus obesus*) State Special Concern**
- **Variable sedge (*Carex polymorpha*) State Endangered**

Freshwater mussels: **Eastern pearlshell (*Margaritifera margaritifera*) State Special Concern**

This freshwater mussel species lives buried in clean, stable, mixed substrate in fast-flowing unpolluted streams and rivers. Best habitats are good trout streams that are heavily shaded by a riparian canopy, possess clean cold water with high dissolved oxygen, and have stable channels with substrates of coarse sand, gravel, and cobble. Factors that limit the eastern pearlshell are changes to water quality, including eutrophication, acidification, sedimentation, and increases in water temperature.

Freshwater mussels are aquatic animals that play an important role in our environment. These sedentary organisms live in sediments on the bottom of streams and rivers and provide a service to all by filtering water and removing bacteria and phytoplankton. It is because they are filter-feeding animals that they are very susceptible to sediments and pollutants in the water in which they live. The greatest diversity of freshwater mussels in the world is found in Eastern North America. Freshwater mussels are one of the most endangered groups of animals with almost three-quarters of the native mussels in North America imperiled. The disappearance of freshwater mussels is a reliable indicator of chronic water pollution. The following considerations will help protect and benefit these species.

- Adhere strictly to water quality standards at your project site during and after construction. Water quality targets for sediment, water temperature, copper, and ammonia (TAN) are specifically important. If water quality targets are met for surface water in the Fivemile River, you will protect habitat for freshwater mussels.
- Generally, no vegetation should be removed from the 100ft buffer of waterways.
  - Your project will occur within the 100ft wetland buffer, but does not include increased removal of vegetation in this buffer. If surface water quality targets are met in the Fivemile River, we do not anticipate increased impact from this development.
- Turf grass and impervious surface should be minimized.
- Employ precautions to prevent the introduction and spread of invasive plants and bivalves.

- Take action to reduce non-point source pollution. More information can be found in our resources for Low Impact Development here:
  - [www.ct.gov/deep/cwp/view.asp?a=2719&q=464958&deepNav\\_GID=1654](http://www.ct.gov/deep/cwp/view.asp?a=2719&q=464958&deepNav_GID=1654)

Plants: **Variable sedge (*Carex polymorpha*) State Endangered**

Habitat: dry to moist woods, riverbanks & swamps, dry sandy roadsides and railroad ROWs.

Mature fruits: Jun

Your project is within the range of an occurrence of this species. If suitable habitat exists on site, we recommend botanical field surveys, or an assessment of the site. The field assessment should be conducted with the goal of providing conservation strategies or protection plans that indicate how impacts may be avoided for the state listed plant species present on the site. Please contact The Native Plant Trust to find a qualified botanist, familiar with these plants and appropriate survey and assessment techniques.

Fish: **Banded sunfish (*Enneacanthus obesus*) State Special Concern**

Area of concern is Rocky Brook. Contact Fisheries Biologist for more information or recommendations.

---

Natural Diversity Database information includes all information regarding critical biological resources available to us at the time of the request. This information is a compilation of data collected over the years by the Department of Energy and Environmental Protection's Bureau of Natural Resources and cooperating units of DEEP, independent conservation groups, and the scientific community. This information is not necessarily the result of comprehensive or site-specific field investigations. Consultations with the NDDB should not be substituted for on-site surveys required for environmental assessments. Current research projects and new contributors continue to identify additional populations of species and locations of habitats of concern, as well as, enhance existing data. Such new information is incorporated in the NDDB as it becomes available.

Please contact me if you have any questions ([shannon.kearney@ct.gov](mailto:shannon.kearney@ct.gov)). Thank you for consulting with the Natural Diversity Database and continuing to work with us to protect State-listed species.

Sincerely,

/s/ Shannon B. Kearney  
Wildlife Biologist



## NORTHEAST DISTRICT DEPARTMENT OF HEALTH

69 SOUTH MAIN STREET, UNIT 4, BROOKLYN, CT 06234

860-774-7350/FAX 860-774-1308 WWW.NDDH.ORG

January 15, 2022

David Held  
15 Woodland Lane  
Baltic, CT 06330

**SUBJECT: FILE #22000180 -- NEW ROAD #, MAP #154, BLOCK #5, LOT #14A, THOMPSON, CT**

Dear David Held:

The subject plan (DAVID HELD & HC ROSE CONTRACTORS, JOB#203084, DRAWN 01/06/2022) submitted on 1/11/2022 has been reviewed, as requested. Following completion of this review, it has been determined that the subject plan will meet the requirements of the Technical Standards for a 4 bedroom house based on the following:

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

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

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

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

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

Sincerely,

Maureen Marcoux, RS  
Senior Sanitarian-NDDH

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



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

**DEC22005**, BFWVSC, LLC, 0 Thompson Rd  
(Assessor's map 120, block 21, lot 2A), timber harvest  
request, stamped received by Town Clerk 1/24/22.

# THOMPSON INLAND WETLANDS COMMISSION

## Request for Approval of Timber Harvest as Use Permitted as of Right

ID # DEC92005  
 Receipt Date: Jan 24

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).

RECEIVED  
 TOWN OF THOMPSON, CT.  
 JAN 24 12 30  
 TOWN CLERK

*Jane Paradise*

### 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: BFWSC LLC  
 Mailing Address: 105 Alm Road  
 Town: Thompson Zip: 06277  
 Phone: (860) 923-2177  
 E-mail: \_\_\_\_\_  
 Total acreage of Property(s): 28.90  
 Assessor's Ref. \_\_\_\_\_

Map	Block	Lot	Address
120	21	2A	0 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 #: SFPH000620  
 Name: Brett L Mann  
 Address: 21 1/2 Charlton Road Dudley, Ma 01571  
 E-mail: Bmann54@charter.net  
 Phone # (Business) 508-949-0777 (Cell) 508-864-1230

Harvester (if not landowner): \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 Town: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone: ( ) \_\_\_\_\_  
 E-mail: \_\_\_\_\_

Estimated starting date of timber harvesting operations: 01 / 15 / 2022  
 Estimated completion date of harvesting operations: 06 / 15 / 2023

Total acreage of harvest area: 26.6  
 Timber harvest boundaries are marked/flagged and can be viewed in the field Yes ☒ No ☐  
 Designation of trees to be harvested Yes ☒ No ☐  
 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:  
53.5 Thousand Board feet 73 Cords N/A Cubic feet N/A Tons

Timber Harvest Objective: Removal of gypsy moth damaged hdwd .Create Canopy openings to increase growth rate in residuel stand. Create a productive timber stand.
Timber Harvest Treatment: Salvage cut & TSI ( Timber Stand Improvement)

**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 type="checkbox"/> Temporary stream/drainage crossing <input type="checkbox"/> Temporary wetlands crossing <input checked="" type="checkbox"/> Removal of trees in wetlands <input type="checkbox"/> Removal of trees in upland review area	<u>Erosion and Sedimentation Control Measures*</u> <input checked="" type="checkbox"/> Installation of water bars <input type="checkbox"/> Grading <input type="checkbox"/> Seeding <input type="checkbox"/> Other (describe below)
<u>Log landing area:</u> <input 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: Timber to be forwarded out to landowners abutting property.

Landing Area to be Established on East Thompson Road to avoid Rt 193 \* see attached map

Harvesting operations to be conducted in dry or frozen conditions

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: Valerie Clark Date: 1/23/2022

Print / Type Name: VALERIE CLARK, MEMBER

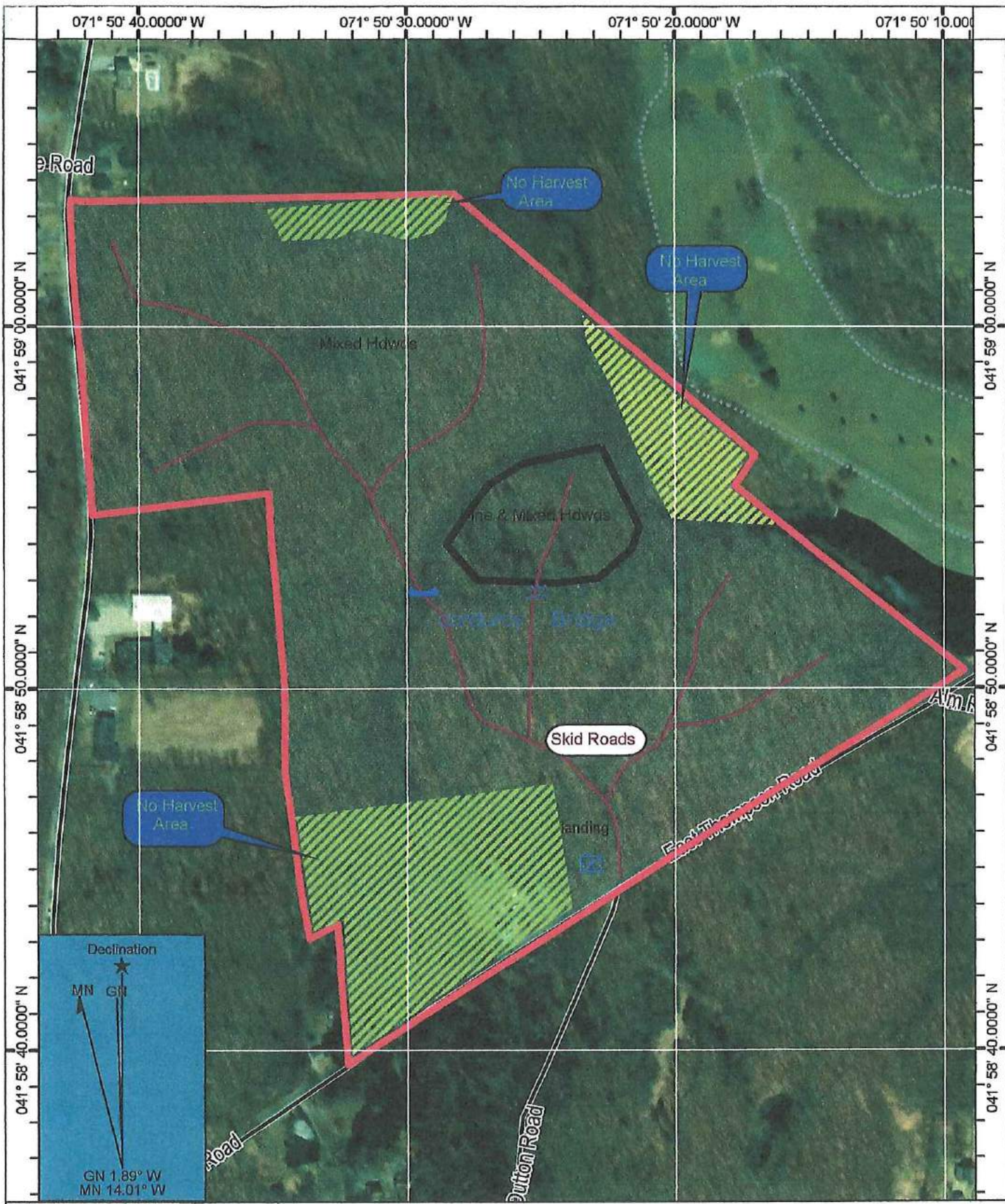
Signature of Certified Forest Practitioner: Brett L Mann Date: 1-23-2022

Print Name: Brett L Mann

**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:





Print Date: 01/28/21  
Map Name: Satellite Image  
Scale: 1 inch = 376 ft.

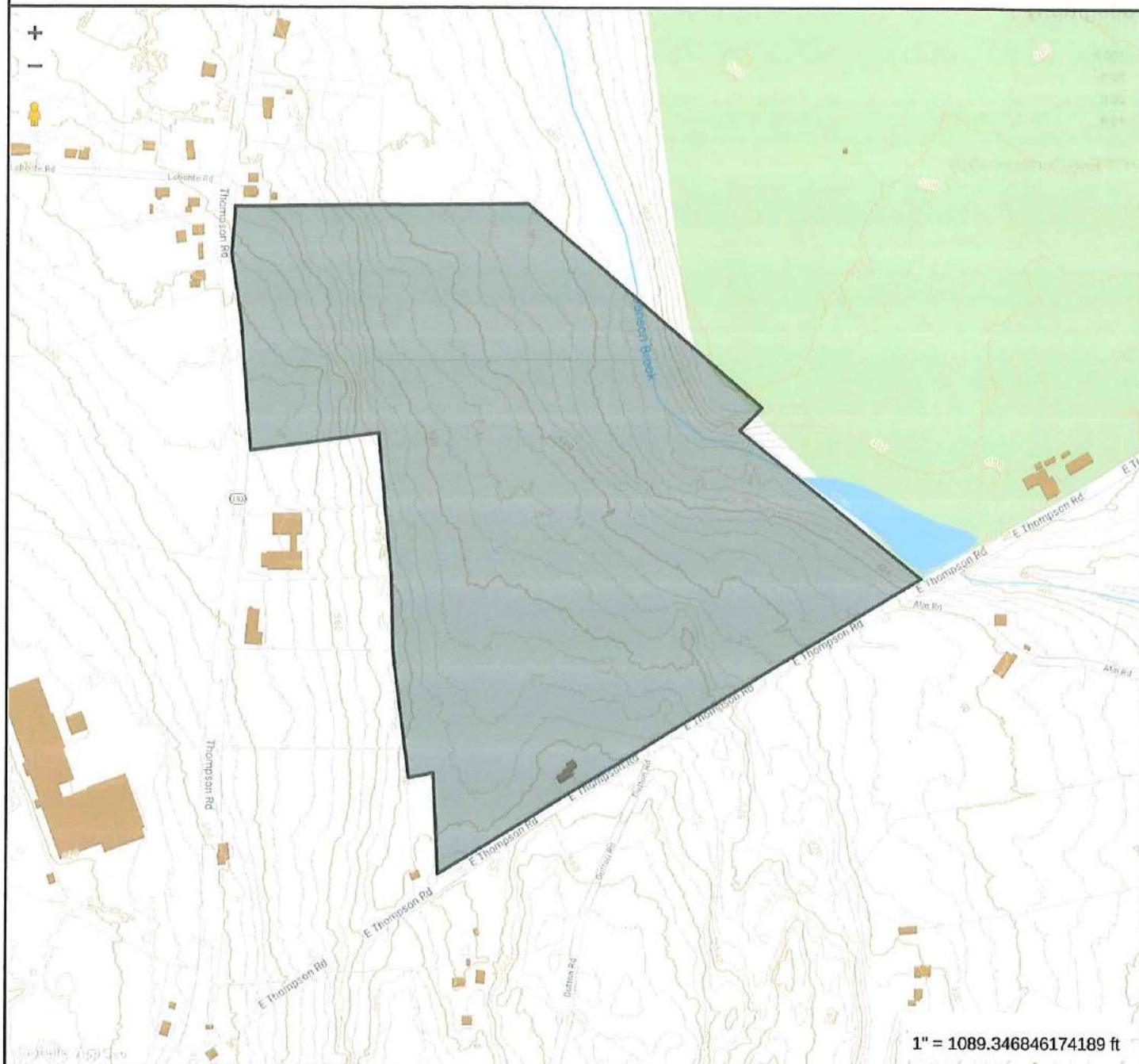
Valerie Clark Trustee  
105 Alm Road  
Thompson, Ct 06277

### Forest Harvest Map



4 of 5

# USGS topographic Map for Clark & BFWVSC



## MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

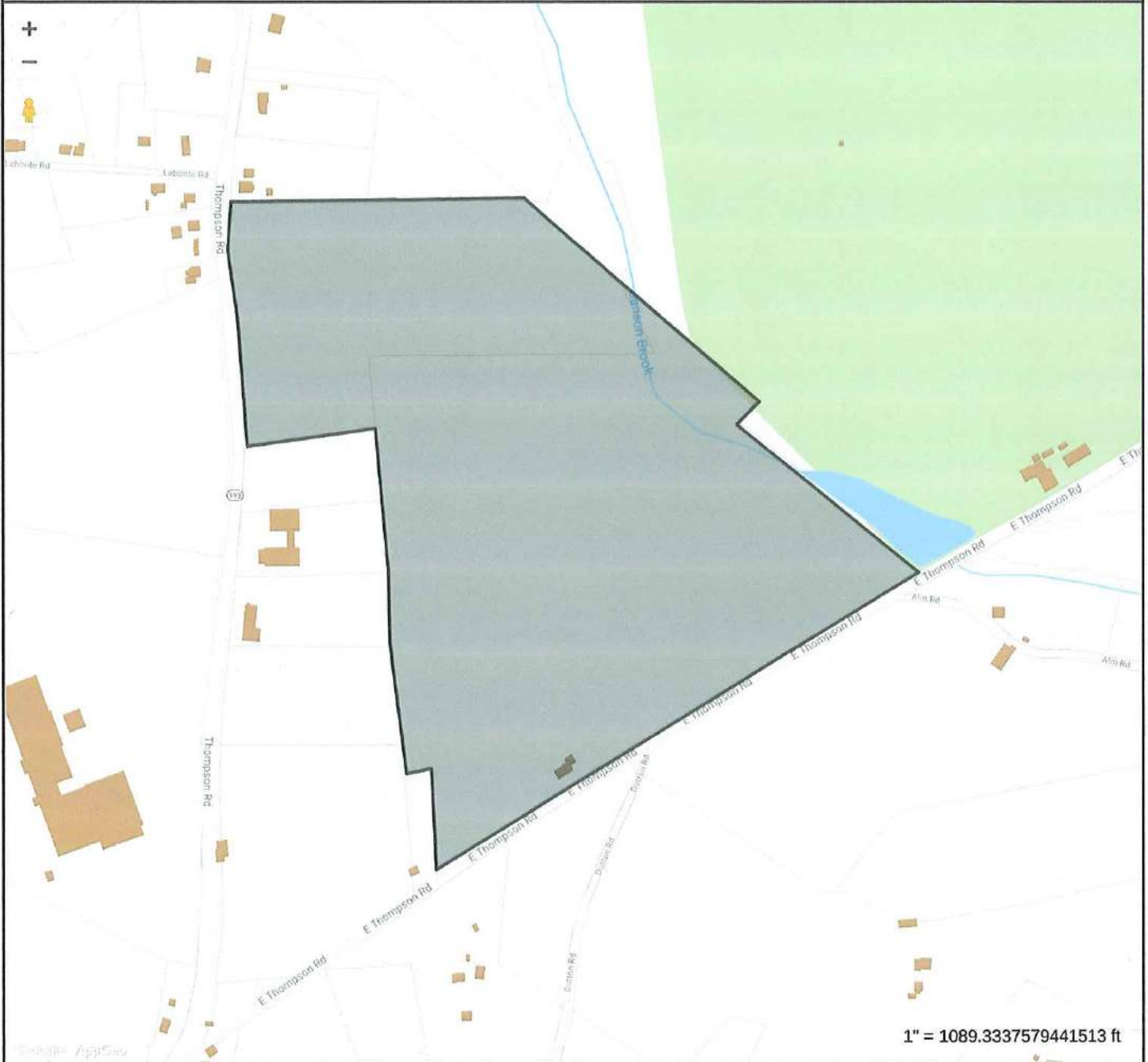
Town of Thompson, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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.

5055

Clark & BFWVSC



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

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this resource.

[↶ Reply all](#) [✓](#) [🗑 Delete](#) [🚫 Junk](#) [Block](#) [...](#)

## RE: Application #s for Timber Harvests are DEC22005 & DEC22006

① This message was sent with High importance.

BM

**Brett Mann** <[Bmann54@charter.net](mailto:Bmann54@charter.net)>

Tue 2/1/2022 9:12 AM

To: Marla Butts

[👍](#) [↶](#) [↷](#) [→](#) [...](#)



3 attachments (522 KB) [Save all to OneDrive - thompsonct.org](#) [Download all](#)

Good Morning Marla,

Please find the enclosed Pictures of Portable Bridges themselves & in use.

Thank you,

Brett Mann

---

**From:** Marla Butts [<mailto:wetlands@thompsonct.org>]

**Sent:** Wednesday, January 26, 2022 12:55 PM

**To:** [Bmann54@charter.net](mailto:Bmann54@charter.net)

**Subject:** Application #s for Timber Harvests are DEC22005 & DEC22006

[Reply](#) | [Forward](#)

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

**DEC22006**, Barbara Weaver Trust, 68 East Thompson Rd (Assessor's map 120, block 21, lot 26, timber harvest request, stamped received by Town Clerk 1/24/22.



# THOMPSON INLAND WETLANDS COMMISSION

## Request for Approval of Timber Harvest as Use Permitted as of Right

ID# 7072 JAN 24 P 12:31  
 Receipt Date: Linda Paradise  
 TOWN CLERK 4557

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: Barbara Weaver Trust

Mailing Address: 105 Alm Road

Town: Thompson

Zip: 06277

Phone: (860) 923-2177

E-mail:

Total acreage of Property(s): 52

Assessor's Ref.

Map	Block	Lot	Address
120	21	26	68 East 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 #: SFPH000620

Name: Brett L Mann

Address: 21 1/2 Charlton Road Dudley, Ma 01571

E-mail: Bmann54@charter.net

Phone # (Business) 508-949-0777

(Cell) 508-864-1230

Harvester (if not landowner):

Mailing Address:

Town:

Zip:

Phone: ( )

E-mail:

Estimated starting date of timber harvesting operations: 01 / 15 / 2022

Estimated completion date of harvesting operations: 06 / 15 / 2023

Total acreage of harvest area: 41

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:

95 Thousand

Board feet

81

Cords

N/A

Cubic feet

N/A

Tons

Timber Harvest Objective: Removal of gypsy moth damaged hdwd .Create Canopy openings to increase growth rate in residuel stand. Create a productive timber stand.
Timber Harvest Treatment: Salvage cut & TSI ( Timber Stand Improvement)

**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 type="checkbox"/> Removal of trees in upland review area	<u>Erosion and Sedimentation Control Measures*</u> <input checked="" type="checkbox"/> Installation of water bars <input type="checkbox"/> Grading <input checked="" type="checkbox"/> Seeding <input 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: Wetland Crossing to be mitagted using a corduroy system.

Portable Bridge to be installed on intermittent stream .

Harvesting operations to be conducted in dry or frozen conditions

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

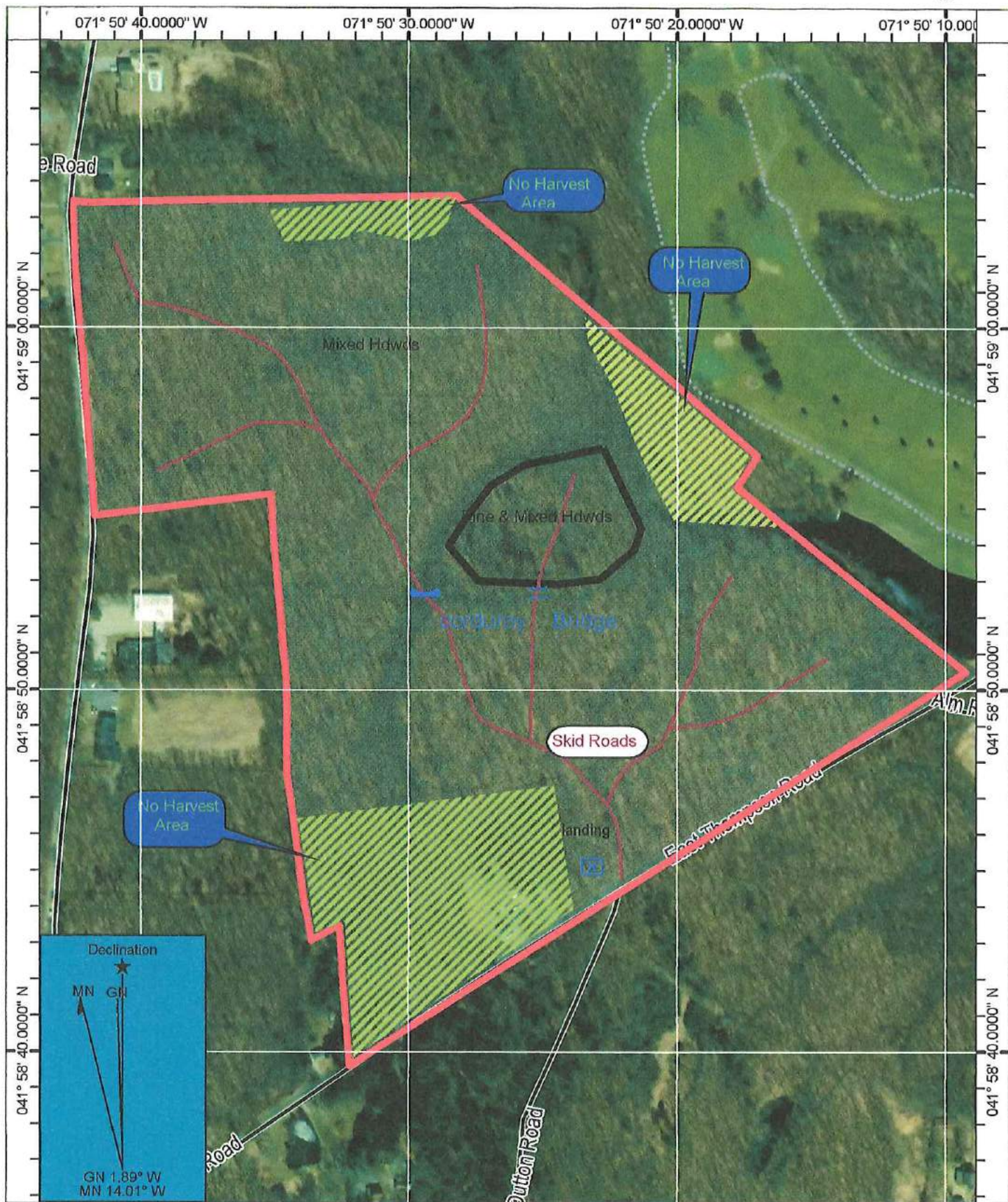
*The undersigned hereby swears that the information contained in this application is true, accurate and complete to the best of my (our) knowledge and belief and that the timber harvest will be conducted in accordance with the specifications outlined in this Request for Approval of Timber Harvest*

Signature of Landowner: Valerie Clark, Trustee Date: 1/23/2022  
Print / Type Name: VALERIE CLARK, TRUSTEE  
Signature of Certified Forest Practitioner: Brett L Mann Date: 1-23-2022  
Print Name: Brett L Mann

**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:





Print Date: 01/28/21  
Map Name: Satellite Image  
Scale: 1 inch = 376 ft.

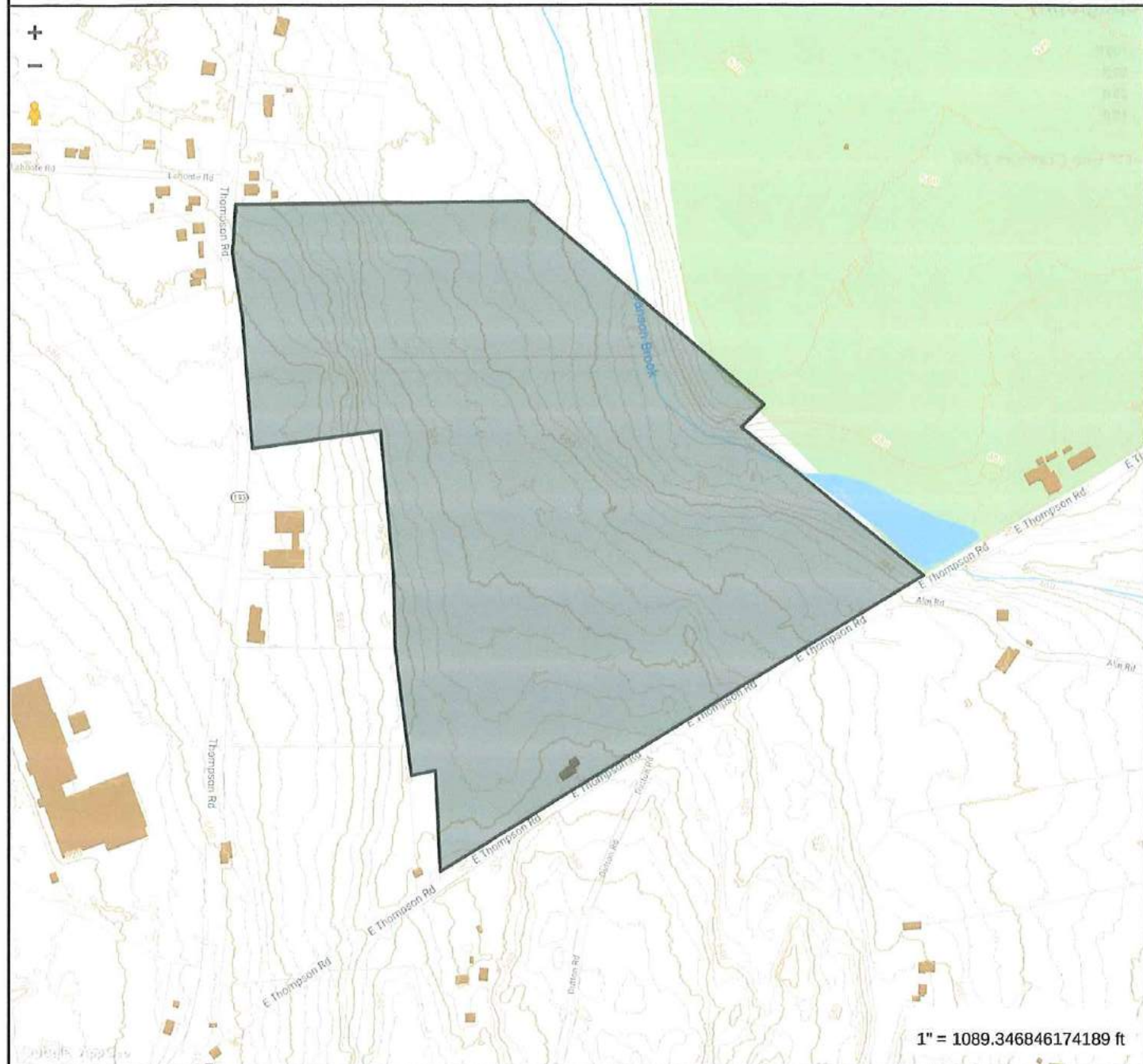
Valerie Clark Trustee  
105 Alm Road  
Thompson, Ct 06277

## Forest Harvest Map



4 of 5

# USGS topographic Map for Clark & BFWVSC



## MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

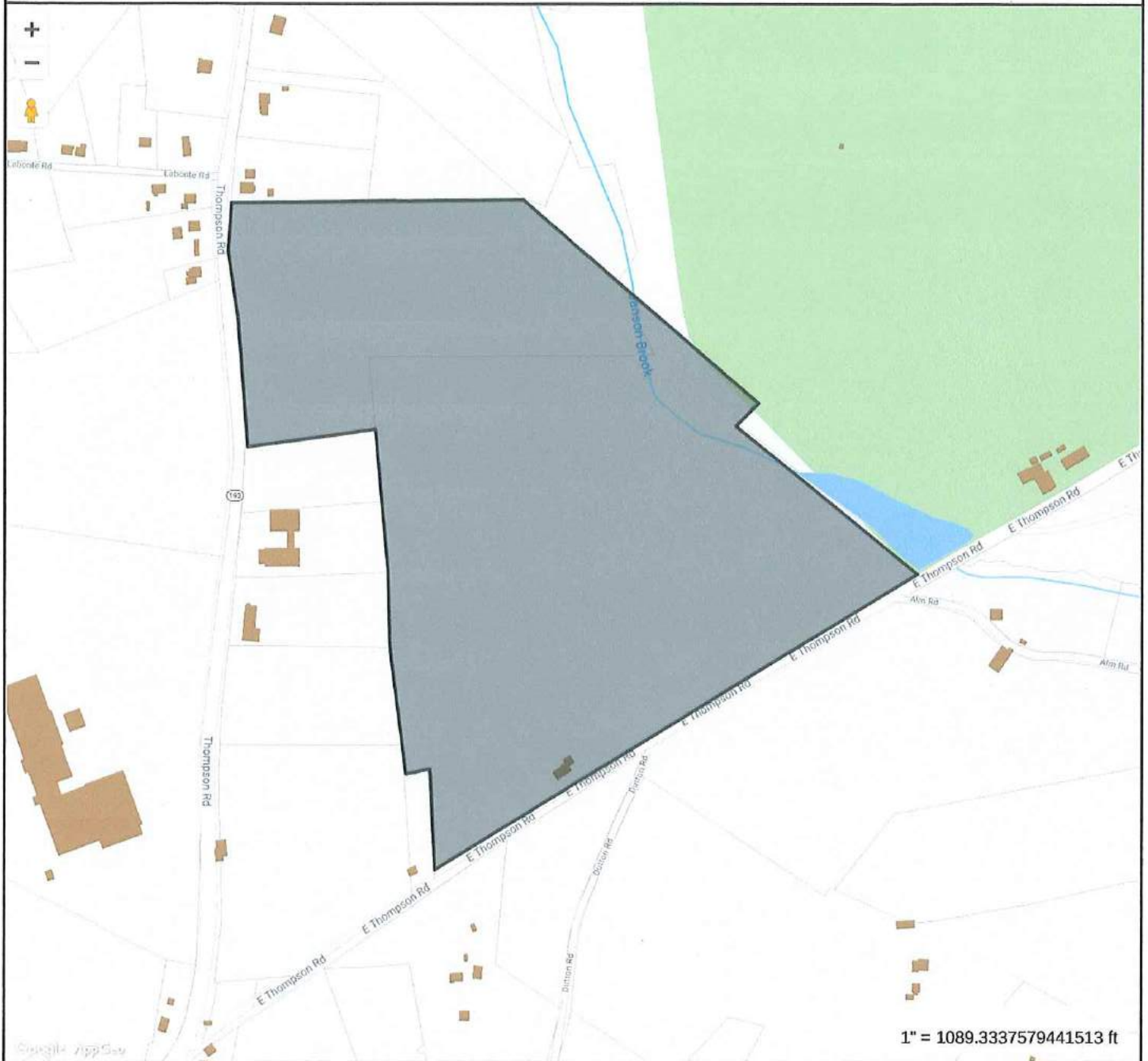
Town of Thompson, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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.

501-5

# Clark & BFWVSC



## MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

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

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



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

**WAA22007**, Connecticut Superior Stone, LLC, 0 New Rd (Assessor's map 154, block 3, lot 2A), removal of stone walls with potential access road improvements in 100-foot upland review area, stamped received 2/25/22, under review.

For Wetland Agent:	rev 01/11
APPLICATION #WAA	22007
DATE RECEIVED	January 25, 2022

Application  
for  
Wetland Agent Approval  
to conduct a regulated activity

## Town of Thompson

INLAND WETLANDS COMMISSION  
815 RIVERSIDE DRIVE  
NORTH GROSVENORDALE, CT 06255

### Instructions:

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

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

Please provide the following information:

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

---

NO APPROVAL SHALL BE TRANSFERRED WITHOUT PERMISSION OF THE AGENCY.

---

### FEE SCHEDULE:

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

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

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

---

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

Received

JAN 25 2022

Thompson Wetlands Office



Date JANUARY 25, 2022

1) Name of Applicant C.T. SUPERIOR STONE, L.L.C.  
Home Address 120 EAST HADDAM RD. SALUM, CT 06420  
Home Tele & Hrs \_\_\_\_\_ Business Tele & Hrs 203-395-6566  
Business Address SAME

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

3) Name of Property Owner (if not applicant) DOUG & ROBERTA GRAY  
Home Address 131 NEW RD. THOMPSON, CT 06277  
Business Address SAME  
Home Tele & Hrs 508-962-8129 Business Tele & Hrs 508-523-5005

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

Pole # and Location WEST OF STATE LANE  
Street or Road Location 0 NEW ROAD  
Tax Assessor's Map # 154  
Block # 93  
Lot # that appears on site plan 2A  
Deed Information: Volume # 1012  
Page # 142

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

Soil Types \_\_\_\_\_  
Wetland Soils ✓ (Swamp \_\_\_\_\_ Marsh \_\_\_\_\_ Bog \_\_\_\_\_ Vernal Pool \_\_\_\_\_)  
Watercourses \_\_\_\_\_ (Lake or Pond \_\_\_\_\_ Stream or River \_\_\_\_\_ Intermittent Stream \_\_\_\_\_)  
Floodplain - Yes/No

6) Description of the Activity for which Approval is requested FOR REMOVAL OF STONE WALLS AS SHOWN ON PLANS. ALSO TO MAKE IMPROVEMENTS TO ACCESS WAY AS NEEDED BASED ON CONSIDERATIONS.

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

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

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

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



9) Does any portion of this property contain a Natural Diversity Data Base (NDDDB) area of concern as defined on the map of Federal and State Listed Species and Significant Natural Communities, for Thompson, Connecticut, prepared by the Connecticut Department of Environmental Protection? Yes If yes, the Applicant must contact the CT DEP for information regarding the State or Federal Listed Species of Concern.

10) Names and Addresses of Abutters:

SEE ATTACHED  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

11) Estimated start date AS SOON AS POSSIBLE

Estimated date of completion (all disturbed areas are stabilized) JUNE 1, 2022

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

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

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

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

Daniel J. [Signature] 1-25-22  
Signature of Applicant Date

[Signature] Roberta Gray 1/25/22  
Consent of Landowner if other than applicant Date

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

For Wetland Agent:	rev 01/11
APPLICATION #WAA	22007
DATE RECEIVED	January 25, 2022

Application  
for  
Wetland Agent Approval  
to conduct a regulated activity

## Town of Thompson

INLAND WETLANDS COMMISSION  
815 RIVERSIDE DRIVE  
NORTH GROSVENORDALE, CT 06255

### Instructions:

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

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

Please provide the following information:

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

---

NO APPROVAL SHALL BE TRANSFERRED WITHOUT PERMISSION OF THE AGENCY.

---

### FEE SCHEDULE:

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

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

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

---

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

Received

JAN 25 2022

Thompson Wetlands Office



Date JANUARY 25, 2022

1) Name of Applicant C.T. SUPERIOR STONE, LLC.  
Home Address 120 EAST HADDAM RD. SALUM, CT 06420  
Home Tele & Hrs \_\_\_\_\_ Business Tele & Hrs 203-395-6566  
Business Address SAME

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

3) Name of Property Owner (if not applicant) DOUG & ROBERTA GRAY  
Home Address 131 NEW RD. THOMPSON, CT 06277  
Business Address SAME  
Home Tele & Hrs 508-962-8129 Business Tele & Hrs 508-523-5005

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

Pole # and Location WEST OF STATE LANE  
Street or Road Location 0 NEW ROAD  
Tax Assessor's Map # 154  
Block # 93  
Lot # that appears on site plan 2A  
Deed Information: Volume # 1012  
Page # 142

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

Soil Types \_\_\_\_\_  
Wetland Soils ✓ (Swamp \_\_\_\_\_ Marsh \_\_\_\_\_ Bog \_\_\_\_\_ Vernal Pool \_\_\_\_\_)  
Watercourses \_\_\_\_\_ (Lake or Pond \_\_\_\_\_ Stream or River \_\_\_\_\_ Intermittent Stream \_\_\_\_\_)  
Floodplain - Yes/No

6) Description of the Activity for which Approval is requested FOR REMOVAL OF STONE WALLS AS SHOWN ON PLANS. ALSO TO MAKE IMPROVEMENTS TO ACCESS WAY AS NEEDED BASED ON CONSIDERATIONS.

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

- ☐ 1-Locus map at approx. 1" = 1000'
- ☐ 2-Location of property, with boundaries defined and utility pole # near property and any other identifying landmarks.
- ☐ 3-Location of wetlands and /or watercourses. A wetland delineation in the field must be marked with numbered wetlands flags by a certified soil scientist and located on the map/site plan. Site plan shall bear the soil scientist's original signature.
- ☐ 4-Soil types on the property.
- ☐ 5-Flood Hazard area classification and delineation.
- ☐ 6-(a)Location of the proposed activity (i.e. house, septic, well or other areas to be disturbed).  
(b)Location of perc tests and soil test holes.  
(c)Copy of NDDH approval to construct or repair subsurface sewage disposal system.
- ☐ 7-Nature and volume of the material to be placed, removed, or transferred.
- ☐ 8-Topographical contours, proposed and existing.
- ☐ 9-Location and supporting data for proposed drainage.
- ☐ 10-Date, scale (recommend 1"=40') and North arrow.
- ☐ 11-Proposed limits of clearing/disturbance and location of stockpiles during construction.
- ☐ 12-Location of proposed Erosion and Sedimentation controls and other management practices and mitigation measures which may be considered as a condition of issuing a permit for the proposed regulated activity. The erosion and sedimentation control provisions on the site plan must comply with the most current CT DEP edition of the *Connecticut Guidelines for Soil Erosion and Sedimentation Control* and be so noted on the plans.
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Daniel J. [Signature] 1-25-22  
Signature of Applicant Date

[Signature] Roberta Gray 1/25/22  
Consent of Landowner if other than applicant Date

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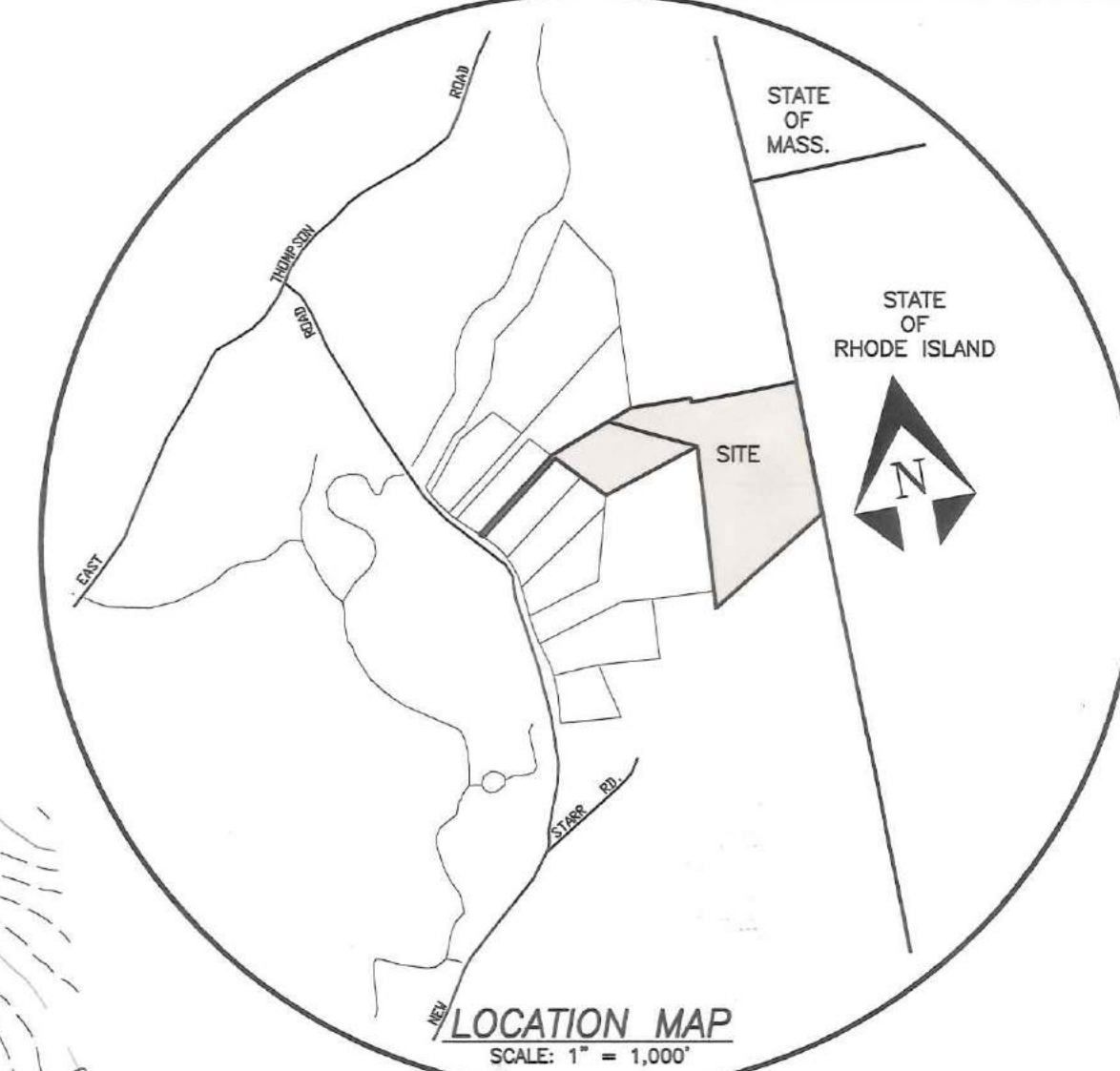


# **SURVEY NOTES:**

- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20-300b-1 through 20-300b-20 as amended on October 26, 2018;  
This map was prepared from record research, other maps, limited field measurements and other sources. It is not to be construed as a Property/Boundary or Limited Property/Boundary Survey and is subject to such facts as said surveys may disclose.  
- This survey conforms to a Class "C" horizontal accuracy.  
- Topographic features conform to a Class "T-2" accuracy.  
- Survey Type: General Location Survey.
- Zone: RRAD.
- Owner of record: River Junction Estates, LLC  
204 Munyan Road  
Putnam, CT 06260
- The intent of this survey is to show existing conditions for the removal of stone walls from the subject property.
- Elevations based on NAVD 1988. Contour interval = 2'.
- Bearings shown are referenced to CT state plane coordinates, NAD83(2011), Epoch 2010.0000.
- The locations of existing utilities are based on surface evidence and other sources of information. Before any construction is to commence contact "CALL BEFORE YOU DIG" at 1-800-922-4455.
- Wetlands shown were flagged in the field by Michael Schaefer, certified soils scientist and Edward Pawlak, certified soil scientist and are based on the map references below.

## **MAP REFERENCES:**

- "Record Subdivision Plan - Rocky Brook Estates - Prepared for - River Junction Estates LLC - New Road - Thompson, Connecticut - Scale: 1" = 100' - Dated: 02/08 - Revised: 11/20/07 - Sheet 2 of 8 - Messier & Associates, Inc."
- "Topographic Improvement Location Plan - Prepared for - the Town of Thompson - Starr Road - Thompson, Connecticut - Scale: 1" = 40' - Dated: 03/16 - Sheet 1 of 2 - Messier Survey LLC"



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

DAVID J. HELD, L.S. LIC. NO. 24267 DATE 1/6/22

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

GENERAL LOCATION SURVEY  
PROPOSED STONE WALL REMOVAL  
PREPARED FOR

**RIVER JUNCTION ESTATES, LLC**

NEW ROAD  
THOMPSON, CONNECTICUT

**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

REVISIONS	
DATE	DESCRIPTION
1/6/2022	I.W. AGENT COMMENTS

DATE: 12/13/2021	DRAWN: DJH
SCALE: 1" = 80'	DESIGN: ---
SHEET: 1 OF 1	CHK BY: ---
DWG. No: Client File	JOB No: 213105

Received  
JAN 2 5 2022  
Thompson Wetlands Office



F) Applications Received After Agenda was Published



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.

## 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 Update



## Agenda Item I Other Business

- c) Approval of Eastern Connecticut Conservation  
District Contributory Support FY 22-23  
(error should read FY 21-22)

EASTERN CONNECTICUT CONSERVATION DISTRICT, INC.  
238 West Town Street  
Norwich, CT 06360-2111

139 Wolf Den Road  
Brooklyn, CT 06234

Invoice No. **22-0121 31**

## INVOICE

### Customer

Name Town of Thompson  
Address 815 Riverside Drive  
City No. Grosvenordale State CT Zip 06255  
Phone

Date 1/21/2022  
Order No.  
Rep FB  
FOB NOR

Qty	Description	Unit Price	TOTAL
	FY 2021-2022 Contributory Support  Received FEB 01 2022 Thompson Wetlands Office  Payment may be mailed to our Norwich office listed above.  Thank you for your prompt payment. Without your support, we would not be able to provide services to the citizens and municipal agencies of the 36 towns and cities of eastern Connecticut.		\$1,000.00
		SubTotal	\$1,000.00
		Shipping	
		TOTAL	\$ 1,000.00

### Payment

Comments  
Check #  
Dated

Tax Rate(s)

Office Use Only

All programs are offered on a non-discriminatory basis without regard to race, color, national origin, religion, sex, age, marital status, or handicap.

Tel: 860-319-8806

## Agenda Item I Other Business

### d) Bylaws Review



## Agenda Item J Reports

1 Budget & Expenditures

2 Wetlands Agent Report

## Agenda Item K, Correspondence

- a) 1/20/22 Letter from Updike, Kelly & Spellacy regarding T-Mobile seeking Siting Council approval for the installation of a 25 KW diesel fueled backup generator for the existing telecommunications facility at the Quinebaug Volunteer Fire Department.





Jesse A. Langer  
(t) 203.786.8317  
(f) 203.772.2037  
jlanger@uks.com

January 20, 2022

Received

JAN 25 2022

**VIA CERTIFIED MAIL**

Marla Butts  
Inland Wetlands Commission, Wetlands Agent  
815 Riverside Drive  
PO Box 899  
N Grosvenordale, CT 06255

Thompson Wetlands Office

**RE: Sub-Petition for An Approval of An Eligible Facilities Request for An Existing Telecommunications Facility at 720 Quinebaug Road, Quinebaug.**

Dear Ms. Butts:

I write on behalf of T-Mobile Northeast LLC ("T-Mobile"). T-Mobile is filing with the Connecticut Siting Council ("Council") a sub-petition for an approval of an Eligible Facilities Request ("EFR") concerning an existing telecommunications facility at 720 Quinebaug Road, Quinebaug, Connecticut ("Property").

The Sub-Petition relates to an existing 125 foot monopole located ("Facility") on the Property. The Quinebaug Volunteer Fire Department owns the monopole and the Property. The Facility provides connectivity for essential emergency services as well as wireless providers such as T-Mobile. T-Mobile is seeking approval from the Council for the installation of a 25 Kilowatt diesel fueled backup generator which would be located on a 10 x 4 concrete pad approximately eight feet from the existing compound. T-Mobile is seeking to install the backup generator to promote public safety and network resiliency.

T-Mobile is filing this Sub-Petition under § 6409(a) of the Federal Middle Class Tax Relief and Job Creation Act of 2012, codified at 47 U.S.C § 1455(a), and commonly referenced as the Spectrum Act ("Section 6409"). T-Mobile's proposed modification constitutes an EFR as defined by Section 6409 and the regulations promulgated by the Federal Communications Commission.

You may review the Sub-Petition at the office of the Council, which is located at Ten Franklin Square, New Britain, Connecticut, 06051, or at the Town Clerk's Office at the Town Hall of Town of Thompson. Please submit any comments or concerns to the Council within thirty (30) days of this notice. If you have any questions or concerns regarding this matter, please contact the undersigned at (203) 786-8317, or the Council at (860) 827-2935.

Very truly yours,

Jesse A. Langer

## Agenda Item K, Correspondence

- b) DEEP's Connecticut Wildlife magazine  
Nov/Dec 2021



## Agenda Item L, Signing of Mylars

**SUB21027**, Inn Acquisition Associates, LLC 286  
Thompson Hill Rd, Assessor's Map 103, Block 405, Lot  
2, 2-lot resubdivison



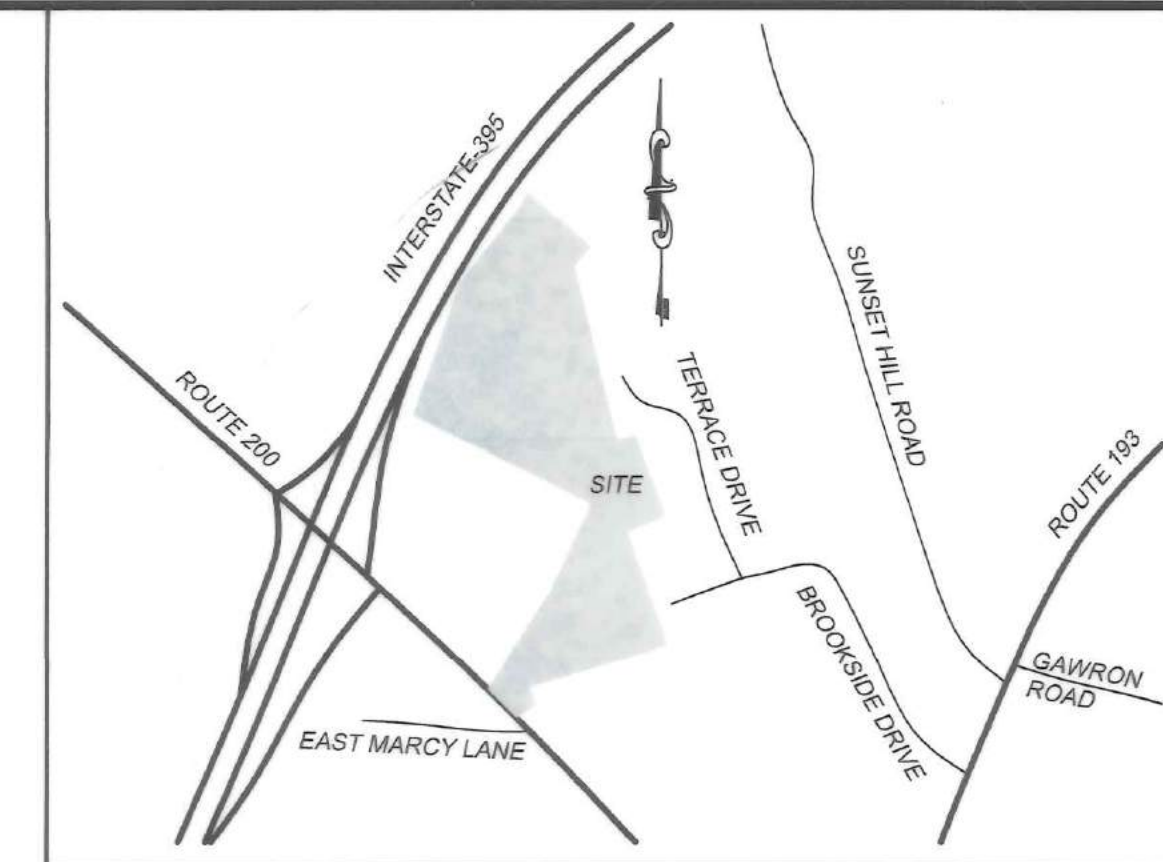
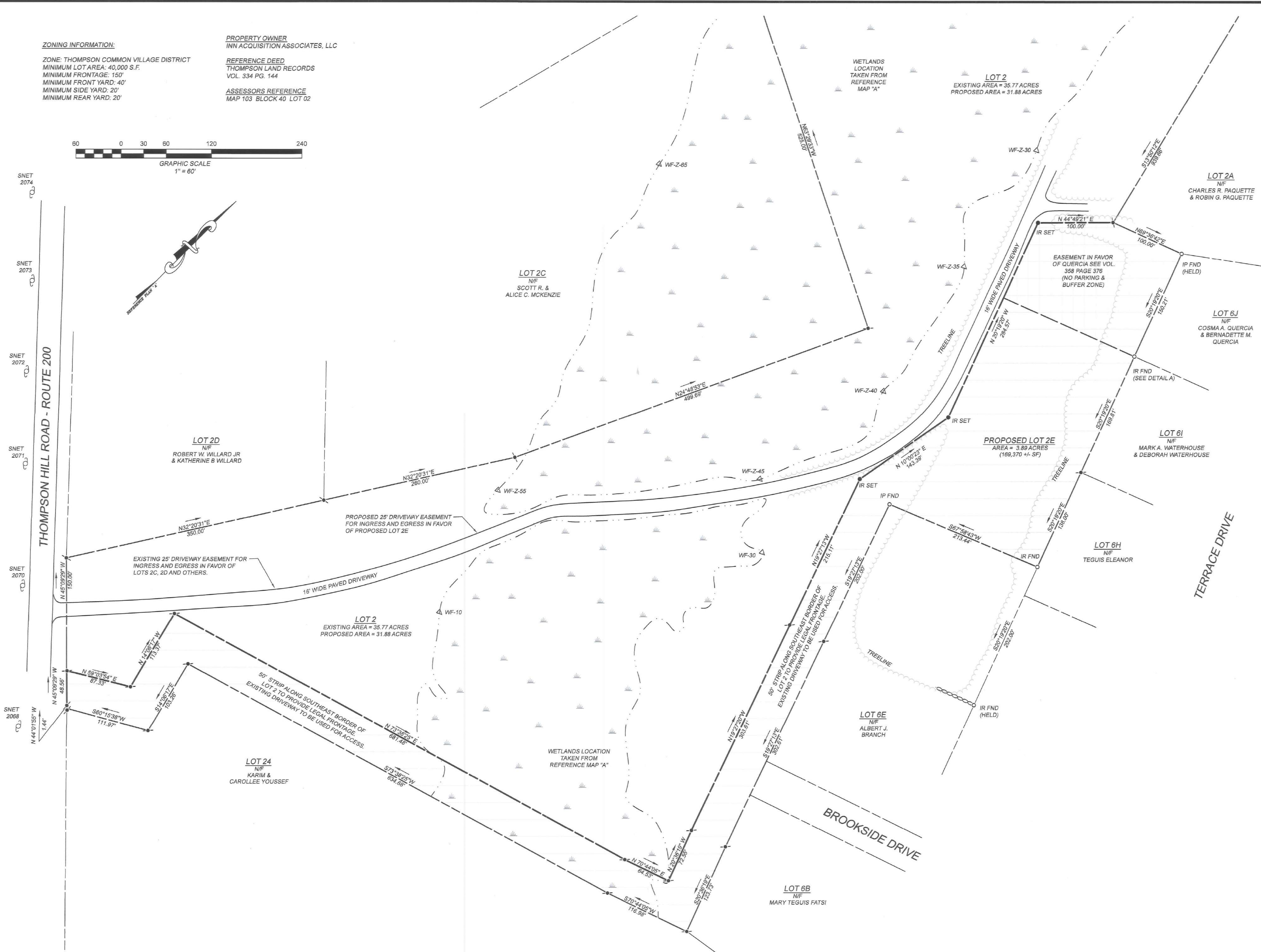
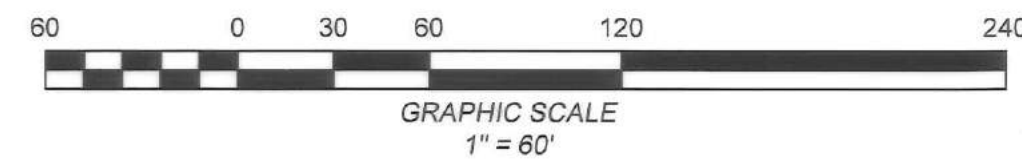
# ZONING INFORMATION:

ZONE: THOMPSON COMMON VILLAGE DISTRICT  
MINIMUM LOT AREA: 40,000 S.F.  
MINIMUM FRONTAGE: 150'  
MINIMUM FRONT YARD: 40'  
MINIMUM SIDE YARD: 20'  
MINIMUM REAR YARD: 20'

PROPERTY OWNER  
INN ACQUISITION ASSOCIATES, LLC

REFERENCE DEED  
THOMPSON LAND RECORDS  
VOL. 334 PG. 144

ASSESSORS REFERENCE  
MAP 103 BLOCK 40 LOT 02



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.

SURVEY TYPE: RESUBDIVISION PLAN

BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY / ORIGINAL SURVEY

HORIZONTAL ACCURACY: A-2 FOR PROPOSED LOT, ALL ELSE CLASS D

PURPOSE: RESUBDIVISION TO CREATE ONE NEW BUILDING LOT

## 2. REFERENCE PLANS:

(A) DIVISION PLAN, PREPARED FOR INN ACQUISITION ASSOCIATES, LLC. PREPARED BY MESSIER ASSOCIATES, LLC. PREPARED ON MARCH 1998. SCALE 1" = 100'. ON FILE WITH THE TOWN CLERK'S OFFICE AS MAP NUMBER 1331.

(B) SUNSET TERRACE, THOMPSON, CONNECTICUT. PREPARED BY STANLEY ALLEN. PREPARED ON APRIL 1962. SCALE 1" = 80'. ON FILE WITH THE TOWN CLERK'S OFFICE AS MAP NUMBER 384.

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

John A. Bartolomei 11-16-2021 17244  
JOHN A. BARTOLOMEI DATE LICENSE #

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

## LEGEND

- IRON ROD SET
- ANGLE POINT
- EXISTING IRON ROD OR IRON PIPE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK
- EDGE OF EASEMENT
- STONE WALL
- TREELINE
- EDGE OF WETLANDS

**RESUBDIVISION PLAN**  
PREPARED FOR  
**INN ACQUISITION ASSOCIATES, LLC**  
286 THOMPSON HILL RD - THOMPSON, CT  
MAP 103 BLOCK 40 LOT 02

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



DESIGNED: APS  
CHECKED: JAB

REVISIONS:  
2021-10-19 ZEO COMMENTS

JOB NO: 21216  
SCALE: 1" = 60'

DATE: NOVEMBER 16, 2021  
SHEET: 2 OF 3

TOWN OF THOMPSON  
RECEIVED FOR RECORDING

APPROVED  
PLANNING AND ZONING COMMISSION

APPROVED  
INLAND WETLANDS COMMISSION

THIS MAP PRODUCED BY  
ORIGINAL INK DRAWING  
ON POLY FILM OR LINEN  
J & D CIVIL ENGINEERS  
401 RAVENELLE ROAD  
NORTH GROSVENORDALE, CT 06255

PROPERTY IS NOT WITHIN A 100 YEAR FLOOD ZONE PER FIRM  
MAP 0901170020B DATED: NOVEMBER 1, 1984.

TOWN CLERK DATE TIME MAP #

CHAIRMAN DATE

CHAIRMAN DATE



2 LOT RESUBDIVISION  
PREPARED FOR  
INN ACQUISITION ASSOCIATES, LLC  
286 THOMPSON HILL RD  
THOMPSON, CT

OWNER: INN ACQUISITION ASSOCIATES, LLC  
APPLICANT: INN ACQUISITION ASSOCIATES, LLC

DATED: SEPTEMBER 7, 2021

ZONING REQUIREMENTS  
(THOMPSON COMMON VILLAGE DISTRICT)

ITEM	REQUIRED	LOT 2	LOT 2E
AREA	40,000 SF	1,388,693 SF	169,368 SF
FRONTAGE	150 FT*	150 FT	50 FT
FRONT YARD	40 FT	700+ FT	68 FT
SIDE YARD	20 FT	200+ FT	45 FT
REAR YARD	20 FT	400+ FT	43 FT
COVERAGE	50%	< 1%	12%

\*50 FEET REQUIRED FOR INTERIOR LOTS

SOIL TYPES TABLE

3	RIDGEBURY, LEICESTER, AND WHITMAN SOILS, 0 TO 8 PERCENT SLOPES
45A	WOODBIDGE FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES
45B	WOODBIDGE FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
46B	WOODBIDGE FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
46C	WOODBIDGE FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES
47C	WOODBIDGE FINE SANDY LOAM, 3 TO 15 PERCENT SLOPES
84B	PAXTON AND MONTAUK FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES
85B	PAXTON AND MONTAUK FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES
306	UDORTHENTS-URBAN LAND COMPLEX

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

INDEX OF DRAWINGS

NO.	DESCRIPTION
1	COVER SHEET
2	SUBDIVISION PLAN
3	SITE DEVELOPMENT PLAN
4	DETAILS AND NOTES



DATA COMPILATION MAP  
1" = 200'

APPROVED PLANNING AND ZONING COMMISSION	TOWN OF THOMPSON RECEIVED FOR RECORDING	APPROVED INLAND WETLANDS COMMISSION
CHAIRMAN _____ DATE _____	TOWN CLERK _____ DATE _____ TIME _____ MAP # _____	CHAIRMAN _____ DATE _____



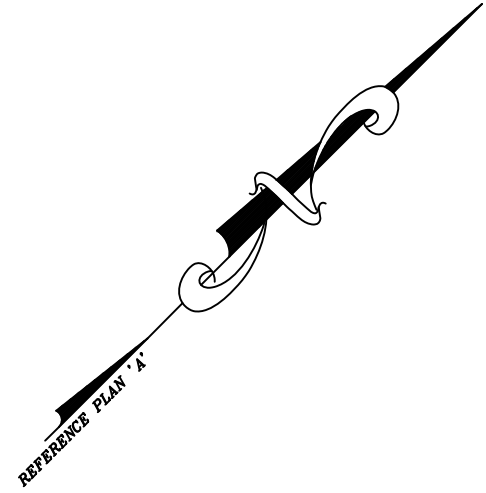
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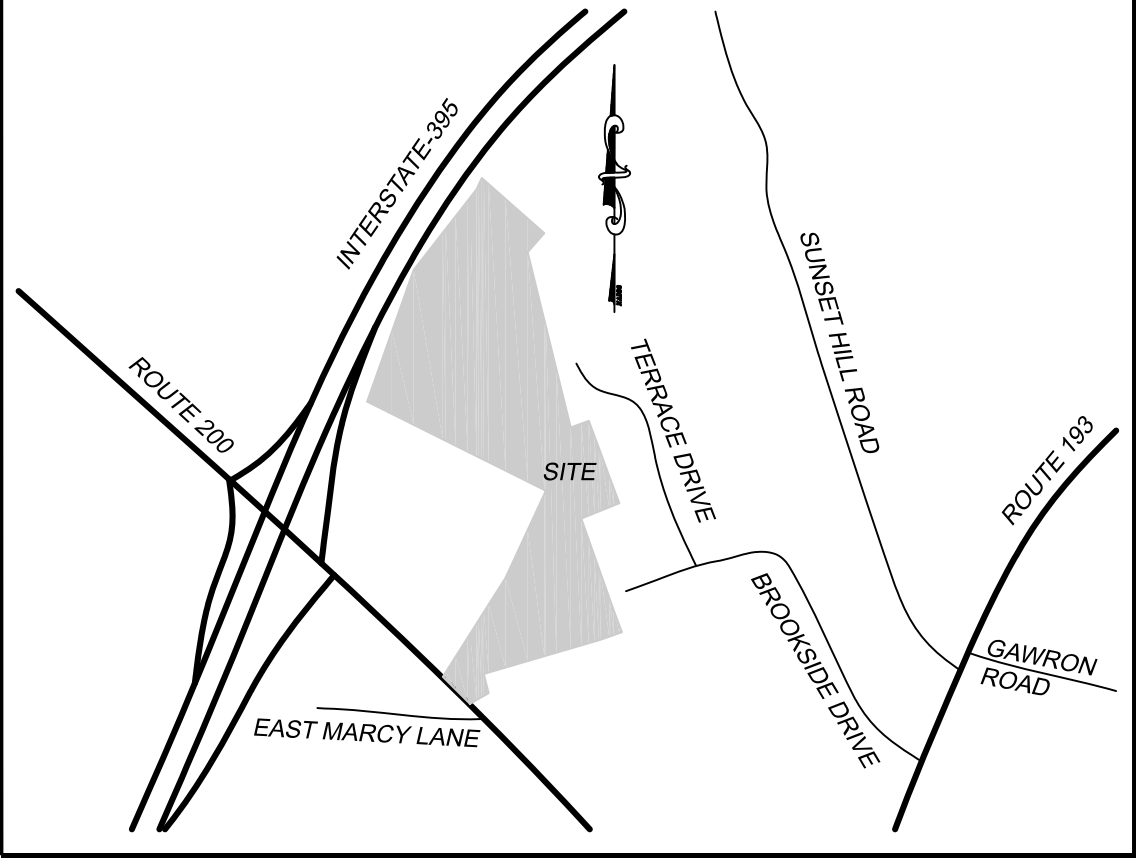
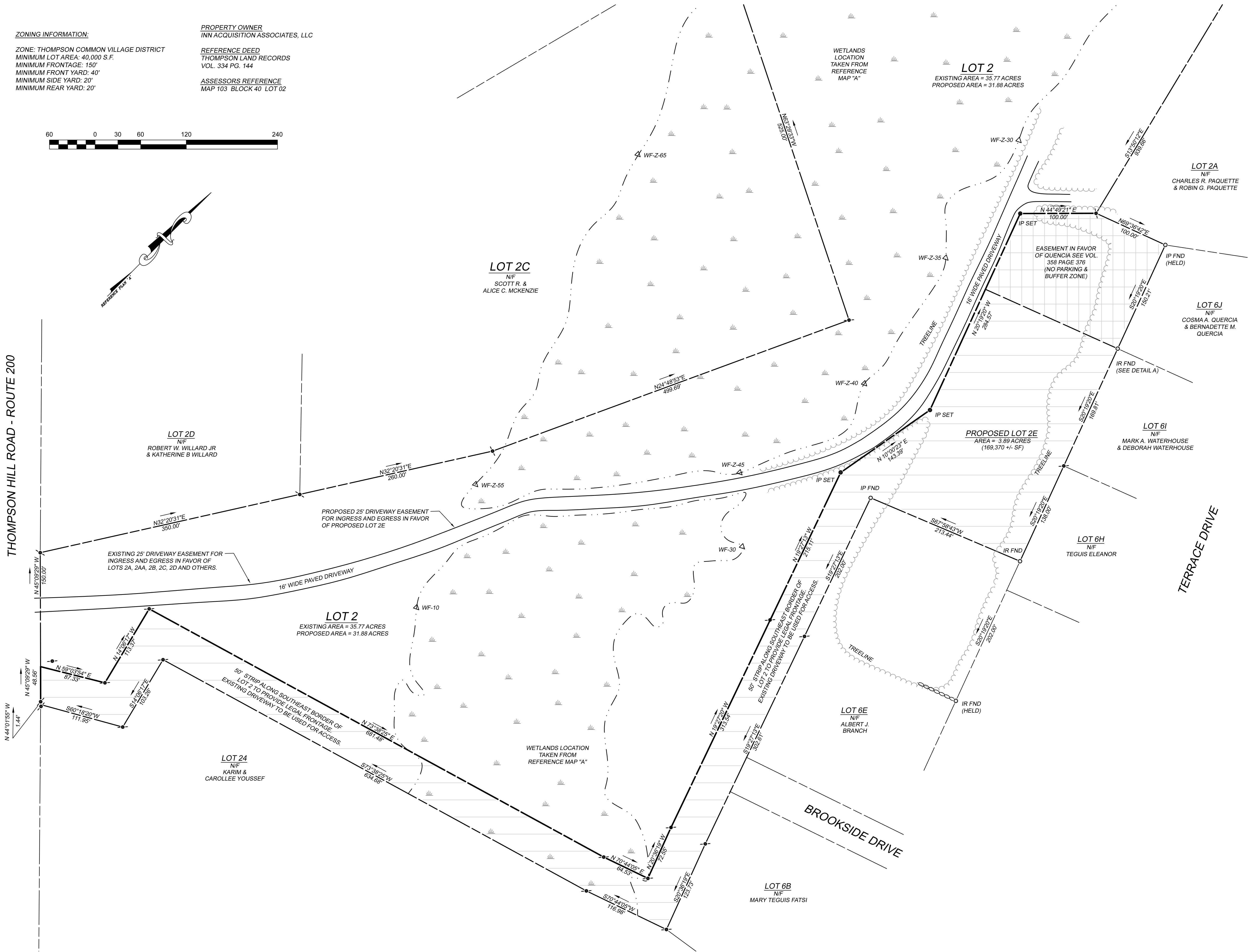
PROPERTY OWNER  
INN ACQUISITION ASSOCIATES, LLC

REFERENCE DEED  
THOMPSON LAND RECORDS  
VOL. 334 PG. 144

ASSESSORS REFERENCE  
MAP 103 BLOCK 40 LOT 02



THOMPSON HILL ROAD - ROUTE 200



LOCATION MAP  
1" = 1000'

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PURPOSE: RESUBDIVISION TO CREATE ONE NEW BUILDING LOT

2. REFERENCE PLANS:  
(A) DIVISION PLAN, PREPARED FOR INN ACQUISITION ASSOCIATES, LLC. PREPARED BY MESSIER ASSOCIATES, LLC. PREPARED ON MARCH 1998. SCALE 1" = 100'. ON FILE WITH THE TOWN CLERK'S OFFICE AS MAP NUMBER 1331.

(B) SUNSET TERRACE, THOMPSON, CONNECTICUT. PREPARED BY STANLEY ALLEN. PREPARED ON APRIL 1962. SCALE 1" = 80'. ON FILE WITH THE TOWN CLERK'S OFFICE AS MAP NUMBER 384.

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

JOHN A. BARTOLOMEI DATE 17244 LICENSE #

THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE  
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LEGEND

- IRON ROD TO BE SET
- ANGLE POINT
- EXISTING IRON ROD OR IRON PIPE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK
- EDGE OF EASEMENT
- STONE WALL
- UTILITIES
- TREELINE
- EDGE OF WATER

RESUBDIVISION PLAN  
PREPARED FOR  
**INN ACQUISITION ASSOCIATES, LLC**  
286 THOMPSON HILL RD - THOMPSON, CT  
MAP 103 BLOCK 40 LOT 02

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

DESIGNED: APS  
CHECKED: JAB

REVISIONS:

JOB NO: 21216  
SCALE: 1" = 60'

DATE: SEPTEMBER 7, 2021  
SHEET: 2 OF 3

TOWN OF THOMPSON  
RECEIVED FOR RECORDING

APPROVED  
PLANNING AND ZONING COMMISSION

APPROVED  
INLAND WETLANDS COMMISSION

TOWN CLERK DATE TIME MAP #

CHAIRMAN DATE

CHAIRMAN DATE

PROPERTY IS NOT WITHIN A 100 YEAR FLOOD ZONE PER FIRM  
MAP 0901170020B DATED: NOVEMBER 1, 1984.

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 AUGUST 2021, AND IS INTENDED TO BE USED FOR THE DESIGN OF AN ENGINEERED SEPTIC SYSTEM.

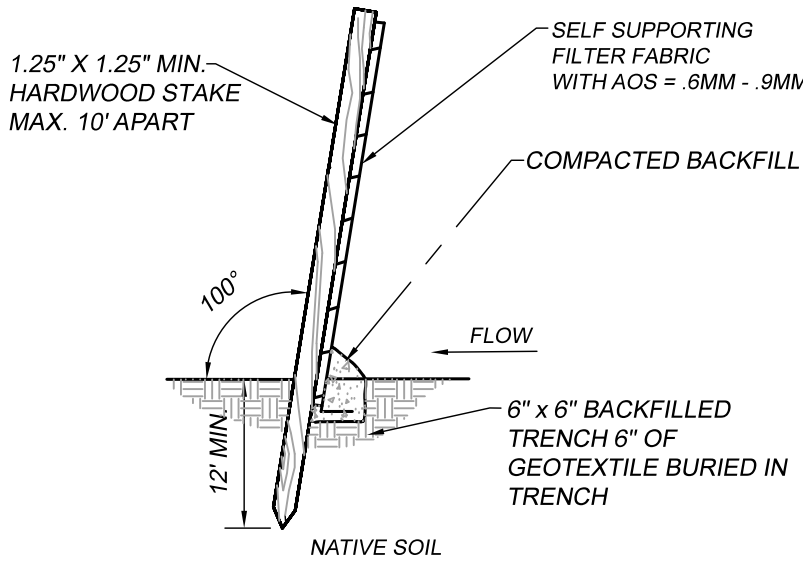
PROPERTY LINES DO NOT EXPRESS A BOUNDARY OPINION.

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.

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

12107  
DENNIS R. BLANCHETTE DATE LICENSE NUMBER

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



SILT FENCE INSTALLATION  
NOT TO SCALE

EROSION AND SEDIMENT CONTROL NOTES:

1. THE PROPOSED ACTIVITY ON THE SITE WILL CONSIST OF THE CONSTRUCTION OF ONE 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. FINAL STABILIZATION: SPREAD TOPSOIL, SEED AND MULCH FOR FINAL STABILIZATION OF LAWN AREAS.
5. THE OWNER SHALL DESIGNATE THE ON SITE ENVIRONMENTAL AGENT RESPONSIBLE FOR REGULARLY CHECKING THE CONDITION OF THE EROSION CONTROL DEVICES AND REMOVING ACCUMULATED SEDIMENT. THE OWNER SHALL PROVIDE THE TOWN WITH THE NAME & PHONE NUMBER OF THE DESIGNATED AGENT.

SEPTIC SYSTEM DESIGN CRITERIA

PERC RATE: 10 MINS/INCH  
NUMBER OF BEDROOMS: 4  
SEPTIC TANK: 1500 GALLON  
LEACHING AREA REQUIRED: 788 SQUARE FEET  
LEACHING AREA PROVIDED: USE (2) ROWS OF 12" HIGH CONCRETE GALLERIES, 72' LONG AT 5.9 SF/LF FOR 850 SQUARE FEET ELA  
MOTTLING: 24", LEDGE: N/A, WATER: N/A, SLOPE: 6.4%  
MLSS (PRIMARY) = 52.5' (HF=30, PF=1.75, FF=1.0)  
LSS PROVIDED = 72"  
MAX DEPTH INTO EXISTING GRADE = 6"

TEST PIT RESULTS

NDDH FILE #89002703  
OBSERVED BY: MAUREEN MARCOUX  
DATE: AUGUST 18, 2021

PIT NO. 1

0" - 10" TOPSOIL  
10 - 28" YELLOW BROWN FINE SANDY LOAM W/ SILT  
28 - 72" MOTTLED COMPACT HARDPAN

MOTTLING: 28"  
RESTRICTIVE: N/A  
LEDGE: N/A  
WATER: N/A

PIT NO. 2

0 - 10" TOPSOIL  
10 - 24" YELLOW BROWN FINE SANDY LOAM W/ SILT  
24 - 84" MOTTLED COMPACT HARDPAN

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

PIT NO. 3

0 - 9" TOPSOIL  
9 - 26" YELLOW BROWN FINE SANDY LOAM W/ SILT  
26 - 75" MOTTLED COMPACT HARDPAN

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

PERCOLATION TEST RESULTS

OBSERVED BY: MAUREEN MARCOUX  
DATE: AUGUST 18, 2021

HOLE 1 - NEAR TP 3

TIME	READING
12:12	2.5"
12:22	4"
12:37	6.5"
12:52	7.5"
1:07	9"
1:17	10"

DEPTH: 14"  
RATE: 10 MINUTES PER INCH

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
	STONEWALL
	UTILITIES
	TREELINE

CONCEPTUAL SITE PLAN  
PREPARED FOR  
**INN ACQUISITION ASSOCIATES LLC**  
286 THOMPSON HILL ROAD - THOMPSON, CT  
MAP 103 BLOCK 40 LOT 2

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

DESIGNED: DDB  
CHECKED: DRB

REVISIONS:

JOB NO: 21216

SCALE: 1" = 20'

DATE: SEPTEMBER 7, 2021

SHEET: 3 OF 3



Agenda Item M, Comments by Commissioners

Agenda Item N, Adjournment