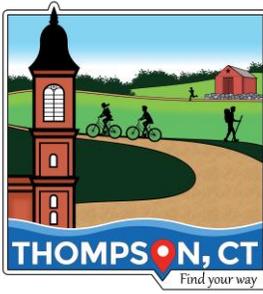


INLAND WETLANDS COMMISSION
TUESDAY, March 8, 2022
ZOOM Meeting

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

Agenda Item C.a.
Action on Minutes of Previous Regular Meeting
Minutes of February 8, 2022



TOWN OF THOMPSON

Inland Wetlands
Commission

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

MEETING MINUTES: Tuesday, February 8th, 2022 7:00PM

Via ZOOM Online Meeting Portal

- A) The Inland Wetlands Commission 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 staff present: George O'Neil (Chairman), Francesca Morano (Commissioner), Charlie Obert (Commissioner), Marla Butts (Wetlands Agent), Dan Malo (Recording Secretary), and Amy St. Onge (First Selectman). Diane Chapin (Treasurer) entered the meeting at 8pm.

Members of the public, including: Daniel Blanchette, Valerie Clark, Dave Held, Marc Baer, Andrew McCoy, John Rice, and others.

- B) Appointment of Alternates – n/a

- C) Minutes of Previous Meetings –

- a) The January 11, 2022 Meeting Minutes were accepted as read.
- b) The January 15, 2022 Special Meeting Site Walk minutes were accepted as read.

- D) Citizens Comments on Agenda Items – none

- E) Applications

- a) Old Applications

1. **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.

Daniel Blanchette of J& D Civil Engineers discussed plan revisions which minimize proposed wetlands disturbance. By relocating the driveway nearer to the southern property boundary, wetlands disturbance was reduced from 800 square feet to 450 square feet. The area of the driveway along the pond was redesigned with a steeper slope to reduce wetlands disturbance from 600 square feet to 350 square feet. Francesca Morano raised concern about the long-term stability of the 80–100-foot span of driveway within wetlands located nearby the pond and asked if design alternatives were considered. Daniel Blanchette noted that a retaining wall was considered early on, as was rip-rap. According to his research, rip-rap should be avoided on 1:1 slope; a retaining wall could impact the riparian corridor and render more disturbance to the wetlands.

Charlie Obert asked when the lot was created. Wetlands Agent Marla Butts stated that the property was subdivided in 1951, predating the Planning & Zoning and

Wetlands Commissions. Charlie Obert asked if there were threatened or endangered species on the property. Marla Butts read a report of the property from the Department of Energy & Environmental Protection (DEEP), that summarized a 'significant natural poor-fen community' and described threatened or endangered species which use that environment. The report recommended standard erosion and sediment controls, that no wetlands be filled, and all activities on the property be located 200 feet or more from wetlands. Marla Butts confirmed that DEEP's report is guidance, and not regulatory. Daniel Blanchette noted that many of the concerns have been incorporated into the plan. Marla asked Daniel Blanchette if the applicant planned to keep the stone wall demonstrated on the site plan. Daniel Blanchette believed that most of the wall would stay intact. He stated that 50 feet of the wall was planned to be removed for driveway access. An additional area will be removed for the placement of the septic system, but it is believed that it will be replaced.

Chairman O'Neil screen-shared an AppGeo map of the property for reference. Ownership of the property was noted, and that the applicant, Max Candidus is not the current owner. Marla Butts brought up an abutting lot owned by the owner of 0 Sunnyside off of Orchard Drive, and asked if the properties could be merged to provide alternative access. She noted that the Orchard Drive lot is recorded on the land records as 'undevelopable'. It was then ascertained that 0 Sunnyside is also recorded as 'undevelopable'. Daniel Blanchette noted that many lots are recorded that way, oftentimes when an approved septic plan is not on file, and that the designation does not preclude development once that factor has been rectified. Charlie Obert requested more information about the lots buildability and asked for more time to conduct the review. Chairman O'Neil suggested that there are some questions for subject matter experts. Marla Butts will reach out to the applicant to request more time. She will speak to the assessor's office regarding buildability. No action was taken.

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.

Marla Butts noted that the applicant was unsure of legal path for the creation of a building lot. No wetlands are present. Marla suggested that a memo be drafted which reiterates that no wetlands permits are necessary. A motion was made by Charlie Obert to authorize the memo to the applicant. Francesca Morano seconded. **The motion was unanimously APPROVED.**

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

Marla Butts recommend a site walk, scheduled for 3/8/22 since the 2/5/22 site walk was canceled due to snow. Revised plans have been received and forwarded to Commission members. Charlie Obert noted wetlands areas of concern and suggested monitoring of those locations throughout the project. Marla Butts will communicate with the applicant and their representation. Matter tabled.

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

The applicant is still awaiting Health Department approval for the septic system. Marla Butts suggested tabling the matter until it can be provided. Matter tabled.

b) New Applications

1. **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. Marla Butts presented a site plan and noted that the septic system has Health Department approval. The property is listed on the Natural Diversity Database. Dave Held commented that the property was mined and restored more than 10 years ago. Commissioners authorized an Agent Approval.
2. **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. Marla Butts presented a timber harvest plan to remove gypsy moth affected trees. No stream crossings are planned. A motion was made by Charlie Obert that the use is permitted as a right. Diane Chapin seconded. **The motion was unanimously APPROVED.**
3. **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. Marla Butts presented a timber harvest plan which features a stream crossing. Skid roads and portable crossings will be utilized on site, if necessary. A motion was made by Charlie Obert that the use is permitted as a right. Francesca Morano seconded. **The motion was unanimously APPROVED.**
4. **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. Marla Butts discussed a plan to remove stone wall from an undeveloped property. The stone wall does not represent a boundary line, and thus may be removed. Cairns located on the property will not be disturbed. Commissioners authorized an Agent Approval.

F) Applications Received after agenda was published—none

G) Permit Extensions / Changes—none

H) Violations & Pending Enforcement Actions

- a) Notice of Violation VIOL21019, LIS Properties, L.L.C., 715 Riverside Dr. (Assessor's map 63, block 58, Lot 23), unauthorized structures diverting watercourse, flooding Thatcher Rd. & Riverside Dr., issued 7/7/21. Still no changes. Marla Butts will follow up with the property owner to resolve the matter.
- b) Notice of Violation VIOL21023, Jamie Piette, 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. Marla has concerns about the property lines and will follow up with property owner.

- 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. Daniel Blanchette of J&D Civil Engineers discussed design remedies to the deviations from the approved plan. Marla expressed concern about runoff onto neighboring properties. Charlie Obert shared those concerns and asked that all modifications be expressed on the As-built. Daniel Blanchette will gather information about the runoff, the 8ft retaining wall, and a well for the next meeting. Marc Baer described his frustration with the approval, build, and engineering process. He will discuss the approved plan with his contractor to remedy any outstanding violations and Commission's concerns.
- I) Other Business
- a) Proposed Revisions to Subdivision Regulations: A 'redline' document comparing the current version of the Subdivision Regulations with the proposed draft has been completed. The task took Marla Butts more than 90 hours to complete. She shared her efforts with the Commission. The work does not include a substantive review of the proposed changes, which are forthcoming. She and Chairman O'Neil will present concerns about the review process on 2/10/22 to the Planning & Zoning Chairman, Town Planner, and First Selectman.
 - b) FY 22-23 Budget – Marla will present the budget to the Board of Selectman on 2/9/22.
 - c) Approval of Eastern Connecticut Conservation District Contributory Support FY 22-23 – A motion was made by Charlie Obert continue support. Francesca Morano seconded. **The motion was unanimously APPROVED.**
 - d) By-Laws Revisions – Marla mentioned that the Commission will be reviewing bylaws and electing officers in April. Chairman O'Neil suggested that it would be a good opportunity to add additional time and space on the agenda for public comment.
- J) Reports
- a) Budget – Diane Chapin reported \$12,977.09 left in the budget, 50.8% expended.
 - b) Wetlands Agent Report – Marla Butts read items from her Agent Report:

No progress has been made on the MS4 2019-2020 Annual Report; it will now will be the '2019 through 2021 Summary Report'. There has been no action with records disposal as the redline document for the subdivision regs has dominated the workload. Marla has been working with Public Works to develop new MS4 contracts using FY21-22 funds and assisting in developing an MS4 budget proposal with for FY22-23 for stormwater system mapping, screening and discharge sampling. Included will be a proposal to contract out the Annual Report as there is insufficient staffing in-house to develop the report in a timely fashion.

Complaint 21-11, 1208 Riverside Drive, Susan Eklund – Marla was notified by NDDH that the septic is located in the back of the property in close proximity of the existing trailer. It is possible that the property owners hooked the trailer into the existing septic system. NDDH has no records of any applications in their office and since the septic is not currently failing, they can't address the trailer potentially being tied into the septic. Marla is closing the complaint file for insufficient evidence that regulated activities such as earthmoving, grading, construction or clearcutting have occurred in the upland review area.

Marla reviewed two building permits. Both were not in wetlands review areas.

Eversource 347 Line Structure Replacement Project – Marla received an inquiry about a notice from Eversource regarding the replacement of poles on Eversource property known as O Quaddick Town Farm Road (Assessor’s Reference 145/12/1B). In 2016, several wooden poles on the property were replaced with metal poles. Marla has made inquiries to an Eversource representative, but have yet to receive information from either the Eversource representative or the Siting Council as to what poles were being referenced in the notice.

Thompson Code of Ordinances & Regulations Project – Zoning Regulations are currently proposed to be included in the initial establishment of the code. Marla is unsure of the inclusion of the subdivision regulations that are under proposed revisions at this time. She discussed with the contractor about the effect inclusion would have on the Wetlands Regulations. Section references would all have to be changed to match the code chapters. She has scheduled a phone call with Deb Tuszynski, the editor for the contractor, General Code, since the IWC regulations should probably be revised in the coming fiscal year.

The Commission encumbered \$50.00 (P.O. 122220) to Stonebridge Press to publish a legal notice for the Sudyka application, IWA21028.

A payment of \$58.80 (P.O. 122230) is pending to Stonebridge Press to publish legal notice regarding Popiak, WAA21032 & Shippee, WAA21033 & WAA21034.

K) Correspondence –

- a) Letter from Updike, Kelly & Spellacy dated 1/20/22 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.
- b) DEEP’s Connecticut Wildlife magazine Nov/Dec 2021 edition.

L) Signing of Mylars – Mylar for **SUB21027**, Inn Acquisition Associates, LLC 286 Thompson Hill Rd, Assessor's Map 103, Block 405, Lot 2, 2-lot resubdivison. Chairman O’Neil will sign the mylars.

M) Comments by Commissioners – Charlie Obert reiterated the complexity of applications before the commission and appreciated the extensions granted by applicants to properly review the issues before making a decision. Chairman O’Neil thanked the commissioners and Town staff.

N) After completion of the agenda items, Frances Morano made a motion to adjourn the meeting. The motion was seconded by Diane Chapin and carried unanimously at 9:46 PM.

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

https://us02web.zoom.us/rec/share/B70gXpx-MfxuVI2cEu78YbXZmfu8hG3JcF8zz5uoH_mFlqTzCdhAtIrTFz4JukxJ.7oZryRfFNQIWMh45

Access Passcode: i05!%dr@

Respectfully submitted, Dan Malo, Recording Secretary



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, 30-day extension granted via email 2/11/22.

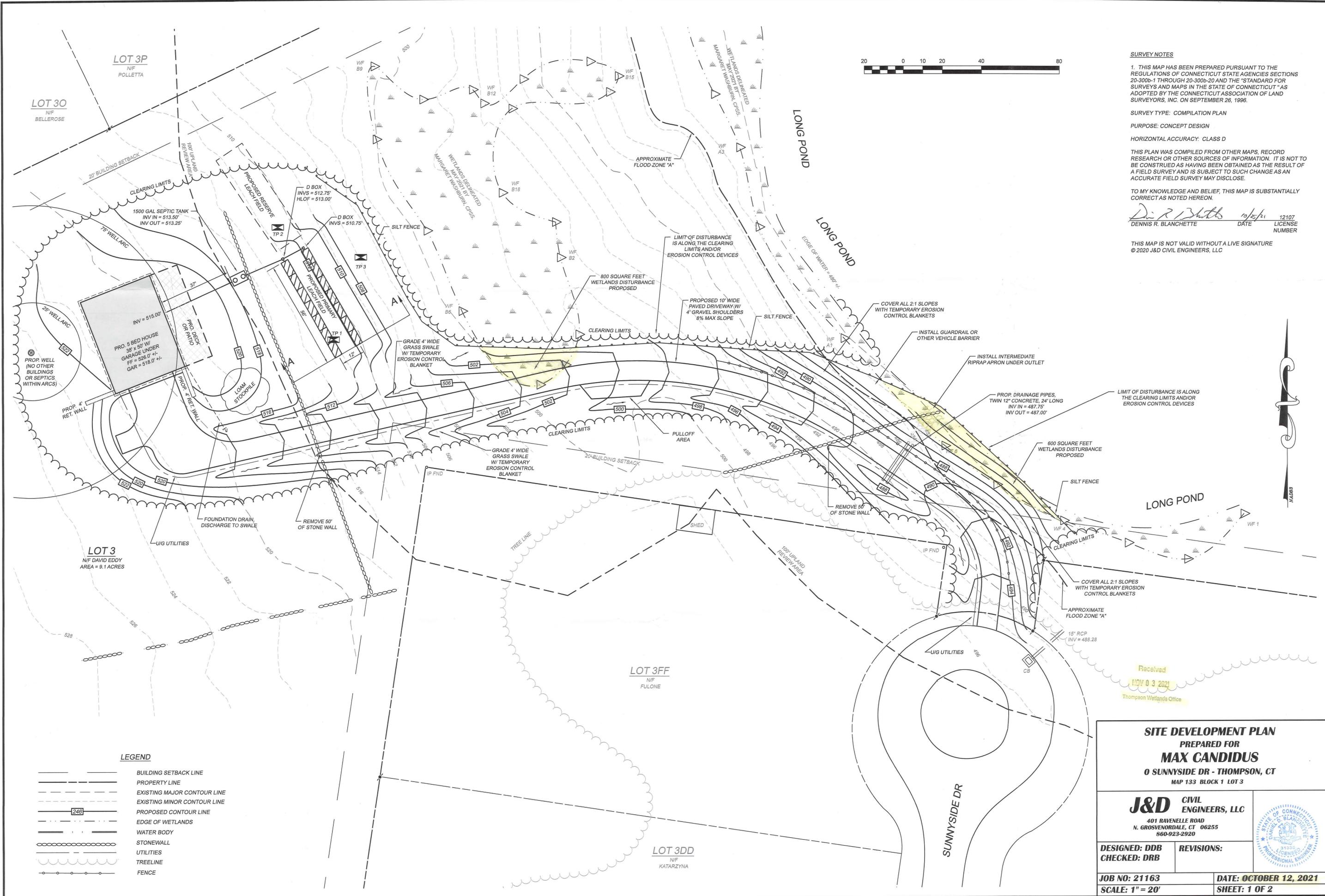
Sunnyside

Max Candidus <maxandleos@gmail.com>

Fri 2/11/2022 10:25 AM

To: Marla Butts <wetlands@thompsonct.org>

I will grant a 30 day extension thank you
Sent from my iPhone



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 28, 1996.

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

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

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

Dennis R. Blanchette 10/25/21 12107
 DENNIS R. BLANCHETTE DATE LICENSE NUMBER

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

LEGEND

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

Received
 NOV 03 2021
 Thompson Wetlands Office

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

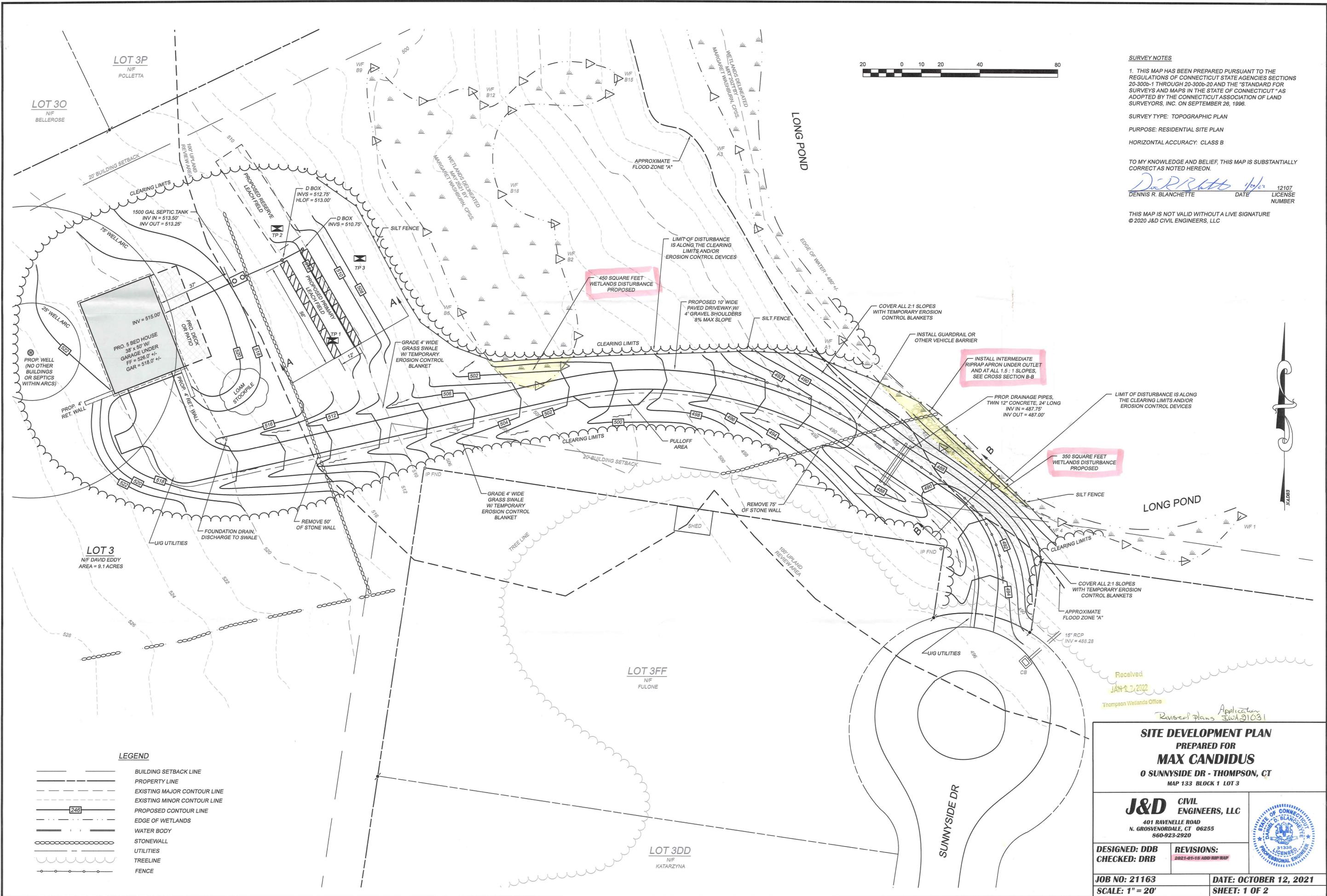
J&D CIVIL ENGINEERS, LLC
 401 RAVENELLE ROAD
 N. GROSVENORDALE, CT 06255
 860-923-2920

DESIGNED: DRB	REVISIONS:
CHECKED: DRB	

JOB NO: 21163 **DATE: OCTOBER 12, 2021**
SCALE: 1" = 20' **SHEET: 1 OF 2**



Application ID#A21031 Copy 1



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: TOPOGRAPHIC PLAN
 PURPOSE: RESIDENTIAL SITE PLAN
 HORIZONTAL ACCURACY: CLASS B

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

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

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

LOT 3P
N/F POLLETTA

LOT 30
N/F BELLEROSE

PRO. 5 BED HOUSE
38' x 50' W/ GARAGE UNDER
FF = 526.0' +/-
GAR = 518.0' +/-
INV = 515.00'

LOT 3
N/F DAVID EDDY
AREA = 9.1 ACRES

LOT 3FF
N/F FULONE

LOT 3DD
N/F KATARZYNA

LEGEND

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

Received
JAN 13, 2022
Thompson Wetlands Office

Revised Plans Application
IWA 21031

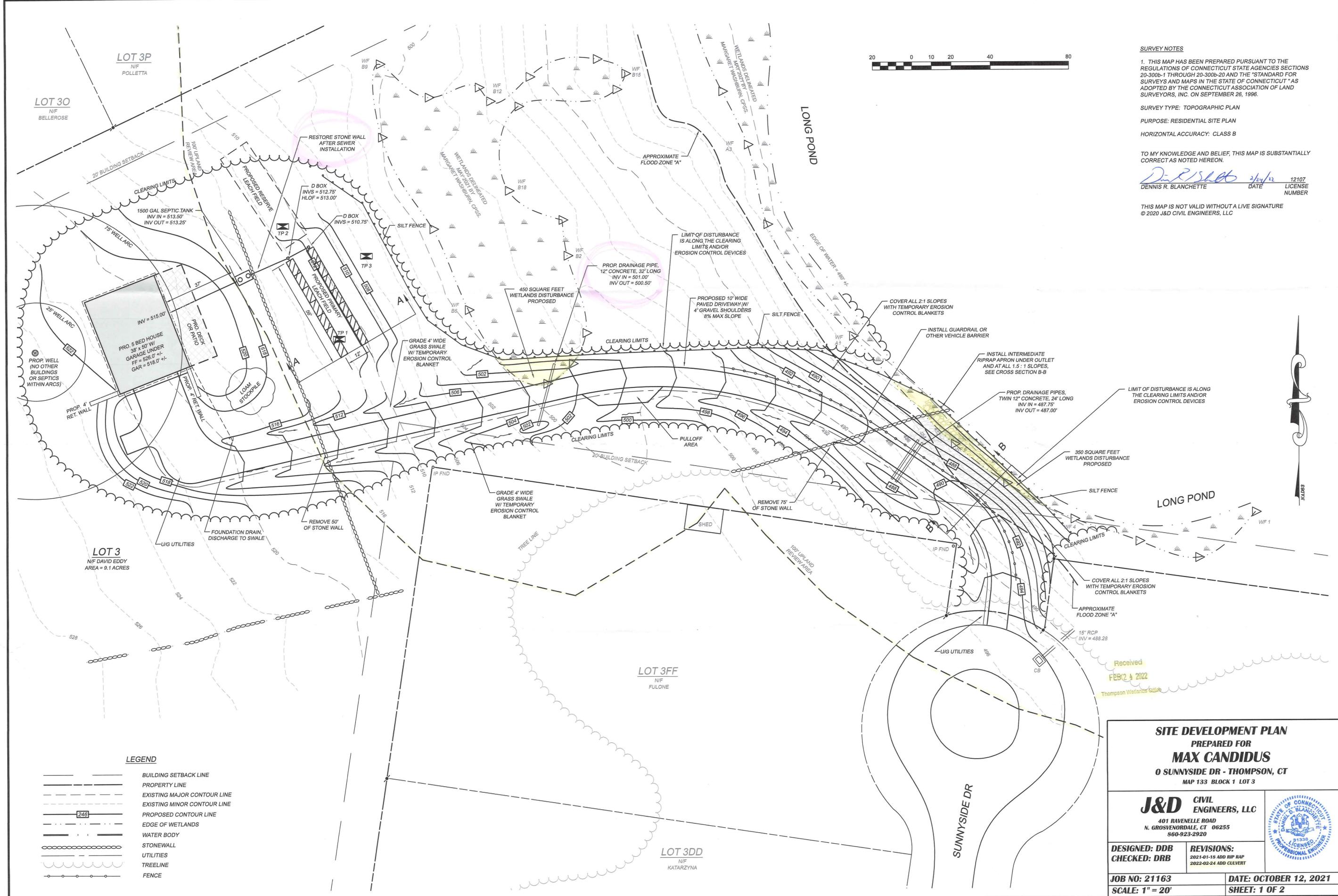
SITE DEVELOPMENT PLAN
 PREPARED FOR
MAX CANDIDUS
 0 SUNNYSIDE DR - THOMPSON, CT
 MAP 133 BLOCK 1 LOT 3

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



DESIGNED: DDB
 CHECKED: DRB
 REVISIONS:
 2021-01-18 ADD RIP RAP

JOB NO: 21163
 SCALE: 1" = 20'
 DATE: OCTOBER 12, 2021
 SHEET: 1 OF 2



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: TOPOGRAPHIC PLAN
 PURPOSE: RESIDENTIAL SITE PLAN
 HORIZONTAL ACCURACY: CLASS B

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

Dennis R. Blanchette 2/24/22 12107
 DENNIS R. BLANCHETTE DATE LICENSE NUMBER

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

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

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

DESIGNED: DDB
 CHECKED: DRB

REVISIONS:
 2021-01-18 ADD RIP RAP
 2022-02-24 ADD CULVERT

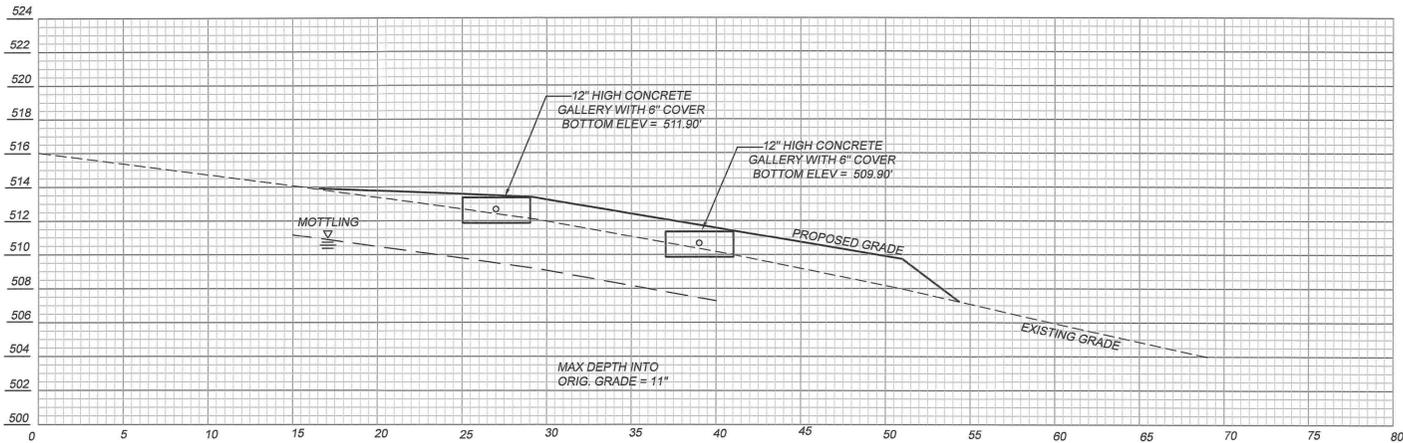
STATE OF CONNECTICUT
 DENNIS R. BLANCHETTE
 31336
 LICENSED PROFESSIONAL ENGINEER

JOB NO: 21163
 SCALE: 1" = 20'

DATE: OCTOBER 12, 2021
 SHEET: 1 OF 2

Received
 FEB 24 2022
 Thompson Wetlands Office

Application TW21031 Replaces plans received 1/27/21



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

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"

SEPTIC SYSTEM DESIGN CRITERIA

PERC RATE: 4.8 MIN/IN
NUMBER OF BEDROOMS: 5
SEPTIC TANK: 1500 GALLON
LEACHING AREA REQUIRED: 680 SQUARE FEET
LEACHING AREA PROVIDED: (2) ROWS OF 12" HIGH CONCRETE GALLERIES, 56' FEET LONG, AT 5.9 SF/LF = 681 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 2685 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:

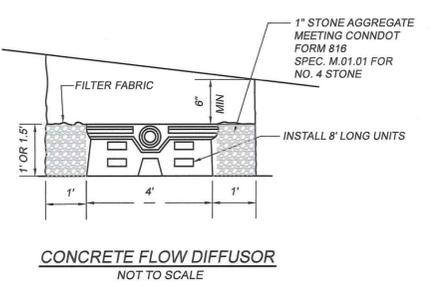
SIEVE	WET PERCENT PASSING	DRY PERCENT PASSING
NO. 4	100	100
NO. 10	70-100	70-100
NO. 40	10-50	10-75
NO. 100	0-20	0-5
NO. 200	0-5	0-2.5

*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.



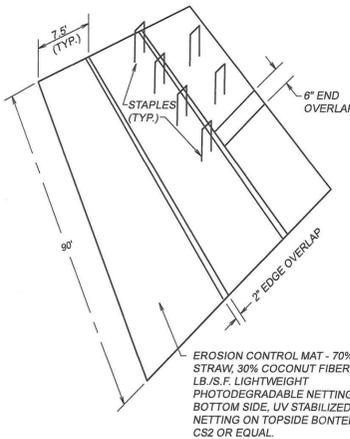
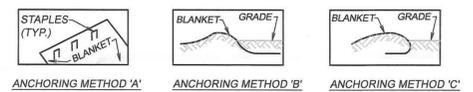
GEOTEXTILE INSTALLATION NOTES

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 6"-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.

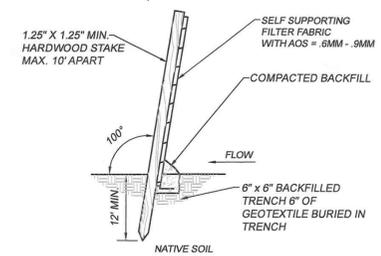
ONCE A STABLE WORKING PLATFORM HAS BEEN OBTAINED, FILL SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY AT A MOISTURE CONTENT WITHIN +/- 3% OF OPTIMUM MOISTURE CONTENT.



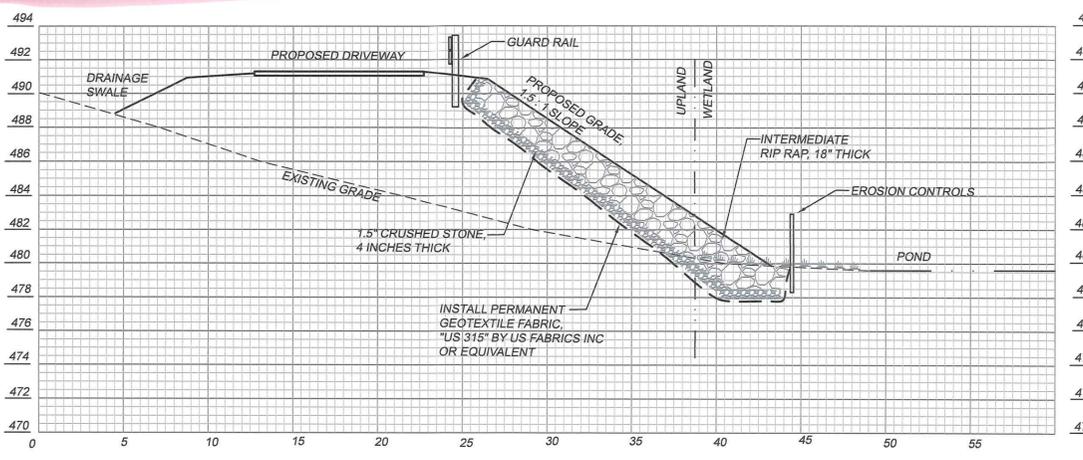
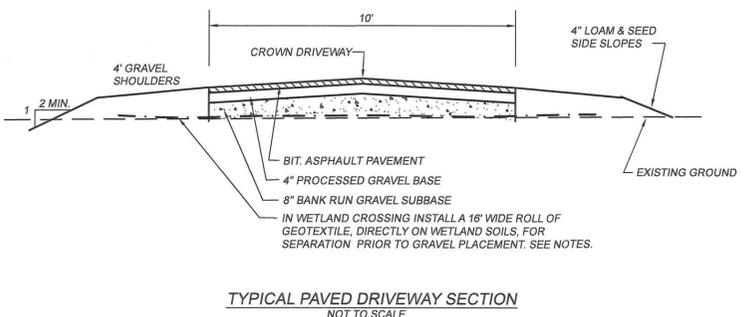
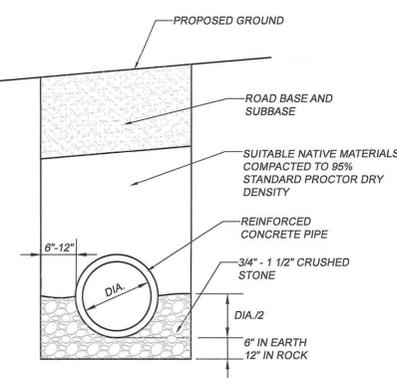
INSTALLATION NOTES ON SLOPES:

- 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.

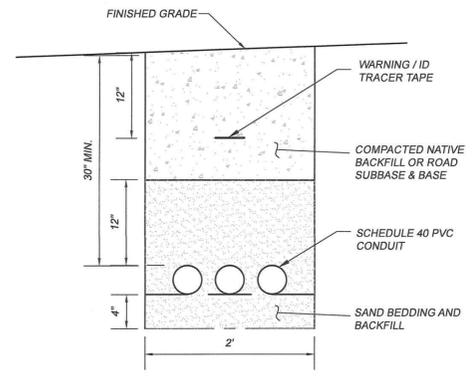
EROSION CONTROL BLANKET DETAIL
N. T.S.



SILT FENCE INSTALLATION
NOT TO SCALE



DRIVEWAY CROSS SECTION B-B
NOT TO SCALE



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

Received
JUL 14 7 2022
Thompson Accounts Office
Revised Plans
Application
JWA/AG/CSJ

**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:
2021-01-18 DRIVEWAY X-SECT

STATE OF CONNECTICUT
JULY 11 2021
3133B
PROFESSIONAL ENGINEER

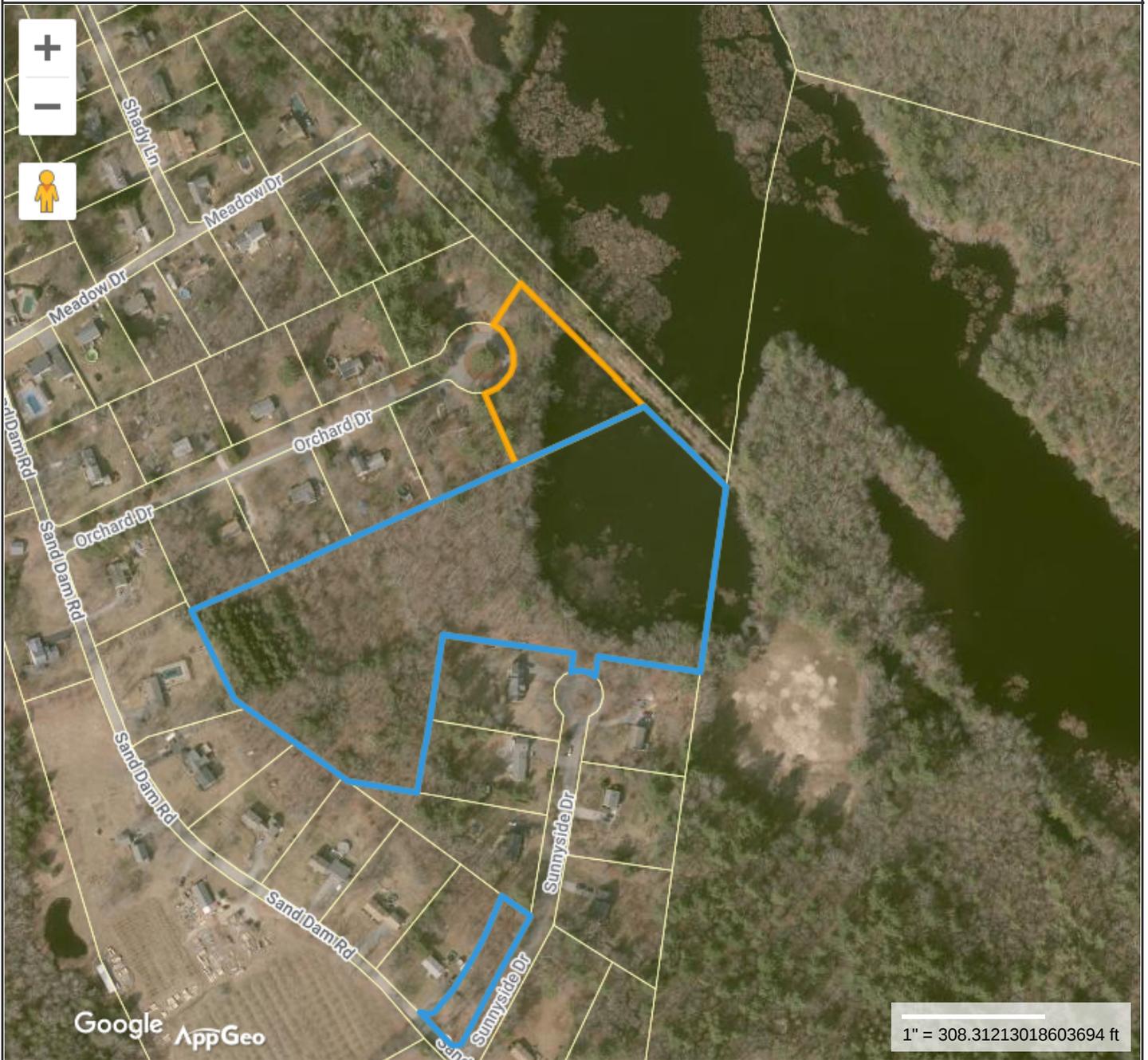
DESIGNED: DDB
CHECKED: DRB

REVISIONS:
2021-01-18 DRIVEWAY X-SECT

JOB NO: 21163
SCALE: AS NOTED

DATE: OCTOBER 12, 2021
SHEET: 2 OF 2

Possible Lot Merger 0 Sunnyside Dr & 0 Orchard Dr



Property Information

Property ID 3932
Location 0 SUNNYSIDE DR
Owner EDDY DAVID



**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.

Re: Wetland meeting March 8 Sunnyside Drive

Marla Butts <wetlands@thompsonct.org>

Tue 3/1/2022 12:03 PM

To: Max Candidus <maxandleos@gmail.com>; Daniel Blanchette <daniel@jdcivilengineers.com>

Thank you. I will send you a copy of the agenda once it is posted. - Marla Butts, Thompson Wetlands Agent

From: Max Candidus <maxandleos@gmail.com>**Sent:** Monday, February 28, 2022 9:54 PM**To:** Daniel Blanchette <daniel@jdcivilengineers.com>; Marla Butts <wetlands@thompsonct.org>**Subject:** Wetland meeting March 8 Sunnyside Drive

With regard to the development of the property located off of Sunnyside Drive in Thompson CT, I would like to take this opportunity to express my intent to merge the two parcels of land into one lot. I look forward to discussing this further at our meeting on March 8.

Sincerely,

Max Candidus

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Agenda Item E.a) 2. 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, 35-day extension granted via emailed letter 3/3/22.

IWC 2/5/22 Meeting Location at Weight Station for IWA22002 Flagged



Property Information

Property ID 104546
Location 0 REARDON RD
Owner STRATEGIC COMMERCIAL REALTY INC

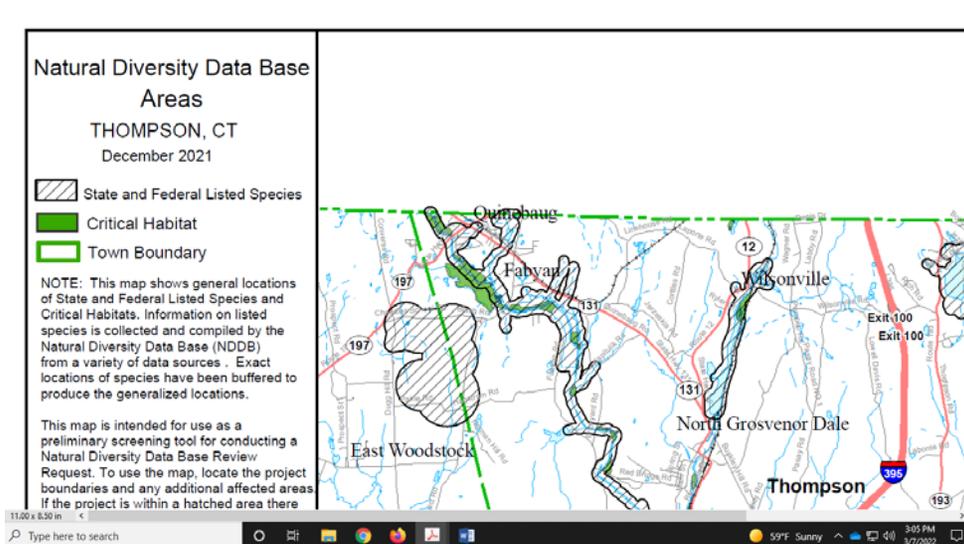
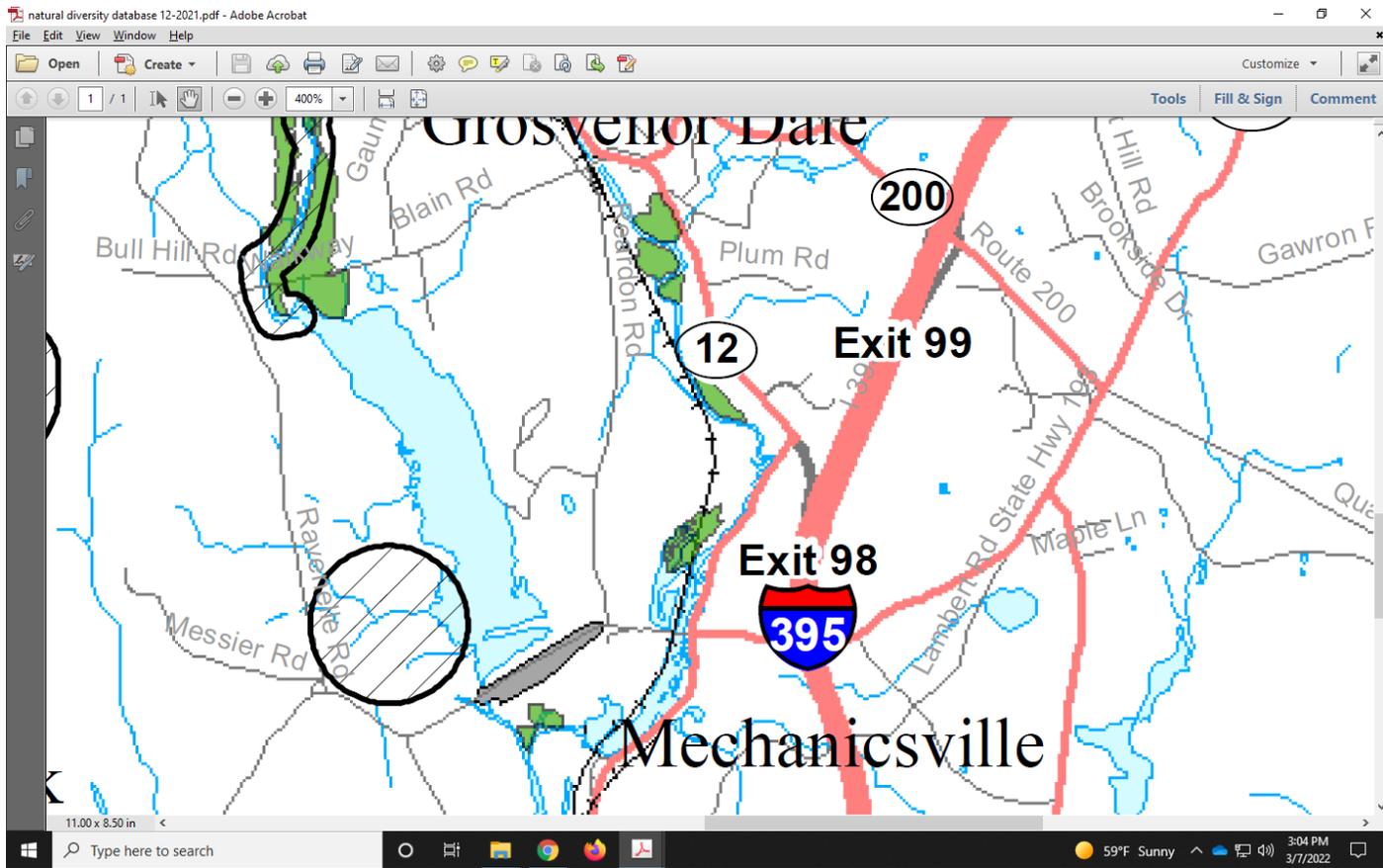


**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

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.



Re: Request for Advice on Critical Habitat Implications, Inland Wetlands Application IWA22002, West Thompson Rd, Thompson

Marla Butts <wetlands@thompsonct.org>

Tue 2/22/2022 4:02 PM

To: Harry Heller <hheller@hellermccoy.com>

Cc: George Oneil <goneil3@thompsonct.org>; Charles Obert <cobert@thompsonct.org>; Diane Chapin <dchapin@thompsonct.org>; Fran Morano, IWC Commissioner <fmorano44@gmail.com>; Conservation <CONSERVATION@thompsonct.org>; McKay, Dawn <Dawn.McKay@ct.gov>; David Held <dheld@prorovinc.com>

Dear Attorney Heller,

Considering Dawn McCay's response to my February 10, 2022 inquiry (below), I am requesting that you, as the authorized agent for Strategic Commercial Realty Inc., submit a full NDDDB application for a more detailed analysis of potential impacts to this community or state listed species that may be affected by the proposed work in Wetlands Application IWA 22002 and provide the Inland Wetlands Commission a copy of the resulting response. Given the extent of the proposed work, not just over area but also over time, it is important that the Inland Wetlands Commission understand the potential impacts of this work.

Also, by this email I am requesting the applicant grant a 30-extension for the processing of this application to give you time to submit the requested NDDDB application, to receive a response to the NDDDB request and to allow the Commission time to review and consider the response. Please advise me of your response to these requests by Thursday February 24, 2022. Thank you for your time and consideration. - Marla Butts, Thompson Wetlands Agent

From: McKay, Dawn <Dawn.McKay@ct.gov>

Sent: Tuesday, February 15, 2022 11:14 AM

To: Marla Butts <wetlands@thompsonct.org>

Cc: Harry Heller <hheller@hellermccoy.com>; David Held <dheld@prorovinc.com>

Subject: Re: Request for Advice on Critical Habitat Implications, Inland Wetlands Application IWA22002, West Thompson Rd, Thompson

Marla,

This is the response from our NDDDB Program ecologist, William Moorhead, to your question posed below about what the critical habitat is that is marked on your map. If you would like an NDDDB review of the project you can have the applicant or your commission submit a full NDDDB application for a more detailed analysis of impacts to this community or state listed species. I hope this description helps in your review.

Take care,

Dawn

Message from William Moorhead:

Dawn,

The Critical Habitats are Floodplain Forest Type, Alluvial Marsh Subtype in the lower wetter areas (these show up as dark "fingers" on aerial photos), and "Undifferentiated" Subtype on the higher ridges. It can be a little confusing because in the Critical Habitat hierarchical classification, Alluvial Marsh is considered a Subtype of Floodplain Forest even though it is not a forest, it is a marsh! Undifferentiated means that we were not able to say whether the floodplain forest was a "High floodplain" or a "Low Floodplain" of an "Alluvial Swamp" subtype.

The High Floodplain subtype has well- or even excessively drained soils, or in some cases moderately well-drained soils and are not flooded as frequently or for as long a duration as the Low Floodplain subtype, which typically has somewhat poorly drained or poorly drained soils (some may have moderately well-drained). Alluvial Swamp subtype has poorly and very poorly drained soils. All subtypes are considered Critical Habitat, because of the large number of Greatest Conservation Need animals and rare and uncommon plants that use these habitats.

Based the attribute data, the Alluvial Marsh and Floodplain Forest, Undifferentiated polygons at this site were mapped using remote sensing (aerial photo interpretation together with soils and surficial materials maps and geomorphology), and were not field-verified.

Bill Moorhead

Botanist/Plant Community Ecologist

Natural Diversity Data Base

Wildlife Division

Bureau of Natural Resources

Connecticut Department of Energy and Environmental Protection

79 Elm Street, Hartford, CT 06106-5127

P: 860.424.3861 | C: 860.876.9393 | Email: william.moorhead@ct.gov

Dawn M McKay

Environmental Analyst 3

Natural Diversity Data Base Program

Wildlife Division

Bureau of Natural Resources

Connecticut Department of Energy and Environmental Protection

79 Elm Street, Hartford, CT 06106-5127

P: 860.424.3592 | | E: dawn.mckay@ct.gov



www.ct.gov/deep

***Conserving, improving and protecting our natural resources and environment;
Ensuring a clean, affordable, reliable, and sustainable energy supply.***

From: Marla Butts <wetlands@thompsonct.org>

Sent: Thursday, February 10, 2022 1:13 PM

To: McKay, Dawn <Dawn.McKay@ct.gov>

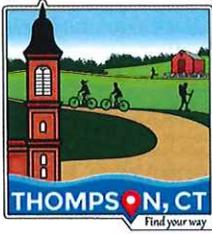
Cc: Harry Heller <hheller@hellermccoy.com>; David Held <dheld@prorovinc.com>

Subject: Request for Advice on Critical Habitat Implications, Inland Wetlands Application IWA22002, West Thompson Rd, Thompson

EXTERNAL EMAIL: This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Hi Dawn,

The Thompson Inland Wetlands Commission has before it an application for mining earth materials in an upland review area near the French River. Nearby is an area identified on the Natura Diversity Data Base Map for Thompson dated December 2021 as "critical habitat". I've attached a locus map of the property and PDFs of the proposed plans. Could you provide me with some information as to what "critical habitat" means at this location? The Inland Wetlands Commission is planning a site walk for March 5, 2022, and it would be most helpful to me if you could provide some comment before that date. Any assistance you can provide would be most appreciated. Thank you for your time. - Marla Butts, Thompson Wetlands Agent



**TOWN OF
THOMPSON**
Inland Wetlands Commission

RECEIVED
TOWN OF THOMPSON, CT.

2022 MAR -3 P 2:48

Concillio
TOWN CLERK

SITE WALK CANCELLED

Saturday, March 5, 2022 @ 9:00 AM

The site walk scheduled for the viewing of Application IWA22002, Strategic Commercial Realty, Inc, 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 has been CANCELLED due to snow cover and will be rescheduled to a later date.

Respectfully submitted,

Marla Butts
Wetlands Agent

HELLER, HELLER & McCOY

Attorneys at Law

*736 Norwich-New London Turnpike
Uncasville, Connecticut 06382*

*Sidney F. Heller (1903-1986)
Harry B. Heller (hheller@hellermccoy.com)
William E. McCoy (bmccoy@hellermccoy.com)*

*Mary Gagne O'Donal (mgodonal@hellermccoy.com)
Andrew J. McCoy (amccoy@hellermccoy.com)*

Telephone: (860) 848-1248
Facsimile: (860) 848-4003

March 3, 2022

Via Email and Regular Mail

Town of Thompson
Inland Wetlands Commission
Attention: Ms. Marla Butts
Wetlands Enforcement Officer
815 Riverside Drive
North Grosvenordale, Connecticut 06255

Re: Application of Strategic Commercial Realty, Inc. d/b/a Rawson Materials
0 West Thompson Road, Thompson, Connecticut
Assessor's Map 65, Block 101, Lot 9

Dear Ms. Butts:

In accordance with our recent conversation concerning the above referenced application currently pending before the Town of Thompson Inland Wetlands Commission, the Applicant hereby grants to the Commission a thirty-five (35) day extension of the statutory time period within which the Commission is required to either (i) render a decision on the above referenced application or (ii) open a public hearing on the application.

This extension is granted pursuant to authority conferred pursuant to the provisions of Section 8-7d of the Connecticut General Statutes.

Should you have any questions, please feel free to contact the undersigned.

Very truly yours,



Harry B. Heller

HBH/smr
cc: Mr. David Held (via email)
cc: Attorney Madeline Smith (via email)
cc: Mr. Jeffrey Rawson (via email)

HELLER, HELLER & McCOY

Attorneys at Law

736 Norwich-New London Turnpike

Uncasville, Connecticut 06382

Sidney F. Heller (1903-1986)
Harry B. Heller (hheller@hellermccoy.com)
William E. McCoy (bmccoy@hellermccoy.com)

Mary Gagne O'Donal (mgodonal@hellermccoy.com)
Andrew J. McCoy (amccoy@hellermccoy.com)

Received

JAN 25 2022

Thompson Wetlands Office

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

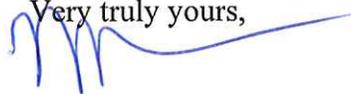
Re: Strategic Commercial Realty, Inc. Proposed Rock Extraction
Waldron Property – West Thompson Road, Thompson, Connecticut

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) 3. 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.

Agenda Item E.a) 4. 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 1/11/22, issued 3/3/22, legal notice to be published 3/11/22, appeal period ends 3/26/22.

Agenda Item E.a) 5. 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 1/25/22, issued 2/15/22, legal notice to be published 2/25/22, appeal period ends 3/12/22.

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.

Killingly Engineering Associates

Civil Engineering & Surveying

P.O. Box 421 Dayville, CT 06241
Phone: 860-779-7299
Fax: 860-774-3703



January 10, 2022

Ms. Marla Butts, WEO
Town of Thompson
815 Riverside Drive
North Grosvenordale, CT 06255

Re: 73 Center Street Retaining Wall Evaluation

Dear Marla:

Per your request, Killingly Engineering Associates inspected a previously installed retaining wall at the referenced address to evaluate the stability of the installation. The wall was constructed by the owner and is approximately 2' in height above the current water level of Little Pond. Upon initial inspection, the wall appears to be a typical stacked stone/block retaining wall. These styles of walls generally have interlocking channels between courses and are generally pinned together to form a wall "system" which are resistant to failure as blocks will not individually shift. These types of walls do not require engineering if they are less than 48" in height.

This wall that was utilized for this application is known as a "backfill trap" retaining wall where there is a decorative concrete face with a pocket in the back that is filled with backfill material to hold it in place. These types of walls are often used in highway applications where the ability to tie them back is limited and the backfill trap is a method that provides stability for greater heights. The wall at 73 Center Street is only 2' in height and appears to be properly installed. Photo 1 at the end of this report shows how these styles of walls are installed and photos 2-4 show the actual wall as installed.

Since this wall in question utilizes the backfill trap style of wall and is only 2' high, it is my professional opinion that the wall is structurally sound and it would not be prone to failure over time.

Please feel free to call me if you have any questions

Sincerely:

Normand Thibeault, Jr., P.E.





Photo 1: Typical backfill trap wall installation

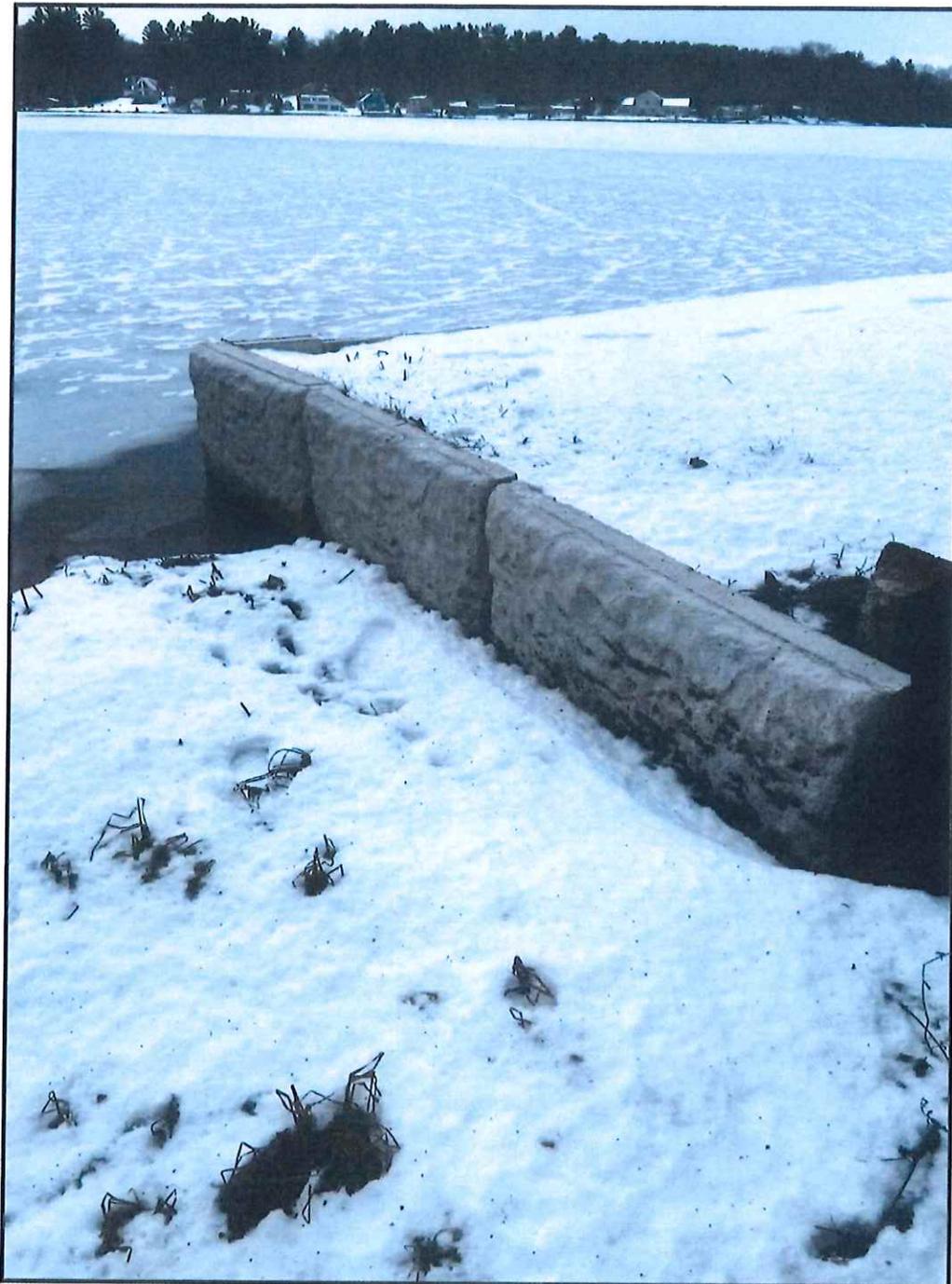


Photo 2: South end of wall perpendicular to Little Pond



Photo 3: South end of wall parallel to Little Pond



Photo 4: North end of wall parallel to Little Pond

RE: Wetlands meeting

Greg Glaude <gglaude@killinglyea.com>

Wed 2/9/2022 1:48 PM

To: Marla Butts <wetlands@thompsonct.org>; 'Jamie Piette' <jamiepiette@gmail.com>

Hi Marla,

I have compared the location of the Piette property line along Little pond to the 1947 map prepared for E.L. Parker. The property line on the 1947 map is along the shoreline of Little Pond. The general rule is that the boundary line follows the changing shoreline. In looking at historic Google photos of the shoreline, I am unable to determine when any changes were made to the shoreline or weather. Those changes were done gradually over the course of time. The landowner has indicated to us that the new wall was constructed over an older wall footing. Since the bottom of the retaining wall is under water at this time, Killingly Engineering was unable to see that old wall footing.

Greg A. Glaude, L.S.Killingly Engineering Associates
Civil Engineering & Surveyingwww.killinglyengineering.com

Mailing address:

P.O. Box 421

Killingly, CT 06241

Office address:

114 Westcott Road

Killingly, CT 06239

Phone: 860-779-7299

Cell: 860-617-9998

email: gglaude@killinglyea.com

From: Marla Butts <wetlands@thompsonct.org>**Sent:** Tuesday, February 08, 2022 3:44 PM**To:** Jamie Piette <jamiepiette@gmail.com>**Cc:** Greg Glaude <gglaude@killinglyea.com>**Subject:** Re: Wetlands meeting

Hi Jamie, what is the schedule that your surveyor is working off to verify if the retaining wall in on your property or not? An update on the schedule is fine. - Marla

From: Jamie Piette <jamiepiette@gmail.com>**Sent:** Tuesday, February 8, 2022 3:38 PM**To:** Marla Butts <wetlands@thompsonct.org>**Subject:** Wetlands meeting

Hi Marla,

We can't attend the meeting tonight, but please keep us posted if there is anything you need from us or if there

3/7/22, 3:18 PM

Mail - Marla Butts - Outlook

are updates on the pending violation.

Thank you,

Jamie Piette

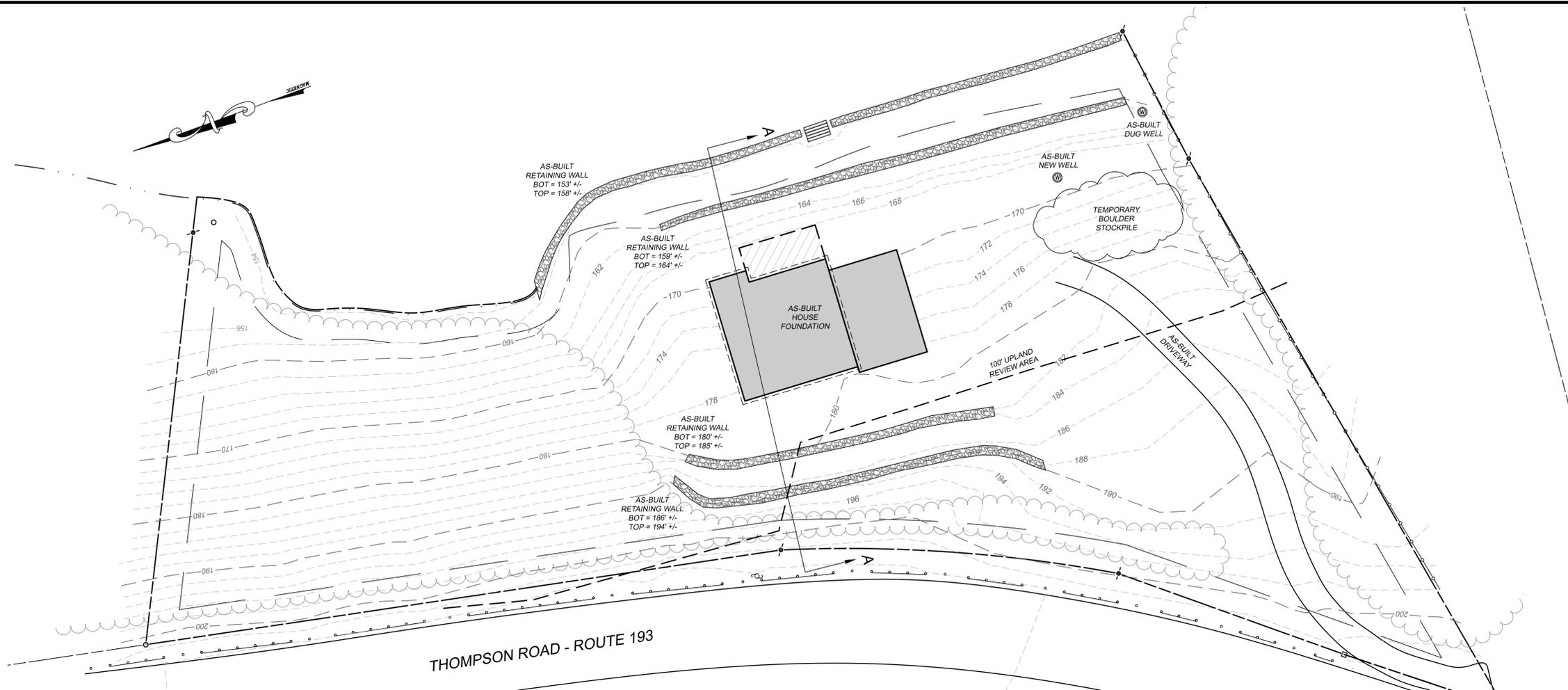
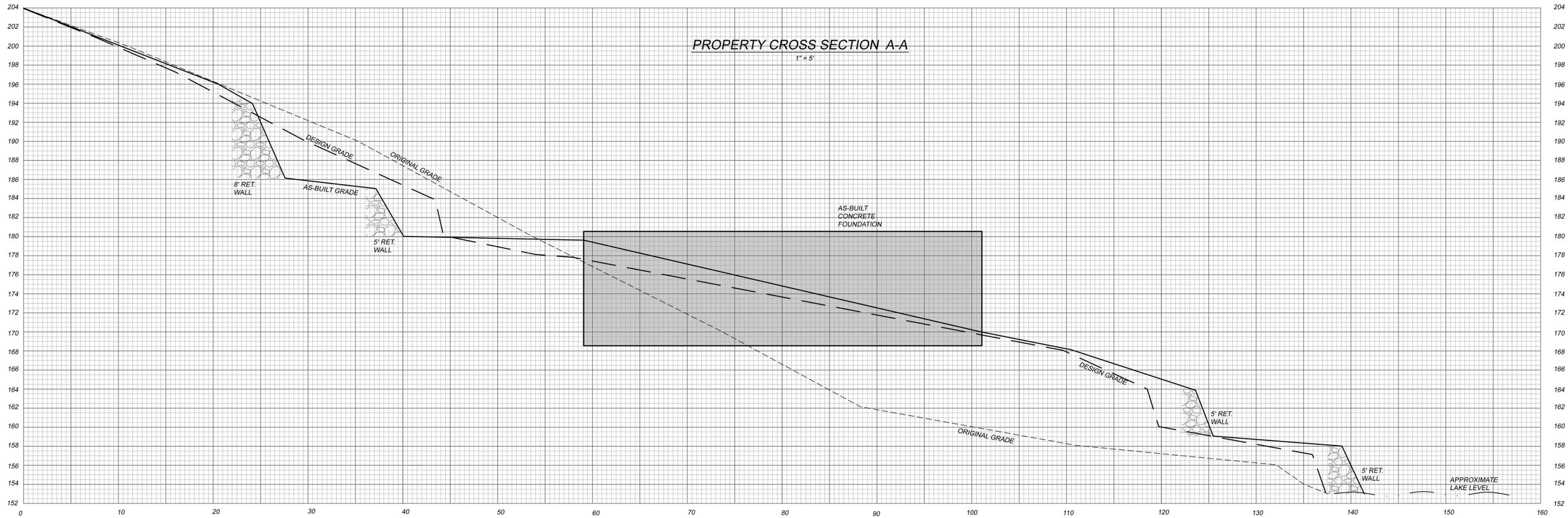
Sent from my iPhone

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.

PROPERTY CROSS SECTION A-A

1" = 5'



LEGEND

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

AS BUILT SURVEY
 PREPARED FOR
MARC BAER
 1227 THOMPSON ROAD - THOMPSON, CT
 MAP 116 BLOCK 24 LOT 10

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

DESIGNED: **DDB** REVISIONS:
 CHECKED: **DRB**

JOB NO: **19216** DATE: **FEBRUARY 1, 2022**
 SCALE: **1" = 10'** SHEET: **1 OF 1**

March 2, 2022

Town of Thompson
Inland Wetlands Commission
C/O Marla Butts

RE: Job #19216
Analysis of Retaining Wall for
Marc Baer, 1227 Thompson Rd

Dear Commissioners:

At the request of your agent Marla Butts, J&D has performed a review of the uppermost retaining wall that was constructed on the property of Marc Baer. This wall is approximately 8 feet in height at the tallest point. In a letter from Marla dated January 6, 2022, she requested an engineer's certification for any retaining walls taller than 6 feet. This retaining wall was constructed using natural boulders, without any mortar or cement, and is technically referred to as a "rockery." This rockery was not shown on the approved site plans, and was constructed without input from J&D.

Due to the irregular nature of boulders, performing structural calculations on a rockery such as this is not practical: the calculations are extremely time consuming, and not very accurate due to a large number of assumptions. However, the Federal Highway Administration has published a manual called "Rockery Design and Construction Guidelines" to assist engineers and contractors in proper design and construction. Chapter 7 of this document describes the recommended procedure for evaluating existing rockeries. The following list, taken from page 116, provides the most important criteria to observe:

1. Each rock is in contact with at least two rocks below it.
2. The first contact point between an upper and lower rock is located within 6 inches of the face of the rockery.
3. There are no continuous vertical seams.
4. There are no continuous horizontal seams.
5. Rocks are inclined back into the slope.
6. Rocks are free of obvious signs of distress.
7. All voids greater than 6 inches are chinked.
8. Chink rocks, where present, cannot be moved by hand.
9. There are no loose cap rocks that can be moved by hand.
10. There is no soil spalling or piping through the voids.
11. Base rocks are larger than upper rocks.

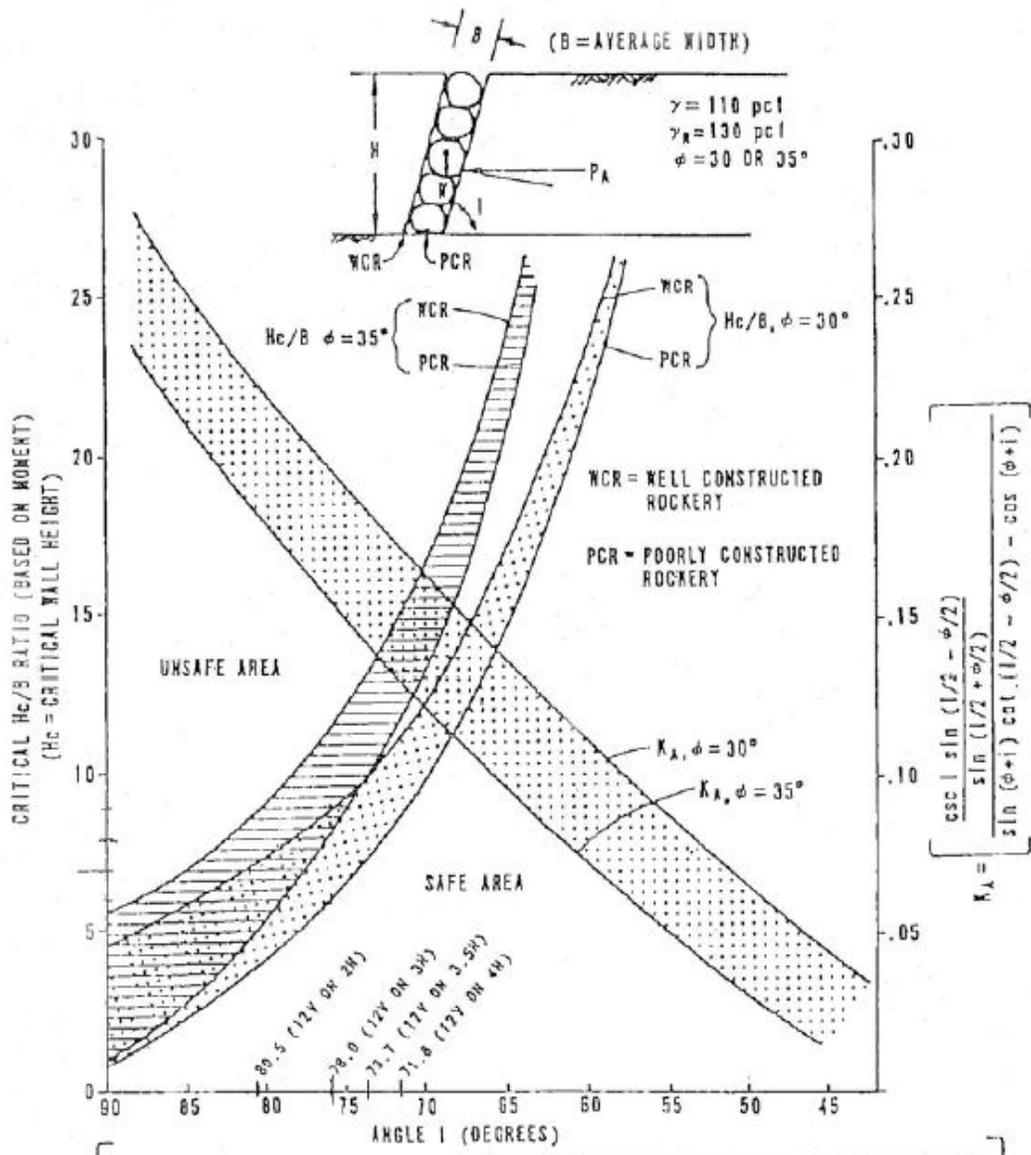
From our visual inspection, it appears that the vast majority of this rockery does meet all of the criteria above. We also observed rip rap and filter fabric or geotextile behind the wall, which is an appropriate backfill. J&D believes that this rockery was constructed using best practices. Additionally, the rockery guidelines have a chart (Figure 9) which can be used to estimate the stability of a rockery, this chart is provided below for reference. According to this chart, it appears that the wall has an acceptable height to base width ratio for the given site conditions, and should not be at risk of overturning.

In conclusion, J&D believes that this retaining wall is acceptable, and should be allowed to remain. It is important to note that this wall is approximately 30 feet from the road above, and 30 feet from the house below. If this wall was to collapse or otherwise fail, it should not pose any risk to life or property, the road and house would remain undamaged. As a disclaimer, please note that J&D has not performed full structural calculations for this wall. Therefore, we are not making or implying any guarantees regarding the strength or stability of this wall.

Sincerely,

Daniel Blanchette, PE
J&D Civil Engineers LLC

CRITICAL H/B RATIOS



$$H_c/B(WCR) = \frac{\frac{1/2 \gamma_A \cos i}{\sin^2 i} + 1/2 \gamma K_A \sin \phi + \sqrt{\left[\frac{1/2 \gamma_A \cos i}{\sin^2 i} + 1/2 \gamma K_A \sin \phi \right]^2 + \frac{1/3 \gamma K_A \cos \phi \gamma_A}{\sin i}}}{1/3 \gamma K_A \frac{\cos \phi}{\sin i}}$$

$$H_c/B(PCR) = \frac{\frac{1/2 \gamma_A \cos i}{\sin^2 i} + 1/4 \gamma K_A \sin \phi}{1/6 \gamma K_A \frac{\cos \phi}{\sin i}}$$

(ADAPTED FROM MEMORON 1960)





Agenda Item I Other Business

- a) Status of Proposed Revisions to Subdivision Regulations.

Agenda Item I Other Business

b) By-Laws Revisions

**TOWN OF THOMPSON
INLAND WETLANDS COMMISSION
815 RIVERSIDE DRIVE
NORTH GROSVENORDALE, CT. 06255**

BYLAWS OF THE THOMPSON INLAND WETLANDS COMMISSION

Revised to May 12, 2020

ARTICLE 1 PURPOSE AND AUTHORIZATION

The objectives and purposes of the Town of Thompson Inland Wetlands Commission are those set forth in the Connecticut General Statutes section 22a-36 through 22a-45, as amended, and those powers and duties delegated to the Town of Thompson Inland Wetlands Commission by the aforementioned statutes and by ordinances enacted by the Town of Thompson in accordance with its regulations established there under (hereafter referred to as “the IWC Regulations”).

ARTICLE II NAME

The Commission shall be known as the Thompson Inland Wetlands Commission.

ARTICLE III OFFICE OF AGENCY

The office of the Thompson Inland Wetlands Commission shall be the Municipal Building at 815 Riverside Drive, North Grosvenordale, CT, where all Commission records will be kept.

ARTICLE IV MEMBERSHIP

1. The membership, terms of members and the filling of vacancies shall be as specified in the ordinance adopted on May 20, 1974 as amended May 6, 2019 establishing the Commission and the aforementioned general statutes. The number of members shall be five (5) and two (2) alternates, with terms of office of five (5) years for staggered terms of five (5) years beginning on March 15th wherein no more than two (2) terms expire in the same calendar year.
2. Resignations from the Commission shall be in writing and transmitted to the Chair, who will then forward it to the Board of Selectmen and the Town Clerk.
3. The Chair may recommend to the Board of Selectmen the removal of any member who misses more than 50% of the Commission's regular meetings in a calendar year.

ARTICLE V OFFICERS AND THEIR DUTIES

1. The officers of the Commission shall consist of a Chair, Vice-Chair, and a Treasurer.

2. The Chair shall preside at all meetings and hearings of the Commission and shall have the duties normally conferred by parliamentary usage on such officers. The Chair shall have the authority to seat alternates, appoint committees, call special meetings, establish the agenda, and generally perform other duties as may be prescribed in these bylaws.
3. The Chair shall have the privilege of discussing all matters before the Commission and of voting thereon.
4. In the absence of the Chair, the Vice-Chair shall preside and have all the powers and duties of the Chair as stated in these bylaws. In the event that the Vice-Chair is acting Chair at the start of the meeting, he or she shall remain as Chair throughout the entire meeting.
5. The Treasurer shall be responsible for reporting on account balances in the Commission's budget at its regular meetings and shall on the request of the Commission conduct an investigation of expenditures from the inland wetlands budget and report to the Commission with the results of the requested investigation. The Treasurer may from time to time conduct an investigation of expenditures from the inland wetlands budget and report to the Commission any concerns regarding such expenditures.

ARTICLE VI STAFF AND THEIR DUTIES

1. The Commission may by a majority vote appoint a duly authorized agent to carry out specific functions and duties as prescribed by the Commission. These duties may include:
 - a) making determinations of regulated activities except for those identified in section 4 of the IWC Regulations and issuing wetlands agent approvals provided the duly authorized agent has provided proof of completing the comprehensive training program developed pursuant to § 22a-39(1) of the Connecticut General Statutes;
 - b) issuing enforcement orders;
 - c) making permit compliance inspections;
 - d) investigating complaints; and
 - e) authorizing the expenditure of funds up to \$100 without the prior approval of the Commission.
2. The duly authorized agent shall make a report to the Commission at its regular meeting. Such report shall consist of a list and description of all determination, approvals and activities performed.
3. Any determination or approval made by the duly authorized agent is subject to approval by the Commission.
4. The Commission shall include in its annual fiscal budget proposal funding for a Recording Secretary who may be hired by the chief elected official. The Recording Secretary shall in coordination with the Chair or the duly authorized agent produce and file agendas, minutes, draft and arrange for the publication of legal notices, draft permits for approved applications, keep records of the Commission all in accordance with the Freedom of Information Act (Chapter 14 of the Connecticut General Statutes), the Inland Wetlands and Watercourses Act

(§ 22a-36 through 22a-45 of the Connecticut General Statutes) and other applicable statutes and perform other such duties as may be identified in a job description for the Recording Secretary.

ARTICLE VII ELECTION OF OFFICERS

1. An Annual organizational meeting shall be held on the second Tuesday in April at which time officers will be elected and bylaws reviewed and be made a part of the minutes of the annual meeting. A majority of the members must be present before election of officers can take place.
2. Nominations shall be made from the floor at the annual organizational meeting and elections of the officers specified in Section 1 of Article V shall follow immediately thereafter.
3. A candidate receiving a majority vote of those present shall be declared elected and shall serve for one year or until his successor shall take office.
4. Vacancies in offices shall be filled by election at a meeting warned for the purpose.

ARTICLE VIII MEETINGS

1. In the event that both Chair and Vice-Chair are absent at the start of a meeting, the Treasurer shall preside and have all the powers and duties of the Chair as stated in these bylaws and he or she shall remain as Chair throughout the meeting.
2. Alternates shall be seated by the Chair as regular members in alphabetical order by last name on a rotating basis. Unseated alternates may take part in Commission discussions but shall not vote except for election of officers.
3. An annual schedule of regular meetings shall be adopted at the November meeting for the following calendar year to be forwarded to the Town Clerk for filing under the Freedom of Information Act (see § 1-225(b) of the Connecticut General Statutes). Regular meetings will be scheduled for the second Tuesday of every month at 7:00 P.M. in a municipal building except when there is a conflict with holidays or other events. Conflicts may be resolved by scheduling a regular meeting to an alternative date or alternatively by cancelling the regularly scheduled meeting and holding a special meeting in accordance with the requirements of the Freedom of Information Act (see § 1-225 of the Connecticut General Statutes).
4. Three (3) members constitute a quorum and no action on an agenda item may be taken in the absence of a quorum. If a member recuses himself/herself from any agenda item that results in a lack of a quorum, then no business on that item may be transacted.
5. All Commission meetings shall be open to the public unless closed by a two-thirds vote of the members present for an executive session.

6. Executive sessions closed to the public shall be limited to types of discussions specified in the state Freedom of Information Act, including but not limited to the following:
 - a) Specific employees (unless the employee agrees to an open session);
 - b) Strategy relating to negotiations regarding pending claims to litigation;
 - c) Security matters;
 - d) Real estate acquisition
7. The Chair shall govern the proceedings at the meetings of the Commission using as a guide Robert's Rules of Order, 11th edition in all cases to which they are applicable and in which they are not inconsistent with these bylaws and any special rules of order the Commission may adopt.

ARTICLE IX CONFLICT OF INTEREST AND DISQUALIFICATION

No member of the Commission shall participate as a Commission member in a hearing or decision of the Commission upon any matter in which he/she (or any member of his/her immediate family) is directly or indirectly involved financially and/or is an abutter of the property in question. If a member declares a conflict of interest, he/she must state that they have this interest and abstain from voting.

ARTICLE X ORDER OF BUSINESS

1. Unless otherwise determined by the Chair, the order of business at regular meetings shall be:
 - A. Call to Order & Role Call
 - B. Appointment of Alternates
 - C. Action on Minutes of Previous Meetings
 - D. Citizen's Comments Pertaining to Agenda Items
 - E. Applications
 - a. Old Applications
 - b. New Applications
 - c. Applications Received After Agenda was Published
 - F. Permit Extensions / Changes
 - G. Active Violations and Pending Enforcement Actions
 - H. Other Business
 - I. Reports
 - a. Budget and Expenditures
 - b. Wetlands Agent Report
 - J. Correspondence
 - K. Signing of Mylars
 - L. Comments by Commission
 - M. Adjournment
2. A motion from the floor must be made and passed by a majority vote of the Commission members present in order to dispense with any item on the agenda or change the order of business.

ARTICLE XI PUBLIC HEARINGS

1. A public hearing shall only be held by the Commission on any application in accordance with section 9 of the IWC Regulations and § 8-7d of the Connecticut General Statutes. All applications, maps, and documents relating to the hearing shall be open for public inspection. Any person may appear and be heard at any public hearing.
2. Where possible, public hearings shall be completed in a single session. However, the hearing may be continued (to a date and place certain) where necessary for the full development of the evidence, for the full participation of the parties, or for such other substantial purposes, provided that the public hearing shall be completed within thirty-five (35) days from the date it commenced, unless the applicant consents to an extension. Verbal notice at the public hearing as to the date and place where the continuation will take place shall be considered sufficient notice to interested parties.

ARTICLE XII CONDUCTING THE PUBLIC HEARING

1. If a recording by a sound-recording device is made at the direction of the Commission, then such recording shall be maintained as a public document in accordance with the Freedom of Information Act and § 7-109 of the Connecticut General Statutes. An order of presentation and documents offered shall be submitted into the minutes of the Commission.
2. An officer of the Commission shall preside as Chair at the public hearing in accordance with Article V and Article VIII of these bylaws.
3. At the opening of the public hearing the Chair shall state a summary of the question or issue that is the subject of the public hearing and shall describe the method of conduct of the hearing including the order presentations, the reading of the legal advertisement and the involvement of the public at the hearing.
4. Comments shall be limited to the subject advertised for hearing.
5. Each party and members of the public shall make their presentation as provided for in the Chair's opening statement in succession without allowing an interruption of comments pro or con.
6. The Chair shall make clear to the hearing participants that all questions and comments must be directed through the Chair only after being properly recognized.
7. All persons recognized shall approach the hearing table in order to facilitate proper recording of comments. Before commenting on the matter before the hearing, each persons shall give his/her name and address.
8. The Chair shall assure an orderly hearing and shall take necessary steps to maintain the order and decorum of the hearing at all times. The Chair shall reserve the right to terminate the hearing in the event the discussion becomes unruly and unmanageable.

9. The polling of persons present at the hearing shall not be allowed on any general question presented to the Commission or applicant at the public hearing. The hearing shall be conducted only for the purpose of taking testimony to be considered in deliberations during the regular meeting of the Commission.

ARTICLE XIII THE HEARING RECORD

1. The hearing record shall consist of the following:
 - a) any recording of the hearing made at the direction of the Commission;
 - b) minutes of the hearing; and
 - c) all physical evidence and material received (i.e.: legal documents, reports, plans, etc).
2. Reports, documents, and plans received at previous meetings may be entered into the record of the public hearing.
3. Decisions shall be based solely on the contents of the hearing record. Documentary evidence not entered into the record of the hearing shall not be considered when rendering a final decision.

ARTICLE XIV COMMITTEES

Committees may be appointed by the Chair for purposes and terms that the Commission approves.

ARTICLE XV EMPLOYEES

Within the limits of the funds available for its use, the Commission may seek the employment of such staff personnel and/or consultants as it sees fit to aid the Commission in its work. Appointments shall be made by the Board of Selectmen.

ARTICLE XVI AMENDMENTS

These bylaws may be amended by a majority (3) vote of the entire voting membership of the Commission only after the proposed change has been read and discussed at a previous regular meeting except that the bylaws may be changed at any meeting by the unanimous vote of the entire voting membership (5) of the Commission.

Agenda Item I Other Business

- c) Freedom of Information ZOOM training link:
Meeting Recording:

<https://us02web.zoom.us/rec/share/hwMihvCKIR6liUBOEZjc0XeXKywaiY9hc4GR3WCuWoh2KJeXscCwrZsUDihhumYB.htezNnlMSqOaEm7y> ;

Access Passcode: 9pQ9^eYP

Agenda Item J Reports

1 Budget & Expenditures

2 Wetlands Agent Report

Agenda Item K, Correspondence - None

Agenda Item L, Signing of Mylars -None

Agenda Item M, Comments by Commissioners

Agenda Item N, Adjournment