

INLAND WETLANDS COMMISSION
TUESDAY, June 14, 2022
ZOOM Meeting

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

Agenda Item C.a.

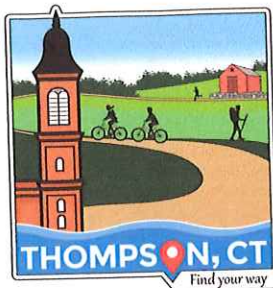
Action on Minutes of Previous Meeting

Minutes of May 10, 2022

Note: Correct Meeting Recording:

https://us02web.zoom.us/rec/share/JH-fdmdu8LyYaEwUR0UbZKtrrQzW3Q0MfWm0uF1ZQyK2j_CPNGSxYnfKzkb_Dcpl.zo1CykrLA4VfCF1j

Correct Access Passcode: xXiL1?VE



**TOWN OF
THOMPSON**
Inland
Wetlands
Commission

815 Riverside Drive
P.O. Box 899
North Grosvenordale, CT 06255
Phone: 860-923-1852, Ext. 200
E-MAIL: wetlands@thompsonct.org
www.thompsonct.org

RECEIVED
TOWN OF THOMPSON, CT.
2022 MAY 12 P 2:50
Steve Welch
TOWN CLERK

MEETING MINUTES: Tuesday, May 10th, 2022 7:00PM

Via ZOOM Online Meeting Portal

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

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

Members of the public: Harry Heller, Andrew McCoy, Dave Held, George Logan, Mark Simon, Daniel Blanchette, Madilyn Smith, Sean Copeland, and Sigrun Nicodemus.

- B) Appointment of Alternates – n/a

Marla Butts noted that votes taken during last month's meeting were invalid due to lack of quorum and must be revisited.

- C) Minutes of Previous Meetings –

The March 8, 2022 Meeting Minutes were accepted with correction, regarding a wetlands agent approval for Dave Held. The minutes record should read that an agent approval was issued March 3, 2022 and that the appeals period has passed.

The March 12, 2022 Special Meeting Sitewalk Minutes were accepted as presented.

The April 12, 2022 Meeting Minutes were accepted as presented.

- D) Citizens Comments on Agenda Items – Sean Copeland will speak on the 119 New Road application.

- E) Applications

- a) Old Applications

1. **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, stamped received 1/6/22, statutorily received 1/11/22. A 30-day extension was granted by the applicant. A revised application has been submitted to include 307 Reardon Road.

Attorney for the applicant, Harry Heller prefaced the review by stating that this matter has been on the agenda since January and that his client has generously provided extensions. He believes this project is straightforward, with no work proposed within the wetlands. He noted that the site was issued a previous permit (**0509-03**) for surficial mining on November 8, 2005.

Attorney Heller reiterated that an earthen berm would sequester the area and will not alter the hydrological system. George Logan of REMA Ecological Services described a twenty-acre study area, conducted May 2, 2022, containing mostly flood plain, alluvial marsh, and open water. While he noted that it is a valuable wetlands system, he believes after study of the proposed plan that no impact is anticipated.

Water extraction will take place at an elevation above the study area and will not dewater the wetlands. Sigrun Nicodemus of REMA Ecological Services stated that the area became impounded after construction of the downstream dam in the 1800's and noted that the area is not an original part of the river. She described a substantial Silver Maple forest nearby and believed that the ecological integrity of the site within its surroundings will be maintained.

Charlie Obert asked why the plan encroaches in the upland review along a stream at the northerly end of the site. Project Manager Dave Held and George Logan explained that due to the topography of the area, the south upland side of the stream is not a major contributor to the watershed, and that the proposed upland work would not alter or dewater the watercourse or downstream wetlands.

Marla Butts had questions regarding the monitoring plan, specifically the use of 'should' where 'shall' is more appropriate. Charlie Obert stated that 'should' and 'shall' are very critical terms in regulation and could mean the difference between a suggestion and a requirement. Marla recommended as a condition of approval that an amended report be provided within 30 days. Attorney Heller had no issue with amending the monitoring report and will make that recommendation to his client. George O'Neil thanked him for his willingness to alter the report.

Fran Morano and Diane Chapin believe that a comprehensive plan was presented, that with adherence and monitoring, should be successful. George O'Neil stated that safeguards for the wetlands have been thoughtfully considered. Charlie Obert has concerns about site grading and will abstain. A motion to approve the application, with revisions to the monitoring plan, was made by Diane Chapin and seconded by Charlie Obert. **The motion was APPROVED 3-0, with one abstention.**

Attorney Heller thanked the Commission and staff for their time.

b) New Applications – none

1. **WAA22009**, Thomas Dolan, Jr., 0 New Rd. (Assessor's map 154, block 5, lot 10A), new single-family home, well & driveway in 100-foot upland review area, stamped received 4/19/22, under review, NDDH approval pending for septic system located outside of upland review area. Project Manager Dave Held of Provost & Rovero, Inc. has received response regarding the listing on the Natural Diversity Database, which is identical to the response given for abutting lots. Marla has asked the applicant to supply the limit of land disturbance in a plan which she will review.
2. **IWA22010**, Mark Simon, 0 Sand Dam Rd (Assessor's map 133, block 24, lot 63), fill wetlands for driveway crossing & new home, septic and well mostly in 100-foot upland review area, stamped received 5/3/22, to be statutorily received 5/10/22. PE Daniel Blanchette, of J&D Civil Engineers discussed some particulars of the site, and the improvement of an existing driveway from Babula Road which crosses an intermittent stream. Transfer of ownership contingent on Wetlands approval and buildability of site. Marla recommends that the Commission conduct a site walk.
3. **IWA22011**, D.H. Copeland Builder, Inc, 119 New Road (Assessor's map 154, block 3, lot 21), 10-foot extension of 15" culvert under existing driveway to widen driveway by 6', electronically received 5/5/22, to be statutorily received 5/10/22. Note: Driveway was initially authorized by **WAA21016**. Owners of the property would like to expand the driveway for safety concerns and emergency vehicle access. Marla suggests the Commission conduct a site walk.

F) Applications Received After Agenda was Published – none

G) Permit Extensions / Changes –

Request for Transfer – **WAA22004**, 0 New Road (Assessor's map 154, block 5, lot 14A), new single-family home, septic & well in 100-foot upland review area issued 3/3/22 to David Held. Request to transfer approval to H.C. Road Contractors, Inc. (signed by Henry Rose, President), stamped received 5/4/22. A motion to transfer the permit was made by Charlie Obert and seconded by Diane Chapin. **The motion was unanimously APPROVED.**

H) Violations & Pending Enforcement Actions

- a) **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. Marla recommended that a plan provided by Killingly Engineering Associates be considered the 'as-built' and filed on the Town land records. Charlie Obert made a motion to request that Jamie Piette file the plan on the land records. The motion was seconded by Fran Morano. **The motion was unanimously APPROVED.**
- b) **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 Butts was informed by Daniel Blanchette of J&D Civil Engineers that he had not yet received notification from Marc Baer to proceed with plan changes. No updates. Marla plans to re-inspect and photo document the site.
- c) **Notice of Violation VIOL22008**, Rodney Lamay, 0 Quaddick Town Farm Road (Assessor's map 160, block 11, lot 15), unauthorized clearing, cutting & grading in wetlands, issued by Acting Wetland Agent 3/21/2022. Acting Wetlands Agent Dan Malo followed up on complaints of clearing and cutting in wetlands. No updates. Marla Butts will re-inspect.

I) Other Business

- a) Draft Subdivision Regulations – Marla Butts mentioned that the Subdivision Regulation review is ongoing. Further drafts are forthcoming.
- b) A motion to modify the monthly agenda to include public comment after 'Other Business' was made by Charlie Obert and seconded by Fran Morano. **The motion was unanimously APPROVED.**
- c) A motion to reelect the current slate of officers was made by Charlie Obert and seconded by Fran Morano. **The motion was unanimously APPROVED.**

J) Reports

- a) Budget & Expenditures – Diane Chapin reported \$5,077.95 available in the budget. 80.7% of the budget has been expended. No money was encumbered for this month.
- b) Wetlands Agent Report – Marla Butts noted that no progress has been made on MS4, records retention, or Inland Wetlands Regulation updates.

117, 119 & 0 New Road – On April 21, 2022, Marla conducted an inspection of these properties with Commissioner Obert in response to some questions regarding the development of a watercourse starting near the home at 117 New Road draining through 0 New Road and into 117 New Road. Based on the flow of water and the existence of filamentous green algae contained within a channel and evidence of sediment scour and deposits, she determined that an intermittent watercourse has been created after the gravel mining operation by River Junction Estates LLC and Strategic Commercial Realty, Inc.

She spoke to the owner of 117 New Road and requested that he contact the Eastern Connecticut Conservation District to get advice on handling runoff from a horse paddock that drains into this intermittent watercourse, which originates on this property. This inspection resulted in the submission of Permit Application **IWA22011**.

Complaint 22-02, 0 Plum Road – On April 27, 2022, following a complaint that tree cutting was occurring in wetlands, Marla and Dan Malo inspected a tree cutting operation located south of Plum Road and east of historic and unmaintained Marcy Lane. Trees were in the process of being cut. Marla spoke to the new owner, Richard Lafleche, who informed us that he was not planning to do any cutting in wetlands, but that in the future he would submit a timber harvest request for tree cutting in wetlands. A letter has been sent to the complainant regarding the results of the inspection and the complaint file has been closed.

Complaint 22-03, 480 Quaddick Town Farm Road – An inspection is planned with the ZEO to investigate a complaint by the occupant of 480 Quaddick Town Farm Road that the owner of 484 Quaddick Town Farm Road had cut trees in wetlands and felled or pushed them onto 480 Quaddick Town Farm Road.

Complaint 22-04, 1036 & 0 Thompson Road – On April 27, 2022, following several complaints of tree cutting, Marla conducted an inspection with Dan Malo in the presence of Rodrego Ferreira, son of the property owner, Carlos Ferreira. These properties were the subject of a prior complaint (#21-15) regarding tree cutting. A letter was sent in December 2022 with advice to have a soil scientist provide information on the location of wetlands and the potential uses of these properties for pasture, pond development and other passive uses. Recent tree cutting in the upland review area did not constitute a clearcut, nor had any grubbing or other earthmoving work done, although the Ferreira were contemplating the same. A letter has been sent to Mr. Ferreira via certified mail (it has yet to be received) stating the tree cutting could continue, provided the uplands were not clear cut and to refrain from any stump removal or other grading and construction work until they apply for a declaratory ruling regarding this work. The complaint file remains open.

K) Correspondence – none

L) Signing of Mylars – none

M) Comments by Commissioners –

George O'Neil thanked the Commissioners and staff.

N) At 9:13 PM, after completion of the agenda, Charlie Obert made a motion to adjourn the meeting. The motion was seconded by Fran Morano. **The motion was unanimously APPROVED.**

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

<https://us02web.zoom.us/rec/share/36HZNgvA-D7DpFfR5buuNCIQLwzEmB5uGXaEEgc6y8T3pSXsPbX7bzQtux4bcU.AMrmgMwtikDXFeTv>

Access Passcode: #Vi2C^Qk

Respectfully submitted, Dan Malo, Recording Secretary

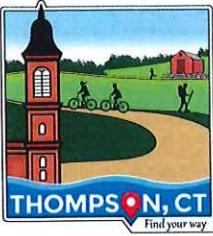
DM

Agenda Item C.b.

Action on Minutes of Previous Meeting

Site Walk Minutes of May 10, 2022

None – No Meeting Held due to Insufficient
Attendance



TOWN OF THOMPSON

Inland Wetlands Commission

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

RECEIVED
TOWN OF THOMPSON, CT.

2022 JUN 13 A 11:31

Rudie Paradise
TOWN CLERK, Asst

Memo

To: Renee Waldron, Thompson Town Clerk

From: Marla Butts, Wetlands Agent

Marla Butts

Date: June 13, 2022

Re: Inland Wetlands Commission June 11, 2022 Site Walk Meeting Not Held

Be advised the scheduled June 11, 2022 meeting of the Inland Wetlands Commission for a site walk that was identified in an agenda posted in your office on June 9, 2022 was not held due to a lack of attendance.

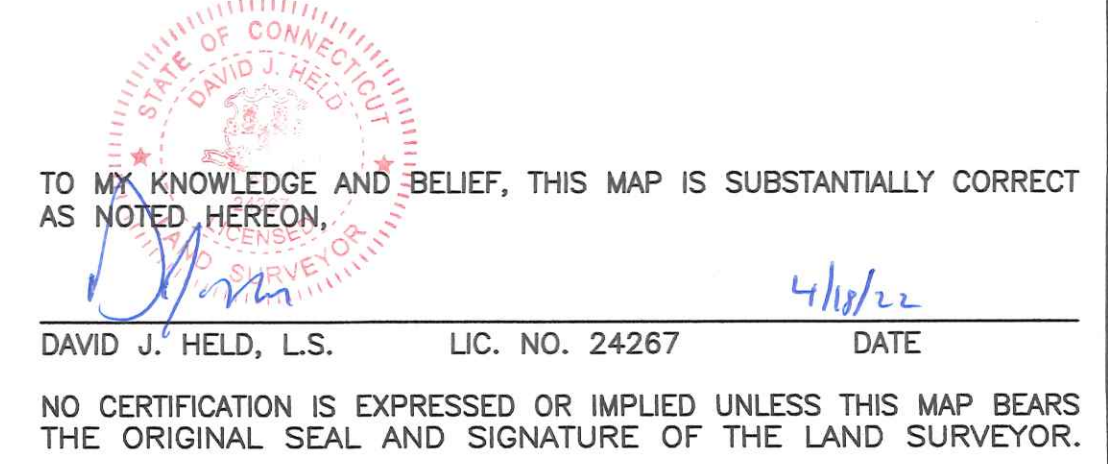
File: Memo Inland Wetlands Commission June 11, 2022 Site Walk Meeting Not Held



Agenda Item D.
Citizens Comments on Agenda Items

Agenda Item E.a) 1. Old Applications

WAA22009, Thomas Dolan, Jr., 0 New Rd. (Assessor's map 154, block 5, lot 10A), new single family home, well & driveway in 100-foot upland review area, stamped received 4/19/22, issued 5/23/22, legal notice to be published 6/10/22, end of appeal period 6/25/22.



Agenda Item E.a) 2. Old Applications

IWA22010, Mark Simon, 0 Sand Dam Rd (Assessor's map 133, block 24, lot 63), fill wetlands for driveway crossing & new home, septic and well mostly in 100-foot upland review area, stamped received 5/3/22, statutorily received 5/10/22.

334 Feet

1" = 308.30071979968403 ft

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

GENERAL CONSTRUCTION NOTES:

- LOCATIONS OF UNDERGROUND UTILITIES HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. THE CONTRACTOR SHALL NOTIFY CALL BEFORE YOU DIG AND FIELD VERIFY THE LOCATION, DEPTH AND ALIGNMENT OF ALL EXISTING PIPES, CABLES, ETC.
- CONSTRUCTION SHALL BE IN CONFORMANCE WITH CONNDOT FORM 818 UNLESS OTHERWISE NOTED ON THE PLANS. UTILITY INSTALLATION SHALL BE IN CONFORMANCE WITH THE APPROPRIATE UTILITY COMPANY.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH EACH UTILITY AND ALL COSTS ASSOCIATED WITH THE PROTECTION OF EXISTING FACILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN IN SERVICE ALL EXISTING PIPING UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- TYPICAL DETAILS SHOWN ARE TO ILLUSTRATE THE ENGINEER'S INTENT AND ARE NOT PRESENTED AS A SOLUTION TO ALL CONSTRUCTION PROBLEMS ENCOUNTERED IN THE FIELD. THE CONTRACTOR MAY SUBMIT PROPOSALS FOR ALTERNATE METHODS TO SUIT FIELD CONDITIONS.

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: GENERAL LOCATION AND TOPOGRAPHIC

BOUNDARY DETERMINATION CATEGORY: N/A

HORIZONTAL ACCURACY: CLASS B

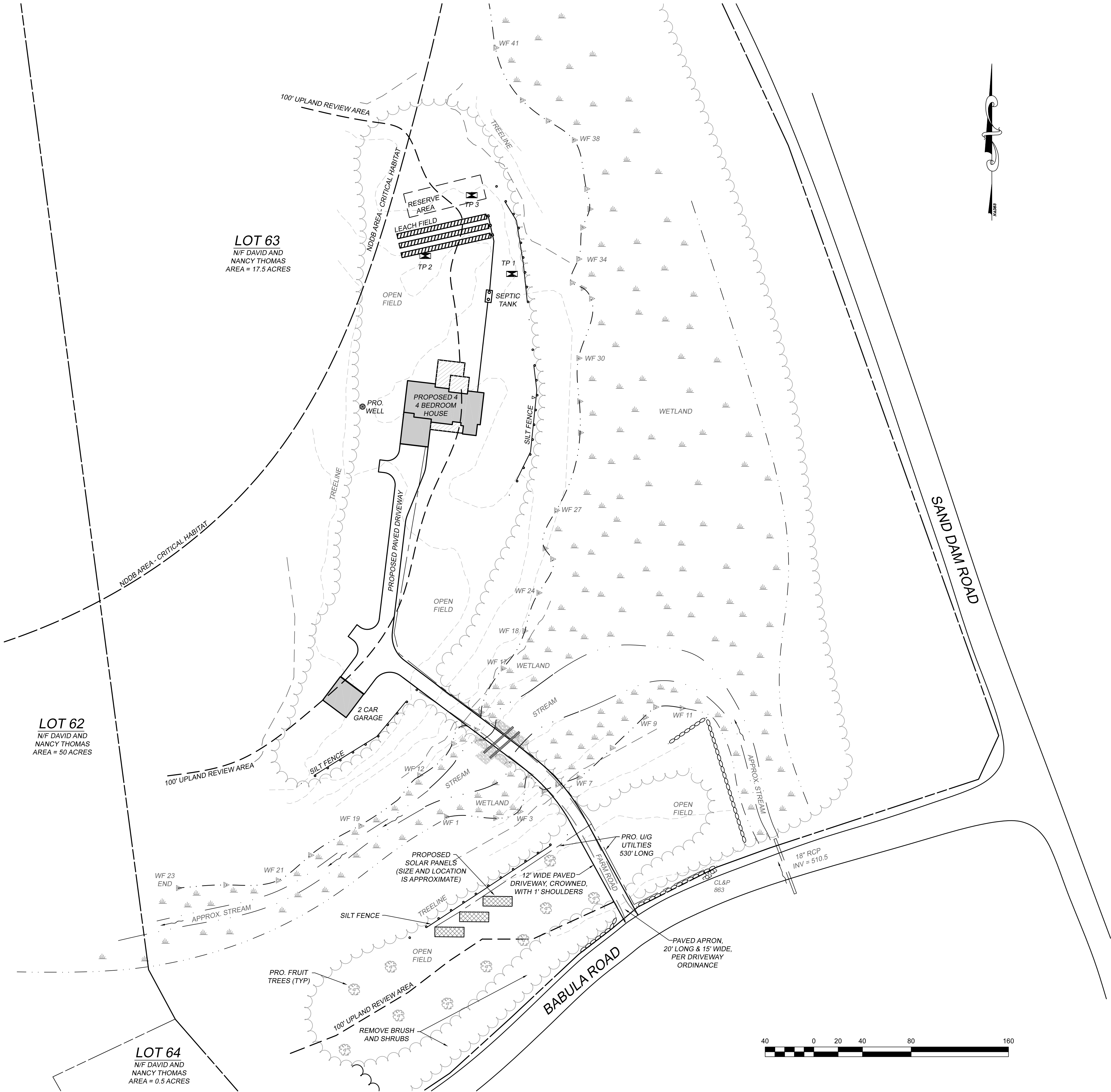
VERTICAL ACCURACY: CLASS T-2

PURPOSE: TO PERMIT THE CONSTRUCTION OF A SINGLE FAMILY HOME WITH A WETLAND CROSSING

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

DENNIS BLANCHETTE DATE LICENSE #

THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE
© 2022 J&D CIVIL ENGINEERS, LLC



LEGEND

	EXISTING PROPERTY LINE
	ABUTTING PROPERTY LINE
	BUILDING SETBACK
	EDGE OF EASEMENT
	STONE WALL
	UTILITIES
	TREELINE
	EDGE OF WATER
	WETLAND SOILS
	100' UPLAND REVIEW AREA
	FARM ROAD

SITE DEVELOPMENT PLAN

PREPARED FOR

MARK SIMON

0 SAND DAM ROAD - THOMPSON, CT

MAP 133 - BLOCK 24 - LOT 63

J&D CIVIL ENGINEERS, LLC

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

DESIGNED: DDB
CHECKED: JAB

REVISIONS:

2022-05-26 ADDITIONAL WETLANDS
2022-06-10 SOLAR PANELS
2022-06-13 MOVE GARAGE

JOB NO: 22140

SCALE: 1" = 40'

DATE: MAY 2, 2022

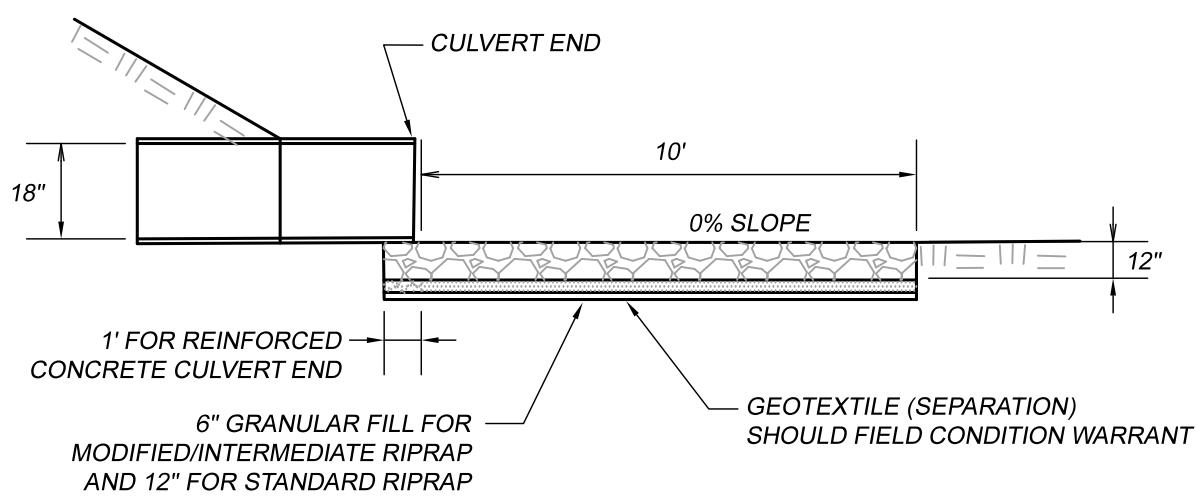
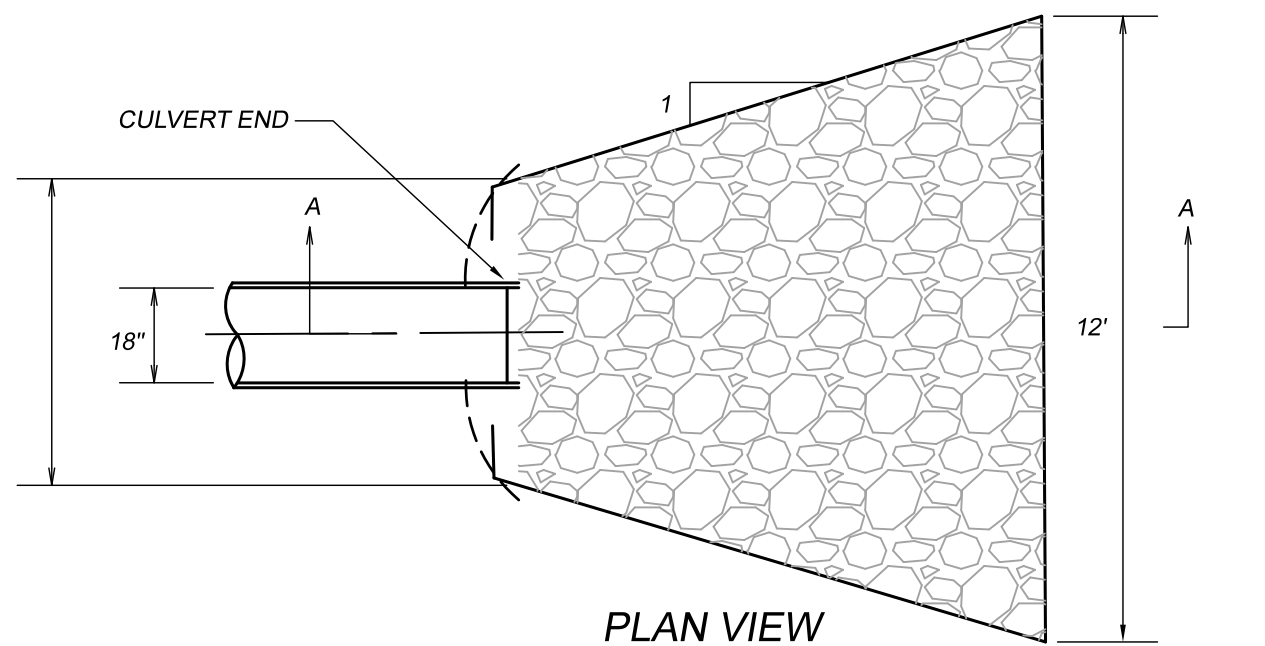
SHEET: 1 OF 3

APPROVED

INLAND WETLANDS COMMISSION

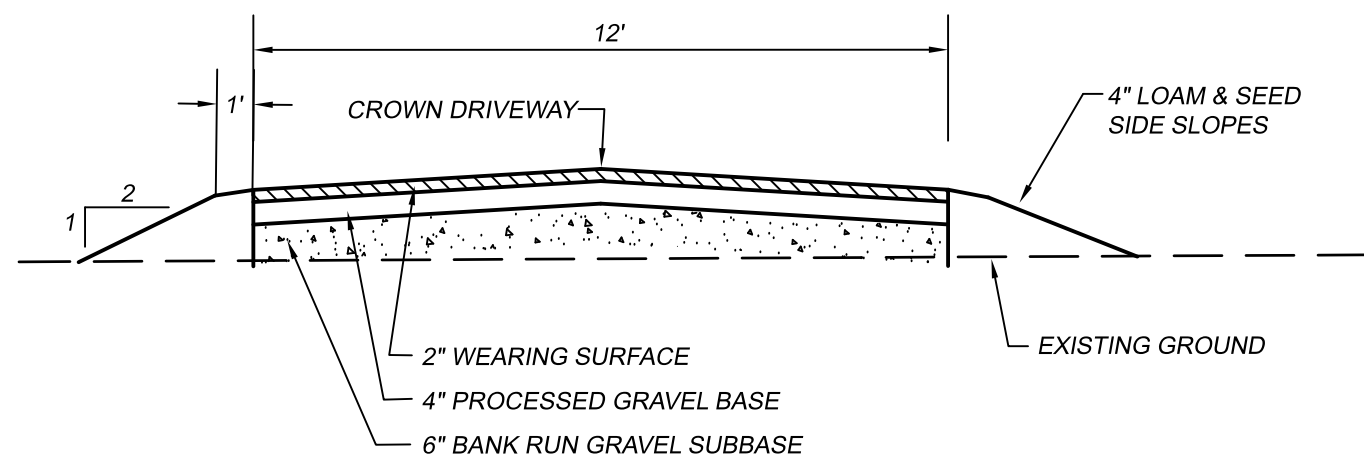
CHAIRMAN

DATE

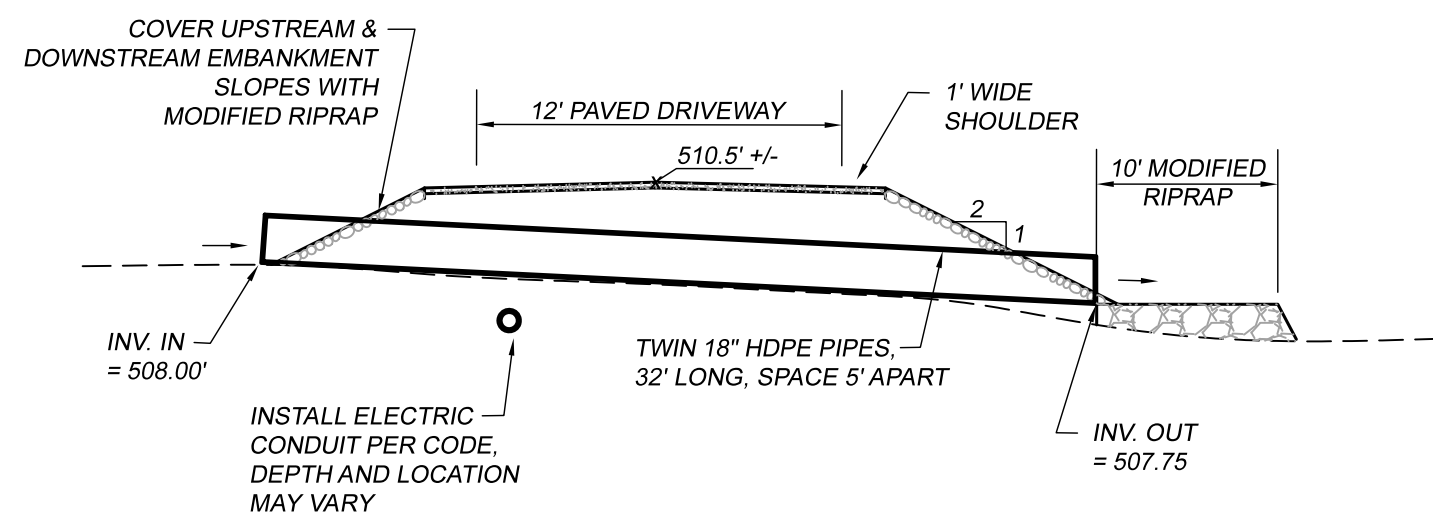


SECTION A-A

RIPRAP APRON - CULVERT OUTLET
NOT TO SCALE



TYPICAL DRIVEWAY SECTION
NOT TO SCALE



CULVERT DETAIL
NOT TO SCALE

1. THE CULVERT SHALL BE INSTALLED DURING A DRY PERIOD WHEN THERE IS NO FLOW IN THE WATERCOURSE AND NO PRECIPITATION IN THE IMMEDIATE FORECAST.
2. RIPRAP SHALL BE INSTALLED AS SOON AS POSSIBLE, ONCE THE PIPES ARE INSTALLED.
3. NO SEDIMENT SHALL BE ALLOWED TO ENTER THE WATERCOURSE. IF RAIN IS EXPECTED, ADDITIONAL EROSION CONTROL DEVICES SHALL BE INSTALLED, INCLUDING BUT NOT LIMITED TO SILT SOCKS AT THE TOE OF EMBANKMENT.

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: GENERAL LOCATION AND TOPOGRAPHIC

BOUNDARY DETERMINATION CATEGORY: N/A

HORIZONTAL ACCURACY: CLASS B

VERTICAL ACCURACY: CLASS T-2

PURPOSE: TO PERMIT THE CONSTRUCTION OF A SINGLE FAMILY HOME WITH A WETLAND CROSSING

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

DENNIS BLANCHETTE DATE LICENSE #

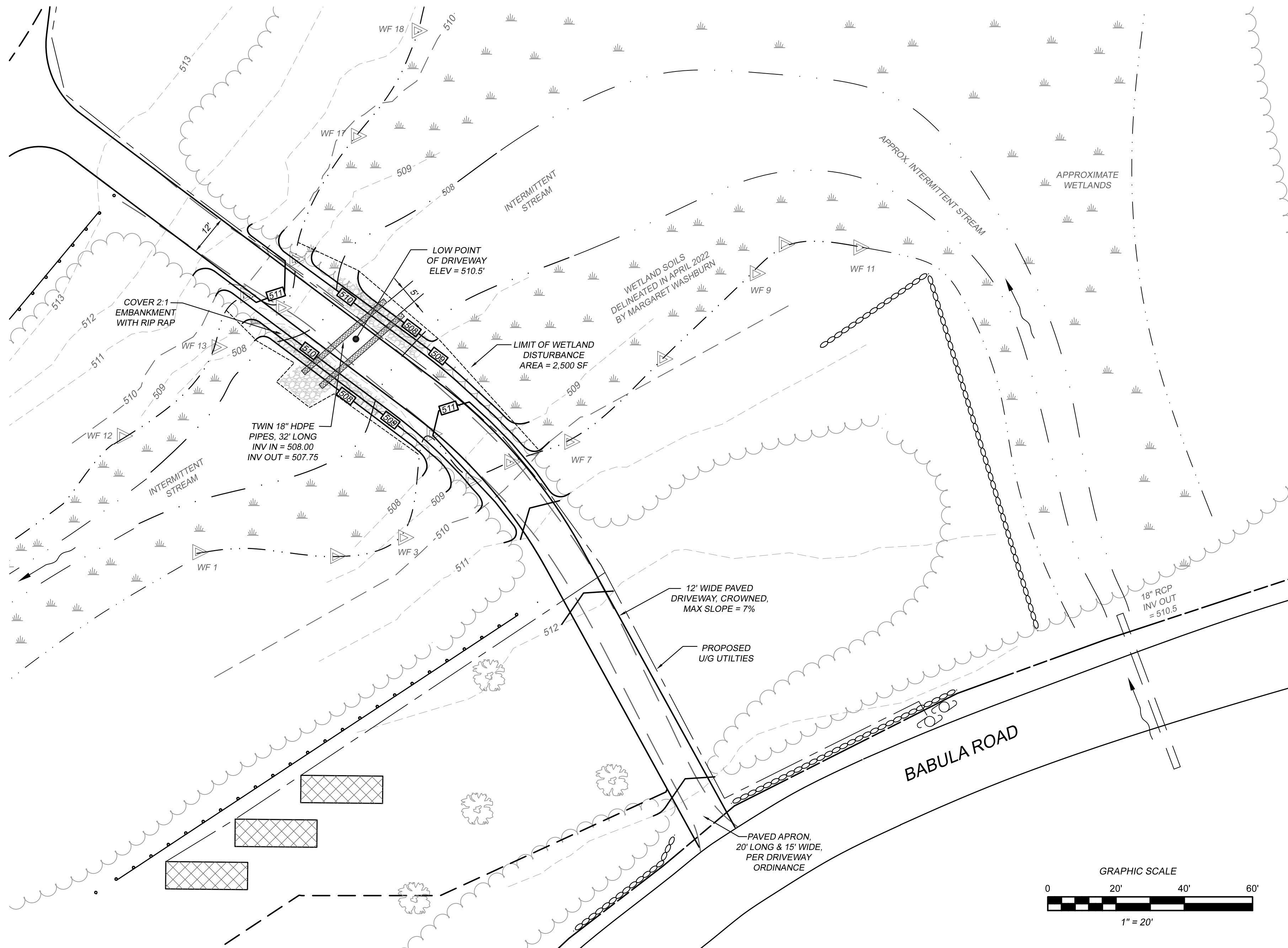
THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE
© 2022 J&D CIVIL ENGINEERS, LLC

EROSION AND SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENT CONTROL SHALL BE IN ACCORDANCE WITH THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL 2002."
2. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS EROSION CONTROL PLAN.
3. THE GOAL OF EROSION CONTROL ON THIS PROJECT SHALL BE ENSURING THAT NO ERODED SEDIMENT TRAVELS INTO THE INTERMITTENT STREAM OR WETLANDS.
4. IF CONDITIONS WARRANT IT, THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL DEVICES BEYOND WHAT IS INDICATED ON THE PLAN TO MEET THE GOALS OF EROSION CONTROL.
5. THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES CONSISTING OF SILT FENCE, OR HAY BALES WHERE INDICATED ON THE PLANS PRIOR TO THE START OF EXCAVATION.
6. EROSION CONTROL DEVICES SHALL BE INSPECTED WEEKLY AND AFTER EVERY RAINFALL GREATER THAN 1" AND REPLACED PROMPTLY IF NEEDED.
7. EROSION CONTROL DEVICES WILL REMAIN IN PLACE UNTIL PERMANENT VEGETATION IS ESTABLISHED.
8. DISTURBED AREAS SHALL BE KEPT TO A MINIMUM, AND SEEDED OR STABILIZED WITH TEMPORARY MULCH AS SOON AS POSSIBLE.

CULVERT CONSTRUCTION SEQUENCE

1. A LICENSED SURVEYOR WILL STAKE THE PROPOSED CONSTRUCTION IN THE FIELD AND ESTABLISH BENCHMARKS.
2. CUT TREES AND REMOVE STUMPS AS REQUIRED. NO STUMPS SHALL BE BURIED.
3. STRIP TOPSOIL AND STOCKPILE.
4. INSTALL AND COMPACT BEDDING FOR PIPES PER MANUFACTURERS INSTRUCTIONS.
5. PLACE AND CONNECT PIPES AND CONFIRM ELEVATIONS ARE ACCURATE.
6. INSTALL AND COMPACT BACKFILL AROUND PIPES.
7. INSTALL AND COMPACT BASE AND SUBBASE FOR DRIVEWAY.
8. CONSTRUCT 2:1 EMBANKMENT AND MATCH WITH EXISTING GRADE.
9. INSTALL MODIFIED RIP RAP ALONG SIDE SLOPES AS NOTED ON THE SITE PLAN.
10. INSTALL MODIFIED RIP RAP APRON AT OUTLET.
11. BEGIN CONSTRUCTION OF DRIVEWAY.



LEGEND

---	EXISTING PROPERTY LINE
---	ABUTTING PROPERTY LINE
---	BUILDING SETBACK
---	EDGE OF EASEMENT
---	STONE WALL
---	UTILITIES
---	TREELINE
---	EDGE OF WATER
---	WETLAND SOILS
---	100' UPLAND REVIEW AREA
---	FARM ROAD

WETLAND CROSSING PLAN
PREPARED FOR
MARK SIMON
0 SAND DAM ROAD - THOMPSON, CT
MAP 133 - BLOCK 24 - LOT 63

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

DESIGNED: DDB
CHECKED: JAB

REVISIONS:

JOB NO: 22140
SCALE: 1" = 20'

DATE: MAY 2, 2022
SHEET: 3 OF 3

APPROVED
INLAND WETLANDS COMMISSION

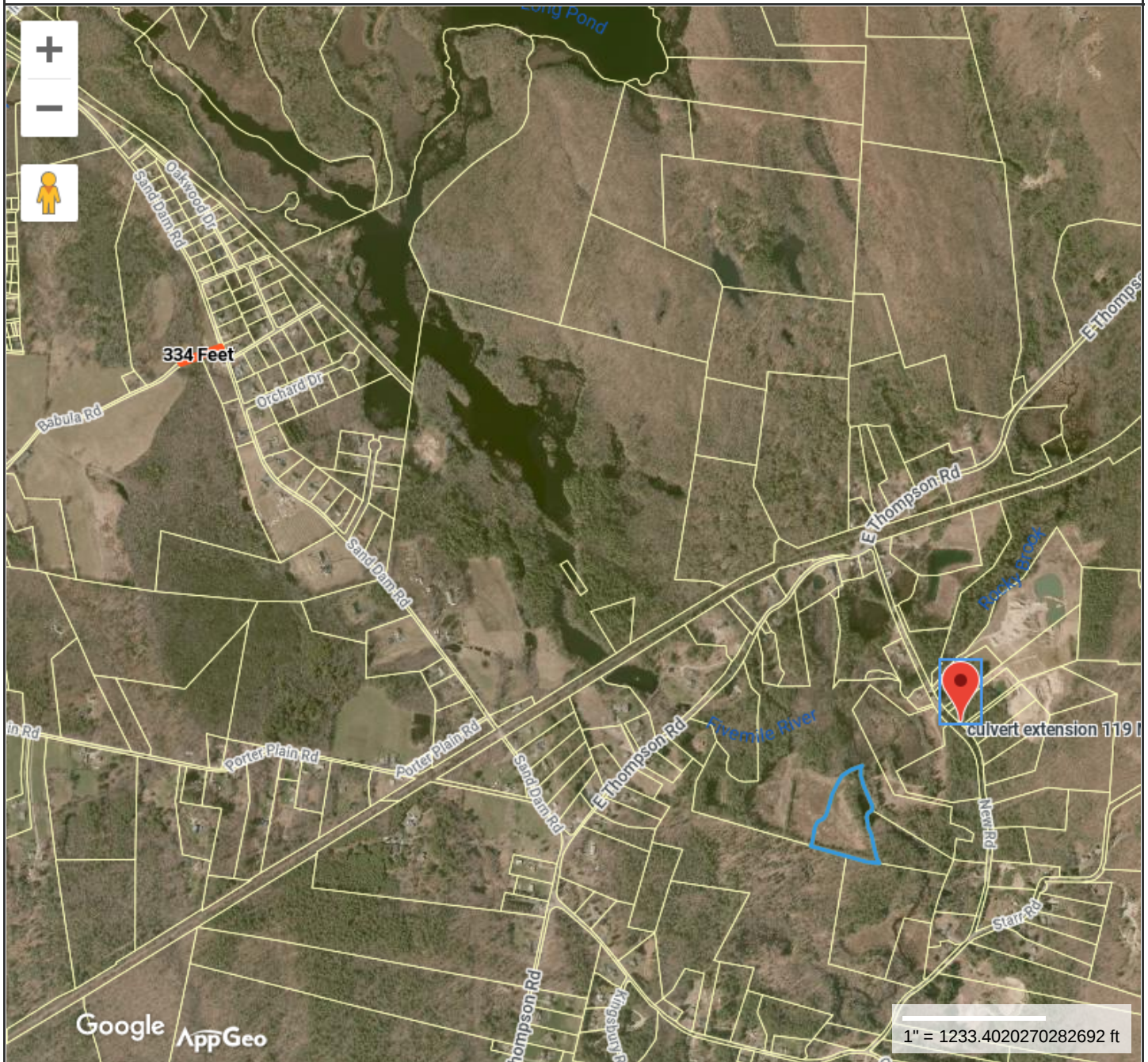
CHAIRMAN

DATE

Agenda Item E.a) 3. Old Applications

IWA22011, D.H. Copeland Builder, Inc, 119 New Road (Assessor's map 154, block 3, lot 2I), 10-foot extension of 15" culvert under existing driveway to widen driveway by 6', electronically received 5/5/22, statutorily received 5/10/22. Note: Driveway was initially authorized by WAA21016.

Locus Map for Saturday site Walk 119 New Road

**Property Information**

Property ID 4903
Location 0 NEW RD
Owner AUGER GEORGE L + BERNICE

**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.

NOTES:

1. THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A GENERAL LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "C" AND A TOPOGRAPHIC SURVEY CONFORMING TO TOPOGRAPHIC ACCURACY CLASS T-2. CONTOUR INTERVAL = 2 FEET. VERTICAL DATUM IS ASSUMED. THIS MAP HAS BEEN PREPARED FROM OTHER MAPS, RECORD RESEARCH, 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. THE PURPOSE OF THIS MAP AND SURVEY IS TO OBTAIN STATE AND MUNICIPAL PERMITTING FOR THE CONSTRUCTION OF A SINGLE FAMILY RESIDENCE.
2. REFERENCE MAP: "ROCKY BROOK ESTATES" TO BE DEVELOPED BY RIVER JUNCTION ESTATES, LLC - NEW ROAD, THOMPSON, CONNECTICUT - FEBRUARY 2006 - SHEET 2 OF 8 - BY: MESSIER & ASSOCIATES, INC.
3. SUBJECT PROPERTY IS SHOWN AS MAP 154, BLOCK 3, LOT 21 OF THE THOMPSON ASSESSOR'S RECORDS.
4. ZONE: RA-80

SEPTIC SYSTEM DESIGN CRITERIA

PERC RATE: 10 MINS/INCH

NUMBER OF BEDROOMS: 3

SEPTIC TANK: 1000 GALLON

LEACHING AREA REQUIRED: 495 SQUARE FEET

LEACHING AREA PROVIDED: 165 LF OF STANDARD LEACHING TRENCHES @ 3.0 S.F. / L.F. = 495 SQUARE FEET.

MOTTLING: 24"; LEDGE: n/a, WATER: n/a

MLSS CALCULATION: SLOPE: 4.1-6%, RESTRICTIVE LAYER: 24" (HF=34) 3 BEDROOMS (FF=1.5) PERC. RATE: 10 MIN./INCH (PF=1.0) MLSS = (HF)(FF)(PF) = 34 x 1.5 x 1.0 = 51 L.F.

MLSS PROVIDED: 55"

MAXIMUM DEPTH INTO EXISTING GRADE: 6"

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 BOX: JOLLEY OR EQUAL 4 HOLE D-BOX

HOUSE AND EFFLUENT SEWER PIPE: 4" PVC ASTM D 1785, ASTM D 2665, OR ASTM F 1760 SCHEDULE 40 WITH RUBBER COMPRESSION GASKETS OR PVC AWWA C-900 WITH RUBBER COMPRESSION GASKETS.

DISTRIBUTION: 4" PERFORATED PVC LAID @ 2" PER 100' IN 4' W x 12" D STONE FILLED TRENCH, SERIAL DISTRIBUTION.

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.

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

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

* PERCENT PASSING THE #40 SIEVE CAN BE INCREASED TO NO GREATER THAN 75% IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10% AND THE #200 SIEVE DOES NOT EXCEED 5% FILL MUST PERC AT A RATE EQUAL TO OR FASTER THAN THE UNDERLYING SOIL.

SOIL TEST DATA

FILE NO. 20000198

SOIL TESTING PERFORMED 3/11/2020 BY N.D.D.H.

TP 8-1

0-16" DISTURBED MATERIAL
16-24" BURIED TOPSOIL
24-39" GRAY VERY FINE SANDY LOAM/SILT
39-100" MEDIUM COARSE SAND & GRAVEL, BONEY
NO MOTTLING
NO WATER
NO LEDGE
RESTRICTIVE LAYER AT 24"

TP 8-2

0-24" DISTURBED MATERIAL
24-37" GRAY VERY FINE SANDY LOAM/SILT
37-82" MEDIUM COARSE SAND & GRAVEL
82-101" GROUNDWATER
MOTTLING AT 37"
WATER AT 82"
NO LEDGE

TP 8-3

0-12" TOPSOIL
12-32" ORANGE-BROWN FINE SANDY LOAM w/ GRAVEL
32-42" MEDIUM COARSE SAND w/ GRAVEL
42-96" GROUNDWATER
MOTTLING AT 32"
WATER AT 42"
NO LEDGE

TP 8-4

0-12" TOPSOIL
12-24" ORANGE-BROWN FINE SANDY LOAM
24-37" MEDIUM LOAMY SAND w/ GRAVEL
37-96" GROUNDWATER
MOTTLING AT 24"
WATER AT 37"
NO LEDGE

SOIL TESTING PERFORMED 5/6/2021 BY N.D.D.H.

TP 8C

0-9" TOPSOIL/ROOTS
9-30" ORANGE-BROWN, SANDY LOAM
30-75" LT. BROWN TIGHT MEDIUM COARSE SAND & GRAVEL
NO MOTTLING
WATER AT 77"
NO LEDGE
RESTRICTIVE LAYER AT 40"

TP 8D

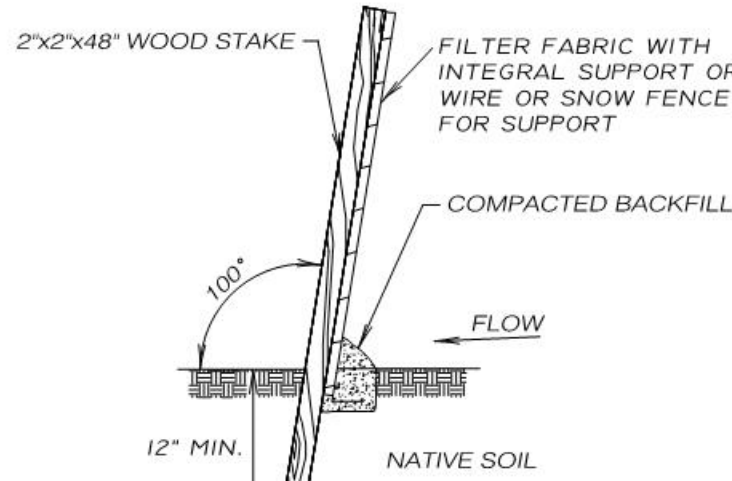
0-9" TOPSOIL/ROOTS
9-24" ORANGE-BROWN SANDY LOAM
24-60" LT. BROWN TIGHT MEDIUM COARSE SAND & GRAVEL
NO MOTTLING
WATER AT 43"
NO LEDGE
RESTRICTIVE LAYER AT 24"

PERCOLATION TEST DATA

TESTING PERFORMED 5/6/2021 BY NDDH

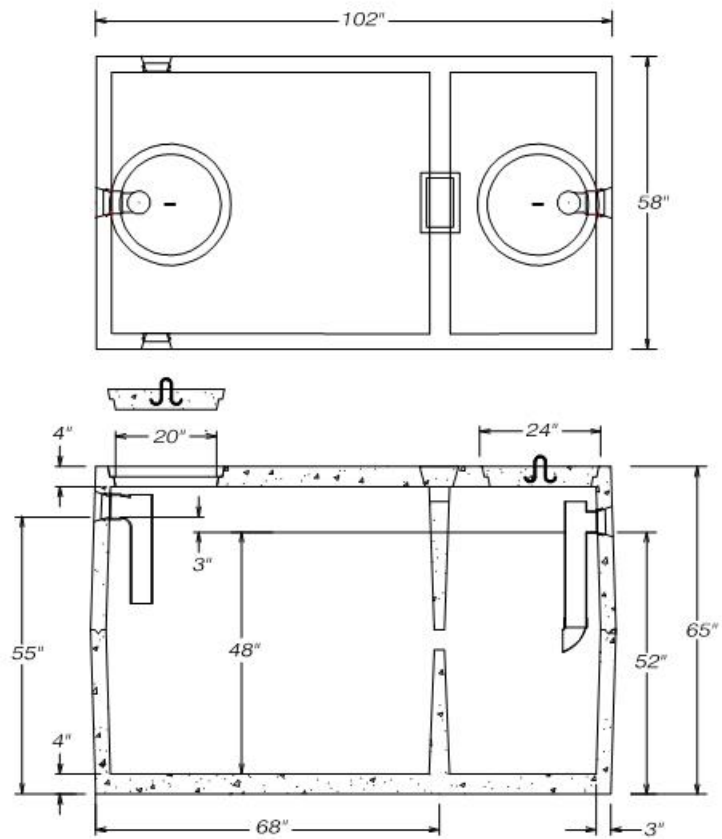
TIME	READING
11:24	10.5"
11:34	11.5"
11:44	12.5"
11:54	13.5"
12:04	14.5"

RATE: 10.0 MIN./INCH AT 24" DEPTH



SILT FENCE INSTALLATION

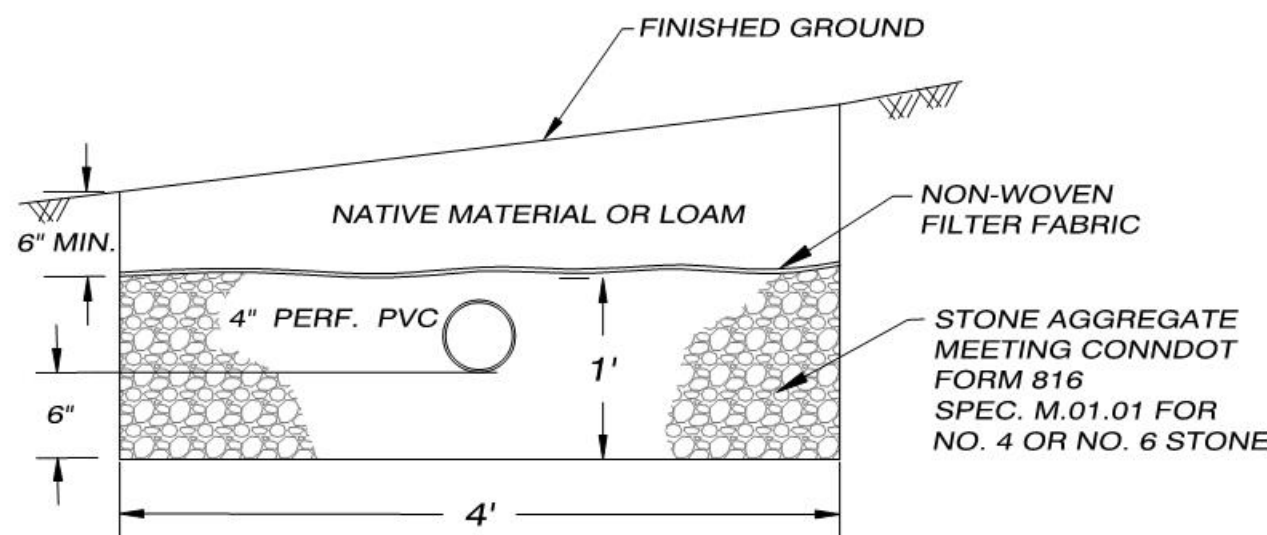
NOT TO SCALE



DESIGN NOTES

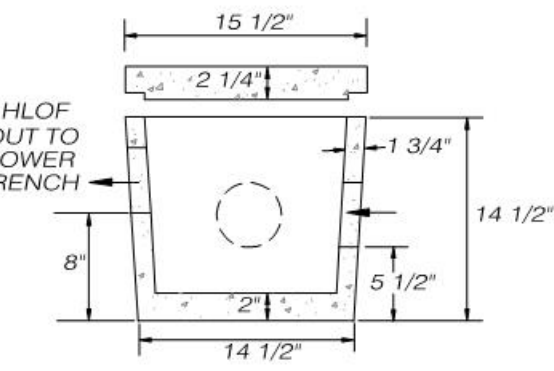
- 1) JOINTS TO BE SEALED WITH BUTYL RUBBER SEALANT
- 2) INLETS AND OUTLETS TO HAVE STATE-APPROVED SEALS.
- 3) USE 8" HEAVY DUTY TOP IF SPECIFIED.
- 4) MUST MEET ASTM C 1227-97A
- 5) CONCRETE STRENGTH SHALL BE 5000 PSI. MIN. 28 DAYS

1000 GALLON TWO-COMPARTMENT SEPTIC TANK N.T.S.



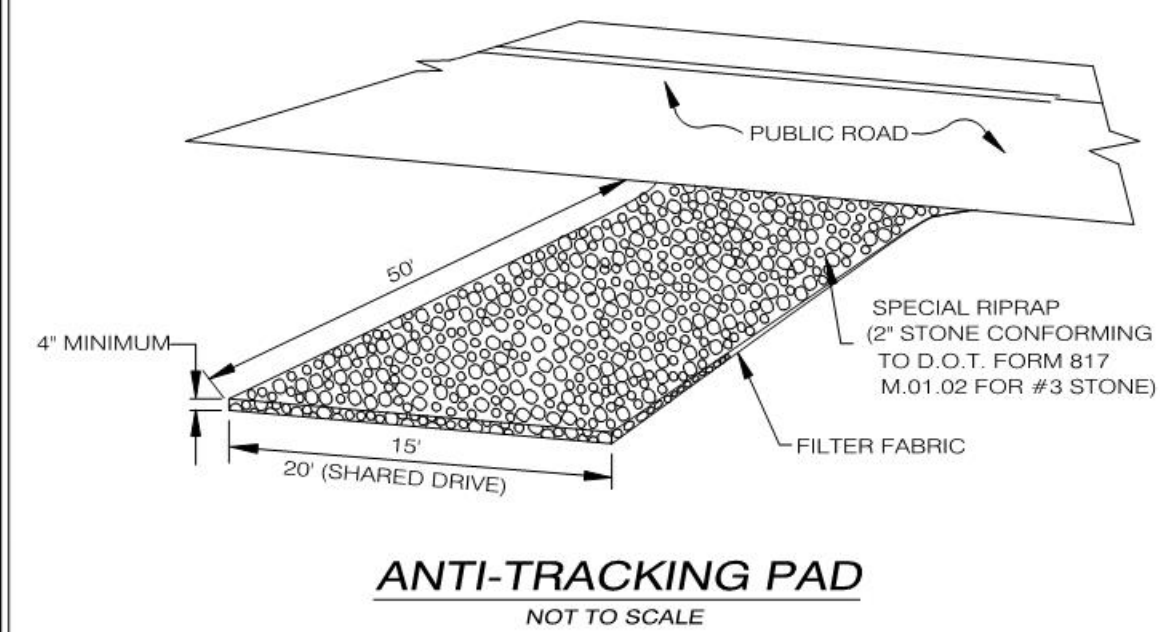
LEACHING TRENCH DETAIL

N.T.S.



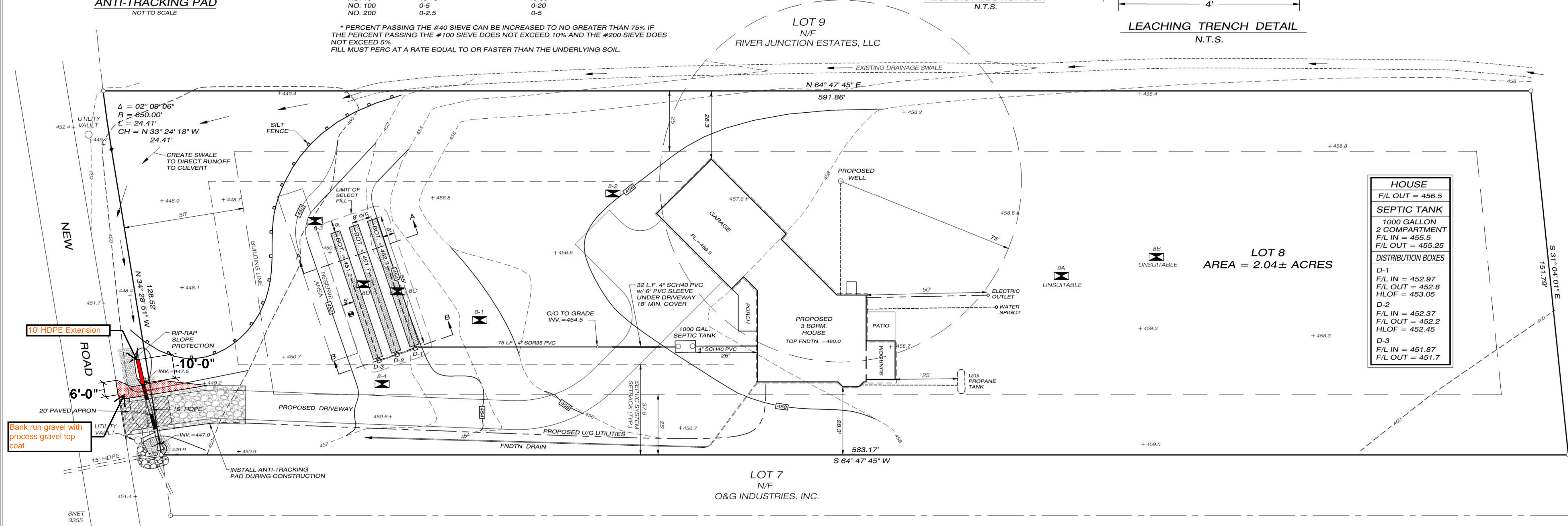
HLOF DISTRIBUTION BOX

N.T.S.



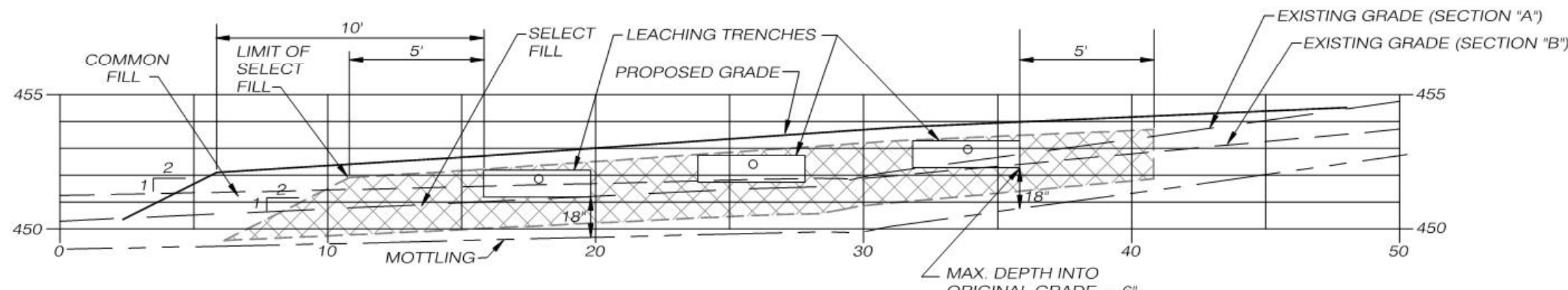
ANTI-TRACKING PAD

NOT TO SCALE



LEGEND

- IRON ROD/IRON PIPE FOUND
- 456.7 EXISTING CONTOUR
- 456.7 EXISTING SPOT GRADE
- PROPOSED CONTOUR
- TEST PIT
- EROSION CONTROL BARRIER



LEACHFIELD CROSS-SECTION

SCALE: 1"=5'

UNDERGROUND UTILITY LOCATIONS ARE TO BE MARKED IN THE FIELD PRIOR TO ANY EXCAVATION "CALL BEFORE YOU DIG" 1 800 922 4455 OR 811

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

PAUL A. TERWILLIGER, L.S. NO. 70155

6/18/2021 DATE

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE EMBOSSED SEAL OF THE LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

GENERAL LOCATION SURVEY

SEPTIC SYSTEM DESIGN PLAN

PREPARED FOR

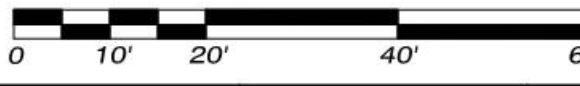
ALEXANDER KENNETT
DEBORAH KENNETT

NEW ROAD

THOMPSON, CONNECTICUT

DATE: JUNE 2021

SCALE: 1" = 20'



JOB NO: 21013 F.B. NO: 226

DRAWN BY: P.A.T. MAP NO:

SURVEYING • MAPPING • PLOT PLANS

RESEARCH • TOPOGRAPHY • SUBDIVISION



email: pcsurvey@tshet.net

63 SNAKE MEADOW RD
KILLINGLY, CT 06239
860 774 6230

SHEET NO: 1 OF 1

REVISED:

Agenda Item E.b) 1. New Applications

WAA22012, Marc & Lori Addington, 76 Lehtinen Rd (Assessor's map 137, block 21, lot 17A), construction of a 32' X 24' detached garage with driveway access located within the 100-foot upland review area, stamped received 5/9/22, issued 5/23/2022, legal notice published 6/10/22, end of appeal period 6/25/22.

For Wetland Agent:

rev 01/11

APPLICATION #WAA 22012

DATE RECEIVED May 9, 2022

RECEIVED
TOWN OF THOMPSON, CT.
2022 MAY -9 P 1:24
TOWN CLERK

Application

for

Wetland Agent Approval
to conduct a regulated activity

Received

MAY 09 2022

Town of Thompson

INLAND WETLANDS COMMISSION
815 RIVERSIDE DRIVE
NORTH GROSVENORDALE, CT 06255

Thompson Wetlands Office

Instructions:

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

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

Please provide the following information:

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

NO APPROVAL SHALL BE TRANSFERRED WITHOUT PERMISSION OF THE AGENCY.

FEE SCHEDULE:

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

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

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

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

Date 5-9-22

1) Name of Applicant MANC + Lori Ackington
Home Address 76 Lehtinen Rd
Home Tele & Hrs 508-505-8217 Business Tele & Hrs _____
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 #3225
Street or Road Location 76 Lehtinen Rd
Tax Assessor's Map # 137
Block # 21
Lot # that appears on site plan 17A
Deed Information : Volume # _____
Page # _____

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

Soil Types Loam
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 Stripping Topsoil +
Asphalt Driveway to Install Gravel Base for
Pole Barn Garage Installation

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? NO If yes, the Applicant must contact the CT DEP for information regarding the State or Federal Listed Species of Concern.

10) Names and Addresses of Abutters:

Smith Frederick J Jr & Janis M
78 Lehtinen Rd

11) Estimated start date 6-15-22

Estimated date of completion (all disturbed areas are stabilized) 6-30-22

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.

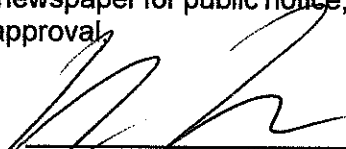
The undersigned swears that the information supplied in this completed application is accurate to the best of her/his knowledge and belief.

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.

Received

MAY 09 2022



Signature of Applicant

5-9-22

Date

Thompson Wetlands Office

Consent of Landowner if other than applicant Date

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

PARCEL "A"

N 11°-12'-22" 291.44'

25' S.Y.

33,751 AC.
33,751 S.F.

100' GULLY
SEPTIC TANK
INV. = 485.67' IN
INV. = 485.44' OUT

PROPOSED
DET
32' x 24' x 6' L.S. AGG

INV. = 485.06

INV. = 485.31

67.14'

25' S.Y.

208.00' S 11°-12'-22" W

NORTHEAST DISTRICT
DEPT OF HEALTH
2022 FEB 28 P 1:01

PARCEL "A"

N/F
BRIAN BURCHMAN

PROPOSED DRIVEWAY
(BY OTHERS)

EXISTING CONCRETE
FOUNDATION
TOP OF FOUNDATION
ELEVATION = 491.5±

4' W X 12' D
STONE-AGGREGATE FILLED
LEACHING TRENCH WITH
PERFORATED DISTRIBUTION
PIPE (TYP.)

75' PROTECTIVE RADIUS

PROPOSED
WELL

10' UTILITY
EASEMENT

DRIVEWAY
UNDER CONSTRUCTION

Drive Way

50' F.Y.

50' WETLANDS BUFFER

LIMIT OF FIELD
DETERMINED WETLANDS
(TYPICAL)

W.F.
6A

W.F.
1B

W.F.
5A

W.F.
5B

S.NET
428

S.NET
3225

LEHTINEN

EXISTING
EDGE OF
PAVEMENT

ROAD

50' RIGHT
OF WAY

EXISTING
BARWAY

EX
T-BAR

TO
HER.
HOR.
SPL.
R.
D.

**Property Information**

Property ID 103368
Location 76 LEHTINEN RD
Owner ADDINGTON MARC A + LORI



**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.

Agenda Item E.b) 2. New Applications

WAA22013, Hany Youssef, 274 Riverside Dr
(Assessor's map 87, block 95, lot 39), construct
commercial building on existing foundation for non-
medical cannabis facility, stamped received 5/ 23/22,
under review.

For Wetland Agent:	rev 01/11
APPLICATION #WAA	<u>22013</u>
DATE RECEIVED	<u>May 23, 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

Received

MAY 23 2022

Thompson Wetlands Office

Instructions:

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

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

Please provide the following information:

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

NO APPROVAL SHALL BE TRANSFERRED WITHOUT PERMISSION OF THE AGENCY.

FEE SCHEDULE:

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

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

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

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

Received

MAY 23 2022

Thompson Wetlands Office

Date 5/23/22

1) Name of Applicant Hany Youssef
Home Address 292 Riverside Dr N. Grovesnorale, CT 06255
Home Tele & Hrs 860 333 7008 Business Tele & Hrs _____
Business Address 274 Riverside Dr N. Grovesnorale, CT 06255

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 _____
Street or Road Location 274 Riverside Drive (RFD)
Tax Assessor's Map # 87
Block # 95
Lot # that appears on site plan 39
Deed Information : Volume # 883
Page # 0015

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 100 ft.

6) Description of the Activity for which Approval is requested Construction of
A Non Medical Cannabis facility
Town of Thompson Zoning by Article 5A section 7-C
Adult use Cannabis To be Built on existing foundation
No Earth moving work proposed

Received

MAY 23 2022

Thompson Wetlands Office

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.
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- ☐ 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.

Received

MAY 23 2022

Thompson Wetlands Office

- 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? No If yes, the Applicant must contact the CT DEP for information regarding the State or Federal Listed Species of Concern.

- 10) Names and Addresses of Abutters:

Waldron Christine M + ETALs 20 Wiltshire Dr Worcester MA 01609
Cunningham Mark 2 Danny Trail Vernon, CT 06066
Pinto Andrew Patrick P.O. Box 865 Brooklyn, CT 06234
Sunset Nurseries INC P.O. Box 6 Thompson, CT 06277
W Thompson Cemetery Assoc 21 Ballard Rd Thompson CT 06277

- 11) Estimated start date 7/1/2022

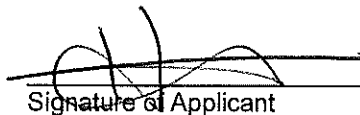
Estimated date of completion (all disturbed areas are stabilized) 7/1/24

- 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

5/23/22

Date

Harry Yonsser

Consent of Landowner if other than applicant

Date

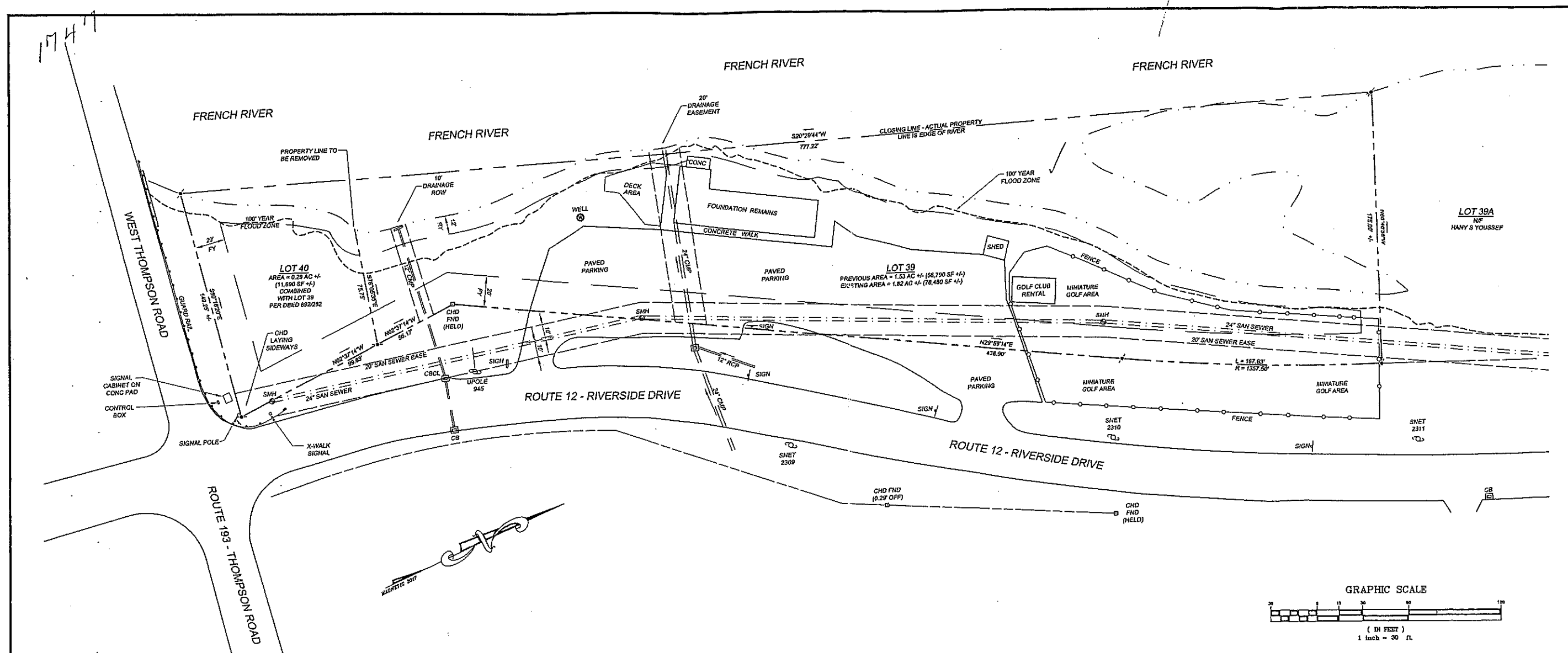
Please attach a written consent by the owner if applicant is not the property owner.

DRAWING NUMBER
1747

DRAWING NUMBER
1747

DRAWING NUMBER
1747

DRAWING NUMBER
1747



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: BOUNDARY SURVEY

PURPOSE: TO SHOW THE COMBINATION OF LOTS 39 AND 40, PER DEED 892282 IN THE THOMPSON LAND RECORDS.

BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY LOT 39, FIRST SURVEY OF LOT 40.

HORIZONTAL ACCURACY: A-2

2. REFERENCE PLANS:

(A) "SITE DEVELOPMENT PLAN PREPARED FOR NORTHEAST AUTOBODY, INCORPORATED OWNER CHARLES E. PAQUETTE" BY ALBERT L. FITZBACK, L.L.S. SEPTEMBER 12, 1991 ON FILE AS MAP 1196 IN THE THOMPSON LAND RECORDS

(B) CT HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF THOMPSON NUMBER 141-01, SHEETS 1 AND 2 OF 5

(C) "SITE DEVELOPMENT PLAN PREPARED FOR CHARLES PAQUETTE, CONNECTICUT ROUTE 12, THOMPSON CT." PREPARED BY MESSIER AND ASSOCIATES, INC. DATED 11/88, REVISED 10/09/91, ON FILE AS MAP 1431 IN THE THOMPSON LAND RECORDS.

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

3. SEWER EASEMENT IN FAVOR OF THE TOWN OF THOMPSON, RECORDED IN 243308 IN THE THOMPSON LAND RECORDS

4. 10' DRAINAGE RIGHT OF WAY IN FAVOR OF THE STATE OF CONNECTICUT PER REF. MAP 8.

5. 20' DRAINAGE EASEMENT IN FAVOR OF THE STATE OF CONNECTICUT PER REF. MAP 8.

DENNIS R. BLANCHETTE
DATE 11/13/2017
LICENSE NUMBER

THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE

BEARING SYSTEM NOTES

PREVIOUS SURVEYS USED A MAGNETIC BEARING SYSTEM THAT APPEARS TO BE APPROXIMATELY 73 DEGREES OFF FROM MAGNETIC NORTH. THIS SURVEY USES A RECENT MAGNETIC BEARING.

100 YEAR FLOOD ZONE PER FEMA MAP 00128, ELEVATION VARIES FROM 310.5 TO 311.

ZONING INFORMATION:

ZONE: COMM
MINIMUM LOT AREA: 15,000 SF
MINIMUM FRONTAGE: 75'
MINIMUM FRONT YARD: 20'
MINIMUM SIDE YARD: 12'
MINIMUM REAR YARD: 12'

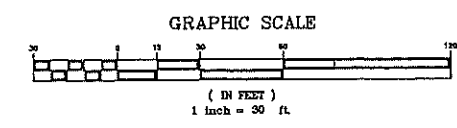
PROPERTY OWNER
HANY S AND SALAMA
YOUSSEF

REFERENCE DEED
THOMPSON LAND RECORDS
VOL 883 PG 15
VOL 892 PG 282

ASSESSORS REFERENCE
MAP 87 BLOCK 95 LOT 39
MAP 87 BLOCK 95 LOT 40

LEGEND

- MONUMENT
- ANGLE POINT
- PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK
- EDGE OF WATER
- EDGE OF WETLANDS
- GUARD RAIL
- UTILITIES
- EXISTING DRAINAGE
- EXISTING SEWER



Received
MAY 23 2022

Thompson Wetlands Office

PROPERTY SURVEY
PREPARED FOR
HANY YOUSSEF
274 RIVERSIDE DR
N. GROSVENORDALE, CT

J&D CIVIL ENGINEERS, LLC
401 RAVENELLE ROAD
N. GROSVENORDALE, CT 06255
860-923-2020

DESIGNED: DDB
CHECKED: DRB

REVISIONS:

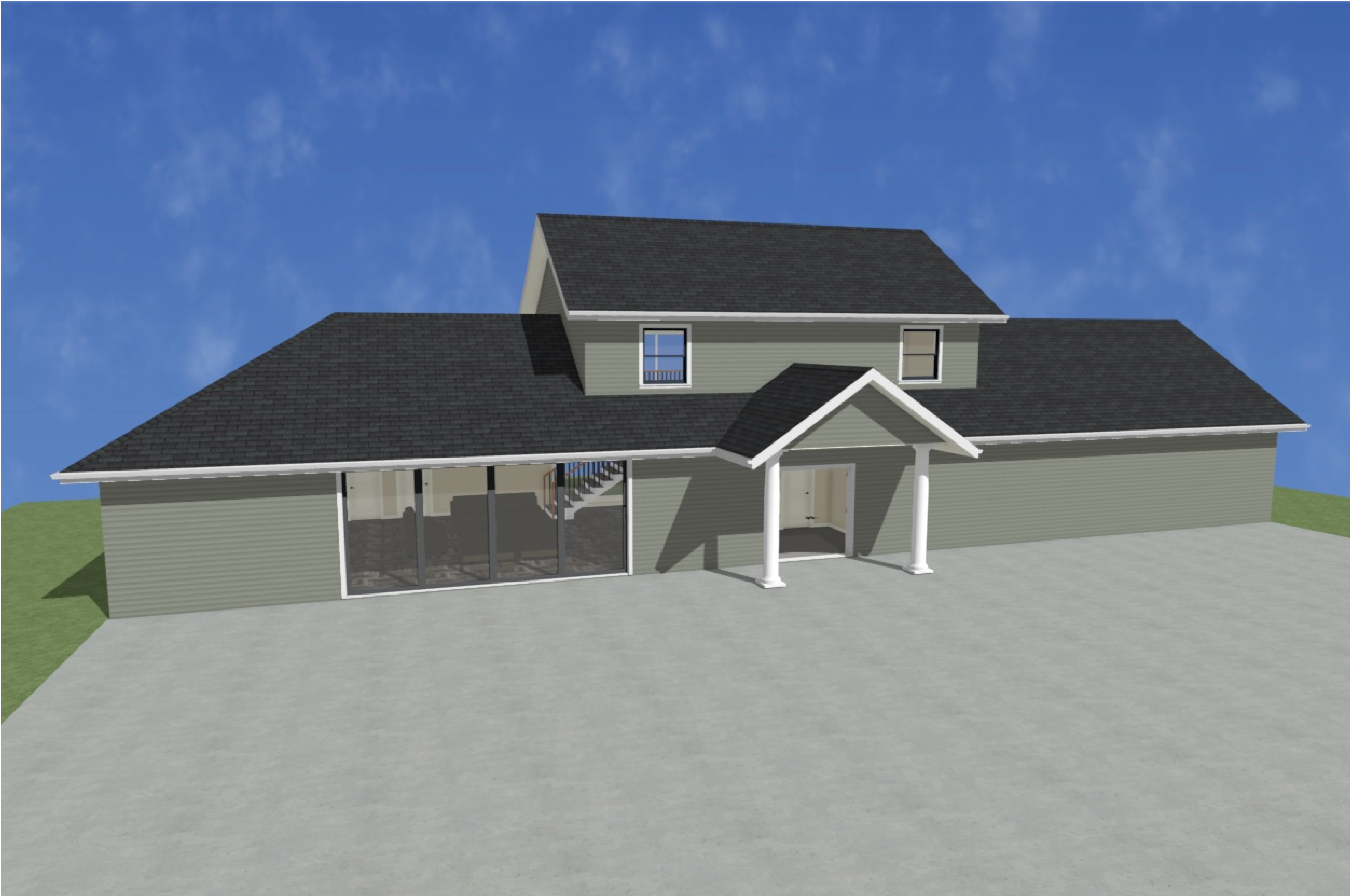
JOB NO: 15146
SCALE: 1" = 30'

DATE: OCTOBER 26, 2017
SHEET: 1 OF 1

THIS MAP PREPARED BY
ORIGINAL LAND SURVEYING
FIRM ONLY. ALL OTHER
FIRMS AND INDIVIDUALS
ARE PROHIBITED FROM
REPRODUCING OR
COPYING THIS MAP.

SURVEY MAP
1747
Survey Map & Town Clerk

Appl WAA02013



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REVISION TABLE		NUMBER	DATE	REVISED BY	DESCRIPTION

--

DISPENSARY RENDER

DRAWINGS PROVIDED BY:
MICHAEL A. FALCO

DATE:

5/18/2022

SCALE:

--

SHEET:

P-5



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REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE		

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DISPENSARY RENDER

DRAWINGS PROVIDED BY:
MICHAEL A. FALCO

DATE:

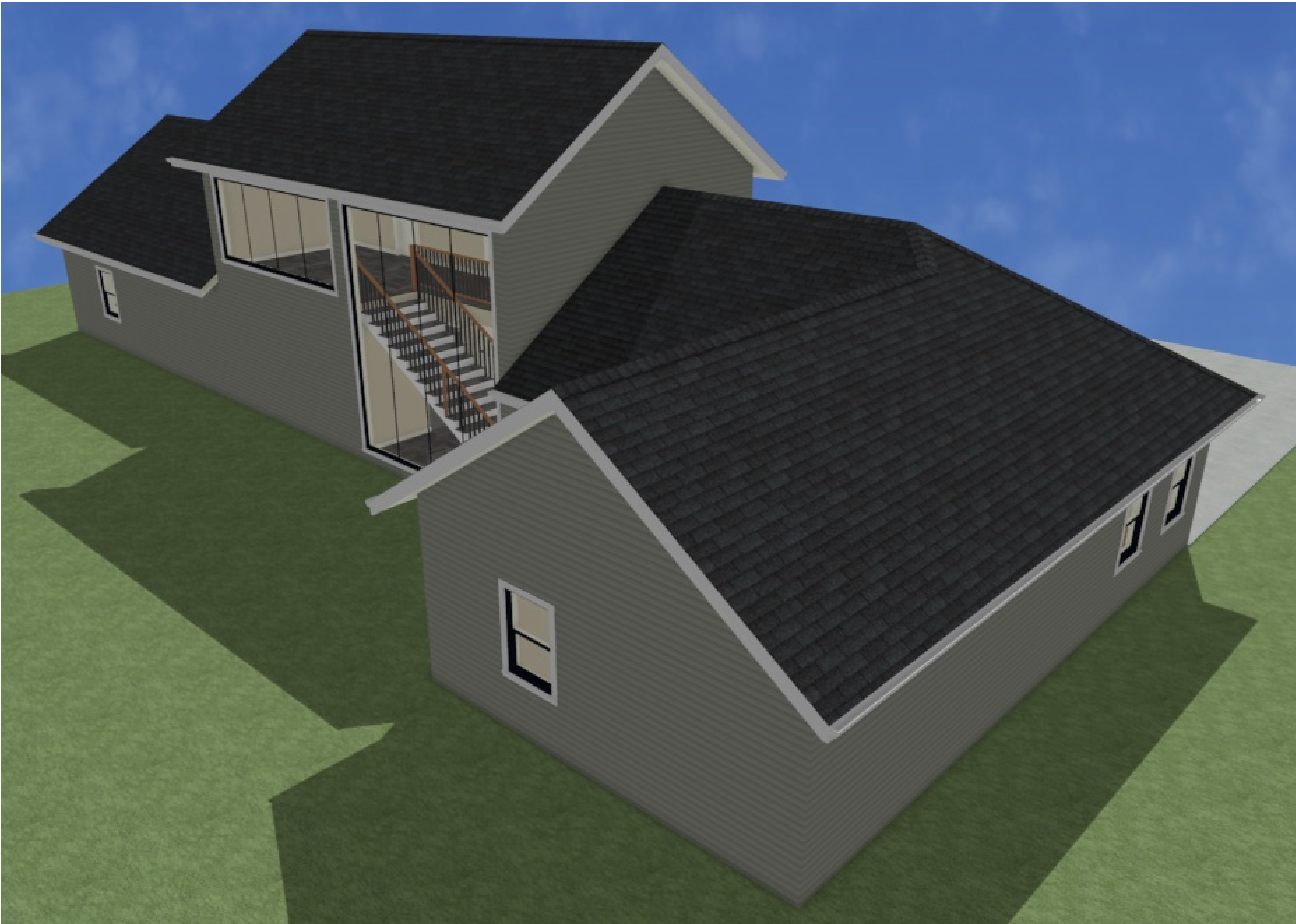
5/18/2022

SCALE:

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SHEET:

P-6



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REVISION TABLE		
NUMBER	DATE	DESCRIPTION

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DISPENSARY RENDER

DRAWINGS PROVIDED BY:
MICHAEL A. FALCO

DATE:

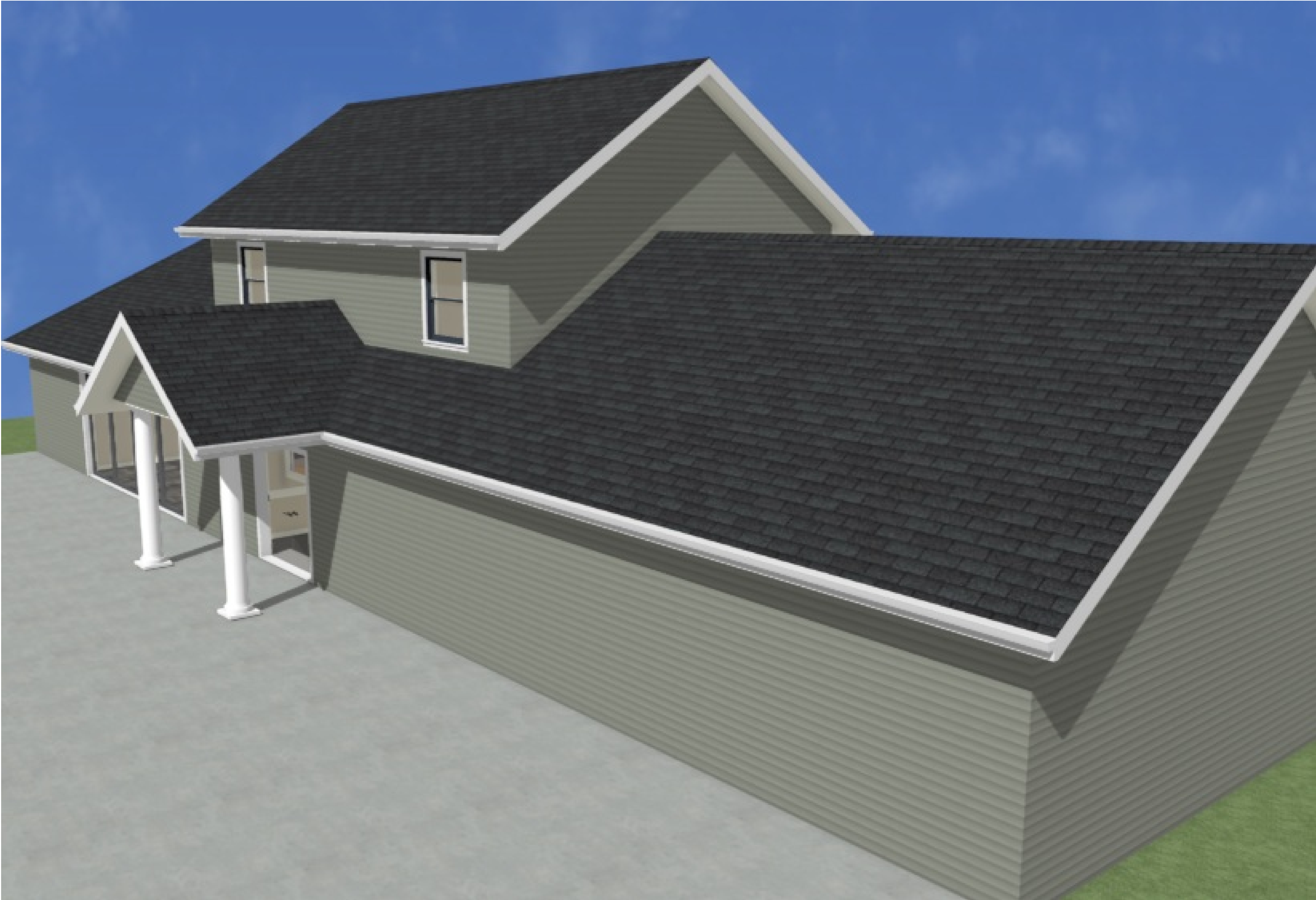
5/18/2022

SCALE:

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SHEET:

P-7



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REVISION TABLE		NUMBER	DATE	REVISION BY	DESCRIPTION

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DISPENSARY RENDER

DRAWINGS PROVIDED BY:
MICHAEL A. FALCO

DATE:

5/18/2022

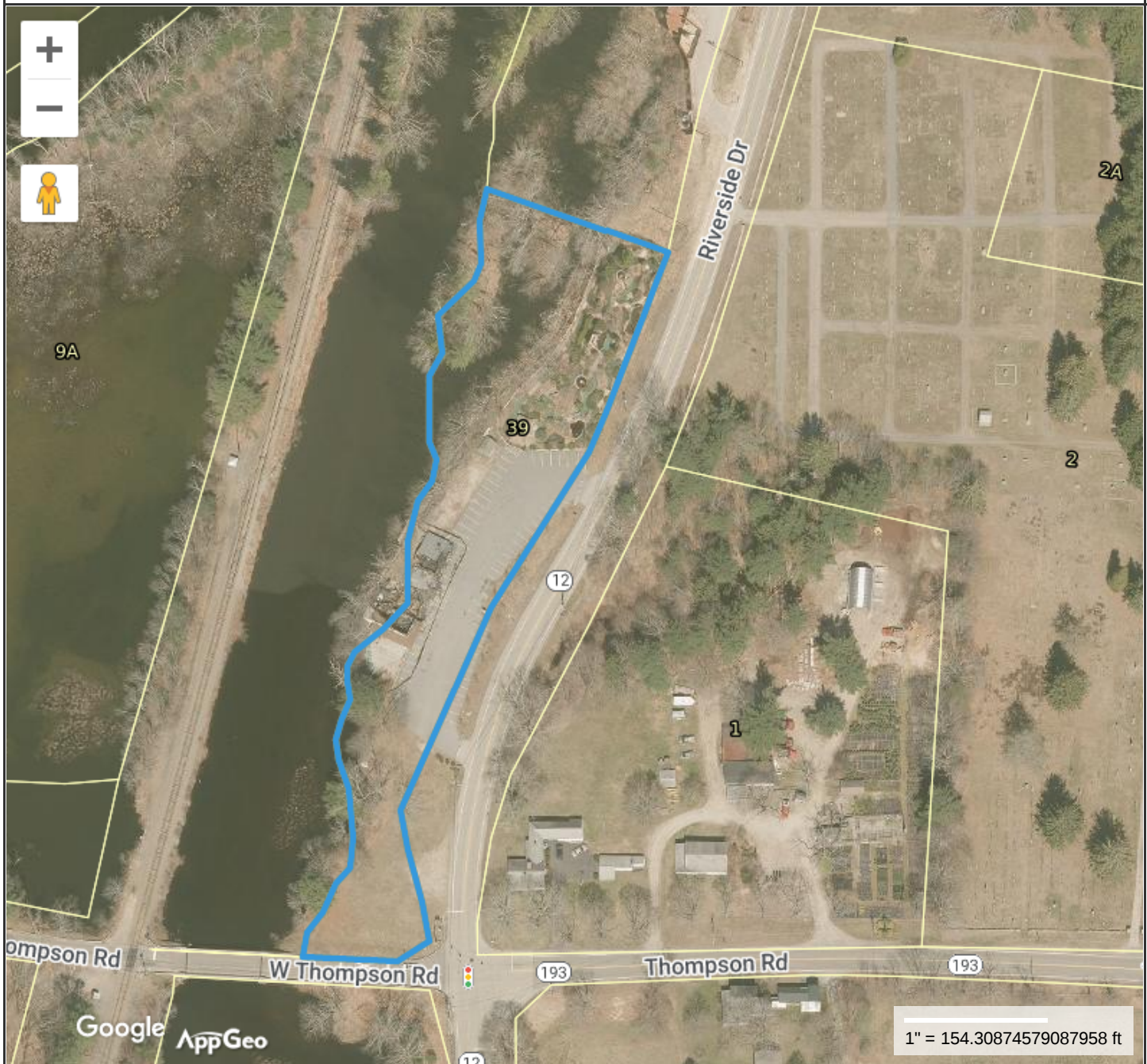
SCALE:

--

SHEET:

P-8

2016 Aerial View of 274 Riverside Drive for WAA22013

**Property Information**

Property ID 2396
Location 274 RIVERSIDE DR
Owner YOUSSEF HANY S + SALAMA

**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.

Agenda Item E.b) 3. New Applications

WAA22015, Greg & Anna Kuznecki, 0 Richard Bennett Lane (Assessor's map 137, block 7, lot 5L), construct septic system and discharge foundation drain in 100-foot upland review area, stamped received 6/6/22, under review pending receipt of NDDH design approval.

For Wetland Agent:	rev 01/11
APPLICATION #WAA	<u>22015</u>
DATE RECEIVED	<u>June 6, 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

Received

JUN 06 2022

Thompson Wetlands Office

Instructions:

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

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

Please provide the following information:

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

NO APPROVAL SHALL BE TRANSFERRED WITHOUT PERMISSION OF THE AGENCY.

FEE SCHEDULE:

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

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

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

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

Date 6/6/77

1) Name of Applicant Grep Anne Kuznecki
Home Address 14 Indian Inn Rd Thompson CT 06277
Home Tele & Hrs 508-864-4805 Business Tele & Hrs _____
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) SAME
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 _____
Street or Road Location 0 Richard Bennett Ln
Tax Assessor's Map # 154
Block # 73
Lot # that appears on site plan 5L
Deed Information : Volume # 1020
Page # 94

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

Soil Types _____
Wetland Soils ☒ Yes (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 Construct a
septic system in 100 Foot upland review
area for a New Residential Home

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? _____ 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 ASAP

Estimated date of completion (all disturbed areas are stabilized) Oct 1st

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.

Graydon Kuznetsov
Signature of Applicant

6/6/22
Date

Consent of Landowner if other than applicant

Date

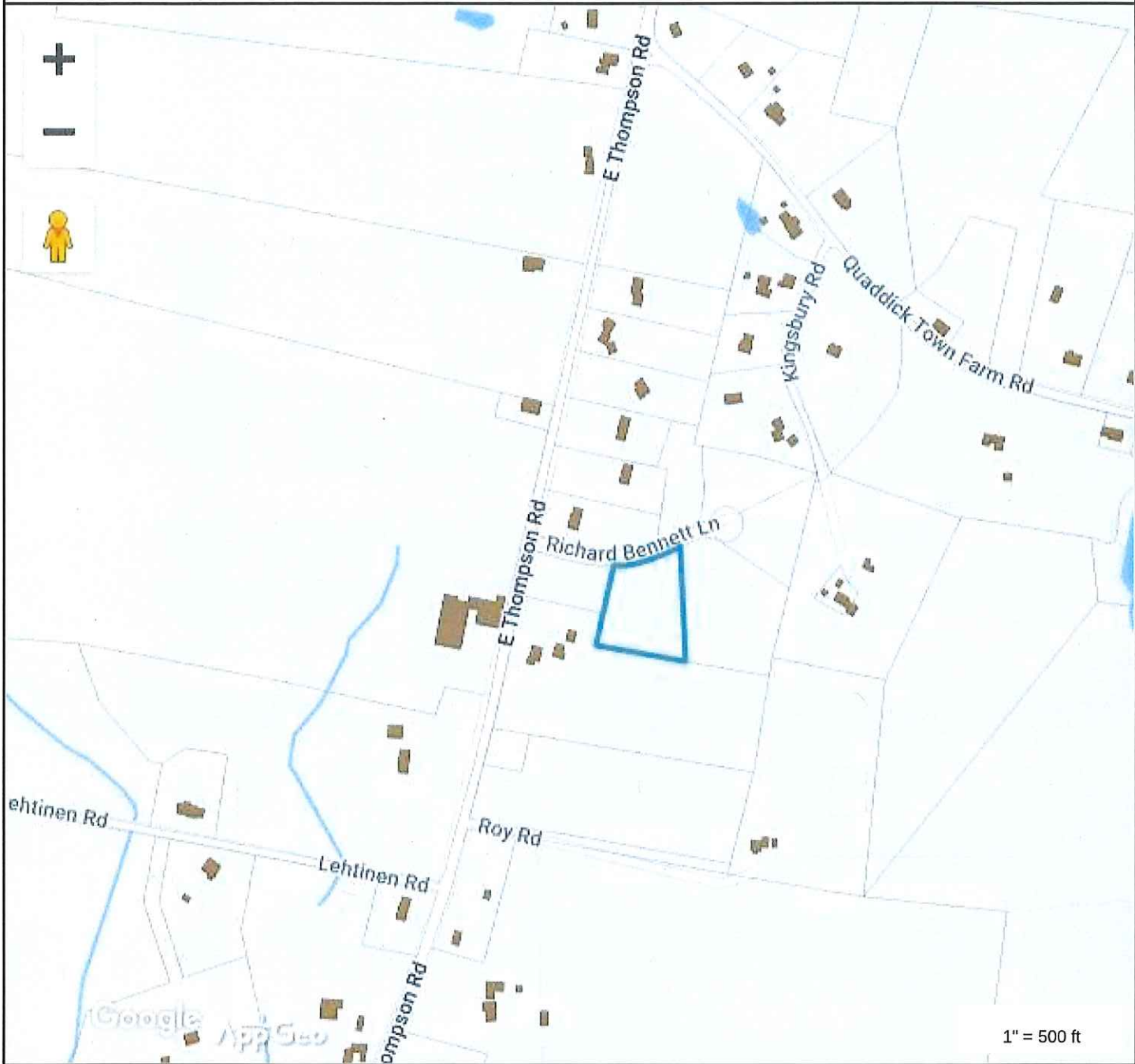
Please attach a written consent by the owner if applicant is not the property owner.

SENEY JAMES JR + LAFONTAINE KATHY
419 EAST THOMPSON RD
THOMPSON, CT 06277-1931

BENNETT RICHARD G EST OF
415 EAST THOMPSON RD
THOMPSON, CT 06277-1931

SKOWRONSKI RICHARD P JR + LYNN A
21 RICHARD BENNETT LN
THOMPSON, CT 06277-1942

Locus Map for 0 Richard Bennet Way Lot 5L



<p>Property Information</p> <p>Property ID 103303 Location RICHARD BENNETT LN Owner KUZNECKI GRZEGORZ + ANNA K</p>	<div data-bbox="760 1560 862 1654"></div> <p>MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT</p> <p>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.</p> <p>Geometry updated October 19, 2021 Data updated March 20, 2019</p>	<p>Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.</p>
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TEST PIT RESULTS

OBSERVED BY: WES BELL
DATE: 11-28-02

PIT NO. 9

0-9" TOPSOIL
9-31" SANDY LOAM
AND GRAVEL
31-94" SAND & GRAVEL

PIT NO. 10

0-11" TOPSOIL
11-22" SANDY LOAM
AND GRAVEL
22-41" TIGHT SAND
AND GRAVEL
41-84" WASHED SAND
& GRAVELMOTTILING: N/A
RESTRICTIVE LAYER: N/A
LEDGE: N/A
WATER: N/AMOTTILING: 41"
RESTRICTIVE LAYER: N/A
LEDGE: N/A
WATER: 63"

PIT NO. 11

0-9" TOPSOIL
9-15" SANDY LOAM
AND GRAVEL
15-84" STONEY COARSE
SAND & GRAVELMOTTILING: N/A
RESTRICTIVE LAYER: N/A
LEDGE: N/A
WATER: N/A

PIT NO. 12

0-8" TOPSOIL
8-16" SANDY LOAM
AND GRAVEL
16-84" STONEY SAND
AND GRAVELMOTTILING: N/A
RESTRICTIVE LAYER: N/A
LEDGE: N/A
WATER: N/A

PERC. TEST RESULTS

TIME	READING
10:09	11.0
10:14	12.75
10:19	13.5
10:24	14.25
10:28	14.75
10:33	15.5
10:38	15.75
10:43	16.25

HOLE E DEPTH = 17"
PERC. RATE = 10 MINS/IN

TIME	READING
10:05	9.75
10:10	14.25
10:15	18.0

HOLE F DEPTH = 18"
PERC. RATE = 1.3 MINS/INLOT 5K
UNDEVELOPED

SURVEY NOTES:

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

THE SURVEY TYPE IS TOPOGRAPHIC, PERFORMED ON AUGUST 12, 2005, AND IS INTENDED TO BE USED FOR THE DESIGN OF A SEPTIC SYSTEM.

PROPERTY LINES DO NOT EXPRESS A BOUNDARY OPINION.

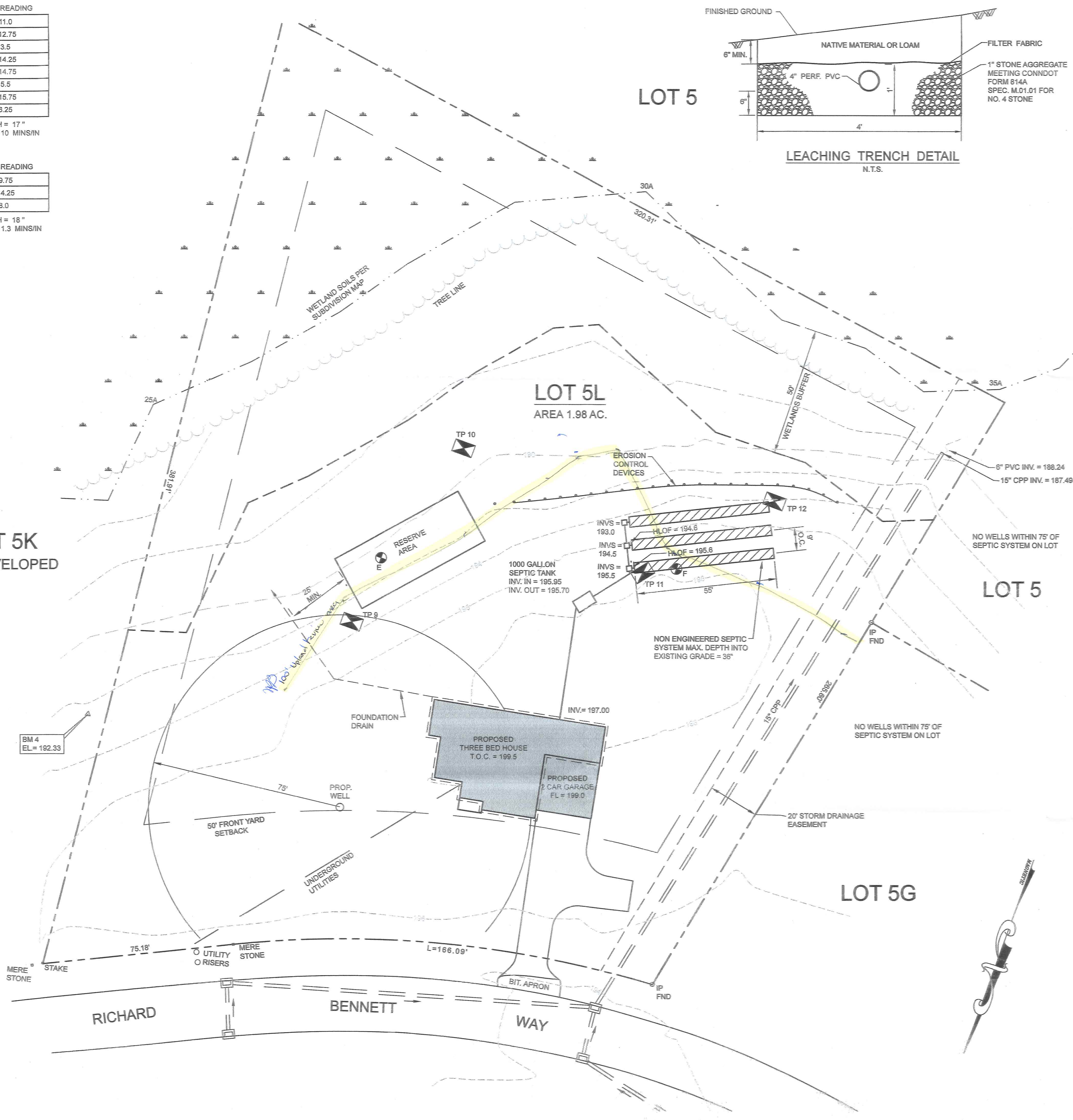
2. TEST PIT AND PERC TEST LOCATIONS HAVE BEEN COMPILED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. THIS INFORMATION IS TO BE CONSIDERED APPROXIMATE AND J & D CIVIL ENGINEERS DOES NOT TAKE RESPONSIBILITY FOR SUBSEQUENT ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THIS PLAN AS A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

3. REFERENCE PLAN:

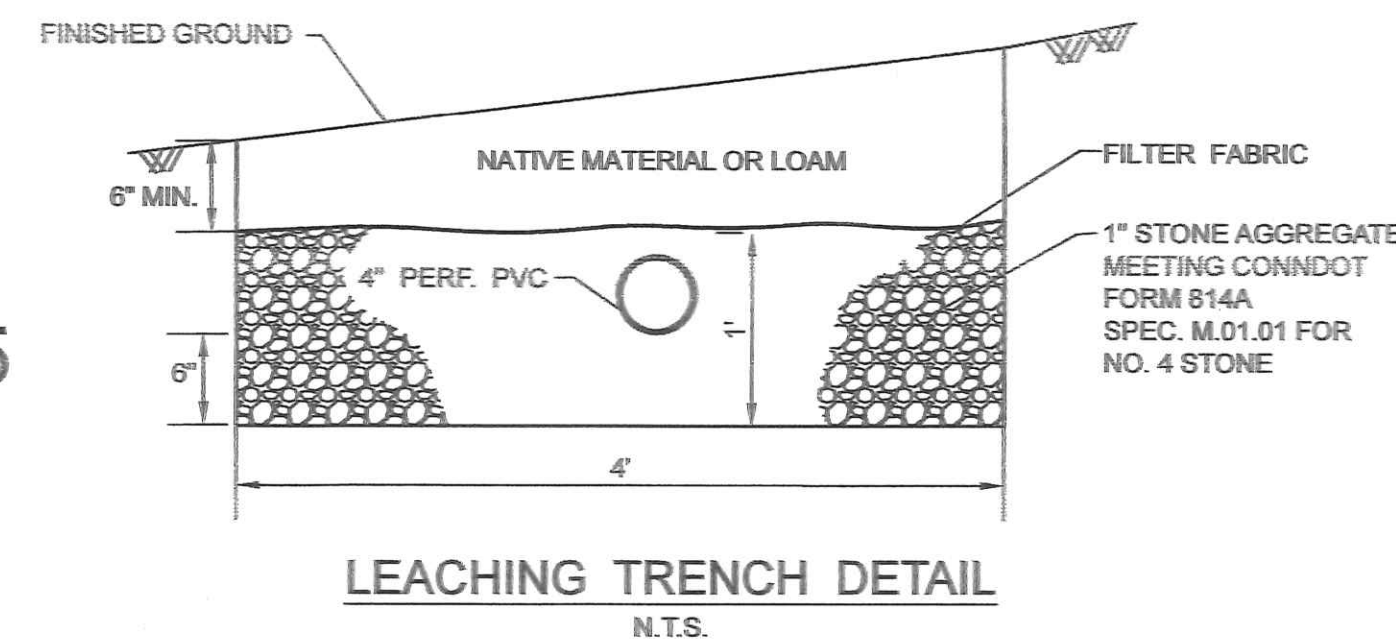
1.) BENNETT RESUBDIVISION APPLICANT: RICHARD & DOROTHY BENNETT PREPARED BY KWP ASSOCIATES DATED: FEB 09, 2003.

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

DENNIS R. BLANCHETTE DATE 12/07/05 LICENSE NUMBER



LOT 5



SEPTIC SYSTEM DESIGN CRITERIA

PERC RATE: 1.3 MINS/INCH

NUMBER OF BEDROOMS: 3

SEPTIC TANK: 1000 GALLON

LEACHING AREA REQUIRED: 495 SQUARE FEET

LEACHING AREA PROVIDED: 185' OF TRENCHES, 48" WIDE, = 495 SQUARE FEET, SPACED 9' O.C.

MOTTILING: N/A, LEDGE: N/A, WATER: N/A, SLOPE: 14%

MLSS (PRIMARY) = N/A

LSS PROVIDED = 55'

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 AND EFFLUENT SEWER PIPE: 4" PVC ASTM D 1785, ASTM D 2685, OR ASTM F 1780 SCHEDULE 40 WITH RUBBER COMPRESSION GASKETS OR PVC AWWA C-900 WITH RUBBER COMPRESSION GASKETS.

DISTRIBUTION PIPE: 4" PVC PERFORATED, LAID AT 2" PER 100'

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

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

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

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

THE HOUSE, WELL, AND SEPTIC SYSTEM LOCATIONS SHALL BE STAKED IN THE FIELD BY A LAND SURVEYOR PRIOR TO THE START OF ANY CONSTRUCTION. THE SURVEYOR SHALL INSTALL A STABLE BENCHMARK DURING STAKEOUT WITHIN 15' OF THE SYSTEM.

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.

LEGEND

---	BUILDING SETBACK LINE
---	PROPERTY LINE
---	EXISTING CONTOUR LINE
---	PROPOSED CONTOUR LINE
---	EDGE OF WETLANDS
---	WETLAND BUFFER
---	EROSION CONTROL DEVICES
---	TEST PIT
---	PERC TEST
---	LEACHING TRENCH

SITE DEVELOPMENT PLAN

PREPARED FOR
ANNE AND GREG KUZNECKI

MAP 154 BLOCK 7 LOT 5L
RICHARD BENNETT WAY - THOMPSON, CT.

J&D CIVIL ENGINEERS

401 RAVENELLE ROAD
N. GROSVENORDALE, CT 06255
560-923-2920

DESIGNED: JJB

REVISIONS:

2022-05-21 NEW HOUSE

DRAWN: LML

JOB NO: 05204 (22171)

DATE: AUG. 12, 2005

SCALE: AS NOTED

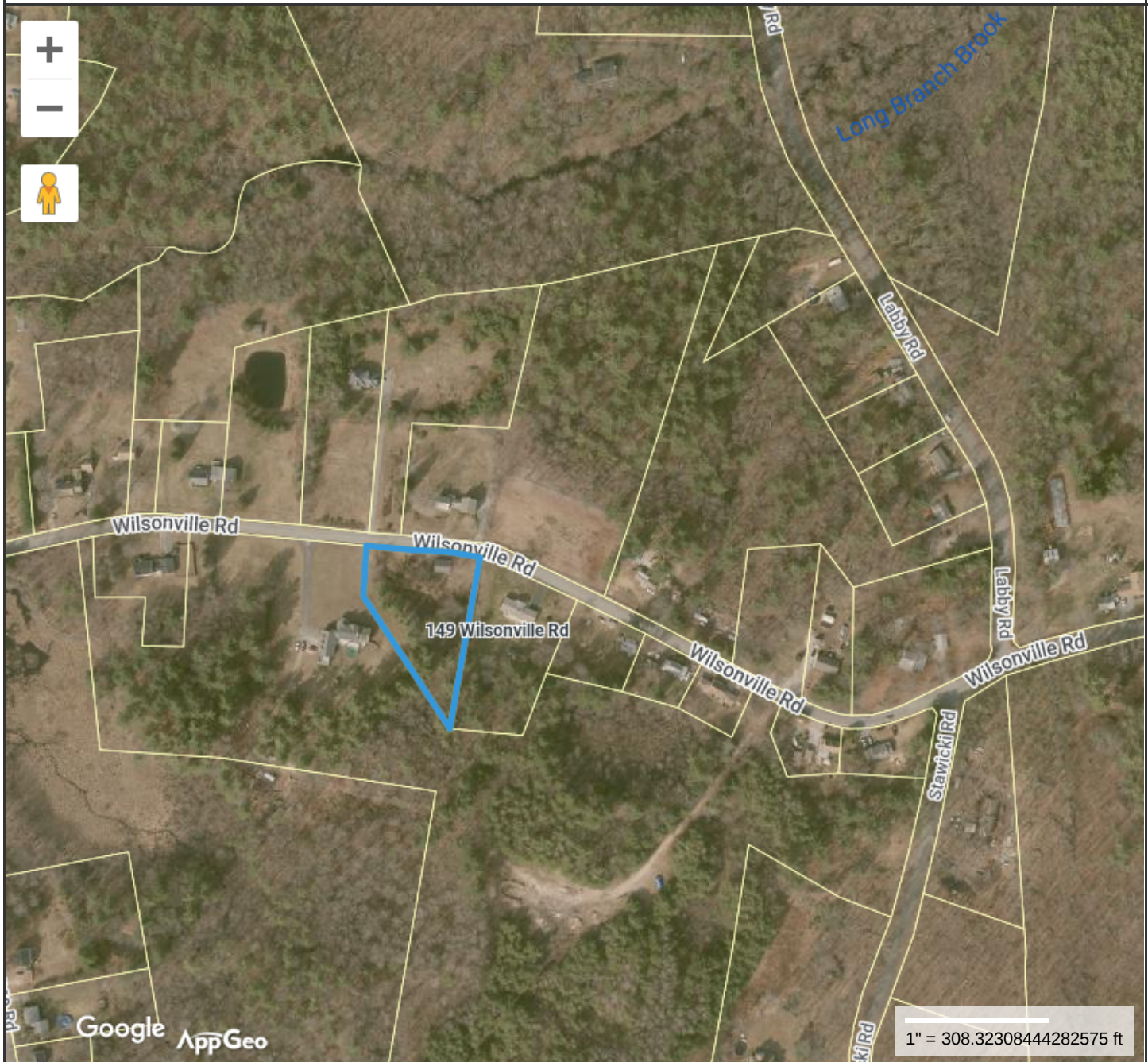
SHEET: 1 OF 1

Appl WAA22015
NOR FILE #03002406

Agenda Item E.b) 4. New Applications

DEC22016, Gary Kettle, 149 Wilsonville Rd (Assessor's map 77, block 47, lot 1), request to install tiles for well in wetlands for irrigating plants at the Wilsonville Herb Farm store, stamped received 6/6/22.

Locus Map for Saturday site Walk 149 Wilsonville Rd

**Property Information**

Property ID 1867
Location 149 WILSONVILLE RD
Owner KETTLE GARY

**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.



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

For Commission Use Only
Application #: DEC 22 2016
Received

JUN 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: Gary Kettle
- b) Mailing Address: 18 Wilsonville Rd
(include town state zip) N. Grosvenor Dale Ct 06255
- c) Daytime Phone #: _____
- d) Evening Phone #: _____
- e) Cell Phone # (optional): 774-272-3739
- f) Email Address (optional): gkettle@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>149 Wilsonville Rd N. Grosvenor Dale</u>	<u>77</u>	<u>47</u>	<u>1</u>

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

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

- a) Wetlands: 100 (in square feet)
- b) Open Water Body: 0 (in square feet)
- c) Stream: 0 (in linear feet)

4) Noteworthy Wetlands / Watercourses: Does the property contain a noteworthy wetland or watercourse as identified in the document "Town of Thompson Inland Wetland Inventory" prepared by the Northeastern Connecticut Regional Planning Agency dated 1980? (see http://thompsonct.org/images/stories/Inland_Wetlands/Inlands-Wetlands-Watercourse-Map.pdf - check one) ☐ No ☒ Yes (If Yes, then upland review area = 200 ft.)5) Upland Review Area altered: 0 (in square feet)For 6 & 7 below see http://thompsonct.org/images/stories/Planning_Development/Inland_Wetlands/Drainage-BasinsTopo-Grid-2017.pdf

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

- ☐ #13 Webster MA
- ☒ #14 Oxford MA
- ☐ #28 Putnam
- ☐ #29 Thompson

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

- French River ☒ 3300 ☐ 3301
- Quinebaug River ☐ 3700 ☐ 3708
- Five Mile River ☐ 3400 ☐ 3401 ☐ 3402

Part IV Description of Activity Proposed

1. Detailed project description and purpose:

Install 5 tiles for well (proposed 12')
filled ground with fabric and 3/4 inch stone water to be
used for watering plants, haul off site excess material to
my home

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

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

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

[Signature]
 (Signature of property owner)

6/6/2022
 Date

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

2) Applicant's Certification¹

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

[Signature]
 (Signature of applicant)

6/6/2022
 Date

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

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

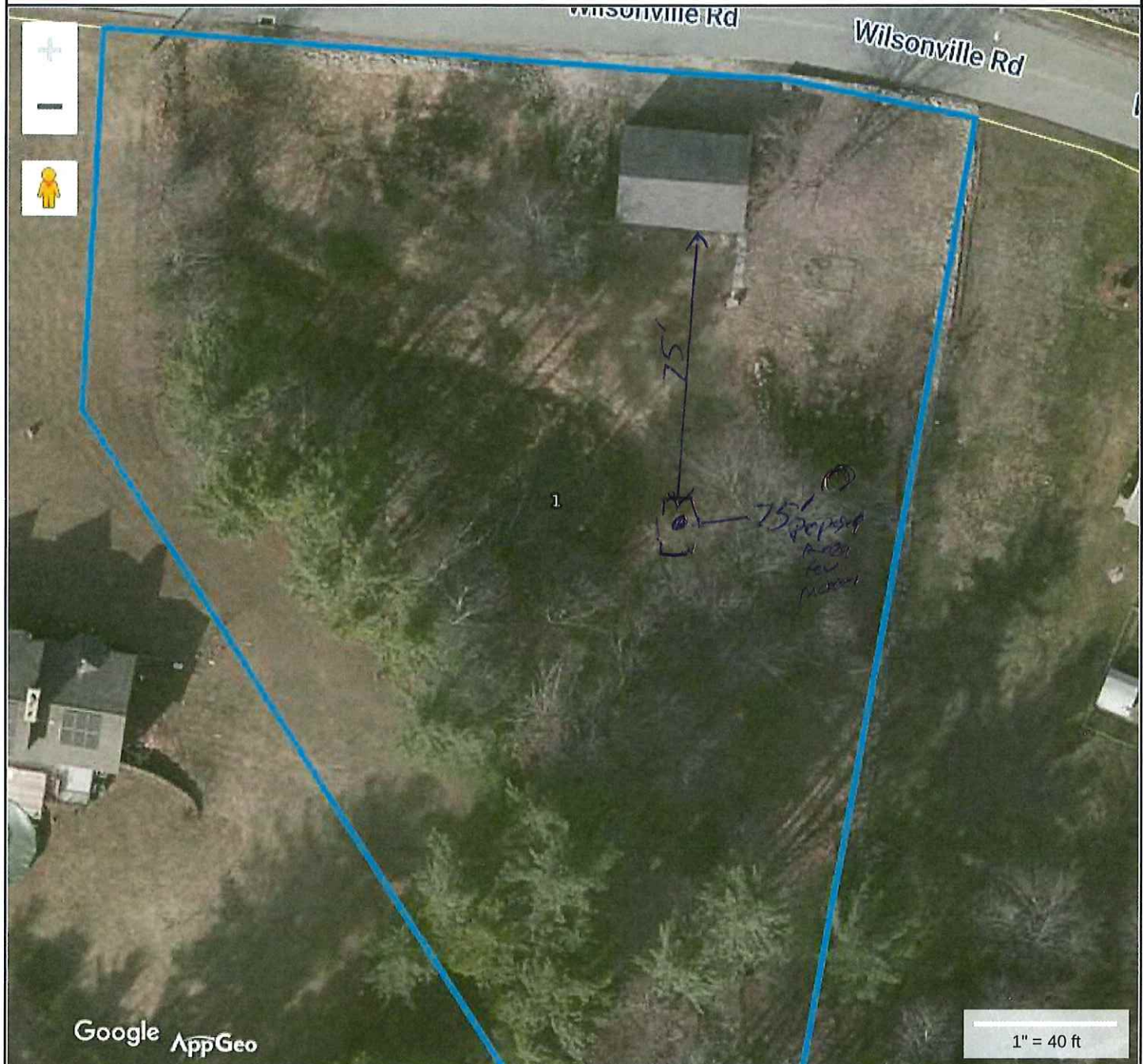
Agency Response:

IWC Chair Signature:

Date:

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

149 Wilsonville Rd proposed Irrigation Cistern



Property Information

Property ID 1867
Location 149 WILSONVILLE RD
Owner KETTLE GARY

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.

F) Applications Received After Agenda was Published

None

Agenda Item G.a) Permit Extensions / Changes
None

Agenda Item H.a) 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.b) Violations & Pending Enforcement Actions

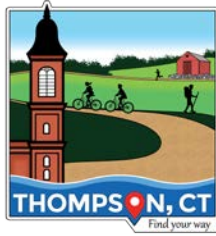
Notice of Permit Violation **VIOL21036**, Permit IWA20022, Marc Baer, 1227 Thompson Rd (Assessor's map 116, block 24, lot 10), grades not as authorized in modified plan approved by the Commission on 2/9/21.

Agenda Item H.c) Violations & Pending Enforcement Actions

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

Agenda Item H.d) Violations & Pending Enforcement Actions

Notice of Violation **VIOL22014**, Jason Chin & Dannielle Lohler, 150 Wilsonville Rd (Assessor's map 77, block 46, lot 29), construction of detached garage in 100-foot upland review area, issued 6/6/2022 – status.



**TOWN OF
THOMPSON**
Inland Wetlands Commission

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

NOTICE OF VIOLATION

June 6, 2022

Jason Chin & Danielle Lohler
150 Wilsonville Road
North Grosvenordale, CT 06255

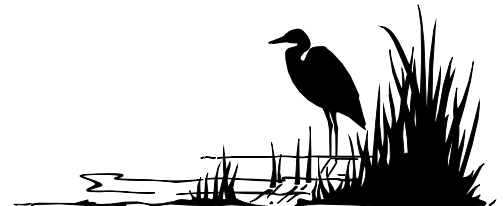
RE: **Violation** VIOL22014
150 Wilsonville Road
Assessor's Map 77, Block 46, Lot 29

Dear Mr. Chin & Ms. Lohler,

This letter is to notify you that construction work has occurred on your property within 100 feet of wetlands and watercourses in violation of section 6 of the Inland Wetlands and Watercourses Regulations for the Town of Thompson. On May 19, 2022, I drove by and viewed your property at 150 Wilsonville Road and observed that two structures had been recently constructed within 100 feet of inland wetlands and/or watercourses located northeast of your home. At the time of my viewing a building permit for one of these structures, a 24' X 31' detached garage, was pending review in the Thompson Building Office. The second structure was the subject of a building permit on October 2021. Both structures were built prior to the issuance of the building permit and my review as Thompson's Wetlands Agent.

No wetlands permit or wetlands agent approval exists for this construction activity within 100 feet of the inland wetlands and/or watercourses. Since the work is already completed and no effects to wetlands and watercourses have been identified no after-the-fact permit application will be required at this time.

However, you are now placed on notice that any new earthmoving or construction work within 100 feet to the wetlands and/or watercourse or *any* alteration of wetlands and/or watercourses without seeking and obtaining approval from the Inland Wetlands Commission may result in the issuance of a Cease and Desist Order, which if issued, would be filed in the permanent land records in the Town of Thompson, and which would remain until the violation is resolved.



Violation Notice VIOL22014, 150 Wilsonville Rd

June 6, 2022

Page 2 of 2

I encourage you to contact me to discuss the regulation of wetlands and watercourses on your property. I am usually in the office on Monday mornings if you wish to contact me by phone.

Thank you, in advance, for your cooperation in this matter.

Sincerely

Marla Butts
Wetlands Agent

File: NOV VIOL22014 Chin 150 Wilsonville Rd

cc: Thompson Building Official
Thompson Zoning Enforcement Officer

Agenda Item I Other Business

- a) Status of Proposed Revisions to Subdivision Regulations.

Request to Revise Zoning Regulations to Include Provision for Net Buildable Area Prior to Adoption of Revised Subdivision Regulations

Marla Butts <wetlands@thompsonct.org>

Tue 4/26/2022 8:34 AM

To: Joseph Parodi <Joseph Parodi>;rblackmer@charter.net <rblackmer@charter.net>;John Rice <johnr992001@yahoo.com>;John Lenky <johnnylongboom@icloud.com>;'Charlene Langlois' <fclanglois65@gmail.com>;Michael Krogul <mjk562002@yahoo.com>;'Ray Williams' <striperboatrw0@gmail.com>;'Jane Salce' <tehe_9@hotmail.com>;Alvan Hill <alvanctcodes@gmail.com>;Joe P <dpoplawski_1@charter.net>;bsantos@wtrich.com <bsantos@wtrich.com>;kies.orr@hotmail.com <kies.orr@hotmail.com>;rwerge@charter.net <rwerge@charter.net>

Cc: Planner <planner@thompsonct.org>;First Selectman <firstselectman@thompsonct.org>;ZEO <ZEO@thompsonct.org>;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>

This is a request to adopt a revised "Net Buildable Area" into the Zoning Regulations prior to the adoption of any subdivision regulation changes containing shared driveways. It is in furtherance of my email to you on 3/24/2022 wherein I raised concerns regarding the elimination of "Net Buildable Area". A copy of that email and most of the supporting documents can be viewed in the posted Inland Wetlands Commission ZOOM documents on the Town's website at https://www.thompsonct.org/sites/g/files/vyhli5076/f/agendas/04-12-2022_zoom_documents_0.pdf (see pages 53 through 58). That email described my discovery that the "net buildable area" referenced in the former zoning regulations dated amended to September 24, 2012 ("former zoning regs") was removed from any mention in the current lot size dimensions for all zoning districts in the current zoning regulations dated amended to October 22, 2021 (current zoning regs).

Recapping my prior statements, the establishment of a net buildable area for new subdivision lots must be done in the zoning regs. The zoning regs set standards for lot development and the subdivision regs set the standards for the legal creation of those lots in compliance with the zoning standards along with other standards for support systems like roads, stormwater management, lighting, driveways, and open space. Variances from these standards can be sought for existing lots that do not meet zoning requirements (i.e., non-conforming lots) through the Zoning Board of Appeals.

As part of my further investigation, I looked at Burlington's current zoning regulations revised to January 1, 2022. Burlington was the town that was cited on Page 12 in the document "Connecticut Land Use Law for Municipal Land Use Agencies, Board, and Commissions" dated March 23, 2019, by the Connecticut Bar Association Planning and Zoning Section (PDF copy attached to my email to you on 3/24/22). That excerpt stated the Burlington "... **planning commission cannot in subdivision regulations enlarge lot size, frontage, shape, etc. over and above the requirements of the Zoning Regulations** (*emphasis provided*)... the planning commission was found to have usurped the Zoning Commission's authority by adopting a regulation that stated: 'Regardless of the minimum area requirement of any Zone District, in any application for Subdivision where both public water supply and public sewage systems are not available, the minimum Net Lot Area requirement, after all Natural Resources Characteristic reductions have been applied, shall not be less than one full acre.'

Burlington's updated zoning regulations contain a terms "buildable area" and "buildable land" which correspond to Thompson's "net buildable area" They read as follow:

BUILDABLE AREA

An area of contiguous buildable land at least 50 feet wide that is intended to ensure adequate area for construction of a permitted use with associated utilities.

BUILDABLE LAND

The amount of land area available for development on a parcel after the reduction factors have been applied. The reduction factors are as follows:

- Flood Plain – zero percent may be used,

- Wetland – zero percent may be used,
- Watercourse – zero percent may be used,
- Sloped in excess of 15 percent – 75 percent may be used,
- Other land – 100 percent may be used provided that such land meets all other applicable criteria and regulations.

Burlington's zoning regulations have 2 residential zones with a minimum lot size of 1 acre buildable land and a minimum buildable area of 15,000 sq ft. Other zones for commercial and industrial use make no reference to buildable land or minimum buildable area. A review of Burlington's zoning map reveals a similar pattern to Thompson's zoning map in that its business / industrial districts are scattered throughout the town where existing businesses and industries are already established. There is a special permit provision for multi-family dwellings that requires the minimum buildable land area per dwelling unit to be 10,000 square feet or, in the case of Elderly Housing, 6,000 square feet per dwelling unit. These are allowed in one residential zone and the central business zone.

To identify where a net buildable area requirement, if any, should be recommended in Thompson, I reviewed the current zoning district map in relation to mapped municipal sewer lines, the public water supply service area (a map provided to me by Connecticut Water Company), existing land parcels, wetlands & watercourses as identified on MapGeo (the town's online GIS mapping), FEMA floodplains and floodways as identified in the current FEMA mapping found in the Building Office.

Based on that review I have concluded that the re-establishment of a net buildable area in some zoning districts is warranted for at least new subdivision lots and make the following recommendations:

- **Rural Residential Agricultural District (RRAD):** A minimum of 15,000 square feet (0.34 acres) net buildable area for new subdivision lots is recommended for this district. This is because there are many areas of wetlands and watercourses and flood hazard areas scattered throughout the district. The current minimum lot size is 40,000 sq.ft. (0.91 acres) without limitation. Note that this district is not currently supported by public sewer and water.
- **Common Residential District (RAD):** No net buildable area is needed due to the current level of development and minimal wetland / watercourse / floodplain involvement in this district. This district is supported by public sewer and water except for a small portion along Plum Road. Current minimum lot size is 4,500 sq ft. (0.10 acres).
- **Thompson Common Village District (TVCD):** No net buildable area is needed due to the current level of development and/or minimal wetland / watercourse / floodplain involvement. The current minimum lot size is 40, 000 sq.ft.
- **Business Development District (BDD):** A minimum of 15,000 square feet net buildable area for new subdivision lots is recommended for this district regardless of the availability of public sewer and water. This is because several areas of this district contain significant areas of either flood hazard or wetlands. The current minimum lot size is 4,500 sq.ft. with public sewer and water and 40,000 sq.ft. without public sewer and water. Note no portion of the Business Development District is currently supported by both public sewer and water.
- **Thompson Corridor Development District (TCDD):** A minimum of 15,000 square feet net buildable area for new subdivision lots is recommended for this district regardless of the availability of public sewer and water. This is because several areas of this district contain significant areas of wetlands associated with tributaries to the French River. Note that this district is not currently supported by public sewer and water. The current minimum lot size is 4,500 sq.ft. with public sewer and water and 40,000 sq.ft. without public sewer and water.
- **Downtown Mill Rehabilitation District (DMRD):** A minimum of 15,000 square feet net buildable area for new subdivision lots is recommended for this district regardless of the availability of public sewer and water. This is because several areas of this district contain significant of flood hazard areas associated with the French River and wetlands associated with tributaries to the French River. The current minimum lot size is 4,500 sq. ft. without limitation. Note while public sewer and water is utilized in this district, the availability of public sewer and water for the entire district has not been verified.

- **Lake District (LD):** A minimum of 15,000 square feet net buildable area is recommended for new subdivision lots, the construction of new homes and any expansion of structures on lots that cannot currently meet state health code requirements without waiver from the Connecticut Department of Public Health. The Lake District covers the land around Little Pond and Quaddick Reservoir for variable distances intended to include the existing lake communities. These waterbodies are sensitive to the import of nutrients. There have been cases where the repair or replacement of septic systems for existing homes necessitated waivers from state health code requirements. This indicates that some over development has already occurred in this district. The Lake District around Little Pond has wetlands of concern and a net buildable area is appropriate. Quaddick Reservoir has a FEMA flood plain, but its extent is marginal around most of the waterbody. Significant expanses of wetlands and flood plains are located in the northern portion of the zone, but for the most part are owned by the State of Connecticut and not subject to development. However, Quaddick Reservoir has experience eutrophication resulting in extensive aquatic weed beds and warrants a net buildable area. The current minimum lot size is 4,500 sq. ft. providing the Northeast District Department of Health standards for septic and water are met.

Because the proposed subdivision may include changes providing for shared driveways, thereby creating opportunities to develop marginal lands, and because there is a need to provide for environmentally sensitive zoning, I recommend that prior to the adoption of revised subdivision regulations that the zoning regulations be amended to include a net buildable area requirement for new subdivision lots as indicated above utilizing a revised definition for net buildable area as follows:

Net Buildable Area—~~The total contiguous lot~~ Contiguous area of land that is at least 50 feet wide not containing wetlands, watercourses, areas waterward of the 100-year flood boundary as delineated by the Federal Emergency Management Agency as may be amended and any conservation easements and where public sewer and public water is not available shall contain sufficient land capable of supporting onsite septic and well in compliance with the regulations of the Connecticut Department of Public Health related to subsurface sewage disposal and water supply. , excluding the following: 1. areas of slopes in excess of 25%; 2. areas defined as inland wetlands or watercourses by the Thompson Inland Wetlands and Watercourses Regulations, including 50% of established upland review area; 3. ledge outcrops; 4. Areas of special flood hazard and floodways; and 5. areas encumbered by easements.

Thank you for your time and consideration in this matter. - Marla Butts, Thompson Wetlands Agent

Sec. 8-2l. Zoning regulations re structures or uses located in floodplain. (a) As used in this section and section 25-68i, “floodplain” means that area of a municipality located within the real or theoretical limits of the base flood or base flood for a critical activity, as determined by the municipality or the Federal Emergency Management Agency in its flood insurance study or flood insurance rate map for the municipality prepared pursuant to the National Flood Insurance Program, 44 CFR Part 59 et seq.

(b) Whenever a municipality, pursuant to the National Flood Insurance Program, 44 CFR Part 59 et seq., is required to revise its zoning regulations or any other ordinances regulating a proposed building, structure, development or use located in a floodplain, the revision shall provide for restrictions for flood storage and conveyance of water for floodplains that are not tidally influenced as follows:

(1) Within a designated floodplain, encroachments resulting from fill, new construction or substantial improvements, as defined in 44 CFR Part 59.1, involving an increase in footprint to the structure shall be prohibited unless the applicant provides to the zoning commission certification by a state licensed engineer that such encroachment shall not result in any increase in base flood elevation;

(2) The water holding capacity of the floodplain shall not be reduced by any form of development unless such reduction (A) is compensated for by deepening or widening the floodplain, (B) is on-site, or if adjacent property owners grant easements and the municipality in which the development is located authorizes such off-site compensation, (C) is within the same hydraulic reach and a volume not previously used for flood storage, (D) is hydraulically comparable and incrementally equal to the theoretical volume of flood water at each elevation, up to and including the hundred-year flood elevation, which would be displaced by the proposed project, and (E) has an unrestricted hydraulic connection to the same waterway or water body; and

(3) Work within adjacent land subject to flooding, including work to provide compensatory storage, shall not result in any increase in flood stage or velocity.

(c) Notwithstanding the provisions of subsection (b) of this section, a municipality may adopt more stringent restrictions for flood storage and conveyance of water for floodplains that are not tidally influenced.

(P.A. 04-144, S. 1.)

See Sec. 25-68k re hazard mitigation and floodplain management grant program.

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(Amend Agenda for Citizen's Comments?)

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