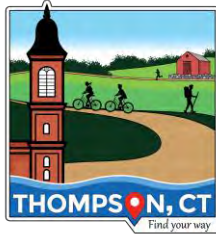


INLAND WETLANDS COMMISSION
TUESDAY, December 13, 2022
ZOOM Meeting

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

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



TOWN OF THOMPSON

Inland Wetlands Commission

815 Riverside Drive, P.O. Box 899

North Grosvenordale, CT 06255

Phone: 860-923-1852, Ext. 1

Email: wetlands@thompsonct.org

Web: <https://www.thompsonct.org/>

MEETING Minutes: Tuesday, November 8, 2022, 7:00PM

Via ZOOM Online Meeting Portal

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

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

Members of the public: Kevin Calabro, Roberta Gray and others.

- B) Appointment of Alternates - None
- C) Action on Minutes of Previous Meetings
- a) Minutes of September 13, 2022

The September 13, 2022 Minutes were unanimously accepted as presented.

- D) Citizens Comments on Agenda Items – None
- E) Applications

- a) Old Applications

1. **WAA22027**, Hany Youssef, 0 Lapiere Rd (Assessor's map 79, block 62, lot 47A), construct a 570-foot-long driveway within the 100-foot upland review area for a new single-family home, stamped received 9/8/22, issued 9/14/22, legal notice published 9/23/22, appeal period ended 10/8/22. Marla Butts reported there was no appeal to legal notice. She added a special condition stating prior to construction the applicant shall submit to the Wetlands Office a full-size plan signed and sealed by a professional engineer. No action is required by the Commission at this time.

- b) New Applications

1. **DEC22028**, Michael O'Brien, 61 Lakeside Drive (Assessor's map 143, block 16, lot 57A) construct a 12' X 8' porch on residential home in 100-foot upland review area for Quaddick Reservoir, stamped received 10/31/22. Marla previously issued Agent Approval for the addition of a porch on Mr. O'Brien's existing home to Jessica Gervais, Girls with Tools. Marla noted this request qualifies as a Use Permitted as of Right that requires approval by the Commission. She noted that there is no impact to the Reservoir and no other work is proposed. Construction will be on sonar tubes. Charlie Obert made a motion that Application DEC22028 to build a 12' X 8' porch at 61 Lakeside Drive be approved as a Use Permitted as of Right. Fran Morano seconded the motion. **The Motion was unanimously APPROVED.**

- c) Applications Received After Agenda was Published - None

- F) Permit Extensions / Changes – None

G) Violations & Pending Enforcement Actions

- a) **Complaint 22-08**, Drainage problems at 117 New Rd (Calabro, Assessor's map 154, block 3, lot 2H), 119 (Kennett, Assessor's map 154, block 3, lot 2I & 2J) & 0 New Road (Gray, (Assessor's map 154, block 3, lot 2J, manmade watercourse beginning on 117 New Road affecting abutting properties, determine course of action. Marla explained the water flow pattern and drainage conditions and concerns affecting the parties. She made several site visits with Charlie Obert, consulted with engineers and the Zoning Enforcement Officer. She read correspondence that she received from Douglas and Roberta Gray (see posted ZOOM document pages 31-33). Commissioners discussed several courses of action regarding the drainage, discharge, and horse manure contamination issues which included establishing a new flow line along the rear boundary of 119 New Rd to discharge into the existing channel on the Gray property (0 New Rd), reengineering, trenching flows through a pipe along Mr. Calabro's driveway to the culvert under New Road, order the removal of material from the Gray's property to allow the water to flow as it originally did. Kevin Calabro of 117 New Road stated he sent pictures to the Wetlands Office showing the existing intermittent water course already located at his driveway. He expressed his willingness to work with everyone to resolve the water flow issues. Roberta Gray of 131 New Road mentioned not knowing about a pipe built intentionally under Mr. Calabro's driveway directing the artesian well discharge to the manmade pond in the front of his property, which is surrounded with fresh manure, causing the contaminated water to flow toward their newly acquired abutting property. Marla commented that these issues need to be resolved before ground freezing sets in to avoid serious issues during spring thaw. Marla suggested another alternative to channel the water between the Arpin and Calabro driveways. Chairman O'Neil requested the Wetlands Agent seek other expertise and resources and by the next meeting submit alternative actions and recommendations for the Commission's consideration to address the drainage concerns.
- 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 - status. Marla spoke to Mr. Baer and he's in the process of finding a builder for his house and at this time no action by the Commission is required. This violation is on hold until construction on the house begins.
- c) **Notice of Violation VOIL22008**, 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 - status. Marla reported that now the leaves are off the trees she and Dan Malo will before snow fall take a site walk from the neighboring property to see if there is anything to be concerned about.

H) Other Business

- a) 2023 Meeting Schedule - Marla presented the 2023 meeting schedule. She identified two holiday conflicts, one in April and one in October. Commissioners discussed and unanimously agreed to change the date of the April meeting to April 4th and the October meeting date to October 17th. Commissioners unanimously agreed to eliminate site walks from the 2023 meeting schedule and schedule a site walk when needed by a Special Meeting and posting an agenda. Marla will post an explanatory note on the IWC website main page stating if a site walk is needed it would likely be held the Saturday before the meeting.
- b) Update on Proposed Revisions to Zoning Regulations - PZC Public Hearing on October 20, 2022 on proposed Zoning Regulations continued to November 17, 2022 due to failure of publication of Legal Notice. The November 17, 2022 Public Hearing was cancelled due to an error by the publishing newspaper. The PZC are holding a Special Meeting on November 10, 2022 to

establish a new date for the Public Hearing. Marla noted that the IWC work on the Zoning Regulations is done.

- c) Update on Proposed Subdivision Regulations - Marla recommended putting the Subdivision Regulations on hold until the Zoning Regulations are resolved. Upon reviewing the Subdivision Regulations draft she found errors involving IWC Regulations where the PZC added a requirement to submit a conceptual subdivision application and a subsequent individual permit. Marla stated her recommendation to the subcommittee will be to replace the wording "conceptual subdivision application" with "an application" and will discuss this with the Commission at a later meeting. The PZC hired J & D Engineering to draft Appendix C for the Subdivision Regulations dealing with road construction.
- d) Dot Bridge DOT Bridge No. 02128 Replacement Route 12 Sunset Brook - Marla informed the Commission about the DOT bridge replacement on Route 12. She placed a call to the Department of Transportation asking when they are planning on doing this, permitting and traffic control. The DEEP is in control of this project.
- I) Citizen's Comments - None
- J) Reports
 - a) Budget & Expenditures - Commissioner Chapin reported available budget from July 1, 2022 to October 28, 2022 is \$21,096.79, Encumbrances total \$225.34 for a storage cabinet and office supplies, and the IWC has expended 23.1% of their budget.
 - b) Wetlands Agent Report:

Update - Amy St. Onge transferred all MS4 from the Wetlands Office to Kelly Genest at the Public Works Department. Town hired J&D to do work on MS4 Reporting and the Stormwater Management Plan and the Discharge Management Plan. After Marla reviews the current version of the draft Subdivision Regulations amendments, she plans to finish drafting the IWC regulations amendments. Due to limited remaining file space, Marla will submit a records disposal request and finish the disposal of the pre-1990 permit files.

Inspections/Followup Actions - 81 New Road-At the request of the Public Works staff, Marla participated in a site visit with First Selectman St. Onge, other town staff, and Don Pimental on October 19, 2022 to identify the cause of siltation on New Road from erosion at 81 New Road which resulted from unstable lawn conditions. Owner Envanda DeOliveria and son Cleverson Oliveria were not in attendance. Concerns about ground freezing, spring thaw and possible flooding of home and lawn were raised. Marla contacted Brian Young of Fuller Building Company who filled the rills, installed erosion control blankets and 3 tiers of straw waddles. Siltation on the road has been abated and no wetlands or watercourses are threatened.

Building Permits - Seven building permits were reviewed.

Miscellaneous - Marla will work with the new recording secretary to bring her up to speed with the Wetlands Office procedures and protocols.

Purchase Requisitions - Office supplies and legal notices for Stonebridge Press Newspaper.

Regarding the drafting of regulation amendments the fee schedule (for applications) was discussed. The Commissioners had no objection to have Marla explore a fair and practical fee schedule as well the inclusion of language authorizing the Wetlands Agent the authority to sign off on Uses Permitted as of Right in the upland review area. She will include this language in the regulation amendments she is working on now.
- K) Signing of Mylars-None

L) Comments by Commissioners

Charlie Obert suggested sending a copy of the Gray's letter to the Board of Selectmen and the Planning and Zoning Commission with a cover letter stating that the issues we are facing lack consistencies and should be addressed. Commissioner Chapin and Commissioner Morano did not agree forwarding someone else's letter is not the best way to approach issues. Marla Butts stated that notification to any boards or commissions should come from the Inlands Wetland Commission and by unanimous agreement. The Commission authorized Marla to draft her recommendations and forward them to the Commissioners for review at the next regular meeting.

M) Adjournment

At 9:27PM after completion of the agenda, Fran Morano made a motion to adjourn the meeting. The motion was seconded by Diane Chapin. **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/KKc61cX7sjrxtY5S46bBkLEQ1605TerOckJr6GXu4KLzgMatX5sXnynxD8_qF9IN.z8_t8QJNdbXEbSP_?startTime=1667952009000

Passcode: yg?4=3@g

Respectfully submitted, Gloria Harvey, Recording Secretary

Gloria Harvey

Agenda Item D.

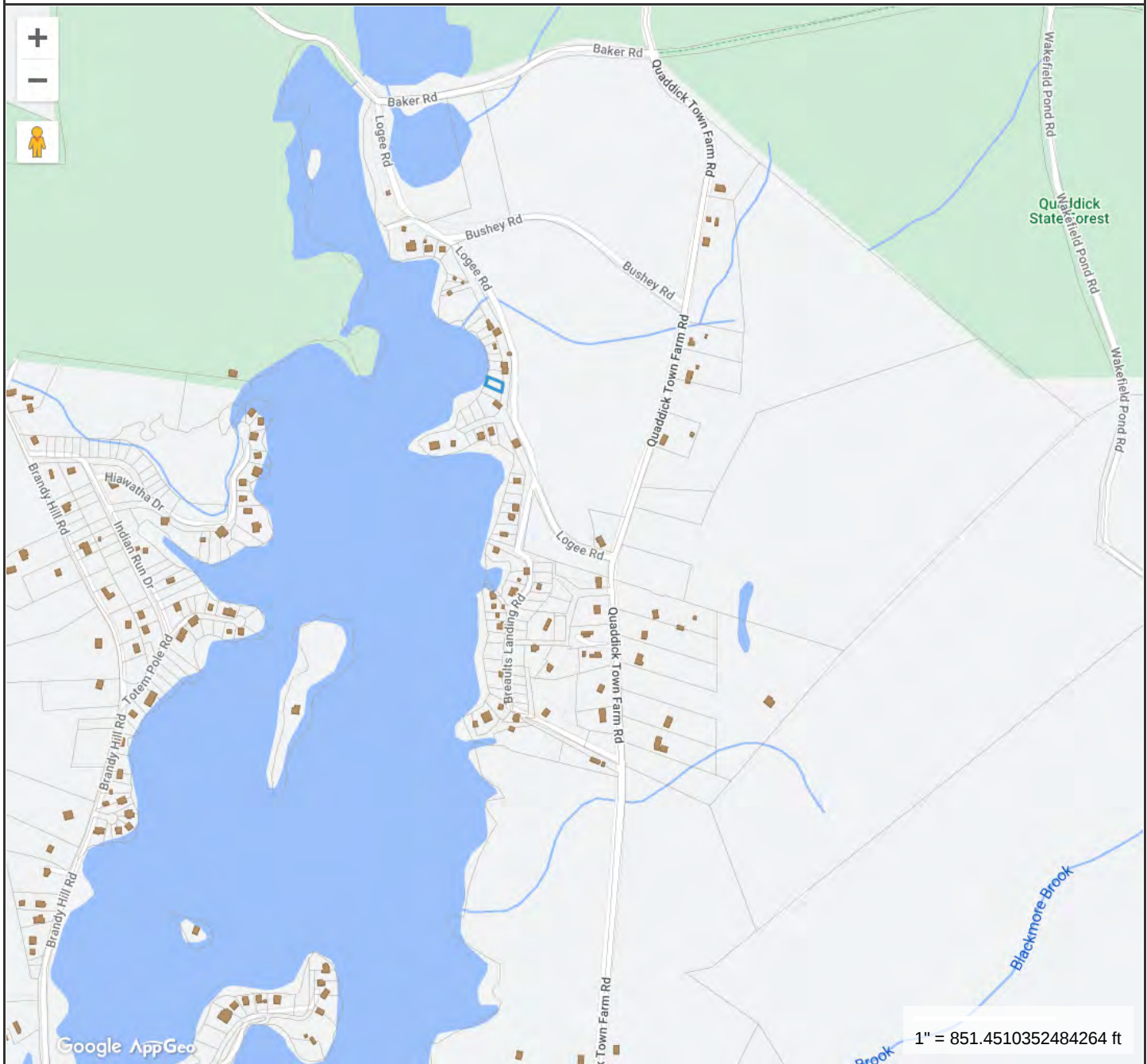
Citizens Comments on Agenda Items

Agenda Item E.a) Old Applications - None

Agenda Item E.b) 1. New Applications

WAA22029, Gary Rawson, 0 Logee Road (Assessor's map 141, block 17, lot 184R), construct a new single-family home in a 100-foot upland review area for Quaddick Reservoir, stamped received 11/16/22.

Locus Map for Application WAA2029 0 Logee Road

**Property Information**

Property ID 004384
Location 0 LOGEE RD
Owner QUADDICK CAMPING AREA INC

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

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

Geometry updated December 1, 2022
Data updated December 1, 2022

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



79 Elm Street • Hartford, CT 06106-5127

www.ct.gov/deep

Affirmative Action/Equal Opportunity Employer

August 4, 2022

Gary M. Rawson
3 Logee Road
Thompson, CT 06277-2508
Riverview4228@yahoo.com

Project: Construction of new single family residence with installation of septic system on open lot on Quaddick Lake, 44 Logee Rd., Thompson
NDDB Determination No.: 202207824

Dear Gary Rawson,

I have reviewed Natural Diversity Database (NDDB) maps and files regarding the area of work provided for the proposed construction of a new single family residence, with installation of a septic system, on an open lot on Quaddick Lake, 44 Logee Rd. Thompson, Connecticut. I do not anticipate negative impacts to State-listed species (RCSA Sec. 26-306) resulting from your proposed activity at the site based upon the information contained within the NDDB. The result of this review does not preclude the possibility that listed species may be encountered on site and that additional action may be necessary to remain in compliance with certain state permits. Contact NDDB to report the presence of any listed species and for more detailed guidance. This determination is good for two years. Please re-submit a new NDDB Request for Review if the scope of work changes or if work has not begun on this project by August 4, 2024.

Natural Diversity Data Base information includes all information regarding critical biological resources available to us at the time of the request. This information is a compilation of data collected over the years by the Department of Energy and Environmental Protection's Natural History Survey, cooperating units of DEEP, landowners, private conservation groups and the scientific community. This information is not necessarily the result of comprehensive or site-specific field investigations. Consultations with the NDDB should not be substitutes for on-site surveys necessary for a thorough environmental impact assessment. Current research projects and new contributors continue to identify additional populations of species and locations of habitats of concern, as well as, enhance existing data. Such new information is incorporated into the database as it becomes available.

Please contact me if you have further questions at (860) 424-3378, or karen.zyko@ct.gov . Thank you for consulting the Natural Diversity Database.

Sincerely,

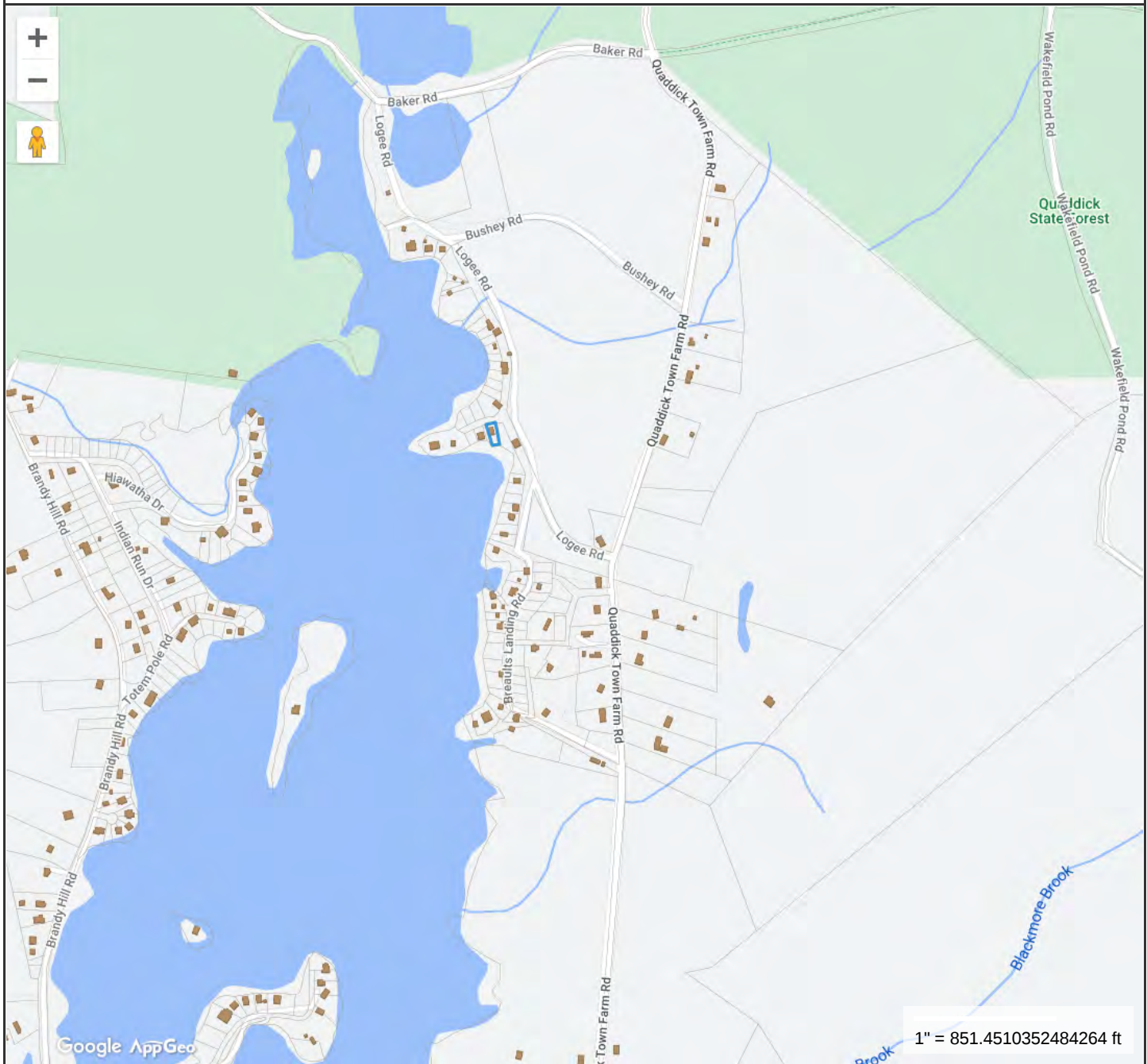
A handwritten signature in dark ink, appearing to read "Karen Zyko".

Karen Zyko
Environmental Analyst

Agenda Item E.b) 2. New Applications

WAA22030, Gary Rawson, 0 Logee Point Road, (Assessor's map 141, block 17, lot 184I), construct a new single-family home in a 100-foot upland review area for Quaddick Reservoir, stamped received 11/16/22.

Locus Map for Application WAA22030 0 Logee Point Road

**Property Information**

Property ID 004370
Location 0 LOGEE POINT RD
Owner QUADDICK CAMPING AREA INC

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

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

Geometry updated December 1, 2022
Data updated December 1, 2022

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

PERC TEST RESULTS

OBSERVED BY: STEVEN KNAUF
DATE: 10/19/22

TIME	READING
10:23	5 3/4"
10:29	8 1/2"
10:35	10 1/2"
10:41	11 3/8"
10:49	13"
10:55	DRY
DEPTH: 30"	
RATE: 4.9 MIN/IN	

TEST PIT RESULTS

OBSERVED BY: STEVEN KNAUF
DATE: 10/19/22

PIT NO. 1P

0" - 9" TOPSOIL
9 - 28" TAN SANDY LOAM, STONES
28 - 84" GREY BROWN SAND & COBBLES

MOTTLING: N/A
GROUND WATER: N/A
LEDGE: N/A
ROOTS: N/A
RESTRICTIVE: N/A

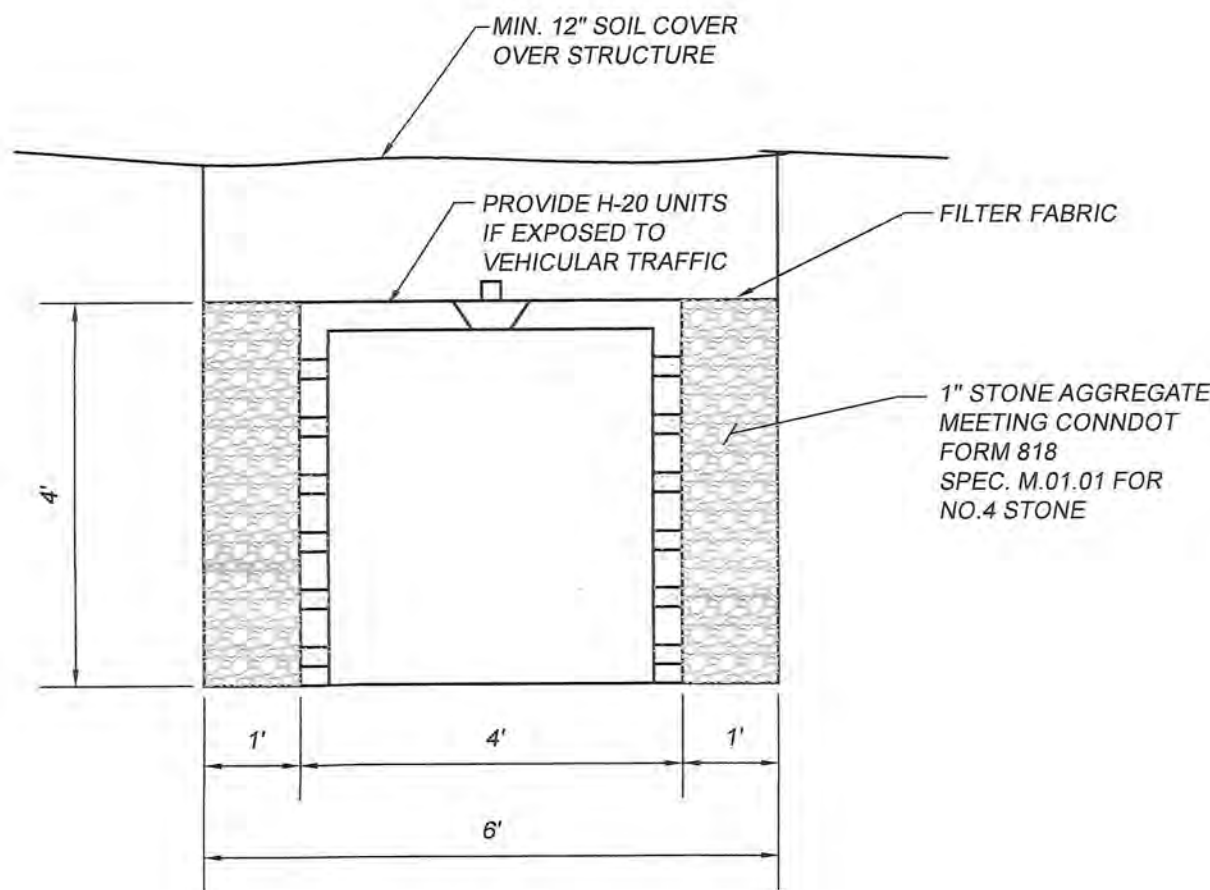
TEST PIT RESULTS

OBSERVED BY: STEVEN KNAUF
DATE: 11/01/22

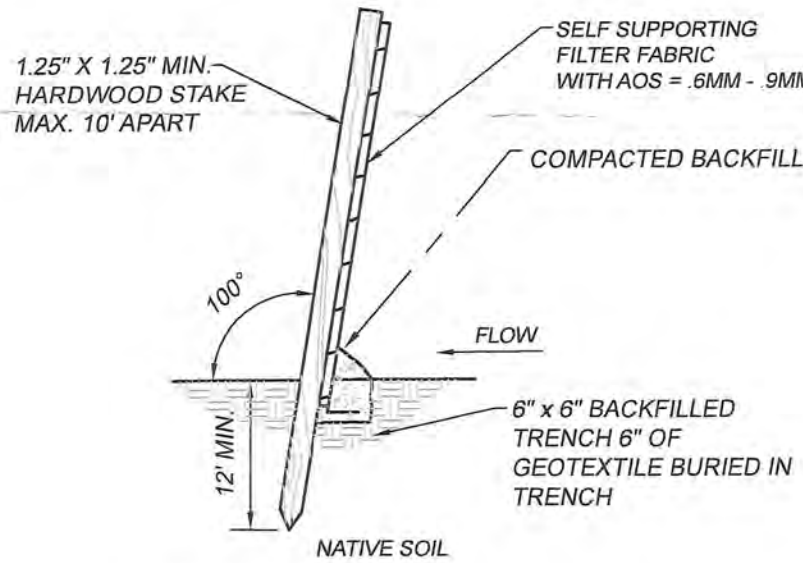
PIT NO. 1R

0" - 6" FILL
6 - 10" TOPSOIL
10-52" YELLOW BROWN SANDY LOAM
52 - 83" TIGHT SAND & GRAVEL, ROCKS

MOTTLING: N/A
GROUND WATER: N/A
LEDGE: N/A
ROOTS: 48"
RESTRICTIVE: N/A



PRECAST CONCRETE LEACHING GALLERY DETAIL
NOT TO SCALE



SILT FENCE INSTALLATION
NOT TO SCALE

SURVEY NOTES:

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

THE SURVEY TYPE IS TOPOGRAPHIC, PERFORMED IN JULY 2022, AND IS INTENDED TO BE USED FOR THE DESIGN OF AN ENGINEERED SEPTIC SYSTEM.

PROPERTY LINES DO NOT EXPRESS A BOUNDARY OPINION.
HORIZONTAL ACCURACY: CLASS B, EXCEPT LOT AND LEASE LINES WHICH ARE CLASS D
TOPOGRAPHIC ACCURACY: CLASS T-2

THIS MAP WAS PREPARED FROM RECORD RESEARCH, OTHER MAPS, LIMITED FIELD MEASUREMENTS AND OTHER SOURCES. IT IS NOT TO BE CONSTRUED AS A PROPERTY/BOUNDARY OR LIMITED PROPERTY/BOUNDARY SURVEY AND IS SUBJECT TO SUCH FACTS AS SAID SURVEYS MAY DISCLOSE.

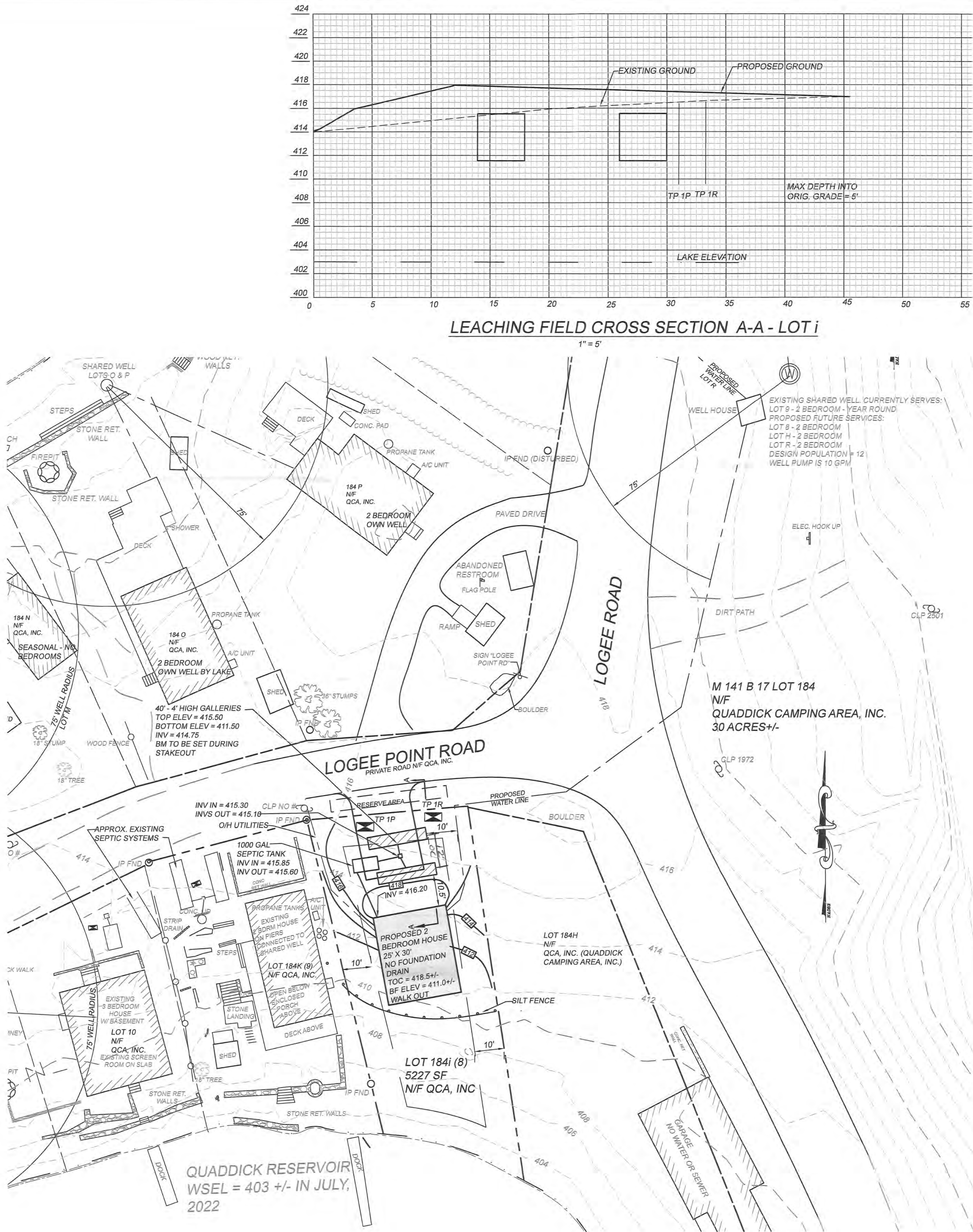
2. TEST PIT AND PERC TEST LOCATIONS HAVE BEEN COMPILED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. THIS INFORMATION IS TO BE CONSIDERED APPROXIMATE AND J & D CIVIL ENGINEERS DOES NOT TAKE RESPONSIBILITY FOR SUBSEQUENT ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THIS PLAN AS A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

3. REFERENCE PLAN: PLAT NO. 2 PLAN OF LOTS LAID OUT FOR RICHARD A. RAWSON AT QUADIC RESERVOIR (TOWN OF THOMPSON) BY WILLIAM W. PIKE, SURVEYOR, AUG. 1961.

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

DENNIS R. BLANCHETTE
DATE: 12/07/22
LICENSE NUMBER: 12107

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



LEACHING FIELD CROSS SECTION A-A - LOT I

1" = 5'

LOGEE ROAD

LOGEE POINT ROAD
PRIVATE ROAD N/F QCA, INC.

QUADDICK RESERVOIR
WSEL = 403 +/- IN JULY, 2022

PROPERTY OWNER
QUADDICK CAMPING AREA, INC.
9 LOGEE POINT RD
THOMPSON, CT 06277

REFERENCE DEED
QUADDICK CAMPING AREA, INC.
VOL. 102 PG. 83

ASSESSORS REFERENCE
MAP 141 BLOCK 17 LOT 184I

ZONING INFORMATION:
ZONE: LAKE DISTRICT
MINIMUM LOT AREA: 4500 S.F.
MINIMUM FRONTAGE: 50'
MINIMUM FRONT YARD: 10'
MINIMUM SIDE YARD: 10'
MINIMUM REAR YARD: 10'
MAXIMUM HEIGHT: TWO STORIES
MAXIMUM IMPERVIOUS SURFACE: 50%

NDDH FILE #23000032

SEPTIC SYSTEM DESIGN CRITERIA

NUMBER OF BEDROOMS: 2

SEPTIC TANK: 1000 GALLON

PERC RATE: 4.9 MINS/INCH

MOTTLING: N/A; LEDGE: N/A; WATER: N/A; RL: N/A

LEACHING AREA REQUIRED: 375 SQUARE FEET

LEACHING AREA PROVIDED: 40' OF 4' HIGH GALLERIES @ 9.2 SF/LF = 368 SF

MLSS: N/A

SPECIFICATIONS

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

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

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

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

DISTRIBUTION BOXES: 4 HOLE D-BOXES

HOUSE, EFFLUENT AND "TIGHT PIPE" FOR DRAIN OUTLETS: 4" PVC SCHEDULE 40, ASTM D 1785 OR ASTM D 2685 WITH RUBBER COMPRESSION GASKET ASTM D 3139 OR SOLVENT WELD COUPLINGS.

DISTRIBUTION: 4' HIGH CONCRETE GALLERIES

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

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

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

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

GRADATION ON FILL LESS GRAVEL:

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

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

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

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

EROSION AND SEDIMENT CONTROL NOTES:

1. THE PROPOSED ACTIVITY ON THE SITE WILL CONSIST OF THE CONSTRUCTION OF A SINGLE FAMILY HOUSE, WELL, SEPTIC SYSTEM AND DRIVEWAY.

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

3. DISTURBED AREAS SHALL BE KEPT TO A MINIMUM AND SEEDED OR STABILIZED WITH TEMPORARY MULCH AS SOON AS FINAL GRADES HAVE BEEN ATTAINED.

4. THE OWNER OF RECORD SHALL DESIGNATE THE ON SITE ENVIRONMENTAL AGENT RESPONSIBLE FOR REGULARLY CHECKING THE CONDITION OF THE EROSION CONTROL DEVICES AND REMOVING ACCUMULATED SEDIMENT.

LEGEND

	BUILDING SETBACK LINE
	LOT LINE
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	EDGE OF WETLANDS
	LEASE LINE
	EROSION CONTROL DEVICES
	TEST PIT
	LEACHING TRENCH
	STONEWALL
	UTILITIES
	FENCE

SITE DEVELOPMENT PLAN

PREPARED FOR

GARY RAWSON

0 LOGEE POINT ROAD - THOMPSON, CT

MAP 141 BLOCK 17 LOT 184I

J&D CIVIL ENGINEERS, LLC

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

DESIGNED: JJB
CHECKED: DRB

REVISIONS:

JOB NO: 22170
SCALE: 1" = 20'

DATE: NOVEMBER 8, 2022
SHEET: 1 OF 1



04A922030 copy 2



79 Elm Street • Hartford, CT 06106-5127

www.ct.gov/deep

Affirmative Action/Equal Opportunity Employer

August 4, 2022

Gary M. Rawson
3 Logee Road
Thompson, CT 06277-2508
Riverview4228@yahoo.com

Project: Construction of single family residence with septic system installation on open lot on Quaddick Lake, 2 Logee Point Road, Thompson
NDDB Determination No.: 202207823

Dear Gary Rawson,

I have reviewed Natural Diversity Database (NDDB) maps and files regarding the area of work provided for the proposed construction of a single family residence, with septic system installation, on an open lot on Quaddick Lake, 2 Logee Point Rd. Thompson, Connecticut. I do not anticipate negative impacts to State-listed species (RCSA Sec. 26-306) resulting from your proposed activity at the site based upon the information contained within the NDDB. The result of this review does not preclude the possibility that listed species may be encountered on site and that additional action may be necessary to remain in compliance with certain state permits. Contact NDDB to report the presence of any listed species and for more detailed guidance. This determination is good for two years. Please re-submit a new NDDB Request for Review if the scope of work changes or if work has not begun on this project by August 4, 2024.

Natural Diversity Data Base information includes all information regarding critical biological resources available to us at the time of the request. This information is a compilation of data collected over the years by the Department of Energy and Environmental Protection's Natural History Survey, cooperating units of DEEP, landowners, private conservation groups and the scientific community. This information is not necessarily the result of comprehensive or site-specific field investigations. Consultations with the NDDB should not be substitutes for on-site surveys necessary for a thorough environmental impact assessment. Current research projects and new contributors continue to identify additional populations of species and locations of habitats of concern, as well as, enhance existing data. Such new information is incorporated into the database as it becomes available.

Please contact me if you have further questions at (860) 424-3378, or karen.zyko@ct.gov . Thank you for consulting the Natural Diversity Database.

Sincerely,

A handwritten signature in cursive script, appearing to read "Karen Zyko".

Karen Zyko
Environmental Analyst

Agenda Item E.b) 3. New Applications

WAA22032, Meagan Cleary, 175 Hill Road, (Assessor's map 128, block 14, lot 4H), construct a new single-family home, driveway and septic system parts of which are in a 100-foot upland review area, stamped received 11/23/22, issued 12/1/22, Legal notice published 12/9/22, end of appeal period 12/24/22.

Original

For Wetland Agent:	rev 01/11
APPLICATION #WAA	<u>22032</u>
DATE RECEIVED	<u>Nov 23, 2022</u>

Application
for
Wetland Agent Approval
to conduct a regulated activity

Received

NOV 23 2022

Thompson Wetlands Office

Town of Thompson

INLAND WETLANDS COMMISSION
815 RIVERSIDE DRIVE
NORTH GROSVENORDALE, CT 06255

RECEIVED
TOWN OF THOMPSON, CT
2022 NOV 23 P 12:00
Jesse Thompson
TOWN CLERK
cost

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 11/22/2022

1) Name of Applicant Meaghan Cleary
Home Address 189 hill rd Thompson CT 06277
Home Tele & Hrs 860-576-2251 Business Tele & Hrs _____
Business Address _____

2) Applicant's interest in the Property: _____ Owner ☒ Other (DAUGHTER)
INLAND WETLANDS APPROVALS CAN BE GRANTED TO PROPERTY OWNER ONLY.

3) Name of Property Owner (if not applicant) Thomas Cleary
Home Address 189 hill rd Thompson, CT 06277
Business Address _____
Home Tele & Hrs 860-377-1558 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 Hill Road
Tax Assessor's Map # 128
Block # 14
Lot # that appears on site plan 4H
Deed Information: Volume # 882
Page # 303

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

Soil Types Ridgebury, Leicester, Whitman
Wetland Soils ☒ (Swamp _____ Marsh _____ Bog _____ Vernal Pool _____)
Watercourses N/A (Lake or Pond _____ Stream or River _____ Intermittent Stream _____)
Floodplain - Yes / ☒ No

6) Description of the Activity for which Approval is requested _____

CONSTRUCTION OF SINGLE FAMILY HOUSE, WELL & SEPTIC SYSTEM IN A HAY FIELD THAT CONTAINS WETLANDS SOIL TYPES.

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. *SEE SOIL SCIENTIST LETTER*
- ☐ 5-Flood Hazard area classification and delineation. *N/A*
- ☒ 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. *PENDING*
- ☐ 7-Nature and volume of the material to be placed, removed, or transferred. *NONE IN WETLANDS*
- ☒ 8-Topographical contours, proposed and existing.
- ☐ 9-Location and supporting data for proposed drainage. *N/A*
- ☒ 10-Date, scale (recommend 1"=40') and North arrow. *1"=30'*
- ☒ 11-Proposed limits of clearing/disturbance and location of stockpiles during construction. *NO CLEARING REQ*
- ☒ 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. *N/A*
- ☐ 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. *N/A*
- ☒ 15-Timing and description of phases of activities, installation of sediment and stormwater control measures and temporary and permanent stabilization methods. *APPLICANTS INTEND TO BEGIN CONSTRUCTION ASAP*

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

- 10) Names and Addresses of Abutters:

SEE ATTACHED LIST

- 11) Estimated start date ASAP IF SOIL NOT TOO FROZEN

Estimated date of completion (all disturbed areas are stabilized) FALL 2023

- 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

11/22/2022

Date



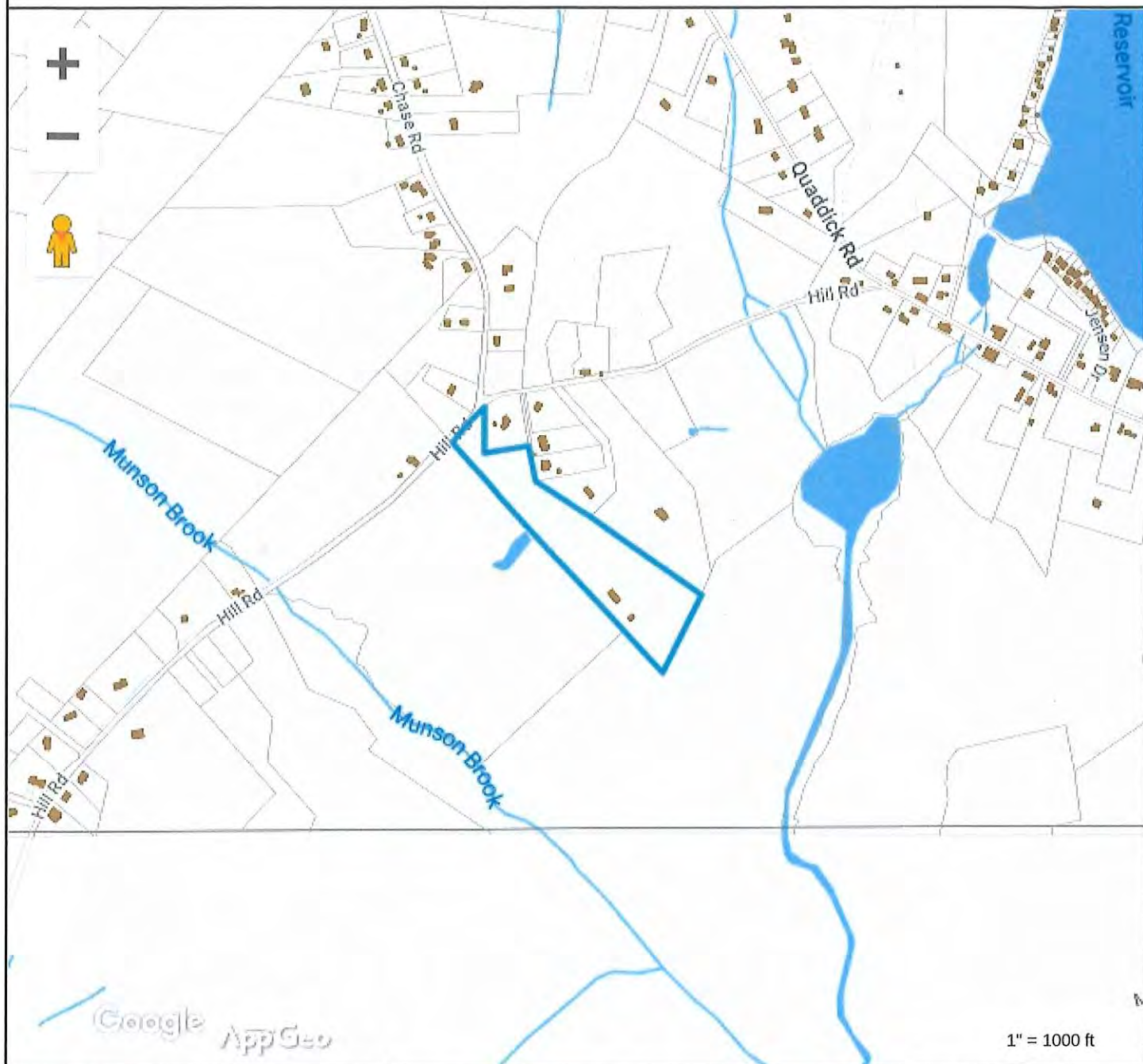
Consent of Landowner if other than applicant

11/22/2022

Date

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

Locus Map 1" = 1000'

**Property Information**

Property ID 3928
Location 175 HILL RD
Owner CLEARY GROUP LLC

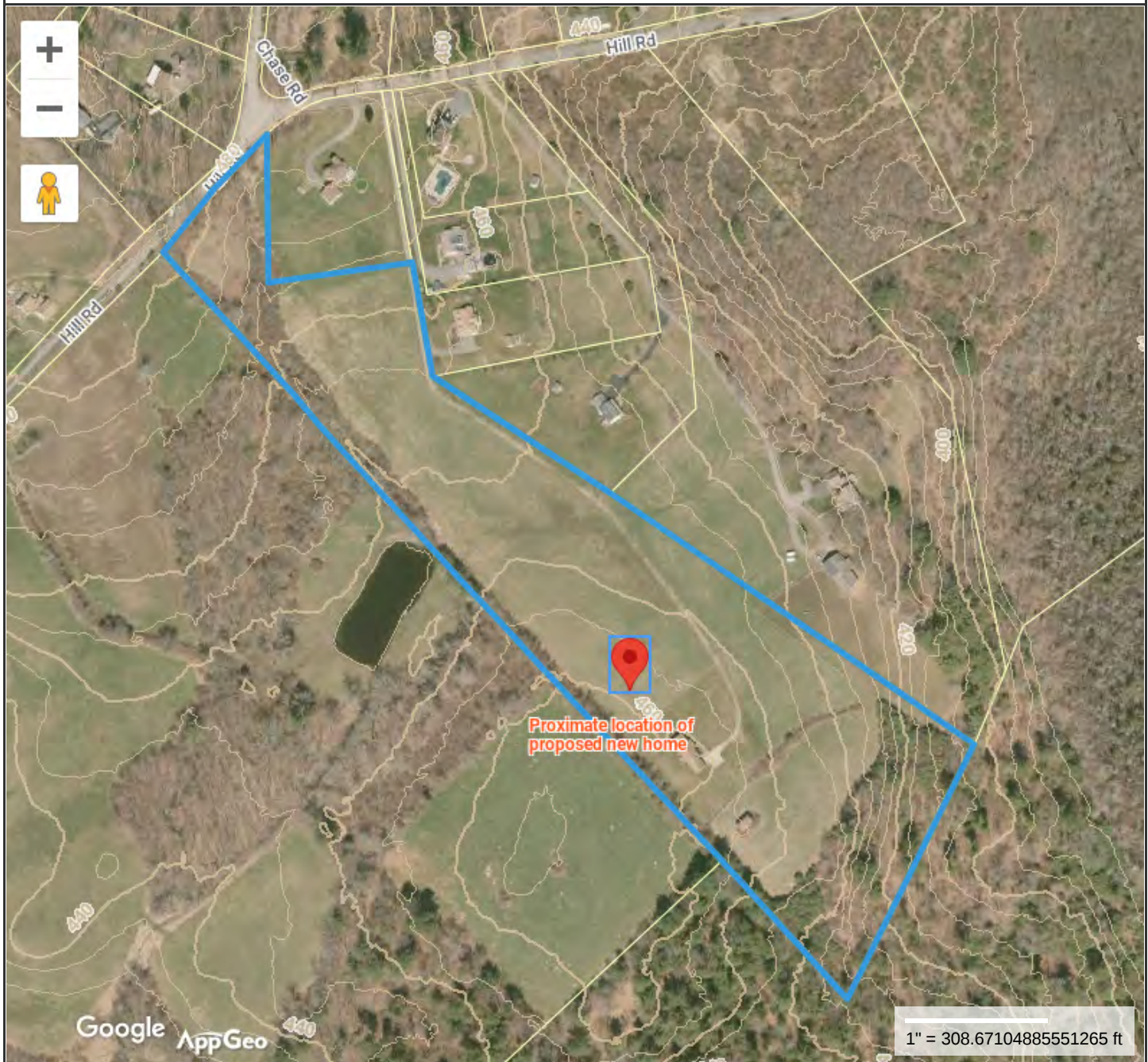
**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

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.

Proximate location of proposed new home 175 Hill Rd

**Property Information**

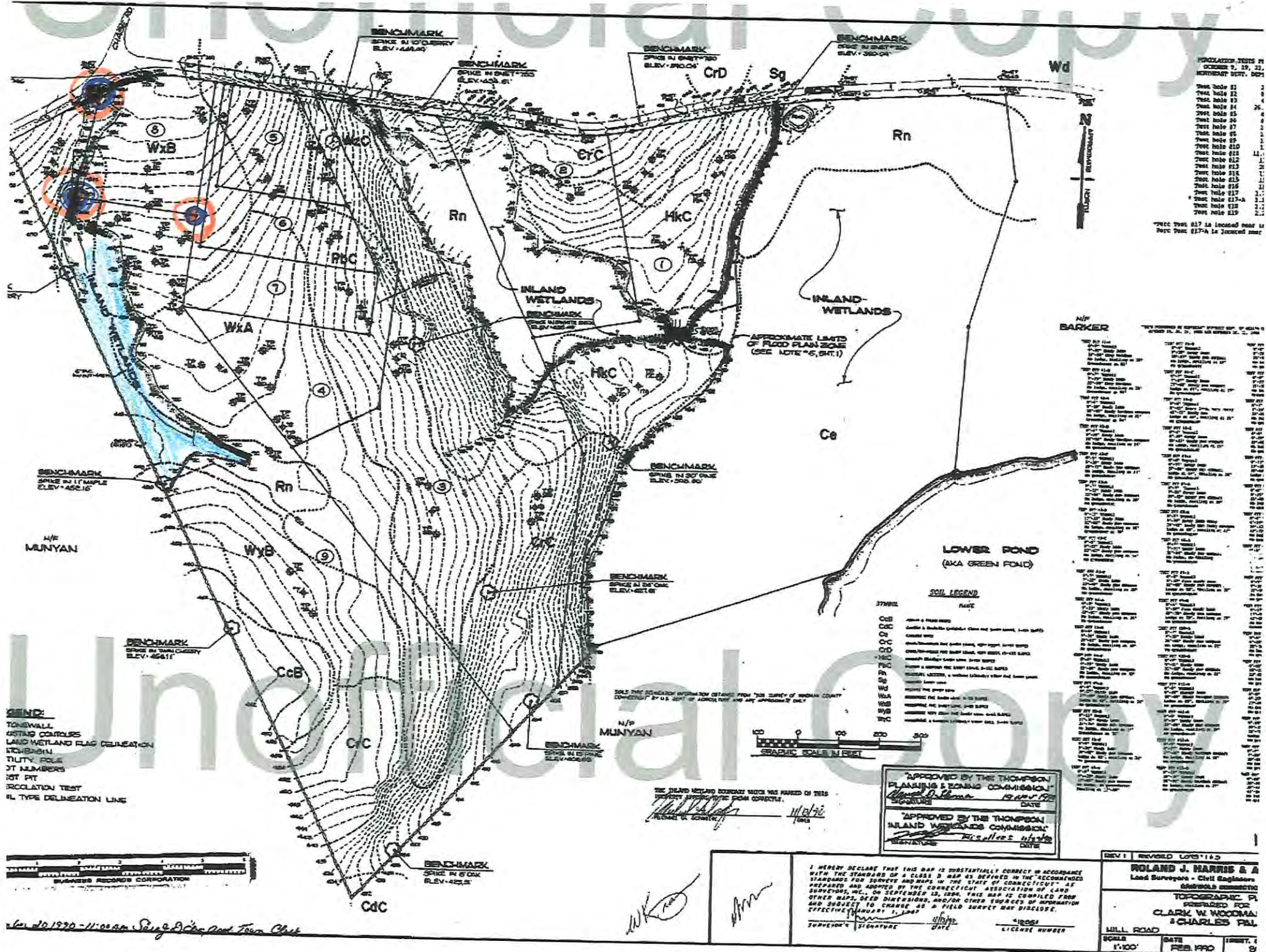
Property ID 3928
Location 175 HILL RD
Owner CLEARY GROUP LLC

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Nov 10 1990 - 11:00 am - Sing & Dick and Tom Clark

WASHBURN WETLAND CONSULTING LLC

19 Wolf Den Road • Pomfret Center, Connecticut 06259-2022

Telephone (860) 428-8424 • washburnwetland@gmail.com

Janet Blanchette
J & D Civil Engineers
401 Ravenelle Road
North Grosvenordale, CT 06255

September 6, 2022

Dear Janet,

On August 27 and September 2, 2022, at your request, I conducted a site investigation at 175 Hill Road in Thompson, CT. The purpose of the site investigation was to delineate a portion of the wetlands on the subject property. The wetlands delineation was limited to the area you indicated.

The subject property is located on an area of nearly level soils formed in glacial till. References used in the soil identification process included *Soil Survey of Windham County Connecticut* (USDA Soil Conservation Service, December 1981), the U.S.G.S. topographic map for the subject property, a survey plan you provided, and GIS maps. The wetlands were delineated using consecutively numbered lengths of blue surveyors' ribbon. There is one series of wetland flags (WF), numbered WF1 - WF15. Please refer to the attached site sketch for further details.

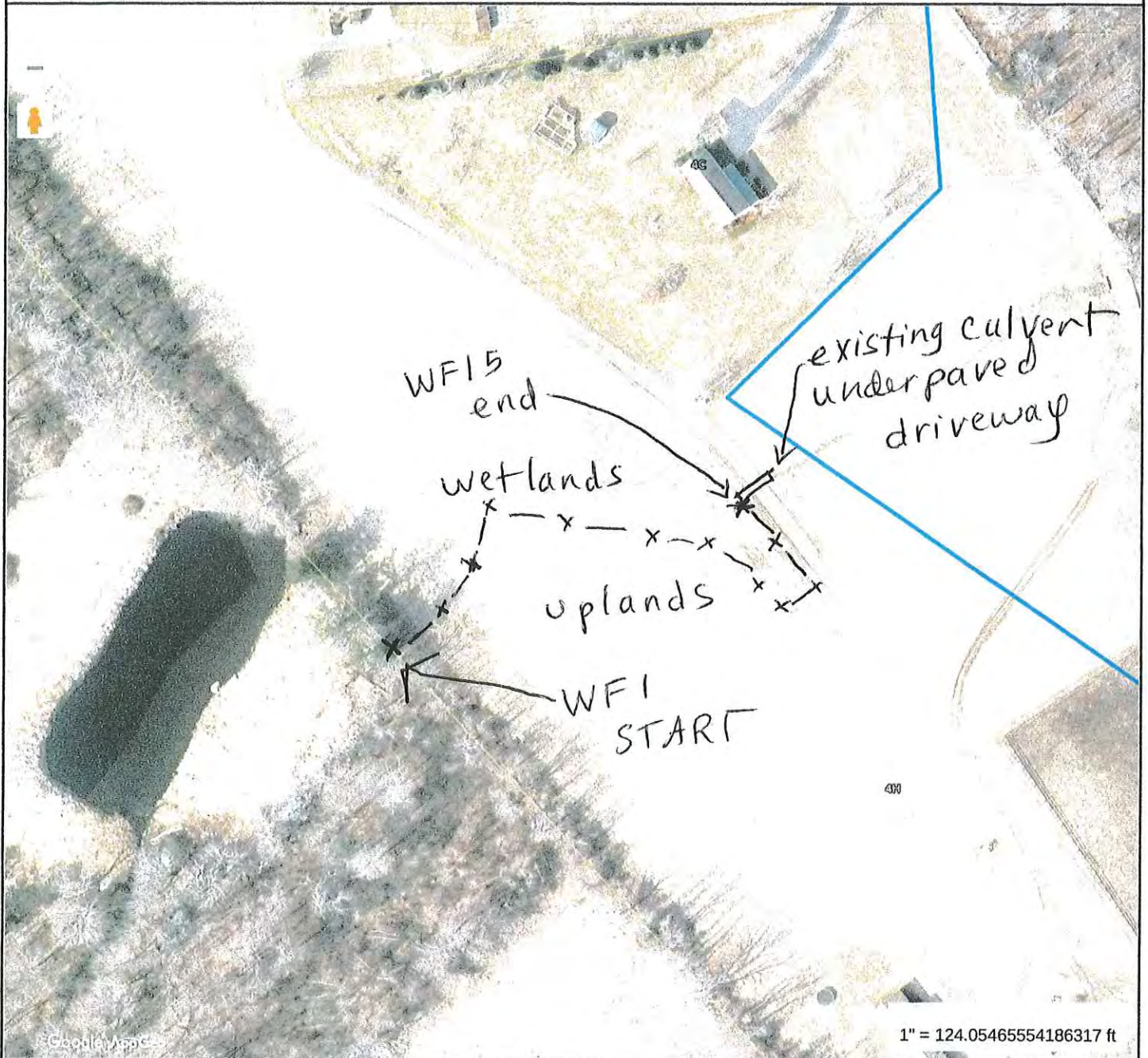
The wetlands in the area of the delineation on the subject property consist of a wet meadow in a mowed hay field. According to Map 15 of the *Soil Survey*, in the area of the wetlands delineation, the upland soils consist of Woodbridge very stony fine sandy loam, while the wetlands soils consist of a complex of Ridgebury, Leicester and Whitman extremely stony fine sandy loams. The site investigation confirmed the mapping in the *Soil Survey*.

It has been a pleasure working for you on this site. Please feel free to call me if I may be of further assistance.

Sincerely,

Margaret Washburn, M.S.

Margaret Washburn, M.S.
Registered Professional Soil Scientist

**Property Information**

Property ID 3922
Location 189 HILL RD
Owner CLEARY THOMAS J JR + THERESA A

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

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

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this resource.

Please note:
Site sketch is
not to scale.



NORTHEAST DISTRICT DEPARTMENT OF HEALTH

69 SOUTH MAIN STREET • UNIT 4 • BROOKLYN, CT 06234
PHONE (860) 774-7350 • FAX (860) 774-1308 • WEB SITE WWW.NDDH.ORG

November 28, 2022

Cleary Group LLC.
189 Hill Road
Thompson, CT 06277

SUBJECT: FILE #93000441 -- HILL ROAD #175, MAP #128, BLOCK #14, LOT #4H, THOMPSON, CT

Dear Cleary Group LLC.:

The subject plan (J&D CIVIL ENGINEERS, LLC, JOB# 22199, CLEARY, DRAWN 11/17/2022) submitted on 11/21/2022 has been reviewed, as requested. Following completion of this review, it has been determined that the subject plan will meet the requirements of the Technical Standards for a 4 bedroom house based on the following:

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

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

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

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

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

Sincerely,

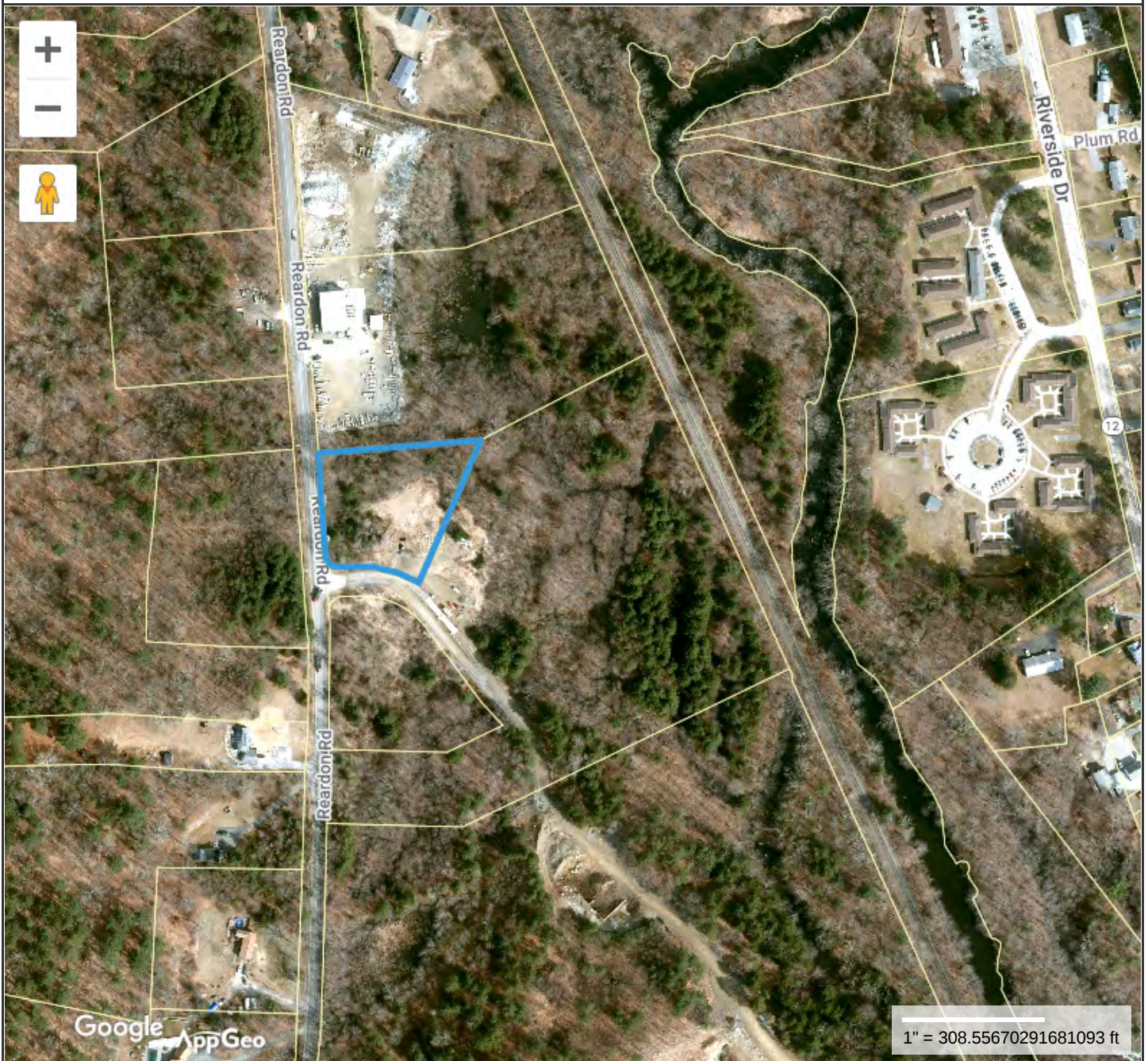
Maureen Marcoux, RS
Senior Sanitarian-NDDH

cc: Thompson Building Official; J&D Civil Engineers, LLC.

Agenda Item E.b) 4. New Applications

WAA22033-Spicer Plus, Inc, 0 Reardon Road,
(Assessor's map 65, block 101, lot 6D), construct
propane filling station in 100-foot upland review area,
stamp received 11/23/22. Under review.

2019 Aerial Photo of WAA22033, 0 Reardon Road Spicer Plus, Inc

**Property Information**

Property ID 104548
Location 0 REARDON RD
Owner THOMPSON RAIL BUSINESS PARK LLC

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

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Geometry updated December 1, 2022
Data updated December 1, 2022

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

Original

For Wetland Agent:	rev 01/11
APPLICATION #WAA	22033
DATE RECEIVED	Nov 23, 2022

Application
for
Wetland Agent Approval
to conduct a regulated activity

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

Instructions:

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

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

Please provide the following information:

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

NO APPROVAL SHALL BE TRANSFERRED WITHOUT PERMISSION OF THE AGENCY.

FEE SCHEDULE:

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

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

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

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

Date November 18, 2022

1) Name of Applicant Spicer Plus, Inc. - Jon Holstein

Home Address n/a

Home Tele & Hrs n/a Business Tele & Hrs 860-590-4827

Business Address 15 Thames Street, Groton CT 06340

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) Thompson Rail Business Park LLC - Julian Michael

Home Address n/a

Business Address 225 Knowlton Street, Bridgeport CT 06608

Home Tele & Hrs n/a 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 AT&T 142, across the street from property

Street or Road Location 0 Reardon Road

Tax Assessor's Map # 65

Block # 101

Lot # that appears on site plan 6D

Deed Information : Volume # 690

Page # 66

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

Soil Types Hinckley Loamy Sand (38C)

Wetland Soils yes (Swamp ☒ Marsh Bog Vernal Pool)

Watercourses yes (Lake or Pond Stream or River Intermittent Stream ☒)

Floodplain - Yes ☐ No ☒

6) Description of the Activity for which Approval is requested The applicant is proposing to construct a

propane filling station, including a driveway, stormwater basin, and propane tank area with safety and securities devices.

Potential "Phase II" construction may include an office building, second propane tank, septic system, well, and parking lot.

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.
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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.

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:

Lot 6C - Thompson Rail Properties LLC, 225 Knowlton St, Bridgeport CT 06608

Lot 6F - Strategic Commercial Realty Inc, 6 Kennedy Drive, Putnam CT 06260

11) Estimated start date Spring/Summer 2023

Estimated date of completion (all disturbed areas are stabilized) Fall 2023

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

DEC 06 2022

Thompson Wetlands Office



Signature of Applicant

11/30/22

Date

Consent of Landowner if other than applicant

Date

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

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.

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Received

DEC 07 2022

Thompson Wetlands Office

Signature of Applicant

Date

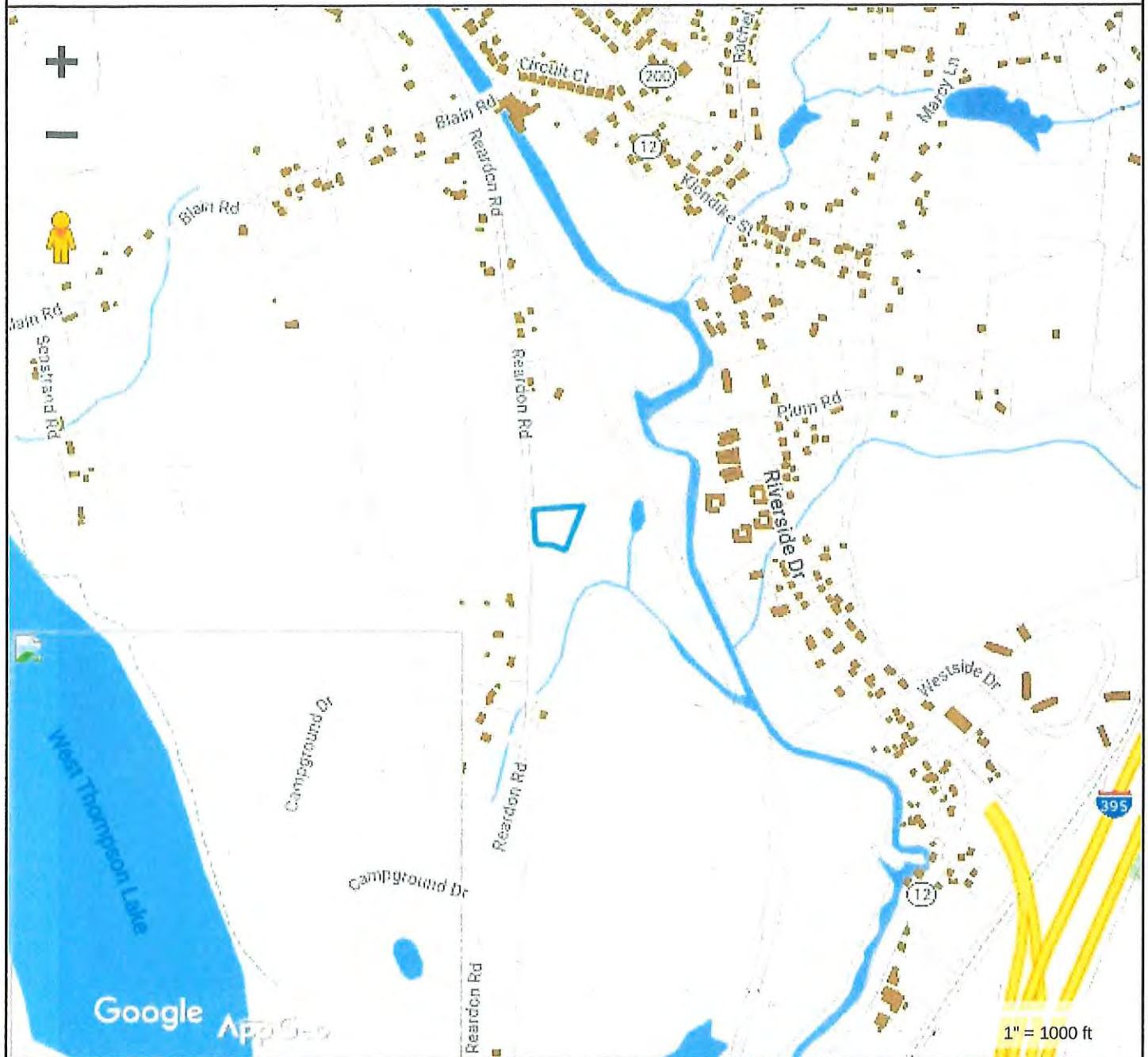
THOMPSON RAIL BUSINESS PARK LLC
Ariel Pulim, member
Consent of Landowner if other than applicant

11/30/22

Date

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

Locus Map 1000'



Property Information

Property ID 104548
 Location 0 REARDON RD
 Owner THOMPSON RAIL BUSINESS PARK LLC



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

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 Critical layout or measurement activities should not be done using this resource.

J & D CIVIL
ENGINEERS, LLC

401 Ravenelle Road
N. Grosvenordale, CT 06255
www.jdcivilengineers.com
(860) 923-2920

November 18, 2022

Town of Thompson
815 Riverside Drive
N. Grosvenordale CT

RE: Job #22222
Project Summary for
Proposed Propane Bulk Station at
0 Reardon Road (Lot 6D)

To Whom it May Concern:

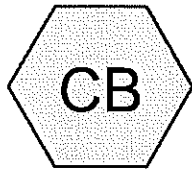
J&D Civil Engineers is pleased to submit this project summary for the above referenced project. J&D has been retained by Spicer Plus, Inc to design an industrial site plan for a propane bulk station on Lot 6D off of Reardon Road. The proposed use is most similar to the category for "wholesale and distribution facilities." However, after a preliminary meeting with the ZEO, it was decided that the proposed use could also be interpreted to fall under the category "gasoline filling station." Therefore we are submitting a Special Permit application for this project. We have submitted applications to the Health and Wetlands departments, and will forward those approvals as they become available. The applicant is also working with the Fire Marshall to perform a Fire Safety Analysis. We are hoping to have the application received at the November meeting, and a Public Hearing scheduled for the December meeting.

Project Location

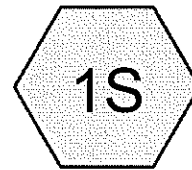
The site is located on the east side of Reardon Road, and has a street address of 0 as the lot is currently vacant. The site is referred to as Map 65, Block 101, Lot 6 and is located in the Business Development District. This lot is 1.5 acres in size, and was created by subdivision in 2008. This area of town is essentially the "industrial park" for the town of Thompson. There are no residential properties adjacent or across the street. The northern abutter at 299 Reardon Road is Thompson Stone, a company that processes and distributes decorative stones. The eastern and southern abutter at 307 Reardon Road is a quarry and gravel bank known as French River Materials.

Project Description

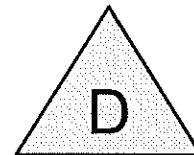
The applicant Spicer Plus, Inc is a company based out of Groton, CT, that provides propane and oil delivery services to local residences and businesses. They are hoping to expand their propane deliveries into northeast Connecticut. The initially proposed construction will consist of a gravel driveway, a 30,000 gallon above-ground propane tank with associated safety and security accessories, and a stormwater basin. Propane delivery trucks will fill up at the site,



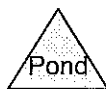
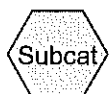
Existing Site



Proposed Site



INFILTRATION BASIN



22222 Spicer Gas Drainage 2022-11-15

Prepared by J&D Civil Engineers LLC

HydroCAD® 10.10-6a s/n 02673 © 2020 HydroCAD Software Solutions LLC

Drainage Model for Spicer Plus Inc

Type III 24-hr CT 10-year Rainfall=5.19"

Printed 11/18/2022

Page 3

Summary for Pond D: INFILTRATION BASIN

Inflow Area = 1.508 ac, 29.97% Impervious, Inflow Depth = 1.14" for CT 10-year event
 Inflow = 1.53 cfs @ 12.14 hrs, Volume= 0.143 af
 Outflow = 0.34 cfs @ 12.73 hrs, Volume= 0.143 af, Atten= 78%, Lag= 35.1 min
 Discarded = 0.34 cfs @ 12.73 hrs, Volume= 0.143 af
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
 Routed to nonexistent node C-Pro

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 Peak Elev= 334.33' @ 12.73 hrs Surf.Area= 1,346 sf Storage= 1,715 cf

Plug-Flow detention time= 55.2 min calculated for 0.143 af (100% of inflow)
 Center-of-Mass det. time= 55.2 min (943.4 - 888.2)

Volume	Invert	Avail.Storage	Storage Description		
#1	332.00'	5,064 cf	Custom Stage Data (Irregular) Listed below (Recalc)		
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
332.00	276	80.0	0	0	276
334.00	1,133	178.0	1,312	1,312	2,305
336.00	2,735	323.0	3,752	5,064	8,107

Device	Routing	Invert	Outlet Devices											
#1	Primary	335.50'	12.0' long + 0.5 ' SideZ x 8.0' breadth Broad-Crested Rectangular Weir											
			Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00											
			2.50 3.00 3.50 4.00 4.50 5.00 5.50											
			Coef. (English) 2.43 2.54 2.70 2.69 2.68 2.68 2.66 2.64 2.64											
			2.64 2.65 2.65 2.66 2.66 2.68 2.70 2.74											
#2	Discarded	332.00'	10.000 in/hr Exfiltration over Surface area											
			Conductivity to Groundwater Elevation = 320.00'											

Discarded OutFlow Max=0.34 cfs @ 12.73 hrs HW=334.33' (Free Discharge)
 ↳ **2=Exfiltration** (Controls 0.34 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=332.00' (Free Discharge)
 ↳ **1=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

22222 Spicer Gas Drainage 2022-11-15

Prepared by J&D Civil Engineers LLC

HydroCAD® 10.10-6a s/n 02673 © 2020 HydroCAD Software Solutions LLC

Drainage Model for Spicer Plus Inc

Type III 24-hr CT 100-year Rainfall=8.04"

Printed 11/18/2022

Page 5

Summary for Pond D: INFILTRATION BASIN

Inflow Area = 1.508 ac, 29.97% Impervious, Inflow Depth = 2.92" for CT 100-year event
 Inflow = 4.52 cfs @ 12.13 hrs, Volume= 0.367 af
 Outflow = 2.52 cfs @ 12.33 hrs, Volume= 0.367 af, Atten= 44%, Lag= 12.1 min
 Discarded = 0.63 cfs @ 12.33 hrs, Volume= 0.317 af
 Primary = 1.89 cfs @ 12.33 hrs, Volume= 0.050 af
 Routed to nonexistent node C-Pro

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 Peak Elev= 335.66' @ 12.33 hrs Surf.Area= 2,414 sf Storage= 4,190 cf

Plug-Flow detention time= 71.5 min calculated for 0.367 af (100% of inflow)
 Center-of-Mass det. time= 71.5 min (929.1 - 857.6)

Volume	Invert	Avail.Storage	Storage Description		
#1	332.00'	5,064 cf	Custom Stage Data (Irregular) Listed below (Recalc)		
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
332.00	276	80.0	0	0	276
334.00	1,133	178.0	1,312	1,312	2,305
336.00	2,735	323.0	3,752	5,064	8,107

Device	Routing	Invert	Outlet Devices											
#1	Primary	335.50'	12.0' long + 0.5 ' SideZ x 8.0' breadth Broad-Crested Rectangular Weir											
			Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00											
			2.50 3.00 3.50 4.00 4.50 5.00 5.50											
			Coef. (English) 2.43 2.54 2.70 2.69 2.68 2.68 2.66 2.64 2.64											
			2.64 2.65 2.65 2.66 2.66 2.68 2.70 2.74											
#2	Discarded	332.00'	10.000 in/hr Exfiltration over Surface area											
			Conductivity to Groundwater Elevation = 320.00'											

Discarded OutFlow Max=0.63 cfs @ 12.33 hrs HW=335.66' (Free Discharge)
 ↳ **2=Exfiltration** (Controls 0.63 cfs)

Primary OutFlow Max=1.88 cfs @ 12.33 hrs HW=335.66' (Free Discharge)
 ↳ **1=Broad-Crested Rectangular Weir** (Weir Controls 1.88 cfs @ 0.97 fps)

22222 Spicer Gas Drainage 2022-11-15

Prepared by J&D Civil Engineers LLC

HydroCAD® 10.10-6a s/n 02673 © 2020 HydroCAD Software Solutions LLC

Drainage Model for Spicer Plus Inc

Type III 24-hr CT 25-year Rainfall=6.31"

Printed 11/18/2022

Page 7

Summary for Pond D: INFILTRATION BASIN

Inflow Area = 1.508 ac, 29.97% Impervious, Inflow Depth = 1.78" for CT 25-year event
 Inflow = 2.61 cfs @ 12.14 hrs, Volume= 0.224 af
 Outflow = 0.51 cfs @ 12.73 hrs, Volume= 0.224 af, Atten= 80%, Lag= 35.6 min
 Discarded = 0.51 cfs @ 12.73 hrs, Volume= 0.224 af
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
 Routed to nonexistent node C-Pro

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 Peak Elev= 335.16' @ 12.73 hrs Surf.Area= 1,978 sf Storage= 3,096 cf

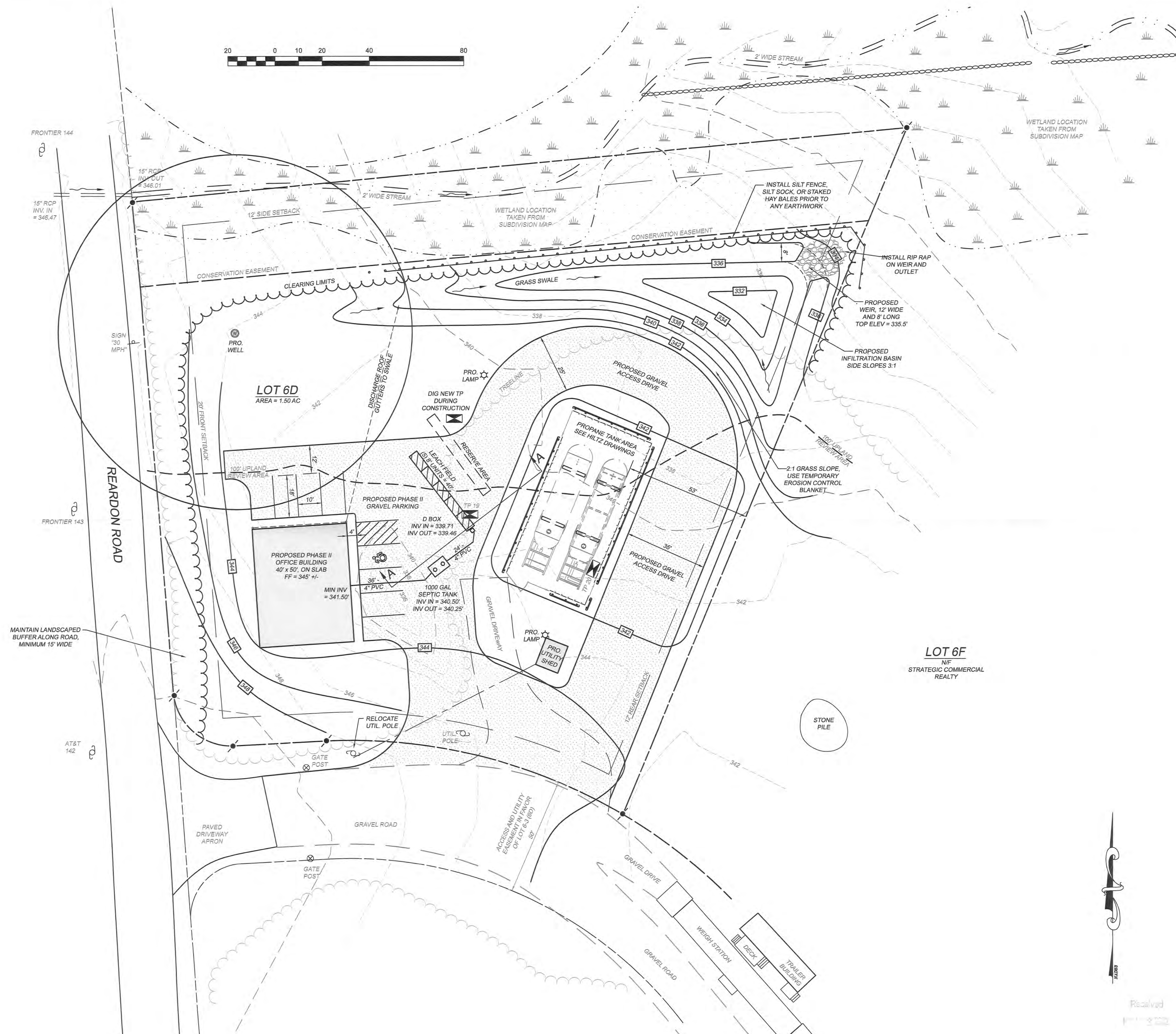
Plug-Flow detention time= 72.0 min calculated for 0.224 af (100% of inflow)
 Center-of-Mass det. time= 72.0 min (945.0 - 873.0)

Volume	Invert	Avail.Storage	Storage Description		
#1	332.00'	5,064 cf	Custom Stage Data (Irregular) Listed below (Recalc)		
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
332.00	276	80.0	0	0	276
334.00	1,133	178.0	1,312	1,312	2,305
336.00	2,735	323.0	3,752	5,064	8,107

Device	Routing	Invert	Outlet Devices											
#1	Primary	335.50'	12.0' long + 0.5 ' SideZ x 8.0' breadth Broad-Crested Rectangular Weir											
			Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00											
			2.50 3.00 3.50 4.00 4.50 5.00 5.50											
			Coef. (English) 2.43 2.54 2.70 2.69 2.68 2.68 2.66 2.64 2.64											
			2.64 2.65 2.65 2.66 2.66 2.68 2.70 2.74											
#2	Discarded	332.00'	10.000 in/hr Exfiltration over Surface area											
			Conductivity to Groundwater Elevation = 320.00'											

Discarded OutFlow Max=0.51 cfs @ 12.73 hrs HW=335.16' (Free Discharge)
 ↳ **2=Exfiltration** (Controls 0.51 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=332.00' (Free Discharge)
 ↳ **1=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)



SURVEY NOTES:

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

THE SURVEY TYPE IS TOPOGRAPHIC, PERFORMED IN OCTOBER 2022, AND IS INTENDED TO BE USED FOR THE DESIGN OF AN ENGINEERED SEPTIC SYSTEM.

PROPERTY LINES DO NOT EXPRESS A BOUNDARY OPINION.

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

3. REFERENCE PLAN: "PROPOSED SUBDIVISION PLAN PREPARED FOR THOMPSON RAIL BUSINESS PARK, LLC. LOT 6, REARDON RD THOMPSON" BY KWP ASSOCIATES. DATED AUGUST 2008. ON FILE AS MAP #1603.

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

D. R. Blanche 11/18/22 12107
DENNIS R. BLANCHETTE DATE LICENSE
NUMBER

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

LEGEND

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

SITE DEVELOPMENT PLAN
PREPARED FOR
SPICER PLUS, INC.
0 REARDON RD - THOMPSON, CT
MAP 65 BLOCK 101 LOT 06D

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



DESIGNED: DDB
CHECKED: DRB

REVISIONS:

JOB NO: 22222

DATE: NOVEMBER 18, 2022

SCALE: 1" = 20'

SHEET: 1 OF 2

Appl WAH2023 Copy 1

TEST PIT RESULTS
(FROM 2008 SUBDIVISION MAP)

OBSERVED BY: NDDH
DATE: OCTOBER 24, 2007

PIT NO. 19

0 - 8" TOPSOIL, SANDY
8 - 28" GRAVELLY SANDY LOAM
28 - 48" COARSE SAND & GRAVEL
48 - 115" TIGHT SANDS

MOTTLING: N/A
LEDGE: N/A
RESTRICTIVE: N/A

PIT NO. 20

0 - 13" TOPSOIL, GRAVELLY FINE
SAND AND LOAM
13 - 30" GRAVELLY SANDY LOAM
30 - 62" COARSE SAND & GRAVEL
62 - 73" TIGHT SILTY SAND
73 - 126" TIGHT SANDY GRAVEL
WITH FINES

MOTTLING: N/A
LEDGE: N/A
RESTRICTIVE: N/A

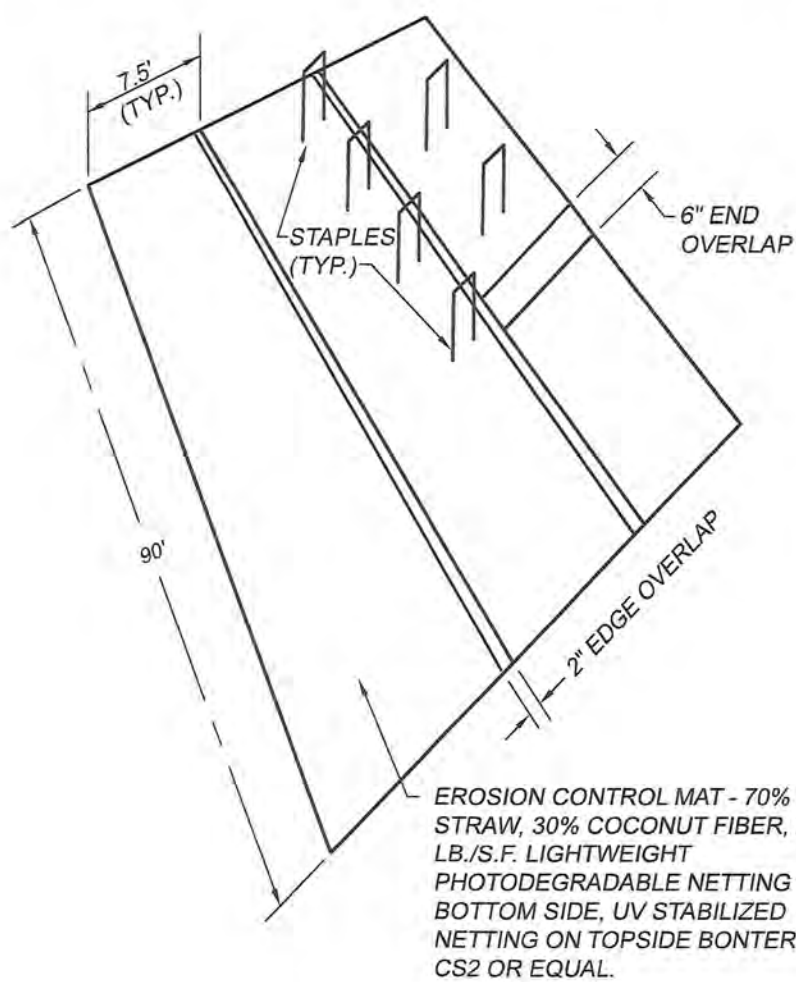
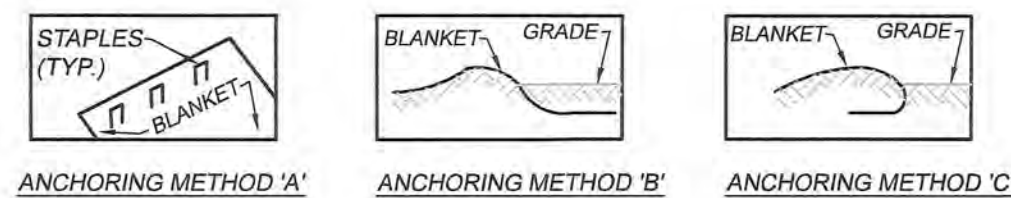
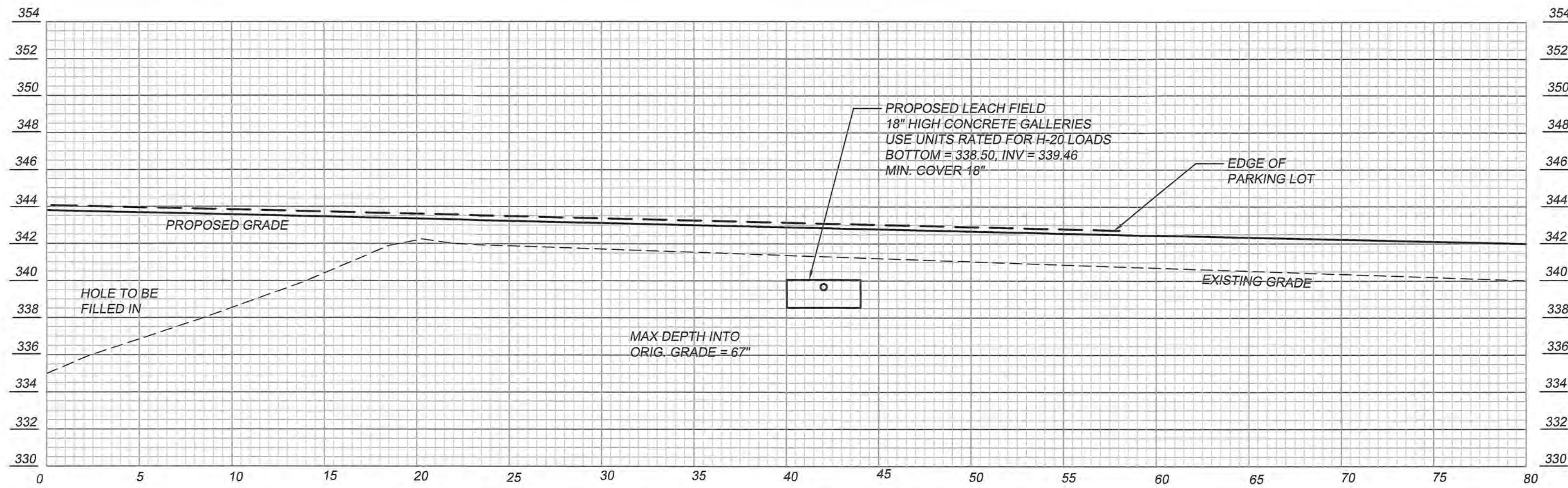
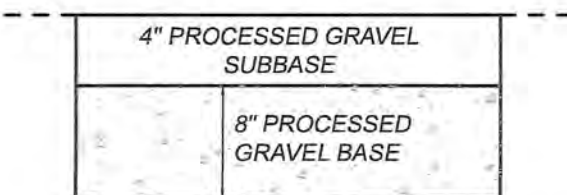
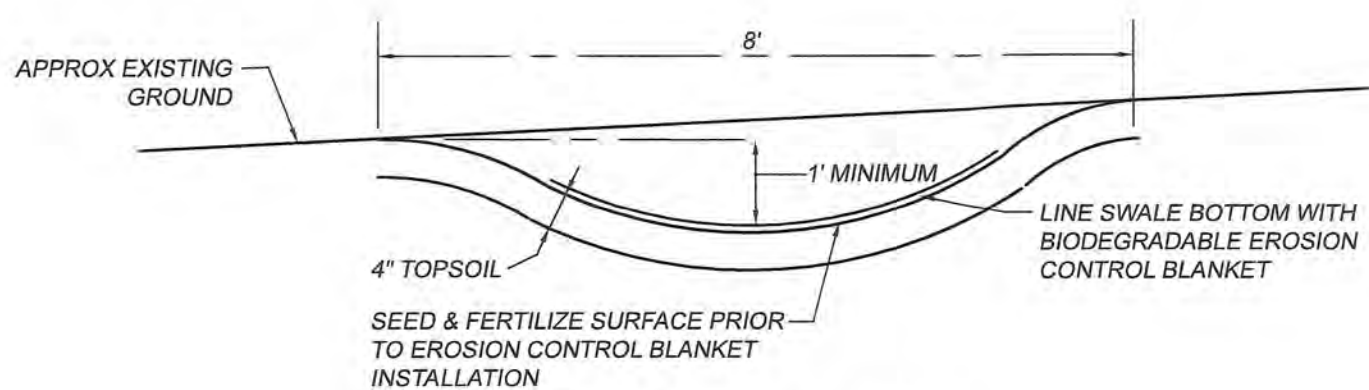
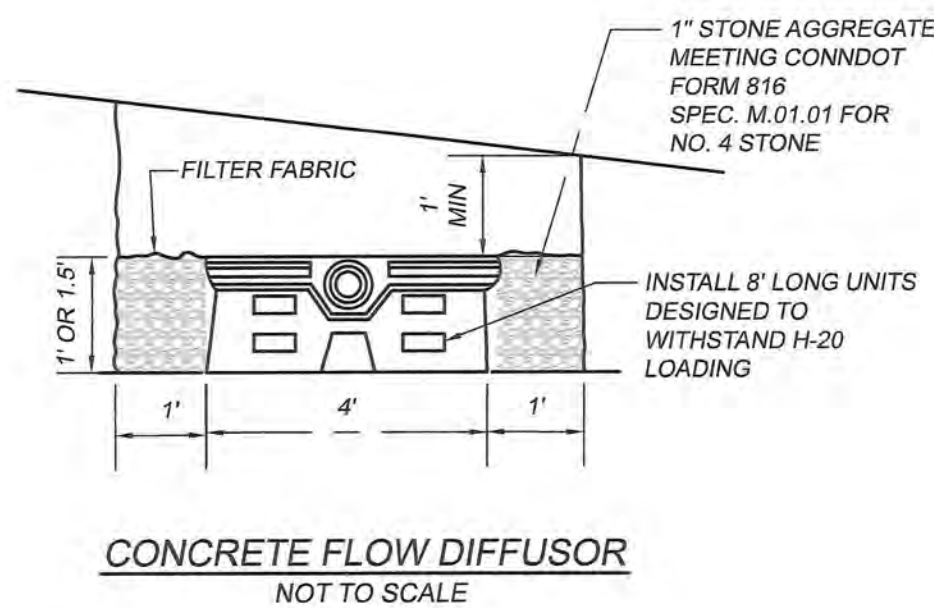
PERC. TEST RESULTS

OBSERVED BY: NDDH
DATE: OCTOBER 27, 2007

HOLE K - NEAR TP 19 & 20

TIME	READING
1:25	3.5"
1:35	17"
1:40	19.5"

DEPTH: 20"
RATE: 2.0 MIN/IN



INSTALLATION NOTES ON SLOPES:

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

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

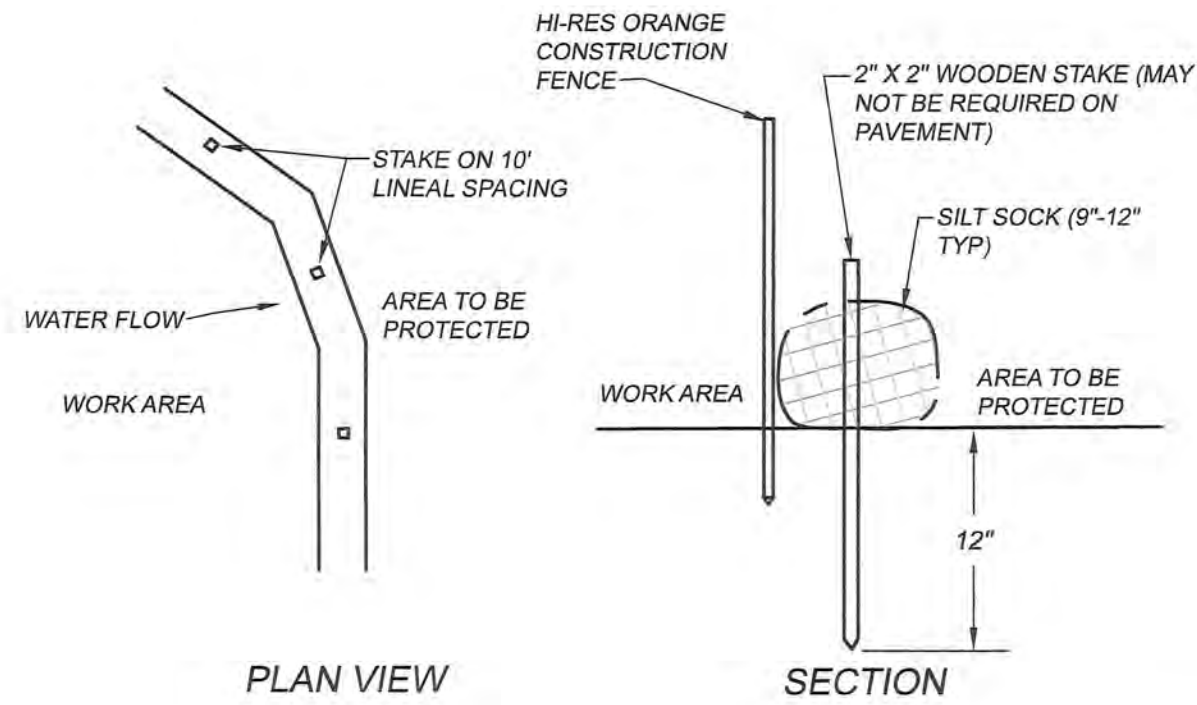
-UNROLL BLANKETS IN DIRECTION OF WATER FLOW. PLACE BLANKETS LOOSELY AND IN FULL CONTACT WITH THE SOIL.

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

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

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

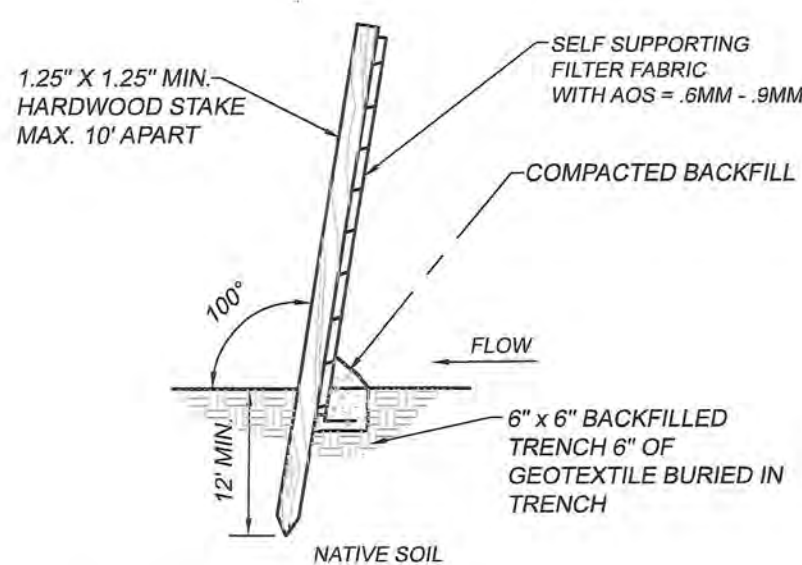
EROSION CONTROL BLANKET DETAIL
N.T.S.



NOTES

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

SILT SOCK DETAIL
NOT TO SCALE



SEPTIC SYSTEM DESIGN CRITERIA

NUMBER OF EMPLOYEES: 15

DESIGN FLOW: 15 EMPLOYEES AT 20 GPD PER EMPLOYEE = 300 GPD

SEPTIC TANK: 1000 GALLON

MOTTLING: N/A; LEDGE: N/A; WATER: N/A; RESTRICTIVE: N/A; SLOPE: 3%; PERC: 2 MIN/IN

LEACHING AREA REQUIRED: 300 / 1.5 = 200 SF

LEACHING AREA PROVIDED: 40' OF 18" CONCRETE GALLERIES AT 6.2 SF/LF = 248 SF

MLSS (PRIMARY) = N/A

LSS PROVIDED = 40 FT

SPECIFICATIONS

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

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

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

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

DISTRIBUTION BOXES: 4 HOLE D-BOXES

HOUSE, EFFLUENT AND "TIGHT PIPE" FOR DRAIN OUTLETS: 4" PVC SCHEDULE 40, ASTM D 1785 OR ASTM D 2685 WITH RUBBER COMPRESSION GASKET ASTM D 3139 OR SOLVENT WELD COUPLINGS.

DISTRIBUTION PIPE: 18" HIGH CONCRETE GALLERIES (AKA FLOW-DIFFUSORS), LAID LEVEL (MAX SLOPE 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.

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

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

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

GRADATION ON FILL LESS GRAVEL:

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

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

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

SELECT FILL MATERIAL SHALL EXTEND A MINIMUM OF 5' BEYOND THE LOWEST TRENCH BEFORE TAPERING OFF.

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

EROSION AND SEDIMENT CONTROL NOTES:

1. THE PROPOSED ACTIVITY ON THE SITE WILL CONSIST OF THE CONSTRUCTION OF A OFFICE BUILDING, ABOVE GROUND PROPANE TANKS, 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.

LIGHTING NOTES:

1. THE PROJECT WILL REQUIRE THE INSTALLATION OF SEVERAL SMALL EXTERIOR LIGHTS FOR SECURITY PURPOSES.

2. ALL PROPOSED EXTERIOR LIGHTING SHALL COMPLY WITH TOWN ZONING REGULATIONS. LIGHTS WILL BE DOWNCAST AND DIRECTED AWAY FROM REARDON ROAD.

3. LIGHTING INTENSITY SHALL BE KEPT TO THE MINIMUM AMOUNT AS NEEDED FOR SAFETY AND SECURITY ON SITE.

NOTES AND DETAILS

PREPARED FOR
SPICER PLUS, INC.
0 REARDON RD - THOMPSON, CT
MAP 65 BLOCK 101 LOT 06D

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



DESIGNED: DDB
CHECKED: DRB

REVISIONS:

JOB NO: 22222

SCALE: AS NOTED

DATE: NOVEMBER 18, 2022

SHEET: 2 OF 2

Re: Clarification on Spicer Gas Project

Marla Butts <wetlands@thompsonct.org>

Mon 12/5/2022 4:12 PM

To: Daniel Blanchette <daniel@jdcivilengineers.com>

Cc: ZEO <ZEO@thompsonct.org>

Daniel,

This is in response to your email of 12/5/2022 wherein you ask the question "can the P&Z Commission vote to approve this project prior to an approval by the Wetlands Department? Of is the wetland permit necessary for a vote by the P&Z?" I have reviewed the zoning statutes and the Thompson Zoning Regulations and can find no prohibition for the P&Z Commission to act before a decision is made on Wetlands Agent Approval Application WAA22033 for Spicer Plus, Inc at 0 Reardon Road. The only restriction I could find dictating actions by the Planning and Zoning Commission (PZC) in relation to wetlands/watercourse decisions is found in CGS section 8-26(e) when a subdivision application containing wetlands and/or watercourse by the Inland Wetlands Commission.

As you know your question was prompted by our recent discussions about a request I will be making of the Conservation Commission to review and comment on Spicer Plus, Inc's proposal for work on land containing a conservation easement. The next Conservation Commission meeting meets on December 19th, the same night the PZC is considering Spicer's zoning application. Consequently, I won't have made a decision on the wetlands agent approval application until after that date.

Today, I spoke to Jon Holstein regarding who from Spicer Plus, Inc. is authorized to submit this application, given the corporate registration lists "John Holstein" as Vice President. Jon explained that John Holstein is his father and that the corporate president and agent for service, Lawrence C. Chesler, will forward to me a letter stating that he, Jon Holstein, is authorized to act for Spicer Plus, Inc. on these issues.

Further, Mr. Holstein stated affirmatively to my question "Is Phase 2 as to be included for approval?" In response I asked for submission of the NDDH septic design approval since a portion of the septic system is in the 100-foot upland review area. Given he does not have that yet, he said he would be speaking with you about modifying the application to remove Phase 2 from the application at this time and at such time as they decide to proceed with a building and parking area Spicer Plus, Inc would apply for that work separately. As this change would necessitate changing the sequence of construction you are preparing at my request, you should clarify this with your client before submission of that.

By copy of this email, ZEO Cynthia Dunne is notified of the same. I await further information from you. - Marla Butts, Thompson Wetlands Agent

p.s. Michael Julian, not Julian Michael is the agent for service of the property owner, Thompson Rail Business Park, LLC.

From: Daniel Blanchette <daniel@jdcivilengineers.com>

Sent: Monday, December 5, 2022 11:48 AM

To: Marla Butts <wetlands@thompsonct.org>

Subject: Clarification on Spicer Gas Project

Good Morning Marla,

Regarding the current applications for 0 Reardon Road, for Spicer Gas (Or Spicer Plus Inc), I understand you want to discuss the application at the next Conservation Commission meeting on December 19.

Therefore, you will not be able to approve a wetland application before this date.

Due to the holidays, the P&Z meeting will be a week early in December, also on the 19.

My question is, can the P&Z Commission vote to approve this project prior to an approval by the Wetlands Department? Or is the wetland permit necessary for a vote by P&Z?

Thanks!

Daniel Blanchette, PE

J&D Civil Engineers, LLC

401 Ravenelle Road

N. Grosvenordale, CT 06255

www.jdcivilengineers.com

860-923-2920


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

Request for Review of Application # WAA22033, Spicer Plus, Inc, 0 Reardon Road (Assessor's Map 65, Block 101, Lot 6D)

Marla Butts <wetlands@thompsonct.org>

Mon 12/12/2022 3:50 PM

To: Conservation <CONSERVATION@thompsonct.org>

 4 attachments (8 MB)

Application WAA22033 Spicer Plus Inc 0 reardon Rd.pdf; WAA22033 plans Spicer Plus Inc_0001.pdf; WAA22033 plans Spicer Plus Inc_0002.pdf; 12-05-2022 email thread to J&D clarification on Spicer Gas Porject.pdf;

This is a request for a review and comment by you and/or the Conservation Commission regarding the proposed activities on property referenced above which contains a conservation easement in the favor of the Town of Thompson. Attached to this email is a PDF of the application including application form and site plans. While the application is for a wetlands agent approval this application will be reviewed with the Inland Wetlands Commission at its meeting tomorrow night for any concerns the IWC may have before any action is taken by me. Please provide any comments prior to January 27, 2023. Thank you for your time and attention. – Marla Butts, Thompson Wetlands Agent

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

None

Agenda Item F) Permit Extensions / Changes - None

Agenda Item G.a) 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 February 9, 2021 - status.

Agenda Item G.b) 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 3/21/2022 - status.

Agenda Item G.c) Violations & Pending Enforcement Actions

Notice of Violation VIOL22031, Douglas and Roberta Gray, 0 New Road, (Assessors map 154, block 3, lot2J), watercourse alternative causing flooding, issued 11/23/22.

New Road Drainage

Google Earth Aerial photo taken 6/6/2022

Legend

Google Earth



400 ft



Agenda Item H.a) Other Business

Update on Proposed Revisions to Zoning Regulations

Agenda Item H.b) Other Business

Update on Proposed Revisions Subdivision
Regulations.

Agenda Item H.c) Other Business

FY23 Budget.

Agenda Item I

Citizens Comments on Agenda Items

Agenda Item J Reports

a) Budget & Expenditures

b) Wetlands Agent Report

Types of Applications / decisions

1. Jurisdictional ruling - In wetlands / watercourses
 - a. No regulated activity
 - b. Use permitted as of right
 - c. No-regulated use providing no change to natural and indigenous character
2. Jurisdictional ruling - In upland review area
 - a. No regulated activity
 - b. Use permitted as of right
 - c. No-regulated use providing no change to natural and indigenous character
3. Wetlands Agent Approval
 - a. Single family home
 - b. Multi- family, mixed use
 - c. Commercial / Industrial
4. Individual Permit
 - a. Single family home
 - b. Multi- family, mixed use
 - c. Commercial / Industrial
5. Petition for Regulation Change
6. Permit / Approval Extensions
7. Permit / Approval Modifications

Types of Fees: § 22a-42a(e) Conn. Gen. Stat. Sec. “The inland wetlands agency may require a filing fee to be deposited with the agency. The amount of such fee shall be sufficient to cover the reasonable cost of reviewing and acting on applications and petitions, including, but not limited to, the costs of certified mailings, publications of notices and decisions and monitoring compliance with permit conditions or agency orders.”

1. Base Fee - administrative costs for logging in, file creation, initial review for adequacy of information / completeness
2. State fee required by Conn. Gen. Stat. Sec. § 22a-27j
3. Staff Impact Review – staff time needed to review application in detail, coordination with ZEO, NDDH, Building Office, public works department, DEEP and others as may be needed.
4. Legal notices
 - a. Decision on applications
 - b. Public hearing notices on permit applications
 - c. Public hearing notices on petitions to modify regulations
5. Certified mailings required for
 - a. decisions on permits/WA approvals under Conn. Gen. Stat. Sec. § 22a-42a(d)(1)
 - b. notice to adjoining municipality under Conn. Gen. Stat. Sec. § 8-7d(f)
6. Complex application fee for review of proposed activities determined to be significant.

Agenda Item K, Correspondence - None

Agenda Item L, Signing of Mylars - None

Agenda Item M, Comments by Commissioners

Agenda Item N, Adjournment