

for commission use:

rev 1/11

application # _____

date received _____

SUBDIVISION REVIEW APPLICATION

Town of Thompson

INLAND WETLANDS COMMISSION

815 RIVERSIDE DRIVE

NORTH GROSVENORDALE, CT 06255

Instructions:

All applicants must complete this application for preliminary review. The Commission will notify the applicant of any additional information that may be required and will schedule a public hearing if necessary. In addition to the information supplied herein, the applicant may submit other supporting facts or documents which may assist the Commission in its evaluation of the proposal. In order to streamline the application review process, it is recommended that all subdivision review applications be submitted to the Thompson Conservation Commission for review prior to submission to the regulatory commissions. Any changes made to a subdivision plan that affects wetlands or watercourses as a result of Planning & Zoning approval must be resubmitted to the Wetlands Commission for review and approval, or the conceptual approval will be considered null and void and a new subdivision review application with all fees will need to be submitted.

Two (2) copies of the completed application and two (2) copies of all the additional attached documents (site plan, etc.) must be submitted to the Town Clerk. State Statute provides that you may submit an application up to three (3) business days prior to the next regularly scheduled meeting, which means by the close of business hours on the Wednesday before a regular meeting date. The applicant is advised to read Sections 7 and 8 of the Regulations for further information regarding application requirements and procedures. THE APPLICANT IS FURTHER ADVISED THAT A BUFFER/SETBACK OF 100 FEET FROM A WETLAND OR WATERCOURSE IS REQUIRED, AND A BUFFER/SETBACK OF 200 FEET FROM THE TEN (10) ESPECIALLY NOTEWORTHY WETLANDS AND WATERCOURSES IDENTIFIED IN THE *TOWN OF THOMPSON INLAND WETLAND INVENTORY* PREPARED BY NORTHEASTERN CONNECTICUT REGIONAL PLANNING AGENCY 1980 PAGES 9, 14 AND 15 IS REQUIRED. See Section 6 of the Regulations for further information regarding activities.

WE MUST HAVE THE FOLLOWING INFORMATION TO PROCESS YOUR APPLICATION:

- Directions to the property from the Thompson Town Hall
- Location of Utility Pole nearest your property
 - *Pole Number *Location of property in reference to Pole (side of street)
- Locations of proposed house, septic test pits, well and driveway must be staked and labeled on site
(These requirements must be LEGIBLY PRINTED on your MAPS at the time of application, but NOT in the area of the map details. Use outside edge of map for this information. Thank you.)

FAILURE TO HAVE THE ABOVE INFORMATION WILL POSTPONE PROCESSING OF YOUR APPLICATION

FEE SCHEDULE:

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

(Permit Fee Now Includes Mandatory Legal Advertisement Fee of \$20. This DOES NOT include Legal Notice fees for Public Hearings, which will be billed separately.)

- Conceptual Approval of Subdivision up to Two (2) Lots \$50 + \$60
- Conceptual Approval of Subdivision of Three (3) Lots or more..... \$250 Base Fee – PLUS
\$250 per lot + \$60 State Fee
- Complex Application Fee..... Applicants will be billed for professional review as needed,
see regulations booklet Section 18.5

Please complete the following application information.

If you need assistance contact the wetland Agent (business office 860- 923-1852)

Date_____

1) Name of Applicant_____

Home Address_____

Home Tele & Hrs_____ Business Tele & Hrs_____

Business Address_____

2) Applicant's interest in the Property: _____ Owner _____ Other

INLAND WETLANDS APPROVALS CAN BE GRANTED TO PROPERTY OWNER ONLY.

No permit shall be assigned or transferred without written permission of the Commission.

3) Name of Property Owner (if not applicant)_____

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 _____

Tax Assessor's Map # _____

Block # _____

Lot # that appears on site plan _____

Deed Info : Volume # _____

Page # _____

5) The property to be subdivided contains:

Soil Types _____

Wetland Soils _____ (Swamp _____ Marsh _____ Bog _____ Vernal Pool _____)

Watercourses _____ (Lake or Pond _____ Stream or River _____ Intermittent Stream _____)

Floodplain - Yes / No

6) Purpose and Description of the Activity for which Approval is requested:

a. Give a complete description of the proposed activity _____

If the above activity involves deposition or removal of material, what is the quantity? _____

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

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

c. Explain whatever measures you propose to lessen or to compensate for the impacts to the wetlands or watercourse(s)_____

d. Have any alternatives been considered?_____ If yes, explain why this proposal was chosen_____

7) Is any portion of this property located within 500' of the boundary of an adjoining municipality? _____

If yes, Applicant is required to give written notice of the application by certified mail, return receipt requested, to

the adjacent municipal wetlands agency on the same day of filing this permit application with the Thompson Inland Wetlands Commission (TIWC). Documentation of such notice shall be provided to the TIWC.

- 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? _____ 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 most updated 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:

- 11) Estimated start date _____
Estimated date of completion (all disturbed areas are stabilized) _____

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

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

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

I understand by signing this application that it is my responsibility to provide all the information as requested.
I understand that the commission is unable to act upon an incomplete application.

Signature of Applicant Date

Consent of Landowner if other than applicant Date

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