

AGENDA
ENFIELD INLAND WETLANDS AND WATERCOURSES AGENCY
TUESDAY, July 21, 2020 – 7:00PM
REGULAR MEETING

PLEASE JOIN THE MEETING VIRTUALLY WITH THE FOLLOWING LINK

LOGIN INFORMATION TO JOIN THE MEETING:

Join OfficeSuite Meeting

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Meeting ID: 111 224 7178

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Meeting ID: 111 224 7178

MEETING MAY ALSO BE SEEN VIA YOUTUBE AT:

<https://youtu.be/Inrtc32BgJc>

APPLICATION MATERIALS MAY BE FOUND AT:

<http://www.enfield-ct.gov/650/Inland-Wetlands-Watercourses-Agency>

REGULAR MEETING

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Correspondence**
5. **Agents Correspondence** (Site Visit Updates – if any)
6. **Approval of Minutes:** July 7, 2020
7. **Old Business**
8. **New Business**

Public Hearing(s)

- a. **IW# 610** – 188 Moody Road – Application for a map amendment to the Town of Enfield Official Wetlands Map for the property known as 188 Moody Drive, Enfield, CT 06082; Troiano Realty Corporation, Owner; Map 100/Lot 0012; Zone I-1. (DoR 07/21/2020).

Wetlands Permit(s)

- b. **IW# 611** – 67 Middle Road – Application for a permit to construct a single family residence within the 100-foot Upland Review Area (URA) on the property known as

67 Middle Road; Raffia Farms, INC., Owner; Map 065/Lot 062; Zone R-44. (DoR 07/21/2020).

- c. **IW# 612** – 19 Carmela Terrance – Application for a permit to construct a 14' x 24' shed within the escarpment and wetland soil areas as delineated by the Town of Enfield Official Wetlands Map on the property known as 19 Carmela Terrance; Jody Foisy, Owner; Map 063 / Lot 0176; Zone R-33. (DoR 07/21/2020).
9. **Enforcement Report(s)**
10. **Report of Development Services/Planning Staff**
11. **New Applications to be Received**
12. **Agent Approvals**
13. **Adjournment**

Note: Next Regular Meeting will be virtually on **Tuesday, September 1, 2020** at 7:00 p.m. Instructions to join that meeting will be posted on the agenda and on the IWWA webpage at <http://www.enfield-ct.gov/650/Inland-Wetlands-Watercourses-Agency>.

By: Donna Corbin-Sobinski, Chairman - Files are available for review on the Town of Enfield Inland Wetlands and Watercourses Agency Website.

ENFIELD INLAND WETLANDS AND WATERCOURSES AGENCY
TUESDAY, JULY 7, 2020 – 7:00PM
REGULAR MEETING
DRAFT MINUTES FOR COMMISSION CONSIDERATION
Virtual Meeting

Call to Order

Chairman Donna Corbin-Sobinski called the meeting to order at 7:01 P.M.

Roll Call

Chairman Donna Corbin-Sobinski took the roll and present were Chairman Donna Corbin-Sobinski, Commissioners Kevin Zorda, Virginia Higley, Carrie Howe and Alternate Commissioners Marie Pyznar and Robert Hendrickson. Absent were Commissioners Robert Chagnon, and Marcy Taliceo.

Also present were Laurie Whitten, Director of Development Services; Savannah-Nicole Villalba, Assistant Town Planner; Ricardo Rachele, Zoning Enforcement Officer and Elizabeth Bouley, Recording Secretary.

Chairman Corbin-Sobinski seated Alternate Commissioners Pyznar and Hendrickson.

Approval of Minutes: June 16, 2020

Motion: Commissioner Zorda made a motion, seconded by Commissioner Pyznar, to approve the minutes for the June 16, 2020 Regular Meeting.

The motion passed with a 6-0-0 roll call vote.

Votes: 6-0-0

New Business

Delegate Enfield Inland Wetlands and Watercourses Agent pursuant to C.G.S. §22a-42a (c)(2) – Savannah-Nicole Villalba, Enfield Assistant Town Planner

Motion: Commissioner Zorda made motion, seconded by Commissioner Higley, to approve Savannah-Nicole Villalba as the IWWA Delegate pursuant to C.G.S §22a-42a (c)(2).

The motion passed with a 6-0-0 roll call vote.

Votes: 6-0-0

Wetland(s) Permits

- a. **IW # 609** – 61 Kimberly Drive – Application for a permit to conduct a regulated activity that is located within the escarpment slope area as delineated by the Town of Enfield Official Wetlands Map to install an 18-foot round above ground pool on the property known as 61 Kimberly Drive; Map 070/Lot 0013; Zone R-88; David Roulston, Owner. (DoR 07/07/2020).

David Roulston, 61 Kimberly Drive, addressed the Commission to explain the application. Ms. Villalba provided the Commission with a description of the project. She outlined Staff concerns regarding the project including the movement of soil to level the proposed pool area, the machinery to be used, where the soil will be placed and what erosion and sedimentation controls will be utilized. Ms. Villalba concluded that the Assistant Town Engineer does not recommend adding the weight of a proposed pool to this area or this permit.

Chairman Corbin-Sobinski asked if the applicant can move the pool forward to help the situation. Mr. Roulston stated that he is asking for a very modest pool and his neighbor has a pool much larger. Chairman Corbin-Sobinski stated that she would like to see him put the pool in but wants it to be safe.

Commissioner Zorda asked if there will be a wall where the fill is going to level it, to which Mr. Roulston replied that the area is almost perfectly flat already and only a small amount of soil will have to be removed.

Chairman Corbin-Sobinski asked what kind of equipment will have to be brought in for the project, to which Mr. Roulston replied that it is a tiny bobcat and the area is already flat.

Commissioner Zorda asked if the installer will take soil offsite after they remove it, to which Mr. Roulston replied that they will.

Commissioner Zorda asked about what sediment control procedures will be utilized for this project. Mr. Roulston stated that it will be standard procedures.

Commissioner Zorda asked if the applicant had any problems with erosion into the escarpment, to which Mr. Roulston replied that has not had any issues with that in the two-and-a-half years he has lived there.

Chairman Corbin-Sobinski stated that the pool is not too large. Mr. Roulston stated that they do not need a very large pool, and this is something just to cool off on hot days.

Commissioner Zorda stated that the pines in the back are covered in bittersweet, which helps with stabilization.

Commissioner Zorda asked if the fence going to be moved, to which Mr. Roulston replied that it will not.

Motion: Commissioner Zorda made a motion, seconded by Commissioner Pyznar, to approve IW# 609.

The motion passed with a 5-1-0 roll call vote with Commissioner Higley voting against due to concerns about damage the escarpment and the advice of the Assistant Town Planner.

Prior to the Start of Construction:

1. Prior to the start of construction or, if applicable, the issuance of a building permit(s) the full-size plans as approved by the Agency (and the Planning and Zoning Commission) shall be submitted to the Inland Wetlands Agent;
2. The permittee/contractor shall schedule a pre-construction meeting (if required) with the Inland Wetlands Agent to be held no sooner than two (2) weeks before the regulated activities are to begin. The permittee shall, at that time, review with the Inland Wetlands Agent, the procedures to be taken to protect the regulated areas prior to and during construction;
3. The applicant must submit a Sediment & Erosion Control Bond in an amount to be determined by the Director of Planning and the Town Engineer. This bond can be returned to the applicant upon completion and inspection of all work to be done on the property;
4. The Inland Wetlands and Watercourses Agency or its designated Agent must be notified in writing within three (3) business days of the proposed commencement of permitted activities, and upon completion of said activities; a “business day” is a day when the Town Hall is open for business.
5. Prior to the start of construction, adequate erosion and sedimentation control measures shall be implemented, and shall be maintained throughout the entire construction phase and shall meet or exceed the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control, as revised, until the site has become stabilized with permanent vegetative cover.
6. The Permittee shall submit a plan noting plant type and number of plants to be placed in affected area.
7. The Standard Town Notes must be added to the final plans submitted to the Planning Office.

General Conditions:

8. This approval shall be valid for five (5) years from the date of approval unless otherwise revoked or specifically extended;
9. All work and all regulated activities conducted pursuant to this permit shall be consistent with these terms and conditions hereof. Any structures, excavation, fill, obstruction, encroachments or regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in its modification, suspension, or revocation. Upon initiation of the activities authorized herein, the permittee thereby accepts and agrees to comply with the terms and conditions hereof;
10. This approval is not transferable without the written consent of the Enfield Inland Wetlands and Watercourses Agency or its designated Agent;
11. In issuing this approval, the Agency has relied on information provided by the applicant and, if such information subsequently proves to be false, deceptive, incomplete and/or inaccurate this permit shall be modified, suspended or revoked;
12. This approval shall be made a part of all construction contracts and sub-contracts pertaining to the proposed regulated activities and shall supersede all other contract requirements;
13. The permittee shall permit the Agency, its authorized representative(s) or designee(s) to make periodic inspections at any time deemed necessary in order to assure that the activity

being performed under authority of this permit is in accordance with the terms and conditions prescribed herein;

14. No equipment or material including without limitation, fill, construction materials, or debris, shall be deposited, placed, or stored in any wetland or watercourse on or off site unless specifically authorized by this permit;
15. This approval is subject to and does not derogate any present or future property rights or other rights or powers of the Town of Enfield, and conveys no property rights or in real estate of material nor any exclusive privileges, and is further subject to any and all public and private rights and to any activity affected hereby;
16. The construction site shall be left in a stable condition at the close of each day. An adequate stockpile of erosion control materials shall be on site at all times for emergency or routine replacement and shall include materials to repair silt fences, hay bales, mulch, stone-riprap filter dikes or any other devices planned for use during construction. Additional erosion/stormwater control measures are to be installed as directed by the Inland Wetland Agency, its authorized representative(s) or designee(s) if field conditions necessitate.
17. The permittee shall immediately inform the Planning Division of any problems involving wetlands or watercourses which have developed in the course of, or which are caused by, the authorized work;
18. All temporary barriers, including erosion and sedimentation controls are to be removed when the site is stabilized in suitable weather conditions. The site is considered stabilized when there is equal to or greater than 70% vegetative cover;
19. With the exception of the addition of the items stated in these conditions, this application is approved in accordance with the plans referenced above. Any changes that would potentially cause greater impact to wetlands or watercourses, such as enlargement of the area of disturbance or reorientation of building footprints, from the plans shall require the permittee to come before the Enfield Inland Wetlands and Watercourses Agency for a Determination of Permit Modification.
20. The Inland Wetlands and Watercourses Permit number shall be located on all future plans to any Town or State Agency.
21. The Wetland Permittee shall complete the permit prerequisites and file the permit on the Land Records within 365 days.

The Inland Wetlands and Watercourses permit, when issued, does not abrogate the applicant's responsibility to obtain permits that may be necessary from other agencies at the local, state or federal level prior to commencing the project.

REFERENCE PLANS

1/1 – "IW 609 Site Plan Drawing" created by the Applicant.

DATED this day 1st day of July 2020.

Votes: 5-1-0

Statewide Inland Wetlands & Watercourses Activity Reporting Form

Ms. Whitten asked why this issue is on the agenda as she has not ever seen it on the agenda of a Commission before. The Commission discussed whether it was necessary to keep this on the agenda, ultimately deciding to take it off of the agenda. Ms. Whitten stated that Staff will start accumulating a project list to show the status of projects.

Enforcement Report(s)

- a. **North Maple Street (near 230 N. Maple St.)** – Notice of Violation sent on 06/24/2020 telling the owner to cease and desist with excavation and disturbance of soil in the wetland area(s); Map 081/Lot 0121; Zone R-44; Maplewood Associates Partners, LLC, Owner. (DoR 07/07/2020).

Alternate Commissioner Taliceo arrived at the meeting during the Enforcement Report.

ZEO Rachele provided the Commission with an overview of the Enforcement Report, explaining that a Wetlands permit is required as there is actual excavation work being performed.

Richard Zulick of Datum Engineering & Surveying in Mansfield, Connecticut addressed the Commission on behalf of the applicant. Mr. Zulick stated that the road is existing and has been in place for twenty years. He stated that the road has degraded in the last twenty years and the applicant needed to improve that road to get larger trucks and trailers in for his farming business. Mr. Zulick reiterated that this was an existing road with an existing crossing that has been in place for quite some time and the Commission has been aware of it.

Mr. Zulick stated that the existing crossing was skewed so the applicant moved it slightly, and also straightened it and made it better.

Mr. Zulick stated that they are requesting the upgrade and maintenance of this road be allowed as a right under Connecticut general statutes. He stated that they are not constructing a road but rather improving an existing road. He stated that the applicant did put some of the soils off to the side and will be able to remove them when the road and the crossing are stabilized. Mr. Zulick stated that his client would like to complete this project during the dry months of the year and requested that the Commission allow the continuation of this project before the precipitation comes.

Commissioner Howe stated that the work going on is not simple maintenance but rather it is road construction which is not a farming activity. She stated that she would be more comfortable seeing a permit which would allow for some oversight to ensure that the wetlands are protected. Mr. Zulick stated that road construction is the construction of a new road rather than maintenance of an existing one.

Commissioner Pyznar asked if the piping was in place before, to which Mr. Zulick replied that it was. He explained that the piping length has been reduced and the piping has been moved less than twenty feet.

Commissioner Zorda asked if the applicant has had any engineers come in to assess the viability of the culvert for bigger equipment. Mr. Zulick stated that there is not a lot of watershed there and a 24-inch pipe is more than adequate and is what the town had requested in the previous assessment.

Commissioner Zorda asked if there had been any grade change to either side, to which Mr. Zulick replied that there will be no grade change. He stated that the applicant is removing material to bring in better material and it will be the same elevation it was initially.

Commissioner Zorda stated that there should be a full application for that portion of the project due to the fact that it is being moved and there is such extensive excavation and changing of materials. Commissioner Howe agreed with Commissioner Zorda.

Mr. Rachele asked if the applicant is harvesting timber in any of the wetland areas, to which Mr. Zulick replied that he is cutting hay and not trees.

Ms. Whitten stated that she was the wetlands agent for this application in 1997. She stated that it was a permit initially as the DEEP is very clear that some grading is allowed but road construction for farms requires a permit. Chairman Corbin-Sobinski stated that a permit would be preferable.

Property owner Jim Stanton provided the Commission with a history of the project. He stated that he has been paying taxes on the property for 35 years and would like to use it. Mr. Stanton stated that one section of pipe was moved 8 feet and he can put it back if the Commission prefers. He stated that he is not disturbing anything that was not disturbed already. Mr. Stanton stated that this is not a large project and he would like to get it completed and start growing some grass.

Commissioner Zorda stated that he has no problem with the applicant improving the road. He stated that there are no silt fencing or hay bales in the photos and no protection against a heavy rainstorm. Mr. Stanton stated that there was silt fencing up at one point and he has gravel on the south side so water cannot go through right now.

Chairman Corbin-Sobinski stated that a permit will also protect the applicant, to which Mr. Stanton replied that this is what he did last time. Mr. Stanton stated that the CT DEEP and the Army Corp of Engineers were onsite, and he was found not to have any violations.

Ms. Whitten asked what is being done differently from the original permit. Mr. Stanton stated that he is working in the same stretch with the same material and some new gravel added. He stated that he slid the three sections about 6-8 feet to the north. Ms. Whitten stated that the soil and waterway are still being disturbed, and the previous permit had expired years ago.

Mr. Stanton asked if it is possible to fill out the permit and continue working so he does not lose two weeks. The Commission discussed allowing an Agent Approval in order to speed up the process for the applicant.

Motion: Commissioner Zorda made a motion, seconded by Commissioner Pyznar, to require an application for the construction and repair of a farm road on the property near 230 N. Maple Street and to allow for Agent Approval with the standard conditions.

The motion passed with a 5-0-1 vote with Commissioner Higley abstaining.

Votes: 5-0-1

Report of Development Services/Planning Staff

Chairman Corbin-Sobinski stated that Lisa Mariakakis from the Pond and Lake Connection reached out to notify the Commission that Crescent Lake (Crescent Beach Drive, AQUA-2019-338rev) will be treated on or around 07/08/2020 and that Pappas Pond (1 Riverview Street, AQUA-2018-348) will be treated on or around 07/07/2020.

Adjournment

Motion: Commissioner Zorda made a motion, seconded by Commissioner Higley, to adjourn.

The motion passed with a 6-0-0 vote.

Votes: 7-0-0

Prepared by: Elizabeth Bouley, Recording Secretary

Respectfully Submitted,

Virginia Higley, Secretary



TOWN OF ENFIELD

ENFIELD INLAND WETLAND AND WATERCOURSES AGENCY

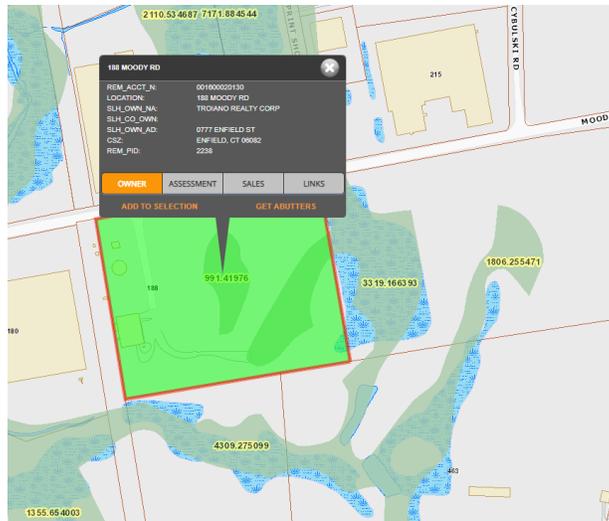
IW# 610 – 188 Moody Road, Enfield, CT 06082 – Map 100/Lot 0012 – Map Amendment

STAFF REPORT

July 13, 2020

BACKGROUND

This is an application for a map amendment to the Town of Enfield Official Wetlands Map for the property known as 188 Moody Drive. The Town of Enfield Official Wetlands Map shows two wetland areas on the parcel located (1) in the center and (2) on the south east portion. The proposed wetlands delineation map identifies two wetland areas on the parcel located (1) on the south and (2) on the south east portion (see site plan).



Per Section 3 – Inventory of Inland Wetlands and Watercourses, Section 3.2 states that any person may petition the Agency for an amendment to the map. **Section 3.4** states that all map amendments are subject to the public hearing process outlined in Section 15 of these regulations.

Please refer to the site plan, the soils report, and the soils map attached to this application.

STAFF COMMENTS

- The USDA Web Soil Survey provided by the applicant dated 06/16/2020 shows poorly drained Raypol (12) soils in the middle of the parcel. This is also shown on the Town of Enfield Official Wetlands Map. The provided site plan does not show this area delineated. The commission should inquire about the status of this area.

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Department of Development Services
Building/Community & Economic Development/Planning & Zoning
820 Enfield Street
Enfield, Connecticut 06082

Telephone (860) 253-6355
Fax (860) 253-6310
www.enfield-ct.gov



TOWN OF ENFIELD

RESOLUTION

MOTION TO APPROVE THE WETLANDS MAP AMENDMENT FOR IW# 610 – 188
Moody Road- Map amendment for the re-delineation of the wetlands soils as referenced on the Property/Topographic Survey prepared for Troiano Realty Corporation. Troiano Realty Corporation, Owner; Map 100/Lot 0012; I-1 Zone.

Prior to the Start of Construction:

1. Prior to the start of construction or, if applicable, the issuance of a building permit(s) the full-size plans as approved by the Agency (and the Planning and Zoning Commission) shall be submitted to the Inland Wetlands Agent;
2. The permittee/contractor shall schedule a pre-construction meeting (if required) with the Inland Wetlands Agent to be held no sooner than two (2) weeks before the regulated activities are to begin. The permittee shall, at that time, review with the Inland Wetlands Agent, the procedures to be taken to protect the regulated areas prior to and during construction;
3. The applicant must submit a Sediment & Erosion Control Bond in an amount to be determined by the Director of Planning and the Town Engineer. This bond can be returned to the applicant upon completion and inspection of all work to be done on the property;
4. The Inland Wetlands and Watercourses Agency or its designated Agent must be notified in writing within three (3) business days of the proposed commencement of permitted activities, and upon completion of said activities; a “business day” is a day when the Town Hall is open for business.
5. Prior to the start of construction, adequate erosion and sedimentation control measures shall be implemented, and shall be maintained throughout the entire construction phase and shall meet or exceed the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control, as revised, until the site has become stabilized with permanent vegetative cover.
6. The Permittee shall submit a plan noting plant type and number of plants to be placed in affected area.
7. The Standard Town Notes must be added to the final plans submitted to the Planning Office.

General Conditions:

8. This approval shall be valid for five (5) years from the date of approval unless otherwise revoked or specifically extended;
9. All work and all regulated activities conducted pursuant to this permit shall be consistent with these terms and conditions hereof. Any structures, excavation, fill, obstruction, encroachments or regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in its modification, suspension,

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TOWN OF ENFIELD

- or revocation. Upon initiation of the activities authorized herein, the permittee thereby accepts and agrees to comply with the terms and conditions hereof;
10. This approval is not transferable without the written consent of the Enfield Inland Wetlands and Watercourses Agency or its designated Agent;
 11. In issuing this approval, the Agency has relied on information provided by the applicant and, if such information subsequently proves to be false, deceptive, incomplete and/or inaccurate this permit shall be modified, suspended or revoked;
 12. This approval shall be made a part of all construction contracts and sub-contracts pertaining to the proposed regulated activities and shall supersede all other contract requirements;
 13. The permittee shall permit the Agency, its authorized representative(s) or designee(s) to make periodic inspections at any time deemed necessary in order to assure that the activity being performed under authority of this permit is in accordance with the terms and conditions prescribed herein;
 14. No equipment or material including without limitation, fill, construction materials, or debris, shall be deposited, placed, or stored in any wetland or watercourse on or off site unless specifically authorized by this permit;
 15. This approval is subject to and does not derogate any present or future property rights or other rights or powers of the Town of Enfield, and conveys no property rights or in real estate of material nor any exclusive privileges, and is further subject to any and all public and private rights and to any activity affected hereby;
 16. The construction site shall be left in a stable condition at the close of each day. An adequate stockpile of erosion control materials shall be on site at all times for emergency or routine replacement and shall include materials to repair silt fences, hay bales, mulch, stone-riprap filter dikes or any other devices planned for use during construction. Additional erosion/stormwater control measures are to be installed as directed by the Inland Wetland Agency, its authorized representative(s) or designee(s) if field conditions necessitate.
 17. The permittee shall immediately inform the Planning Division of any problems involving wetlands or watercourses which have developed in the course of, or which are caused by, the authorized work;
 18. All temporary barriers, including erosion and sedimentation controls are to be removed when the site is stabilized in suitable weather conditions. The site is considered stabilized when there is equal to or greater than 70% vegetative cover;
 19. With the exception of the addition of the items stated in these conditions, this application is approved in accordance with the plans referenced above. Any changes that would

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potentially cause greater impact to wetlands or watercourses, such as enlargement of the area of disturbance or reorientation of building footprints, from the plans shall require the permittee to come before the Enfield Inland Wetlands and Watercourses Agency for a Determination of Permit Modification.

20. The Inland Wetlands and Watercourses Permit number shall be located on all future plans to any Town or State Agency.
21. The Wetland Permittee shall complete the permit prerequisites and file the permit on the Land Records within 365 days.

The Inland Wetlands and Watercourses permit, when issued, does not abrogate the applicant's responsibility to obtain permits that may be necessary from other agencies at the local, state or federal level prior to commencing the project.

REFERENCE PLANS

1/1 – "Property/Topographic Survey" prepared for Troiano Realty Corporation, Moody Road Enfield, Connecticut. Prepared by F.A Hesketh & Associates, INC., 6 Creamery Brook, East Granby, Ct 06026, 860-653-8000, dated 07-11-2011 and revised on 06-29-2020 to include Russo Wetlands Flags.

DATED this day 13th day of July 2020.



RECEIVED
ENFIELD PLANNING DEPT.
2020 JUL 10 PM 5:11
\$210

TOWN OF ENFIELD

Inland Wetlands & Watercourses Agency

Planning Division • 820 Enfield Street Enfield, CT 06082
Telephone: 860-253-6355 Website: www.enfield-ct.gov

Permit Application for Inland Wetlands & Watercourses Activity

Application For: Permit Extension Agent Approval Other MAP AMENDMENT
 Modification (Existing Permit/ Application #'s): _____

Staff Use Only	
IW #:	<u>610</u>
View Permit #:	<u>TPL-20-81</u>
IWWA Regulation Section:	

PLEASE REVIEW LAND USE APPLICATION GUIDE FOR INSTRUCTIONS

Property Address: 188 MOODY ROAD Map #: 100 Lot #: 0012
 Zone(s): I-1 Size of Parcel: 15.14 Ac Account #: 001600020130
 Current Use: OIL TERMINAL, INDUSTRIAL BLDG & VACANT LAND
 Project Name: 188 MOODY ROAD
 Summary Description: MAP AMENDMENT REQUEST

Applicant's Name: TROIANO REALTY CORP.
 Applicant's Address: 777 ENFIELD ST. ENFIELD, CT 06082
 Contact #: 860-745-0321 Email: ftroiano@troianoil.com
 Applicant's Representative: FRANK TROIANO
 Representative Address: 777 ENFIELD ST. ENFIELD, CT
 Contact #: 860-690-6761 Email: ftroiano@troianoil.com
 Does Applicant own the Property? Yes (Attach Copy of DEED)
 No (Provide Information Below)



TOWN OF ENFIELD

Owner's Name: TROIANO REALTY

Owner's Contact #: _____

Owner's Address: _____

Owner's Email: _____

Project Information:

Septic: Yes No

Public Sewer: Yes No

Well Water: Yes No

Public Water: Yes No

Outdoor Storage: Yes No

Design District: Yes No

Do wetlands and watercourses affect this application? Yes No

Is the property within a Level A or Level B Aquifer Protection Area? Yes No

Does this application include any regulated activity in a floodplain Yes No

(If yes, you will need to also submit a Flood Hazard Development Permit application to the Planning & Zoning Commission)

What is the total lot acreage? 15.14

What is the length of the property frontage? (List by Street) 915.01 (MOODY)

Name the abutting street(s): MOODY ROAD

What are the existing land uses and zoning districts for abutting properties or across the street(s)?

North I-7

East _____

South _____

West _____



TOWN OF ENFIELD

Environmental History:

Is any portion of the property located within 500 feet of an adjoining municipality? Yes No

Name Municipalities: _____

Area of wetlands located on the property: 30,000 Square Feet

Area of wetlands to be impacted: 0 Square Feet

Watercourses located on the property: Yes No

Name and type of watercourses: _____

Are proposed activities located within the 100-Year floodplain? Yes No

Are proposed activities located within a floodway? Yes No

Are there slopes with grades in excess of 15% located on the property? Yes No

Is any portion of the project located within a public water supply aquifer or watershed area?
 Yes No

Phase I: Land Records reviewed for environmental hazards? Yes No

Phase II: Environmental Hazards Identified? Yes No

If yes, please list the environmental conditions found: _____

RECENT FUEL SPILL ASSOCIATED WITH
TRUCK ACCIDENT AT TERMINAL



TOWN OF ENFIELD

Phase 3: Is there a remediation plan? Yes No

If yes, please describe the remediation plan: _____

ONGOING REMEDIATION RELATED TO RECENT OIL SPILL, WORK IS UNDER REVIEW OF CTDEEP AND LOCAL HEALTH DEPTS

Are there environmental restrictions on the property? Yes No

If yes, please list environmental restrictions: _____

Multiple horizontal lines for listing environmental restrictions.

COMPLETE & SUBMIT:

INLAND WETLANDS & WATERCOURSES APPLICATION CHECKLIST

COMPLETE & SUBMIT:

STATE OF CONNECTICUT INLAND & WETLANDS WATERCOURSE ACTIVITY REPORTING FORM



TOWN OF ENFIELD

The applicant understands that this application is to be considered complete only when all information and documents required by the Agency have been submitted. The undersigned warrants the truth of all statements contained herein and in all supporting documents according to the best of his/her knowledge and belief. Permission is granted to the Town of Enfield, Inland Wetlands & Watercourses Agency, and its agent(s) to walk the land, at reasonable times, and perform those tests necessary to properly review the application, both before and after a final decision has been issued.

I have reviewed and acknowledge the Land Use Application Guide for further instructions on how to complete my application.

Applicant Signature: _____ Date: _____

Print Name: _____

Owner's Signature: _____ Date: _____

Print Name: _____

Subscribed and sworn to before me 10 day of July, 2020.

Joanne Marie O'Neill
Notary Public

JOANNE MARIE O'NEILL
NOTARY PUBLIC
MY COMMISSION EXPIRES MAR. 31, 2023
My Commission Expires:

For Office Use	
Application #: _____	Date Submitted: _____
DEP Form Submitted Date: _____	



TOWN OF ENFIELD

Enfield Inland Wetlands and Watercourses Agency Application Checklist

Documents Required	
<input type="checkbox"/>	All plans including revised plans must be submitted to the Department 25 days prior to a Board or Commission meeting. Plans will be reviewed, circulated, and commented by appropriate Departments.
<input checked="" type="checkbox"/>	An original of the completed application form and site plan and fourteen (14) full size copies of the set of site plans and any report.
<input checked="" type="checkbox"/>	Fourteen (14) copies of 24 X 36 plans are to be submitted in complete sets- stapled and map folded. Part II of the DEEP Reporting Form completed.
<input checked="" type="checkbox"/>	Four (4) copies of all reports required are to be submitted. i.e. Drainage, stormwater, soils, etc.
<input checked="" type="checkbox"/>	Application Fee
<input type="checkbox"/>	If any portion of the project is located within a public water supply aquifer or watershed areas Public Act No. 06-53 of the CT G.S. requires the following: <ol style="list-style-type: none"> 1. Written notice including Project Notification Form (PNF) to the involved Water Company within seven (7) days of submittal of any application, petition, request, or plan to the Town of Enfield. 2. Notice to the Water Company by the applicant is to be by certified mail, return receipt requested. The PNF and Level A Aquifer Protection Area mapping can be obtained from the Town of Enfield Planning Department as well as online.
<input type="checkbox"/>	Pre and post development storm water drainage calculation, with drainage area map.
<input checked="" type="checkbox"/>	Report on soil types and characteristics from Professional Soil Scientist who delineated wetlands. Report shall include a minimum of one (1) field soil profile for each wetland soil type within project area. Profile shall be presented in data sheet format. As needed as mapped.
<input type="checkbox"/>	The applicant must certify whether any portion of the property is within 500 feet of an adjoining municipality, whether streets from an adjoining municipality will be used for entering or exiting the site, whether sewer or water drainage will flow through or impact and adjoin municipality or whether water run-off will impact streets or adjoining municipal or private property within an adjoining municipality. If the project falls within any of the above mentioned definition, then a letter must be sent by certified mail to the adjoining municipality. <ul style="list-style-type: none"> ▪ If the project falls within any of the above mentioned definitions, then a letter must be sent by certified mail to the adjoining municipalities Inland Wetland Agency along with a copy of the application and site plan being submitted to this Agency. Evidence of submission shall be submitted to the Enfield IWWA.
<input type="checkbox"/>	For proposed wetland impacts, a wetland assessment report from a soil scientist or other qualified individual.



TOWN OF ENFIELD

Site Plan Requirements	
<input checked="" type="checkbox"/>	Signed and Sealed by appropriate design professional (Surveyor, Engineer, Architect, and Landscape Architect) registered in the State of Connecticut.
<input checked="" type="checkbox"/>	Property boundaries, north arrow, name of project, date and type of drawing, subsequent dates of revision with description, names and addresses of engineers and surveyors (when appropriate), location map, property owner(s) and adjacent property owners.
<input checked="" type="checkbox"/>	Existing and proposed topography, structures, utilities, roadways and buildings. Plan/profile sheet shall be included for roads and all off road pipelines.
<input checked="" type="checkbox"/>	Soil types as mapped by the National Resource Conservation Service.
<input checked="" type="checkbox"/>	Wetlands located on adjacent properties, within approximately 100-feet of subject property.
<input type="checkbox"/>	Alternatives considered and rejected to be either shown on a site plan or explained in narrative form.
<input type="checkbox"/>	Soil and Erosion Control Measures including narrative, per 2002 CT E&S Control Guidelines at a minimum.
<input type="checkbox"/>	Wetlands boundaries delineated by a Professional Soil Scientist whose signatures are required on the site plan.
<input type="checkbox"/>	Limit of Upland Review Areas.
<input type="checkbox"/>	Cuts and fill volumes indicating source and type of fill, destination of removed fill, expect for single-family homes or similar.
<input checked="" type="checkbox"/>	Limits of woody vegetation clearing.
<input type="checkbox"/>	Well locations and setbacks from septic system and drainage swales.
<input type="checkbox"/>	Septic system locations including reserve areas, existing and proposed grading, spot grades and setbacks from wetland areas.
<input type="checkbox"/>	Storm water drainage systems.
<input checked="" type="checkbox"/>	All existing and proposed pipe sizes, length and inverts.
<input type="checkbox"/>	Test pit and soil profile locations.
<input type="checkbox"/>	Acreage of wetlands/watercourses on the site and the acreages presented separately of wetland, watercourses or upland review areas to be altered.
<input type="checkbox"/>	Boundaries of 100-year floodplain or floodway as determined by FEMA.



TOWN OF ENFIELD

Detail Sheet	
<input type="checkbox"/>	Erosion and sediment control details along with a sequence plan.
<input type="checkbox"/>	Test pit logs.
<input type="checkbox"/>	Details of all proposed site improvements (i.e. drainage structures, pipes, footing drains, curtain drains, dewatering, cross section of septic system or sewer connection, cross section of detention, retention, or sediment basins, etc.).
<input type="checkbox"/>	Construction sequence specifications.
Public Hearing (If Required)	
<input checked="" type="checkbox"/>	Notice to immediate abutters by certified mail not less that twenty-one (21) days prior to the start of the public hearing.
<input checked="" type="checkbox"/>	A copy of the abutter's letter and proof of mailing notification is to be provided to the Planning Office 5 days prior to the scheduled public hearing. (If applicable).
<input checked="" type="checkbox"/>	Deadline to post public hearing sign(s) is 10 days prior to the scheduled meeting at which the application will be discussed.
	<ul style="list-style-type: none"> ▪ THE ENFIELD IWWA AND/OR THE PLANNING OFFICE MAY REQUEST ADDITIONAL INFORMATION DURING THE PERMIT PROCESS AS NECESSARY.
Additional Information	
	<ul style="list-style-type: none"> ▪ The Planning Department requires an electronic submission of all documents received in CD Format or on a USB drive.
	<ul style="list-style-type: none"> ▪ When multiple Commissions are involved the applicant must meet all conditions of approvals including final plan(s) revisions to obtain the appropriate signature of approval prior to applying to any other Land Use Commission.

RECEIVED
ENFIELD PLANNING DEPT.
2020 JUL 10 PM 5:49

305-468
On all people to whom these Presents shall Come Greeting:

Know Ye That I, STEPHEN KLESZCEWSKI a/k/a STEPHEN KLESZCEWSKI,
 a/k/a STEPHEN KLESZCEWSKI, of the Town of Enfield, County of Hartford
 and State of Connecticut

for the consideration of FOURTEEN THOUSAND TWO HUNDRED EIGHTY (\$14,280.00)
 DOLLARS-----

received to my full satisfaction of TROIANO REALTY CORPORATION, a
 corporation organized under the laws of the State of Connecticut, with
 its principal place of business in the Town of Enfield, County of
 Hartford and State of Connecticut

do give, grant, bargain, sell and confirm unto the said TROIANO REALTY CORP,
 its successors and assigns forever, a certain parcel of land situated
 on the south side of Moody Road, so-called, in the Town of Enfield,
 County of Hartford and State of Connecticut, also being one (1)
 certain parcel of land showing 3.57 acres, more or less according to
 a Map or Plan designated as "MAP OF LAND FOR STEPHEN KLESZCEWSKI,
 ENFIELD, CONN. Scale 1" equals 100' May, 1968, W.E. Savage, Jr., Land
 Surveyor, which said Map or Plan is filed in the Office of the Town
 Clerk to which Map reference is hereby made for a more particular
 description. Said parcel is bounded and described as follows:

- NORTH: By Moody Road so-called, a distance of Two Hundred
 Ten (210) feet;
- EAST: By other Land of Stephen Kleszczewski, a distance of
 Seven Hundred Forty-three and Thirty hundredths
 (743.30) feet;
- SOUTH: By land of one Schultski, a distance of Two Hundred
 Ten (210) feet; and
- WEST: By other land of Troiano Realty Corp., a distance of
 Seven Hundred Thirty nine and Twenty-seven Hundredths
 (739.27) feet.

Being the same premises conveyed to the Grantor herein
 by Warranty Deed from Gladys Kleszczewski, dated May 2, 1953 and
 recorded in the Enfield Land Records, Volume 121, Page 56.

The Grantee herein assumes and agrees to pay the taxes
 due on the October 1, 1968 Grand List.

\$15.95 Conveyance Tax received

Diane W. Conley
 Town Clerk of Enfield

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto it the said grante^s ^{VW 292} ^{being} ⁶³ successors and assigns forever, to them and their own proper use and behoof.

And also, I the said grantor do for myself, my heirs, executors and administrators, covenant with the said grantee, its successors, ~~heirs~~ and assigns, that at and until the enscealing of these presents,

I am well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all incumbrances whatsoever, except as hereinbefore mentioned.

And Furthermore, I the said grantor do by these presents bind myself and my heirs, executors and administrators forever to WARRANT AND DEFEND the above granted and bargained premises to the said grantee, its successors, ~~heirs~~ and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

In Witness Whereof, I have hereunto set my hand and seal this ~~ix~~ 6th day of June in the year of our Lord nineteen hundred and Sixty-eight.

Signed, Sealed and Delivered in presence of

John K. Raissi
John K. Raissi

Stephen Kleszczewski
Stephen Kleszczewski a/k/a

Karlene Casarella
Karlene Casarella

State of Connecticut,

County of Hartford

ss. Enfield

June 6,

A. D. 19 68

Personally Appeared Stephen Kleszczewski a/k/a

Signer and Sealer of the foregoing Instrument, and acknowledged the same to be his free act and deed before me.

John K. Raissi
John K. Raissi
Commissioner of the Superior Court

Received June 6 1968 At 5:01 P M [Signature]
Town Clerk

v. 265 - 32

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto It the said grantee, Its heirs, successors and assigns forever, to them and their own proper use and behoof.

And also, I the said grantor do for myself, my heirs, executors and administrators, covenant with the said grantee, its successors, heirs and assigns, that at and until the ensueing of these presents,

I am well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all incumbrances whatsoever, except as hereinbefore mentioned.

And Furthermore, I the said grantor do by these presents bind myself and my heirs, executors and administrators forever to WARRANT AND DEFEND the above granted and bargained premises to It the said grantee, Its successors, heirs and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.



In Witness Whereof, I have hereunto set my hand and seal this 3rd day of June, in the year of our Lord nineteen hundred and Sixty-Six.

Signed, Sealed and Delivered in presence of

John K. Raissi
John K. Raissi

Stephen Kleszczewski
STEPHEN KLESZCZEWSKI

Anno F. Rinaldi
Anno F. Rinaldi

State of Connecticut, }
County of Hartford } ss. Enfield, June 3, A. D. 19 66

Personally Appeared Stephen Kleszczewski

Signer and Sealer of the foregoing Instrument, and acknowledged the same to be in free act and deed before me.

John K. Raissi
John K. Raissi
Commissioner of the Superior Court

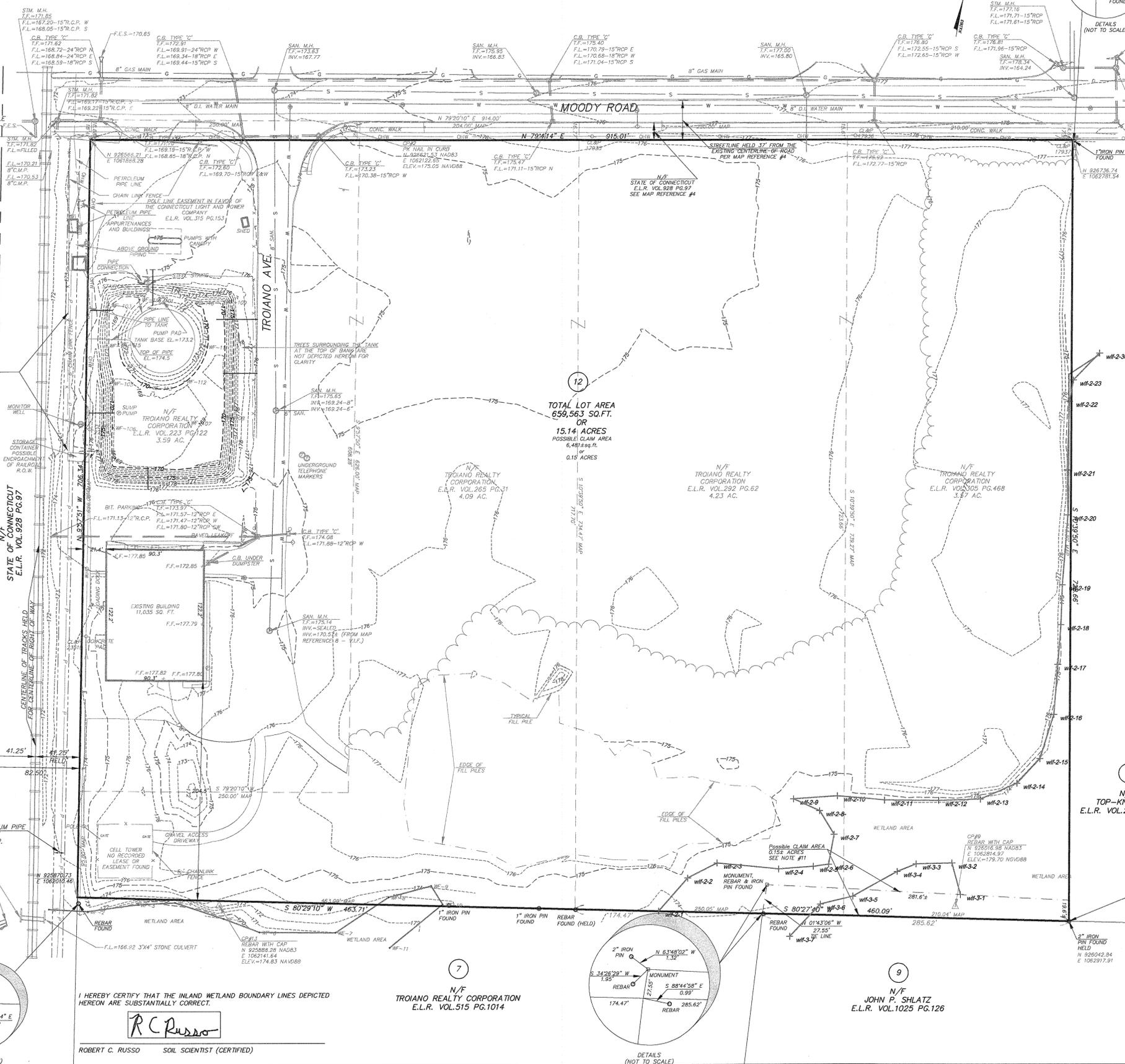
Received June 3 1966 At 10:32 AM *A. J. Conley*
Town Clerk

LEGEND
(SYMBOLS NOT TO SCALE)

- CATCH BASIN
- SANITARY MANHOLE
- DRAINAGE MANHOLE
- WATER MANHOLE
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- UNKNOWN MANHOLE
- YARD DRAIN
- CABLE MANHOLE
- FLARED END SECTION
- FIRE HYDRANT
- WATER GATE VALVE
- GAS GATE VALVE
- MISC. GATE VALVE
- VENT PIPE
- FILLCAP
- WELL
- MAIL BOX
- HAND HOLE
- CONTROLLER CABINET
- ELECTRIC TRANSFORMER
- UTILITY POLE
- GUY WIRE
- CROSSWALK POLE
- LIGHT POLE
- POST
- TRAFFIC LIGHT SUPPORT POLE
- STREET SIGN
- TREE (TYP.)
- MONITOR WELL
- BORING
- ELECTRIC METER
- GAS METER
- WATER METER
- TELEPHONE
- AC UNIT
- TREE LINE
- STONE WALL
- GUIDE RAIL
- DIRECTION OF FLOW
- I.P. PROPERTY CORNER
- MONUMENT
- DRILL HOLE
- SURVEY CONTROL POINT
- FENCE LINE
- WATER LINE
- GAS LINE
- ELECTRIC LINE
- CABLE TELEVISION LINE
- OVERHEAD WIRES
- POINT OF BEGINNING
- NORTHING
- EASTING
- NOW OR FORMERLY
- ENFIELD LAND RECORDS
- DELTA ANGLE
- LINES OF OCCUPATION AND DEED LINES DIFFER IN THIS AREA
- RADIUS
- TANGENT
- LENGTH
- CHORD
- CHORD BEARING
- FRONT YARD
- SIDE YARD
- REAR YARD
- CONTROL POINT
- WETLAND FLAG
- PETROLEUM LINE
- = ASSESSORS LOT NUMBER
- = SPOT GRADE

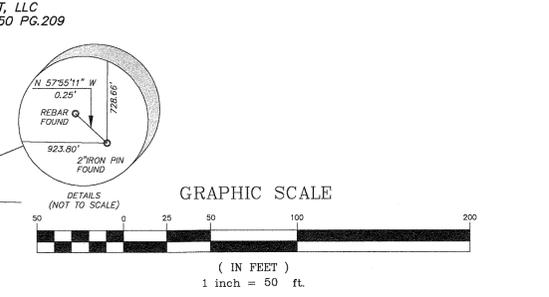
ZONING DISTRICT	MINIMUM LOT, BULK, & YARD REQUIREMENTS					BLDG. AREA (SQ.FT.)	BUILDING COVERAGE (%)	MAXIMUM HEIGHT (STORIES/FEET)	IMPERVIOUS SURFACE (%)
	LOT AREA (SQ.FT.)	FRONTAGE (FEET)	FRONT YARD (FEET)	SIDE YARD (FEET)	REAR YARD (FEET)				
I-1	40,000	200	40	25 *	20		50	25 **	66

* WHEN RAILROAD SIDINGS ARE NECESSARY TO SERVICE A BUILDING, THE SIDE YARD REQUIREMENTS ADJACENT TO SUCH RAILROAD SIDINGS MAY BE OMITTED.
 ** FOR BUILDINGS EXCEEDING THIS REQUIREMENT, THE FRONT, SIDE AND REAR YARDS, AS REQUIRED IN THE ABOVE TABLE, SHALL BE INCREASED IN WIDTH OR DEPTH BY ONE FOOT FOR EACH ADDITIONAL ON FOOT OF BUILDING HEIGHT ABOVE 25 FEET.



- NOTES:
- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996;
 - IT IS A PROPERTY/TOPOGRAPHIC SURVEY INTENDED TO BE USED FOR PLANNING PURPOSES.
 - THE SURVEY FALLS INTO THE RESURVEY BOUNDARY DETERMINATION CATEGORY.
 - THIS SURVEY MEETS OR EXCEEDS CLASS A-2 AND CLASS T-2 ACCURACY STANDARDS.
 - THE SUBJECT PARCEL IS DEPICTED AS LOT 12 ON THE TOWN OF ENFIELD ASSESSOR MAP NUMBER 100 AND HAS A PARCEL NUMBER OF 00016-0002-0130.
 - THE SUBJECT PARCEL IS LOCATED IN THE INDUSTRIAL (I-1) ZONE IN THE TOWN OF ENFIELD.
 - THE SUBJECT PARCEL IS CURRENTLY OWNED BY TROIANO REALTY CORPORATION ENFIELD LAND RECORDS VOLUME 223 AT PAGE 122, VOLUME 305 AT PAGE 468, VOLUME 265 AT PAGE 31 AND VOLUME 292 AT PAGE 62.
 - BEARINGS, COORDINATES AND ELEVATIONS DEPICTED HEREON REFER TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) AND WERE REALIZED FROM OPUS OBSERVATIONS MADE ON JULY 11 & JULY 12, 2011 IN ACCORDANCE WITH "GUIDELINES AND SPECIFICATIONS FOR GLOBAL NAVIGATION SATELLITE SYSTEM LAND SURVEYS IN CONNECTICUT" ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. HOLDING THE FOLLOWING VALUES FOR PUBLISHED CONTROL POINTS STATION #2 N=926821.53, E=1062122.65 ELEVATION 175.05 AND STATION 1 N=926334.62, E=1062119.65 ELEVATION 170.30.
 - UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN DEPICTED BASED UPON RECORD MAPPING, VISIBLE EVIDENCE AND PAROL TESTIMONY. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO THIS SURVEYOR. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.
 - WETLAND FLAGS DEPICTED HEREON WERE SET IN THE FIELD BY A CERTIFIED SOIL SCIENTIST AND WERE LOCATED UNDER THE DIRECTION OF THE UNDERSIGNED LAND SURVEYOR. SOIL TYPES BASED UPON A SKETCH PROVIDED BY THE SOIL SCIENTIST.
 - POSSIBLE CLAIM AREA BY ELARRY SHLATZ DURING A FIELD SURVEY IN OCTOBER 1987 AS NOTED AND DEPICTED ON MAP REFERENCE #8.
 - THE EXISTING PETROLEUM PIPE LINES AND APPURTENANCES DEPICTED HEREON LIE WITHIN LAND NOW OR FORMERLY OF THE STATE OF CONNECTICUT ENFIELD LAND RECORDS AT VOLUME 928 PAGE 97. PORTIONS OF THESE FACILITIES ARE LOCATED WITHIN A FENCED AREA ONLY ACCESSIBLE THROUGH THE SUBJECT PARCEL. NO RECORDED INFORMATION WAS FOUND FOR THIS ACCESS.

- MAP REFERENCES:
- MAP OF LAND FOR STEPHEN KLESZCZEWSKI, ENFIELD CONN. SCALE 1" = 100' MAY, 1968, W.E. SAVAGE, JR. LAND SURVEYOR.
 - MAP OF LAND FOR STEPHEN KLESZCZEWSKI, ENFIELD, CONN. SCALE 1" = 100' JUNE, 1965 WILLIAM E. SAVAGE, JR. LAND SURVEYOR 2914.
 - MAP SHOWING SURVEY OF SOME LAND OF STEPHEN P. KLESZCZEWSKI AT HAZARDVILLE IN THE TOWN OF ENFIELD, HARTFORD COUNTY, CONN. SCALE 1" = 100' CLASS A-2 DEC. 15, 1962, H.F. ROSENBERGER, JR.
 - TOWN OF ENFIELD MAP SHOWING LAND ACQUIRED FROM TROIANO REALTY CORP. BY THE STATE OF CONNECTICUT RECONSTRUCTION OF MOODY ROAD SCALE 1"=40' MARCH 1978 KARL F. CRAWFORD TRANSPORTATION CHIEF ENGINEER - BUREAU OF HIGHWAYS.
 - (MAP) PREPARED FOR TROIANO REALTY CORP. NORTH STREET ENFIELD, CT. SCALE 1" = 50' DATE 3-27-86 CREEDON ASSOCIATES.
 - PROPERTY OF STEVEN KLESZCZEWSKI MOODY & TAYLOR ROADS ENFIELD CONN. SCALE 1" = 60' JULY 1979 JOHN B. CONNOLLY JR. L.S.
 - RIGHT OF WAY AND TRACK MAP, THE NEW YORK NEW HAVEN AND HARTFORD R.R. CO. OPERATED BY THE NEW YORK NEW HAVEN AND HARTFORD R.R. CO. FROM SPRINGFIELD TO EAST HARTFORD STATION 528+00 TO STATION 580+80 TOWN OF ENFIELD STATE OF CONN. SCALE 1"=100 FT. DATE JUNE 30, 1915 OFFICE OF VALUATION ENGINEER, BOSTON, MASS V54-76-11
 - SITE PLAN MOODY ROAD, ENFIELD, CONNECTICUT PREPARED FOR: QUARTZGUIDE CORPORATION, SCALE 1"=40, DATED OCT. 30, 1987 REVISED NOV. 16, 1987 SHEET 1 OF 1 BY SREENATH & SYMONDS ENFIELD, CONNECTICUT



I HEREBY CERTIFY THAT THE INLAND WETLAND BOUNDARY LINES DEPICTED HEREON ARE SUBSTANTIALLY CORRECT.

RC Russo
ROBERT C. RUSSO SOIL SCIENTIST (CERTIFIED)

N/F TROIANO REALTY CORPORATION
E.L.R. VOL.515 PG.1014

N/F JOHN P. SHLATZ
E.L.R. VOL.1025 PG.126

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

THIS MAP IS NOT VALID WITHOUT THE LIVE SIGNATURE AND IMPRESSION TYPE SEAL OF THE LAND SURVEYOR WHOSE NAME APPEARS HEREON.

TODD S. HESKETH, L.S. 17945

PROPERTY / TOPOGRAPHIC SURVEY
PREPARED FOR
TROIANO REALTY CORPORATION
MOODY ROAD
ENFIELD, CONNECTICUT

Date: 07-11-2017 Drawn by: CAD Job no: 97218
Scale: 1" = 50' Checked by: TSH Sheet no: 1 OF 1

Revisions:
No. Date Description
1 10-04-2011 ADD. TOPO IN TANK AREA
2 03-13-2019 ABSULT TANK STORAGE AREA
3 06-29-2020 RUSSO WETLANDS FLAGS

PS-1

F. A. Hesketh & Associates, Inc.
6 Creamery Brook East Granby, CT 06026
Phone (860) 650-8000 • Fax (860) 844-8600
146 N Broad Street, Southern Pines, NC 28387
Phone (910) 892-2844 • Fax (910) 892-3355
www.fahesketh.com • info@fahesketh.com



Connecticut Department of
**ENERGY &
ENVIRONMENTAL
PROTECTION**

RECEIVED
GIS CODE #:
For DEEP Use Only
2020 JUL 10 PM 5:11

79 Elm Street • Hartford, CT 06106-5127

www.ct.gov/deep

Affirmative Action/Equal Opportunity Employer

Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete and mail this form in accordance with the instructions on pages 2 and 3 to:

DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3rd Floor, Hartford, CT 06106

Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

- DATE ACTION WAS TAKEN: year: _____ month: _____
- ACTION TAKEN (see instructions, only use one code): _____
- WAS A PUBLIC HEARING HELD (check one)? yes no
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(print name) _____ (signature) _____

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

- TOWN IN WHICH THE ACTION IS OCCURRING (print name): ENFIELD
does this project cross municipal boundaries (check one)? yes no
if yes, list the other town(s) in which the action is occurring (print name(s)): _____
- LOCATION (see instructions for information): USGS quad name: SPRINGFIELD SOUTH or number: _____
subregional drainage basin number: 4603-01-1
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): TROIANO REALTY CORP.
- NAME & ADDRESS / LOCATION OF PROJECT SITE (print information): 188 MOODY ROAD
briefly describe the action/project/activity (check and print information): temporary permanent description: MAP AMENDMENT
- ACTIVITY PURPOSE CODE (see instructions, only use one code): M
- ACTIVITY TYPE CODE(S) (see instructions for codes): N/A
- WETLAND / WATERCOURSE AREA ALTERED (must provide acres or linear feet): N/A
wetlands: _____ acres open water body: _____ acres stream: _____ linear feet
- UPLAND AREA ALTERED (must provide acres): N/A acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0 acres

DATE RECEIVED:

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO

CLA Engineers, Inc.

Civil • Structural • Survey

317 MAIN STREET

NORWICH, CT 06360

(860) 886-1966

(860) 886-9165 FAX

July 7, 2020

David Ziaks, P.E.
F.A. Hesketh & Assoc., Inc.
6 Creamery Brook
East Granby, CT 06026

Re: Wetland delineation
188 Moody Rd
Enfield
CLA – 6556

Dear Mr. Ziaks:

CLA has investigated the referenced site to determine the conditions present and to delineate and evaluate wetlands. The investigations were conducted in June of 2019. This report documents the wetland boundary, soils, habitat types and plant species found at the site. Note that the wetland delineation was done per the State of Connecticut criteria as defined in C.G.S. 22a. The soils were investigated with a hand held Dutch auger and delineated with pink flagging tape.

Existing Conditions

The site is located at 188 Moody Rd which is on the south side of the road. There is currently development on the west side of the parcel including a cell tower, a building and a tank. Wetland was delineated at the south and eastern edges of the site and the areas of on-site wetland are portions of the contiguous wetland which continues off site. The site has been subject to clearing in the past and has areas of open field and stands of young evergreens and hardwoods. The site also has piles of debris along the southern edge.

Site Topography

The site has areas of previously disturbed soils and irregular topography (debris piles), especially along the southern boundary. The topography of the remainder of the site is nearly level with short, abrupt slopes down to the wetlands. The irregular presence of an Ap (plowed topsoil) horizon indicates past re-grading of the site.

Surrounding Land Use

The site is surrounded by Moody Rd, a railroad and other commercial parcels. Moody Rd has commercial development along the road much of its road frontage in the vicinity of the site. The land to the south and east of the parcel is currently wooded swamp.

Surficial Geology and Soils

Table 1 is a summary table of the soils found on the site. Note that on site soils are formed in glaciofluvial deposits (deposited by glacial meltwater flow), some of which have an eolian (wind deposited) cap. Additional information regarding the onsite soils is provided in Appendix A.

Table 1 - Soil Types and Properties at the 188 Moody Rd Site

<u>Soil Series</u>	<u>Parent Material</u>	<u>Drainage Class</u>	<u>Texture/Characteristics</u>
Raypol (12)*	Eolian and glaciofluvial	Poorly drained	Silt loam over sand and gravel
Ninegret (701a)	Eolian and glaciofluvial	Moderately well	Silt loam over sand and gravel
Windsor (36b)	Glaciofluvial	Excessively	Sand and gravel

* Wetland soil type

Wetland Description

The on site wetland is part of a larger wooded swamp that extends to the east, south and west. An off-site watercourse flows westward out of this wetland and under the railroad tracks. The onsite wetland edge is well defined by a two to three foot topographic break. The wooded swamp that has some areas of long-term saturation and is primarily a red maple swamp.

Typical plant species within the wetland include red maple (*Acer rubrum*) and white pine (*Pinus strobus*) in the canopy, sweet pepperbush (*Clethra alnifolia*) and high bush blueberry (*Vaccinium corymbosum*) in the shrub layer, and skunk cabbage (*Symplocarpus foetidus*), cinnamon fern (*Osmunda cinnomomea*) in the herbaceous layer. These plants are characteristic of local red maple swamps.

The hydrology of the subject wetland is supported primarily by groundwater discharge with surface water inputs during large storm events.

Based evidence found during the delineation, the principal functions of the wetland wildlife habitat, floodwater storage, groundwater recharge/discharge, The December 2019 update of the CTDEEP Natural Diversity Database maps shown no known presence of protected species.

Potential for Impacts

F.A. Hesketh has field located the wetland flags and on review CLA believes that the wetlands shown on plans that they have prepared are substantially correct. CLA understands that the proposed activity is limited to clearing of upland vegetation and that proper erosion and sedimentation measures are proposed. In summary CLA believes that The wetlands are properly depicted and that is proper measures are taken per the plans, no adverse impacts to wetlands will result.

Please contact me if you have any questions.

Sincerely,

Robert C Russo

Robert C. Russo
C.S.S.

Appendix A

Soils Data

Soil Map—State of Connecticut
(188 Moody Rd)



MAP LEGEND

-  Area of Interest (AOI)
-  Area of Interest (AOI)
-  Soils
-  Soil Map Unit Polygons
-  Soil Map Unit Lines
-  Soil Map Unit Points
-  Special Point Features
-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot
-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features
-  Water Features
-  Streams and Canals
-  Transportation
-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads
-  Background
-  Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.
Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut
Survey Area Data: Version 19, Sep 13, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 27, 2016—Oct 30, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
12	Raypol silt loam	11.8	10.3%
15	Scarboro muck, 0 to 3 percent slopes	7.6	6.6%
17	Timakwa and Natchaug soils, 0 to 2 percent slopes	7.3	6.3%
29A	Agawam fine sandy loam, 0 to 3 percent slopes	11.1	9.6%
29B	Agawam fine sandy loam, 3 to 8 percent slopes	2.5	2.2%
36A	Windsor loamy sand, 0 to 3 percent slopes	0.4	0.3%
36B	Windsor loamy sand, 3 to 8 percent slopes	2.0	1.8%
306	Udorthents-Urban land complex	6.6	5.7%
307	Urban land	19.0	16.5%
701A	Ninigret fine sandy loam, 0 to 3 percent slopes	32.3	28.1%
702A	Tisbury silt loam, 0 to 3 percent slopes	1.7	1.4%
704A	Enfield silt loam, 0 to 3 percent slopes	7.4	6.4%
704B	Enfield silt loam, 3 to 8 percent slopes	5.5	4.8%
Totals for Area of Interest		115.2	100.0%

Soil Map—State of Connecticut
(188 Moody Rd)



Map Scale: 1:5,160 if printed on A landscape (11" x 8.5") sheet.
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

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Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
12	Raypol silt loam	11.8	10.3%
15	Scarboro muck, 0 to 3 percent slopes	7.6	6.6%
17	Timakwa and Natchaug soils, 0 to 2 percent slopes	7.3	6.3%
29A	Agawam fine sandy loam, 0 to 3 percent slopes	11.1	9.6%
29B	Agawam fine sandy loam, 3 to 8 percent slopes	2.5	2.2%
36A	Windsor loamy sand, 0 to 3 percent slopes	0.4	0.3%
36B	Windsor loamy sand, 3 to 8 percent slopes	2.0	1.8%
306	Udorthents-Urban land complex	6.6	5.7%
307	Urban land	19.0	16.5%
701A	Ninigret fine sandy loam, 0 to 3 percent slopes	32.3	28.1%
702A	Tisbury silt loam, 0 to 3 percent slopes	1.7	1.4%
704A	Enfield silt loam, 0 to 3 percent slopes	7.4	6.4%
704B	Enfield silt loam, 3 to 8 percent slopes	5.5	4.8%
Totals for Area of Interest		115.2	100.0%

188 MOODY RD

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Location 188 MOODY RD

Mblu 100 / 0012 /

Acct# 001600020130

Owner TROIANO REALTY CORP

Assessment \$1,312,310

Appraisal \$1,874,720

PID 2238

Building Count 1

Fire District 3

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$1,168,800	\$705,920	\$1,874,720

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$818,160	\$494,150	\$1,312,310

Owner of Record

Owner TROIANO REALTY CORP
Co-Owner
Address 0777 ENFIELD ST
ENFIELD, CT 06082

Sale Price \$0
Certificate 1
Book & Page 0305/0468
Sale Date

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
TROIANO REALTY CORP	\$0	1	0305/0468	

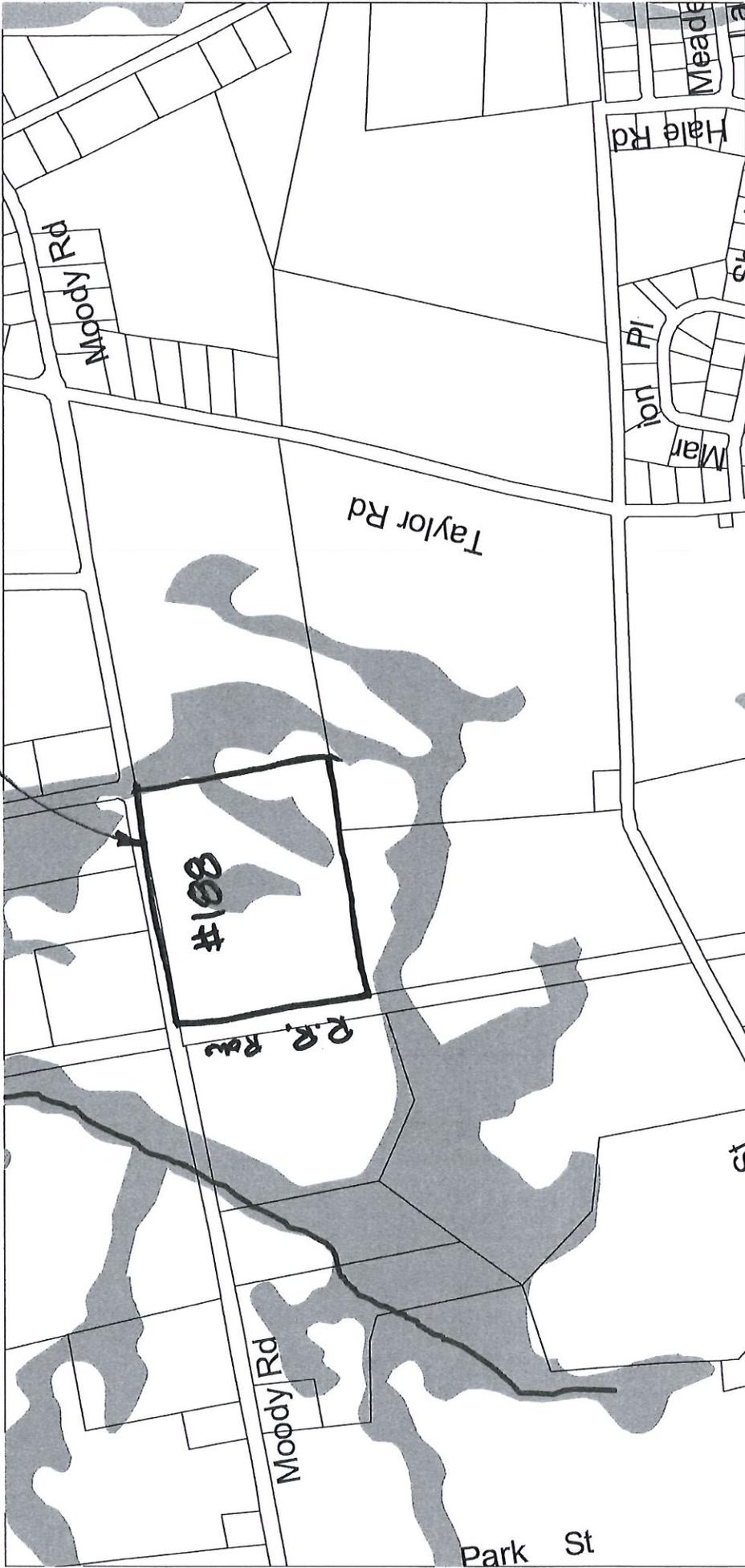
Building Information

Building 1 : Section 1

Year Built: 1965
Living Area: 10,980
Replacement Cost: \$490,290
Building Percent Good: 37
Replacement Cost
Less Depreciation: \$181,410

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SUBJECT 2020 JUL 10 PM 5:11
PARCEL



TOWN MAP
7/9/20



TOWN OF ENFIELD

ENFIELD INLAND WETLAND AND WATERCOURSES AGENCY

IW# 611 – 67 Middle Road, Enfield, CT 06082 – Map 065/Lot 0062 – Single Family Residence

STAFF REPORT

July 14, 2020

BACKGROUND

This is an application for a permit to construct a single-family residence within the 100-foot Upland Review Area (URA) on the property known as 67 Middle Road.

A lot split was approved by the Department of Planning and Zoning on 06/17/2020. The parcel for the proposed single-family residence meets the lot and area requirements as defined by Table 4.10 in the Zoning Regulations. The owner states that the land from the lot split (not the land included in this application) will become subject to a conservation easement with the Connecticut Farmland Trust.



***Please note that the above GIS image does not reflect the approved lot split.**

Per Section 2 - Definitions, all areas within 100-feet of the boundary of such wetlands or watercourses are a **regulated activity**.

Please refer to the site plan, the soil survey, and the CRCOG GIS imagery of the soil. In addition, the applicant has provided documentation of previous building structures that were located on the proposed parcel.

STAFF COMMENTS

- The soil classification on the location of the proposed house is Ninigret fine sandy loam, 0 to 3% slopes which is a moderately well drained soil type. The provided site plan shows that some of the treed area on the property will need to be cut to build the house.

Page 1 of 4



TOWN OF ENFIELD

However, the proposed conservation easement is a positive way to protect the wetlands located on the remainder of the lot split.

- Chief Jack Flanagan of the Fire Department did not have any issues or concerns with the proposed single-family dwelling.
- John Cabibbo, Assistant Town Engineer, did not have any engineering concerns with the proposed development. He did note that a more detailed plot plan will be required with the building permit application.

RESOLUTION

MOTION TO APPROVE THE WETLANDS PERMIT FOR IW# 611 – 67 Middle Road – Application for a permit to construct a single family residence within the 100-foot Upland Review Area (URA) on the property known as 67 Middle Road; Raffia Farms, INC., Owner; Map 065/Lot 0062; Zone R-44.

Prior to the Start of Construction:

1. Prior to the start of construction or, if applicable, the issuance of a building permit(s) the full-size plans as approved by the Agency (and the Planning and Zoning Commission) shall be submitted to the Inland Wetlands Agent;
2. The permittee/contractor shall schedule a pre-construction meeting (if required) with the Inland Wetlands Agent to be held no sooner than two (2) weeks before the regulated activities are to begin. The permittee shall, at that time, review with the Inland Wetlands Agent, the procedures to be taken to protect the regulated areas prior to and during construction;
3. The applicant must submit a Sediment & Erosion Control Bond in an amount to be determined by the Director of Planning and the Town Engineer. This bond can be returned to the applicant upon completion and inspection of all work to be done on the property;
4. The Inland Wetlands and Watercourses Agency or its designated Agent must be notified in writing within three (3) business days of the proposed commencement of permitted activities, and upon completion of said activities; a “business day” is a day when the Town Hall is open for business.
5. Prior to the start of construction, adequate erosion and sedimentation control measures shall be implemented, and shall be maintained throughout the entire construction phase and shall meet or exceed the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control, as revised, until the site has become stabilized with permanent vegetative cover.
6. The Permittee shall submit a plan noting plant type and number of plants to be placed in affected area.
7. The Standard Town Notes must be added to the final plans submitted to the Planning Office.

General Conditions:

Page 2 of 4



TOWN OF ENFIELD

8. This approval shall be valid for five (5) years from the date of approval unless otherwise revoked or specifically extended;
9. All work and all regulated activities conducted pursuant to this permit shall be consistent with these terms and conditions hereof. Any structures, excavation, fill, obstruction, encroachments or regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in its modification, suspension, or revocation. Upon initiation of the activities authorized herein, the permittee thereby accepts and agrees to comply with the terms and conditions hereof;
10. This approval is not transferable without the written consent of the Enfield Inland Wetlands and Watercourses Agency or its designated Agent;
11. In issuing this approval, the Agency has relied on information provided by the applicant and, if such information subsequently proves to be false, deceptive, incomplete and/or inaccurate this permit shall be modified, suspended or revoked;
12. This approval shall be made a part of all construction contracts and sub-contracts pertaining to the proposed regulated activities and shall supersede all other contract requirements;
13. The permittee shall permit the Agency, its authorized representative(s) or designee(s) to make periodic inspections at any time deemed necessary in order to assure that the activity being performed under authority of this permit is in accordance with the terms and conditions prescribed herein;
14. No equipment or material including without limitation, fill, construction materials, or debris, shall be deposited, placed, or stored in any wetland or watercourse on or off site unless specifically authorized by this permit;
15. This approval is subject to and does not derogate any present or future property rights or other rights or powers of the Town of Enfield, and conveys no property rights or in real estate of material nor any exclusive privileges, and is further subject to any and all public and private rights and to any activity affected hereby;
16. The construction site shall be left in a stable condition at the close of each day. An adequate stockpile of erosion control materials shall be on site at all times for emergency or routine replacement and shall include materials to repair silt fences, hay bales, mulch, stone-riprap filter dikes or any other devices planned for use during construction. Additional erosion/stormwater control measures are to be installed as directed by the Inland Wetland Agency, its authorized representative(s) or designee(s) if field conditions necessitate.



TOWN OF ENFIELD

17. The permittee shall immediately inform the Planning Division of any problems involving wetlands or watercourses which have developed in the course of, or which are caused by, the authorized work;
18. All temporary barriers, including erosion and sedimentation controls are to be removed when the site is stabilized in suitable weather conditions. The site is considered stabilized when there is equal to or greater than 70% vegetative cover;
19. With the exception of the addition of the items stated in these conditions, this application is approved in accordance with the plans referenced above. Any changes that would potentially cause greater impact to wetlands or watercourses, such as enlargement of the area of disturbance or reorientation of building footprints, from the plans shall require the permittee to come before the Enfield Inland Wetlands and Watercourses Agency for a Determination of Permit Modification.
20. The Inland Wetlands and Watercourses Permit number shall be located on all future plans to any Town or State Agency.
21. The Wetland Permittee shall complete the permit prerequisites and file the permit on the Land Records within 365 days.

The Inland Wetlands and Watercourses permit, when issued, does not abrogate the applicant's responsibility to obtain permits that may be necessary from other agencies at the local, state or federal level prior to commencing the project.

REFERENCE PLANS

1/1 – “Proposed Single Family House” prepared for Raffia Farms, Inc., 67 Middle Road, Enfield, CT, Map 065/Lot 0062, Zone R-44. Prepared by Gary B. LeClair, LLC, 57 Acorn Drive, Windsor Locks, CT 06096, (860) 627-8200, n.d.

DATED this day 14th day of July 2020.



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TOWN OF ENFIELD 2020 JUL 10 PM 3:53

Inland Wetlands & Watercourses Agency

Planning Division • 820 Enfield Street Enfield, CT 06082
Telephone: 860-253-6355 Website: www.enfield-ct.gov

Permit Application for Inland Wetlands & Watercourses Activity

Application For: Permit Extension Agent Approval Other _____
 Modification (Existing Permit/ Application #'s): _____

Staff Use Only

IW #:	611	View Permit #:	TPL-20-80
IWWA Regulation Section:			

PLEASE REVIEW LAND USE APPLICATION GUIDE FOR INSTRUCTIONS

Property Address: 67 Middle Road Map #: 65 Lot #: 62

Zone(s): BP and R44 Size of Parcel: 1.03 acres Account #: _____

Current Use: Former house site

Project Name: Proposed Single Family Residence

Summary Description: See attached description

Applicant's Name: Raffia Farms Inc.

Applicant's Address: 113 Raffia Road Enfield CT 06082

Contact #: 860-749-9775 Email: raffiafarmsinc@gmail.com

Applicant's Representative: Andrew Urbanowicz, Esq.

Representative Address: P.O. Box 202 Somersville CT 06072

Contact #: 860-745-0351 Email: Andrew@avvllaw.com

Does Applicant own the Property? Yes (Attach Copy of DEED)
 No (Provide Information Below)



TOWN OF ENFIELD

Owner's Name: Raffia Farms Inc.
Owner's Contact #: (860) 749-9775
Owner's Address: 113 Raffia Road, Enfield, CT 06082
Owner's Email: raffiafarmsinc@gmail.com

Project Information:

Septic: [] Yes [x] No
Public Sewer: [x] Yes [] No
Well Water: [] Yes [x] No
Public Water: [x] Yes [] No
Outdoor Storage: [] Yes [x] No
Design District: [] Yes [x] No

Do wetlands and watercourses affect this application? [x] Yes [] No
Is the property within a Level A or Level B Aquifer Protection Area? [x] Yes [] No
Does this application include any regulated activity in a floodplain [] Yes [x] No

(If yes, you will need to also submit a Flood Hazard Development Permit application to the Planning & Zoning Commission)

What is the total lot acreage? 1.03 acres

What is the length of the property frontage? (List by Street) 176.73 Feet Middle Rd.

Name the abutting street(s): Middle Road

What are the existing land uses and zoning districts for abutting properties or across the street(s)?

North Active Agriculture / BP zone
East Active Agriculture / R44 zone
South Active Agriculture / R44 zone / Residential
West R44 zone / Residential



TOWN OF ENFIELD

Environmental History:

Is any portion of the property located within 500 feet of an adjoining municipality? Yes No

Name Municipalities: _____

Area of wetlands located on the property: _____ Square Feet

Area of wetlands to be impacted: _____ Square Feet

Watercourses located on the property: Yes No

Name and type of watercourses: _____

Are proposed activities located within the 100-Year floodplain? Yes No

Are proposed activities located within a floodway? Yes No

Are there slopes with grades in excess of 15% located on the property? Yes No

Is any portion of the project located within a public water supply aquifer or watershed area?

Yes No

Phase I: Land Records reviewed for environmental hazards? Yes No

Phase II: Environmental Hazards Identified? Yes No

If yes, please list the environmental conditions found: _____



TOWN OF ENFIELD

Phase 3: Is there a remediation plan? Yes No

If yes, please describe the remediation plan: _____

Are there environmental restrictions on the property? Yes No

If yes, please list environmental restrictions: _____

COMPLETE & SUBMIT:

INLAND WETLANDS & WATERCOURSES APPLICATION CHECKLIST

COMPLETE & SUBMIT:

STATE OF CONNECTICUT INLAND & WETLANDS WATERCOURSE ACTIVITY
REPORTING FORM



TOWN OF ENFIELD

The applicant understands that this application is to be considered complete only when all information and documents required by the Agency have been submitted. The undersigned warrants the truth of all statements contained herein and in all supporting documents according to the best of his/her knowledge and belief. Permission is granted to the Town of Enfield, Inland Wetlands & Watercourses Agency, and its agent(s) to walk the land, at reasonable times, and perform those tests necessary to properly review the application, both before and after a final decision has been issued.

I have reviewed and acknowledge the Land Use Application Guide for further instructions on how to complete my application.

Applicant Signature: [Signature] Date: 7/10/2020

Owner

Print Name: Gary J. Raffia Secretary
Raffia Farms, Inc.

Owner's Signature: _____ Date: _____

Gary J. Raffia Secretary
Raffia Farms, Inc.

Print Name: _____

Subscribed and sworn to before me 10th day of July, 2020.

[Signature]
Commissioner of the Superior Court
Notary Public Andrew V. Urbanowicz
429528

~~My Commission Expires:~~ _____

For Office Use	
Application #: _____	Date Submitted: _____
DEP Form Submitted Date: _____	

The Law Office of Andrew V. Urbanowicz

95 Raffia Road, Suite 3, Enfield, CT 06082

U.S. Mail: P.O. Box 202, Somersville, CT 06072

(860) 745-0351

Admitted to Practice in CT, MA, VT, & DC

(860)838-4777 Fax

Serving Clients in Connecticut, Massachusetts, and Vermont

July 10, 2020

Inland Wetlands & Watercourses Agency
Town of Enfield
820 Enfield Street
Enfield, CT 06082

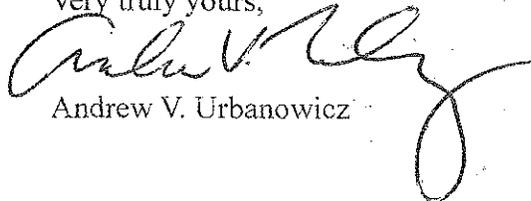
Dear Sir/Madam:

Submitted together with this cover letter, please file the following:

1. Letter granting authority from Applicant;
2. Completed Application;
3. A narrative describing the project;
4. A copy of the deed;
5. 2006 GIS Map of former structures;
6. 2009 GIS Map of former structures;
7. 2012 GIS Map of former structures;
8. USDA/NRCS web Soil Survey Report of Soil Classes;
9. 2001 Assessor's record card;
10. 2006 Assessor's record card;
11. Statewide Wetlands Reporting Form;
12. Connecticut Farmland Trust Mission Statement;
13. 14 sets of the site plan;
14. Payment of the filing fee.

If there is anything else you require, kindly let me know.

Very truly yours,



Andrew V. Urbanowicz

Enclosures

cc: Raffia Farms, Inc.

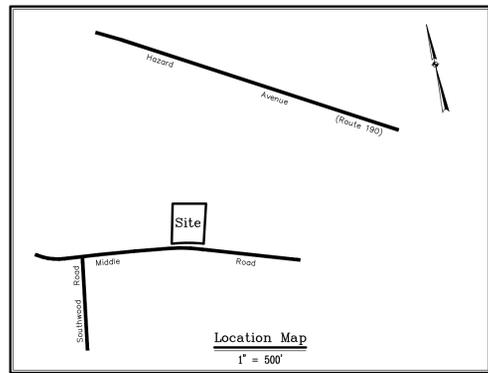
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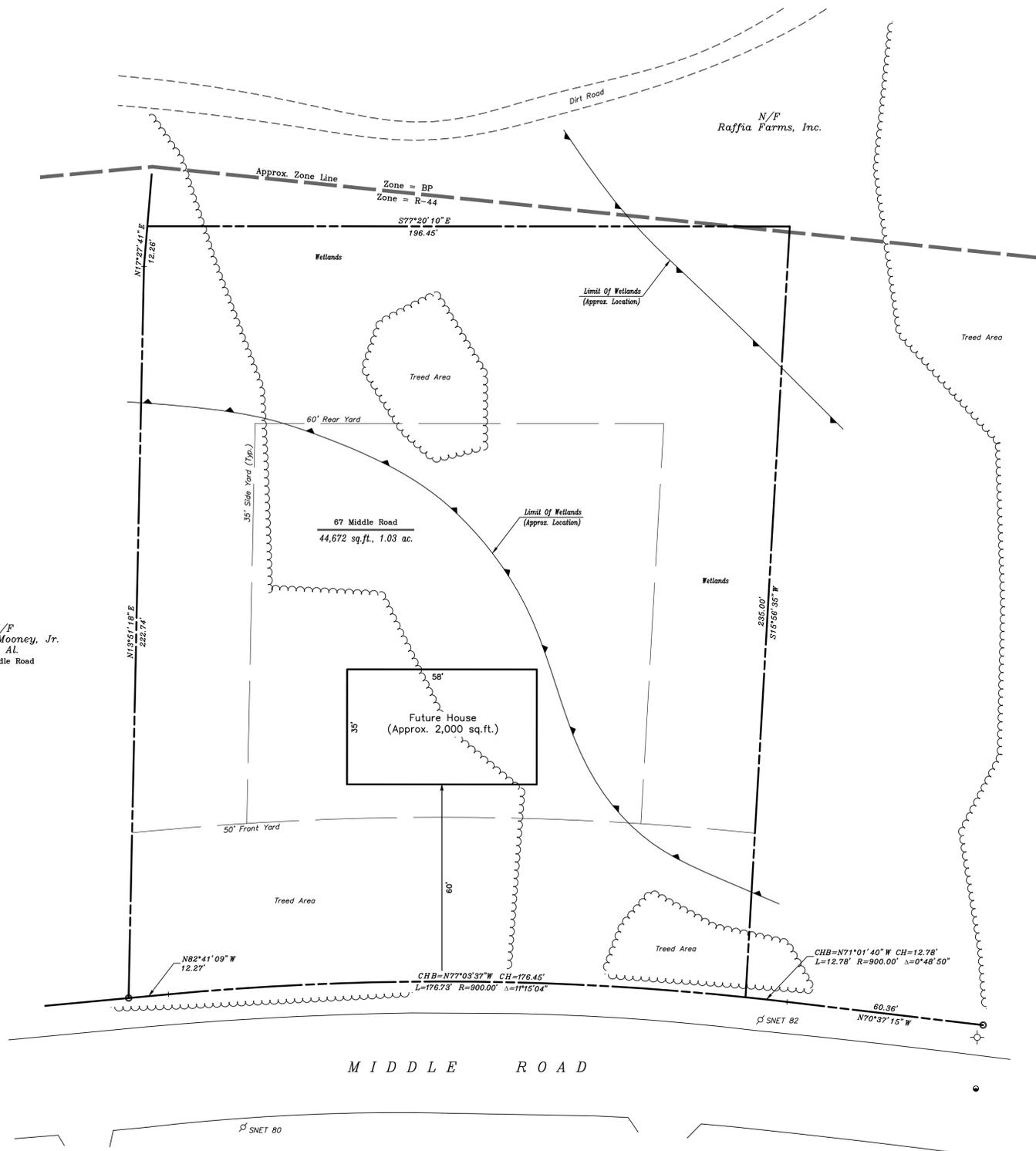
Summary Description

The purpose of this application is to allow the reconstruction of a single family residence at 67 Middle Road where a previous single family residence stood until 2012. It is the applicant's position that this project would not impact any inland wetlands. Due to the fact that the site had previously been developed and used a residence dwelling for some 200 plus years prior to 2012. There are no water courses on the property. There are no observable wetlands that would be disturbed by this construction. The abutting land owned by the same land owner will be subject to a conservation easement and preserved as farmland. This preserved land will offset any impact to any regulated areas.

Parcel "B" is to be preserved by Connecticut Farmland Trust to remain an active farm.



N/F
John H. Mooney, Jr.
Et Al.
65 Middle Road



Legend:

- Existing IP
- IP (To Be Set)
- Existing Monument
- Monument (To Be Set)
- ⊙ Drill Hole
- ⊕ Utility Pole
- ⊗ Wire On Ground
- ⊖ Water Gate
- ⊘ Gas Gate
- ⊙ Signs
- ⊙ Wood Post
- ⊙ Hydrant
- ⊙ Light
- ⊙ Handhole
- ⊙ Mail Box
- ⊙ Monitor Well

- ⊙ Existing Trees

- ⊖ Stonewall
- ⊖ Fence
- ⊖ Guide Rail
- ⊖ Tree Line
- ⊖ Existing Contour Line
- ⊖ Existing Spot Elevation

Map References:

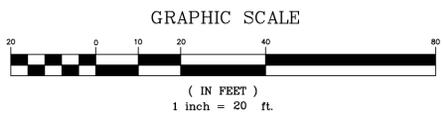
1. "Lot Split Prepared For Raffia Farms, Inc. 67 Middle Road Enfield, Connecticut Map 065 Lot 0062 Zone R-44 Scale 1" = 40' Date 6-15-20 By Gary B. LeClair LLC, Windsor Locks, Connecticut".

General Notes:

1. Bearings based on reference map #1.
2. Wetland limits noted hereon are approximate and scaled from Town Of Enfield Inland Wetlands Map.
3. Underground utility, structure and facility locations noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parcel testimony and from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to this surveyor. The size, location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction. Call Before You Dig (811).
4. This survey and map has been prepared in accordance with Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies - "Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a Limited Property Survey based on a Dependent Resurvey conforming to Horizontal Accuracy Class A-2.

These drawings are the property of the Surveyor and have been prepared specifically for the owner of the Project at this site. They are not to be used for any other purpose, location, or person without the written consent of the Surveyor.

No declaration is expressed or implied unless these plans bear the live signature and embossed seal of the Surveyor whose name appears hereon.



ZONING INFORMATION BULK CHART:			
ZONE:	REQUIRED	EXISTING	PROPOSED
R-44			
MINIMUM LOT AREA	44,000 sq.ft.	44,672 sq.ft., 1.03 ac.	
MIN. LOT FRONTAGE	175'	189.00'	
MIN. FRONT YARD	50'		60'
MIN. SIDE YARD	35'		
MIN. REAR YARD	60'		

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

**Progress Print
(For Review & Comment Only)
7-08-20**

Gary B. LeClair, L.S. #70017

Proposed Single Family House

Prepared For
Raffia Farms, Inc.

67 Middle Road
Enfield, Connecticut

Map: 065 Lot: 0062 Zone: R-44

Gary B. LeClair, LLC
Licensed Land Surveyors

57 ACORN DRIVE
WINDSOR LOCKS, CONNECTICUT 06096
(860) 627-8200

BY	SCALE	DATE	SHEET	CHECKED	NO.
A.B.L.	1" = 20'	7-07-20	1 OF 1	G.B.L.	220007



STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM

Pursuant to section 22a-39(m) of the General Statutes of Connecticut and section 22a-39-14 of the Regulations of Connecticut State Agencies, inland wetlands agencies must complete the Statewide Inland Wetlands & Watercourses Activity Reporting Form for **each** action taken by such agency.

This form may be made part of a municipality's inland wetlands application package. If the municipality chooses to do this, it is recommended that a copy of the Town and Quadrangle Index of Connecticut and a copy of the municipality's subregional drainage basin map be included in the package.

Please remember, the inland wetlands agency is responsible for ensuring that the information provided is **accurate** and that it reflects the **final** action of the agency. Incomplete or incomprehensible forms will be mailed back to the agency. Instructions for completing the form are located on the following pages.

The inland wetlands agency shall mail completed forms for actions taken during a calendar month no later than the 15th day of the following month to the Department of Energy and Environmental Protection (DEEP). Do **not** mail this cover page or the instruction pages. Please mail **only** the **completed** reporting form to:

DEEP Land & Water Resources Division
Inland Wetlands Management Program
79 Elm Street, 3rd Floor
Hartford, CT 06106

Questions may be directed to the DEEP's Inland Wetlands Management Program at (860) 424-3019.

INSTRUCTIONS FOR COMPLETING THE STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM

*Use a separate form to report EACH action taken by the Agency. Complete the form as described below.
Do NOT submit a reporting form for withdrawn actions.*

PART I: Must Be Completed By The Inland Wetlands Agency

1. Choose the year and month the Inland Wetlands Agency took the action being reported. If multiple actions were taken regarding the same project or activity then multiple forms need to be completed.
2. Choose ONE code letter to describe the final action or decision taken by the Inland Wetlands Agency. Do NOT submit a reporting form for withdrawn actions. Do NOT enter multiple code letters (for example: if an enforcement notice was given and subsequent permit issued - two forms for the two separate actions are to be completed).
 - A = A Permit Granted by the Inland Wetlands Agency (not including map amendments, see code D below)
 - B = Any Permit Denied by the Inland Wetlands Agency
 - C = A Permit Renewed or Amended by the Inland Wetlands Agency
 - D = A Map Amendment to the Official Town Wetlands Map - or -
An Approved/Permitted Wetland or Watercourse Boundary Amendment to a Project Site Map
 - E = An Enforcement Action: Permit Revocation, Citation, Notice of Violation, Order, Court Injunction, or Court Fines
 - F = A Jurisdictional Ruling by the Inland Wetlands Agency (i.e.: activities "permitted as of right" or activities considered non-regulated)
 - G = An Agent Approval pursuant to CGS 22a-42a(c)(2)
 - H = An Appeal of Agent Approval Pursuant to 22a-42a(c)(2)
3. Check "yes" if a public hearing was held in regards to the action taken; otherwise check "no".
4. Enter the name of the Inland Wetlands Agency official verifying that the information provided on this form is accurate and that it reflects the FINAL action of the agency.

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant - If Part II is completed by the applicant, the applicant MUST return the form to the Inland Wetlands Agency. The Inland Wetlands Agency MUST ensure that the information provided is accurate and that it reflects the FINAL action of the Agency.

5. Enter the name of the municipality for which the Inland Wetlands Agency has jurisdiction and in which the action/project/activity is occurring.

Check "yes" if the action/project/activity crosses municipal boundaries and enter the name(s) of the other municipality(ies) where indicated. Check "no" if it does not cross municipal boundaries.
6. Enter the USGS Quad Map name or number (1 through 115) as found on the Connecticut Town and Quadrangle Index Map (the directory to all USGS Quad Maps) that contains the location of the action/project/activity. Click on the following website for USGS Quad Map information: http://ct.gov/deep/lib/deep/gis/resources/Index_NamedQuadTown.pdf

ALSO enter the four-digit identification number of the corresponding Subregional Drainage Basin in which the action/project/activity is located. If the action/project/activity is located in more than one subregional drainage basin, enter the number of the basin in which the majority of the action/project/activity is located. Town subregional drainage basin maps can be found at UConn CLEAR's website: http://clear.uconn.edu/data/map_set/index.htm (no roads depicted) or at CTECO: http://www.cteco.uconn.edu/map_catalog.asp (depicts roads, choose town and a natural drainage basin map).
7. Enter the name of the individual applying for, petitioning, or receiving the action.
8. Enter the name and address or location of the action/project/activity. Check if the action/project/activity is TEMPORARY or PERMANENT in nature. Also provide a brief DESCRIPTION of the action/project/activity. It is always best to provide as much information as possible (i.e., don't just state "forestry", provide details such as "20 acre forestry harvest, permit required for stream crossing".)

9. Carefully review the list below and enter ONLY ONE code letter which best characterizes the action/project/activity. All state agency projects must code "N".

- | | |
|---|--|
| A = Residential Improvement by Homeowner | I = Storm Water / Flood Control |
| B = New Residential Development for Single Family Units | J = Erosion / Sedimentation Control |
| C = New Residential Development for Multi-Family / Condos | K = Recreation / Boating / Navigation |
| D = Commercial / Industrial Uses | L = Routine Maintenance |
| E = Municipal Project | M = Map Amendment |
| F = Utility Company Project | N = State Agency Project |
| G = Agriculture, Forestry or Conservation | P = Other (this code includes the approval of
concept plans with no-on-the-ground work) |
| H = Wetland Restoration, Enhancement, Creation | |

10. Enter between one and four code numbers to best characterize the project or activity being reported. Enter "NA" if this form is being completed for the action of map amendment. You MUST provide code 12 if the activity is located in an established upland review area. You MUST provide code 14 if the activity is located beyond the established upland review area or no established upland review area exists.

- | | |
|---|---|
| 1 = Filling | 8 = Underground Utilities Only (no other activities) |
| 2 = Excavation | 9 = Roadway / Driveway Construction |
| 3 = Land Clearing / Grubbing (no other activity) | 10 = Drainage Improvements |
| 4 = Stream Channelization | 11 = Pond, Lake Dredging / Dam Construction |
| 5 = Stream Stabilization (includes lakeshore stabilization) | 12 = Activity in an Established Upland Review
Area |
| 6 = Stream Clearance (removal of debris only) | 14 = Activity in Upland |
| 7 = Culverting (not for roadways) | |

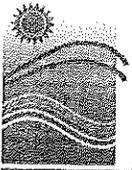
Examples: Jurisdictional ruling allowing construction of a parking lot in an upland where the municipality does not have an established upland review area must use code 14, other possible codes are 2 and 10. Permitted construction of a free standing garage (residential improvement by homeowner) partially in an established upland review area with the remainder in the upland must use code 12 and 14, other possible codes are 1 and 2.

11. Leave blank for TEMPORARY alterations but please indicate action/project/activity is temporary under question #8 on the form. For PERMANENT alterations, enter in acres the area of wetland soils or watercourses altered. Include areas that are permanently altered, or are proposed to be, for all agency permits, denials, amendments, renewals, jurisdictional rulings, and enforcement actions. For those activities that involve filling or dredging of lakes, ponds or similar open water bodies enter the acres filled or dredged under "open water body". For those activities that involve directly altering a linear reach of a brook, river, lakeshore or similar linear watercourse, enter the total linear feet altered under "stream". Remember that these figures represent only the acreage altered not the total acreage of wetlands or watercourses on the site. You MUST provide all information in ACRES (or linear feet as indicated) including those areas less than one acre. To convert from square feet to acres, divide square feet by the number 43,560. If this report is being completed for an agency jurisdictional ruling and detailed information is not available, provide an estimate. Enter zero if there is no alteration.

12. Enter in acres the area of upland altered as a result of an ACTIVITY REGULATED BY the inland wetlands agency, or as a result of an AGENT APPROVAL pursuant to CGS section 22a-42a(c)(2). Leave blank for TEMPORARY alterations but please indicate action/project/activity is temporary under question #8 on the form. Include areas that are permanently altered, or proposed to be permanently altered, for all agent approvals, agency permits, denials, amendments, renewals, jurisdictional rulings, and enforcement actions. You MUST provide all information in ACRES including those areas less than one acre. See directions above (#11) for conversion factor. If this report is being completed for an agent approval or an agency jurisdictional ruling and detailed information is not available, provide an estimate. Enter zero if there is no alteration.

13. Enter the acres that are, or are proposed to be, restored, enhanced or created for all agency permits, denials, amendments, renewals, jurisdictional rulings and enforcement actions. NOTE restored or enhanced applies to previously existing wetlands or watercourses. Created applies to a non-wetland or non-watercourse area which is converted into wetlands or watercourses (question #10 must provide 12 and/or 14 as an answer, and question #12 must also be answered). You MUST provide all information in ACRES including those areas less than one acre. See directions above (#11) for conversion factor. Enter zero if there is no restoration, enhancement or creation.

PART III: To Be Completed By The DEEP - Please leave this area blank. Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.



Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete and mail this form in accordance with the instructions on pages 2 and 3 to:

DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3rd Floor, Hartford, CT 06106

Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

- DATE ACTION WAS TAKEN: year: _____ month: _____
- ACTION TAKEN (see instructions, only use one code): _____
- WAS A PUBLIC HEARING HELD (check one)? yes no
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(print name) _____ (signature) _____

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

- TOWN IN WHICH THE ACTION IS OCCURRING (print name): Enfield
does this project cross municipal boundaries (check one)? yes no
if yes, list the other town(s) in which the action is occurring (print name(s)): _____
- LOCATION (see instructions for information): USGS quad name: _____ or number: _____
subregional drainage basin number: _____
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Raffia Farms, Inc.
- NAME & ADDRESS / LOCATION OF PROJECT SITE (print information): 67 Middle Road Enfield CT
briefly describe the action/project/activity (check and print information): temporary permanent description: Construction of single family residence.
- ACTIVITY PURPOSE CODE (see instructions, only use one code): B
- ACTIVITY TYPE CODE(S) (see instructions for codes): 12, 2, _____, _____
- WETLAND / WATERCOURSE AREA ALTERED (must provide acres or linear feet):
wetlands: _____ acres open water body: _____ acres stream: _____ linear feet
- UPLAND AREA ALTERED (must provide acres): _____ acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0 acres

DATE RECEIVED:

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

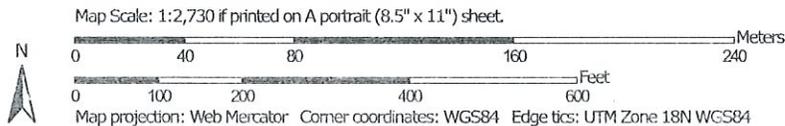
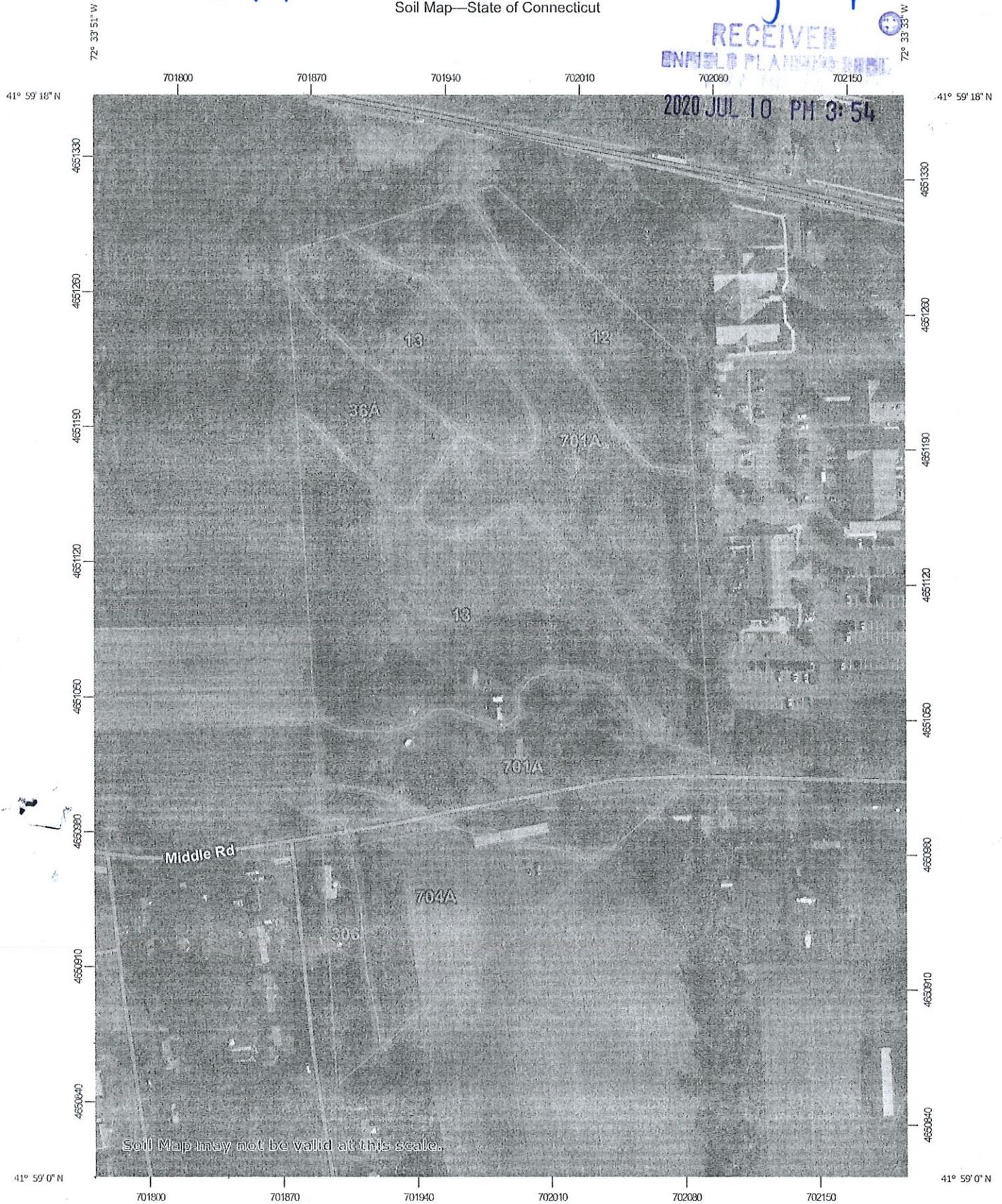
FORM CORRECTED / COMPLETED: YES NO

USDA NRCS Web Soil Survey Report

Soil Map—State of Connecticut

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ENFIELD PLANNING DEPT.

2020 JUL 10 PM 3:54



MAP LEGEND

- Area of Interest (AOI)
- Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points
- Special Point Features**
 - Blowout
 - Borrow Pit
 - Clay Spot
 - Closed Depression
 - Gravel Pit
 - Gravelly Spot
 - Landfill
 - Lava Flow
 - Marsh or swamp
 - Mine or Quarry
 - Miscellaneous Water
 - Perennial Water
 - Rock Outcrop
 - Saline Spot
 - Sandy Spot
 - Severely Eroded Spot
 - Sinkhole
 - Slide or Slip
 - Sodic Spot
- Water Features**
 - Streams and Canals
- Transportation**
 - Rails
 - Interstate Highways
 - US Routes
 - Major Roads
 - Local Roads
- Background**
 - Aerial Photography
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut

Survey Area Data: Version 19, Sep 13, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

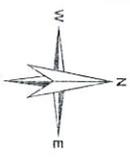
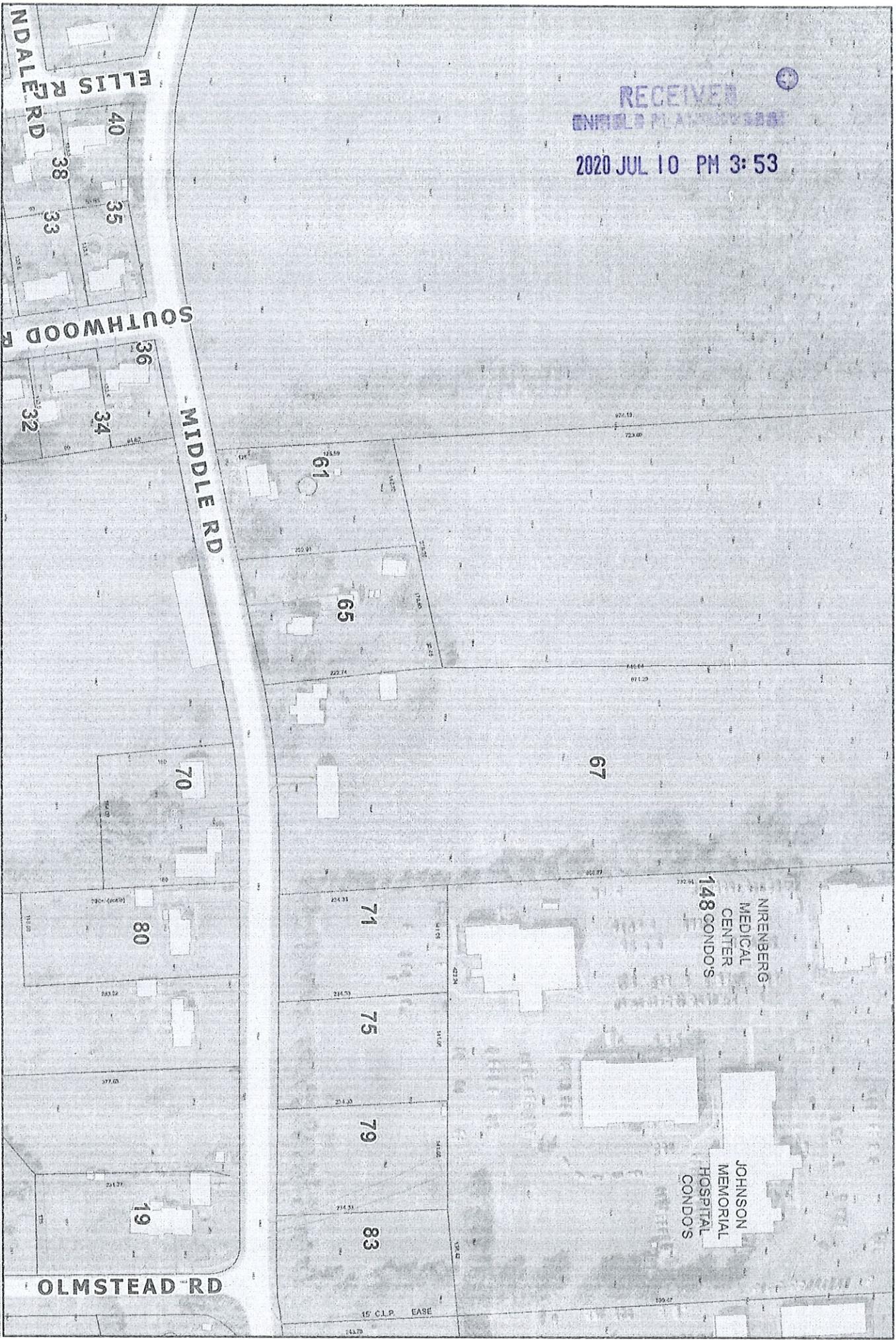
Date(s) aerial images were photographed: Aug 24, 2019—Oct 24, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
12	Raypoil silt loam	1.4	8.0%
13	Walpole sandy loam, 0 to 3 percent slopes	6.2	34.5%
36A	Windsor loamy sand, 0 to 3 percent slopes	1.1	6.1%
306	Udorthents-Urban land complex	0.6	3.4%
701A	Ninigret fine sandy loam, 0 to 3 percent slopes	6.4	35.9%
704A	Enfield silt loam, 0 to 3 percent slopes	2.2	12.2%
Totals for Area of Interest		18.0	100.0%

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The Town of Enfield, CT shall assume no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused or any decision made or action taken or not taken by users in reliance upon any information or data furnished hereunder.

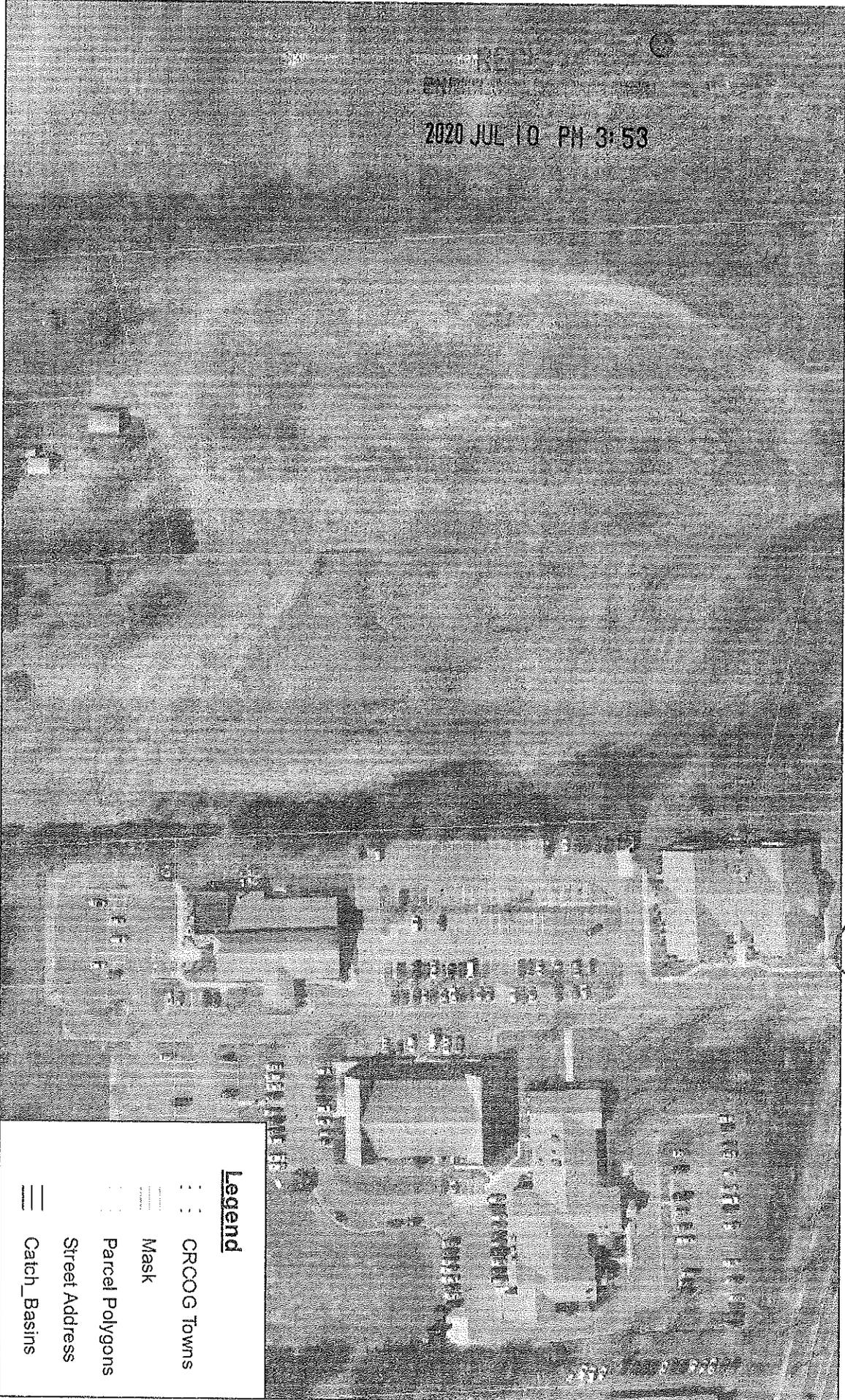


67 2006
View of
Former Structures
2006



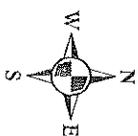
*View of Former Structures
ArcGIS Web Map*

009



Legend

-  CRCOG Towns
-  Mask
-  Parcel Polygons
-  Street Address
-  Catch_Basins



CRCOG
CAPITOL REGION
COUNCIL OF GOVERNMENTS
Working together for a better region.

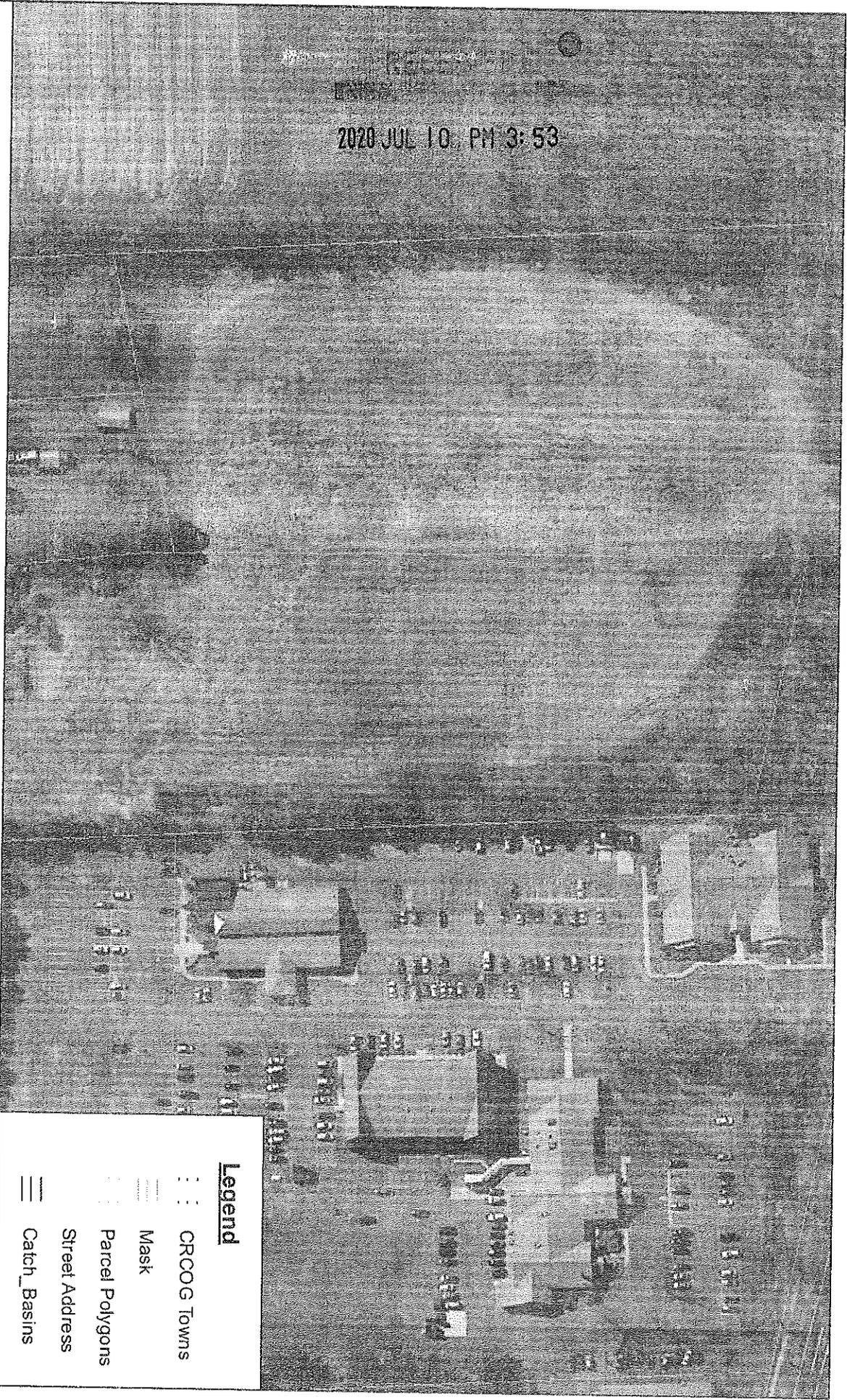
CRCOG makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Scale
1:2,257

Created: 6/19/2020

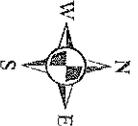
*View of Former Structures
ArcGIS Web Map
2/2/20*

2020 JUL 10 PM 3:53



Legend

- CRCOG Towns
- Mask
- Parcel Polygons
- Street Address
- Catch_Basins

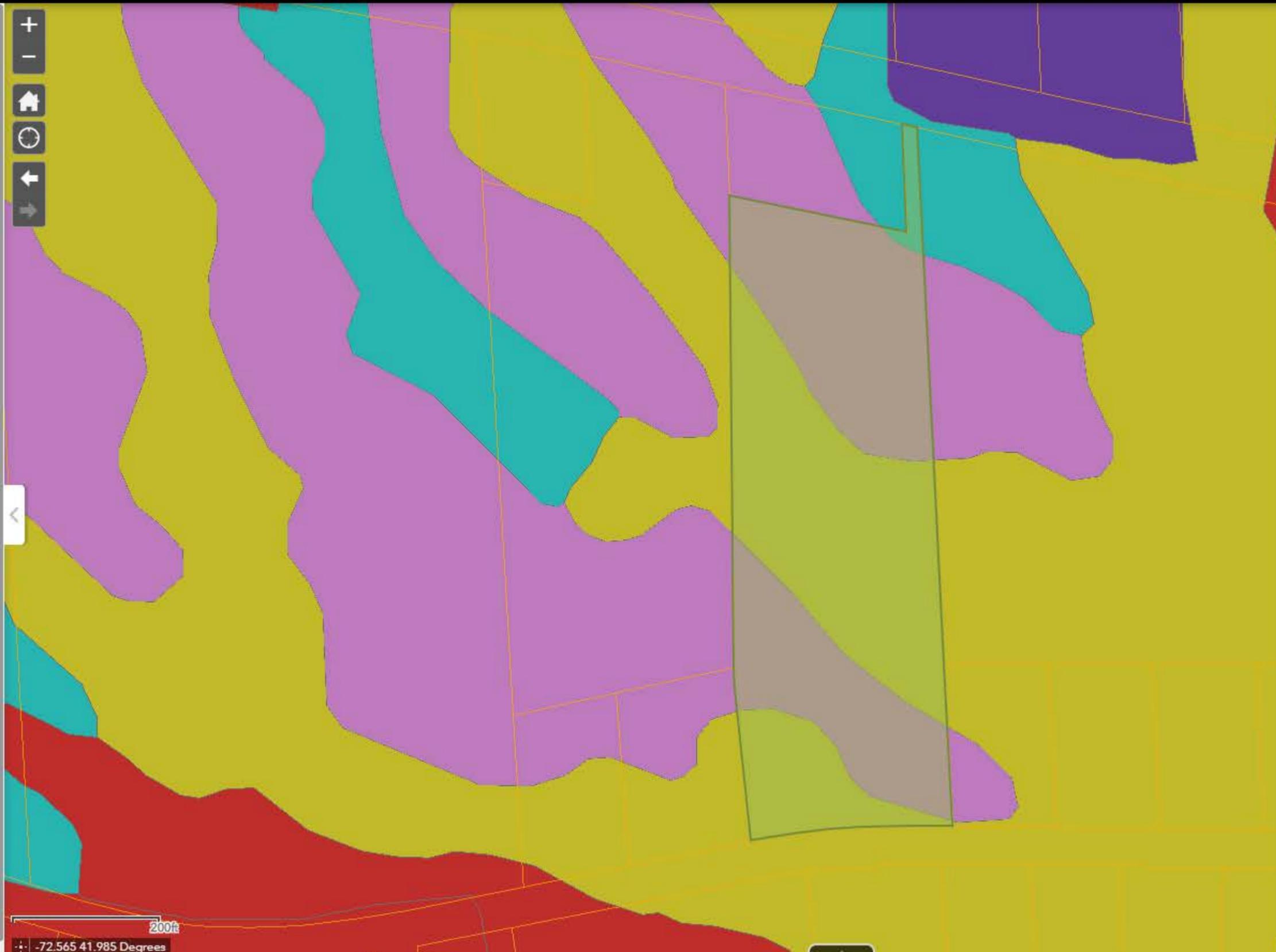


CRCOG
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Scale
1:2,257
Created: 6/19/2020

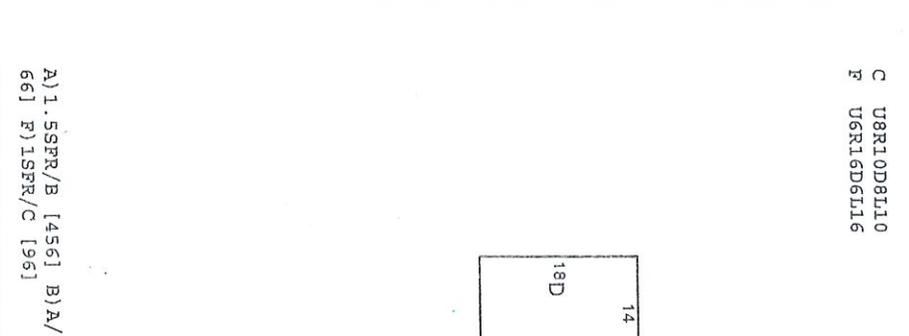
- Result_Query result
- Tax Parcels
- Quick Maps
- Municipal Data
- Regional Bike Trails
- Regional Land Use
- Census
- Farmland Soils
- Inland Wetland Soils
- Regional Zoning
- Detailed Soils
 - Excessively drained
 - Somewhat excessively drained
 - Well drained
 - Moderately well drained
 - Somewhat poorly drained
 - Poorly drained
 - Very poorly drained
 - Water
 - Not rated
- Protected Open Space
- CT ECO Critical Habitat
- Aquifer Protection Area
- Watersheds
- Flood Hazard Map



Query ⌵ ✕

Search	Results
Result_Query result	...
Displayed features: 4/4 ⌵	
Search Result: East Windsor ⌵	
Property Address	67 MIDDLE RD
Owner Name	HAMLET HOMES LLC
Property Record Card	More info
Search Result: Enfield ⌵	
Property Address	67 MIDDLE RD
Owner Name	HARRIS CLEMENTINE + MOBLEY
Property Record Card	More info
Search Result: Manchester ⌵	
Property Address	67 MIDDLE TURNPIKE EAST
Owner Name	MCINTIRE MICHAEL E
Property Record Card	More info
Search Result: Wethersfield ⌵	
Property Address	267 MIDDLETOWN AVE
Owner Name	ALIHODZIC SEDIN + AZRA
Property Record Card	More info

LAND USE	R	OWNER	E U11R6D11L6
STATE USE	13	ENTRY	C U6R10D6L10
DESIRABILITY	AVERAGE	ENTRY	F U6R16D6L16
ACCOMMODATIONS			
TOTAL ROOMS	7		
BEDROOMS	3		
BATHS Full	1		
Half			
4 Fix			
Other			
ADDITIONAL FIXTURES			
DWELLING CHARACTERISTICS			
DWELLING			
Detach	<input checked="" type="checkbox"/>		
Row Type	<input type="checkbox"/>		
Dwelling Condo	<input type="checkbox"/>		
# LIVING UNITS			
Designed	1		
Conversion			
STYLE	SALT BOX		
ROW FCT LIV UNITS			
INT UNFINISH Level			
HEAT	HOT WATER / OI		
AIR	NONE		
PLUMBING Type	BASE		
FIREPLACE Type	Dev		
Stk			
Opn			
Bmt Rec Rm	NONE		
Area			
Walkout	NO		
ROOF TYP	GABLE		
ROOF MAT	ASPHALT		



A) 1.5SPR/B [456] B) A/2SPR/B [608] C) EP [80] D) 1SPR/C [252] E) EP [66] F) 1SPR/C [96]

Level	Base Area	Stry Ht	Ht Adj	Exterior Wall / Attic Bsm't Types	Adj Area	RCN
1	1412	1.00	1.00	WOOD	1412	80600
2	456	.50	.50	WOOD	228	16000
3	608	1.00	1.00	WOOD	608	28800
4				UNFINISHED		2200
Bsm't	1412			THREE QUARTER BASEMENT		17000
Crawl				QUARTER CRAWL		2600
Total	2476	2.50		WOOD	2248	147200

Fire Type	Level	Material	Notes	Value
Fire Typ Lvl 1	SUB & JOISTS			
Fire Fin	WOOD, CARPET			
Fire Typ Lvl 2	SUB & JOISTS			
Fire Fin	WOOD, CARPET			
Fire Typ Lvl 3	SUB & JOISTS			
Fire Fin	WOOD, CARPET			
Fire Typ Lvl 4	WOOD, CARPET			
Fire Fin	WOOD, CARPET			
Int Fin Lvl 1	PLASTER OR DRY WALL			
Int Fin Lvl 2	PLASTER OR DRY WALL			
Int Fin Lvl 3	PLASTER OR DRY WALL			
Int Fin Lvl 4	PLASTER OR DRY WALL			

Grade	Year Built	Year Remodeled	Effective Year Built	Condition	Special Features	Value
GRADE	C	1742	1742	AVERAGE		
YEAR BUILT		1742				
YEAR REMODELED		1742				
EFFECTIVE YEAR BUILT		1742				
CONDITION		AVERAGE				
DEPRECIATION		Normal				
Normal		45				
Func						
Econ						

Garage Type	Capacity	Area	Value
GARAGE TYPE NO ATTACHED			
HOUSE ENTRY	NO		
COND INT/EXT SAME			
EXTERIOR FEATURES			9000
SUB-TOTAL	1		147200
GARAGES			
SUB-TOTAL	1		147200
EXTERIOR FEATURES			9000
SUB-TOTAL			156200
GRADE			1.00

IMPROVEMENT FEATURES

SUMMARY OF IMPROVEMENTS

Sket ID	Use	Story Height	Const. Type	Size or Area	No. Un.	Base Rate	Feat. Adj.	Grade	Year Built	Year Rm'd	Eff. Year	Con	RCN	Depreciation NO/PU/EC	Value
1	Dwelling	2.50		20x33		8.00	8.00	C	1742		1742	AV	156200	45 / /	46900
2	UTL. SHED			27x68		19.20	19.20	C	1800		1800	AV	5300	45 / /	2900
3	FLAT BARN	16		22x20		21.45	21.45	C	1996		1996	PR	35300	/ / 35	3500
3	GARAGE DE							C	1996		1996	AV	9400	7 / /	8700

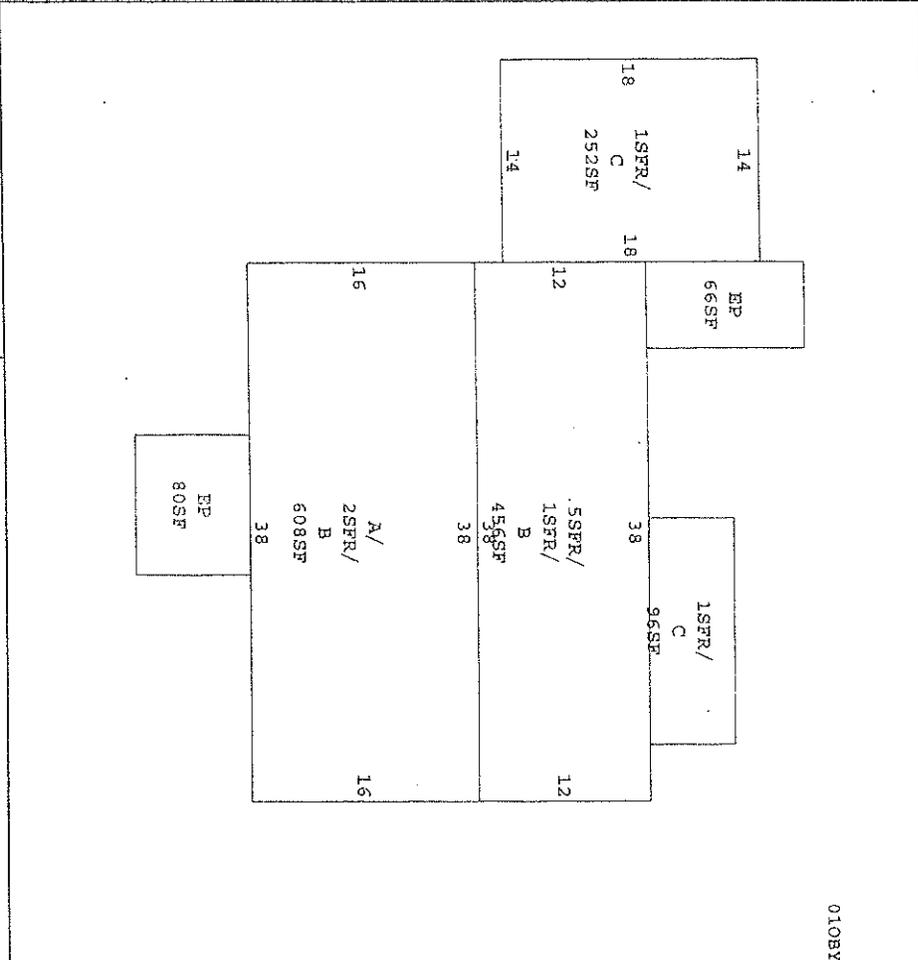
SPECIAL FEATURES

Value by Card Detail Total	Value by Card Total
15100	62000

75:3 HD 01 JUN 2002
RECEIVED

IMPROVEMENT DATA AND COMPUTATIONS

LAND USE	R
STATE USE	13
ENTRY	OWNER
DESIRABILITY	AVERAGE
ACCOMMODATIONS	
TOTAL ROOMS	7
BEDROOMS	3
BATHS Full	1
Half	
4 Fix	
Other	
ADDITIONAL FIXTURES	
DWELLING CHARACTERISTICS	
DWELLING	18
Detach	<input checked="" type="checkbox"/>
Row Type	<input type="checkbox"/>
Dwelling Condo	<input type="checkbox"/>
# LIVING UNITS	1
Designed	
Conversion	
STYLE	SALT BOX
ROW FCT LIV UNITS	
INT UNFINISH Level	
HEAT	HOT WATER / OI
AIR	NONE
PLUMBING Type	BASE
Dev	
FIREPLACE Type	
Stk	
Opn	
Smt Rec Rm	NONE
Area	
Walkout	NO
ROOF TYP	GABLE
ROOF MAT	ASPHALT



Level	Base Area	Stry Ht	Ht Adj	Exterior Wall / Attic	Brnt Types	Ad Area	RCN	
1	1412	1.00	1.00	WOOD		1412	123500	
2	456	.50	.50	WOOD		228	21100	
3	608	1.00	1.00	WOOD		608	44100	
4	380			UNFINISHED			3400	
Attic	1412			THREE QUARTER BASEMENT			26000	
Basmt				QUARTER CRAWL			3900	
Total	2476	2.50		WOOD		2248	222000	
SUB-TOTAL							222000	
Flr Typ Lvl 1	SUB & JOISTS							
Flr Fin	HWOOD, CARPET							
Flr Typ Lvl 2	SUB & JOISTS							
Flr Fin	HWOOD, CARPET							
Flr Typ Lvl 3	SUB & JOISTS							
Flr Fin	HWOOD, CARPET							
Flr Typ Lvl 4								
Flr Fin								
Int Fin Lvl 1	PLASTER OR DRY WALL							
Int Fin Lvl 2	PLASTER OR DRY WALL							
Int Fin Lvl 3	PLASTER OR DRY WALL							
Int Fin Lvl 4								
GABAGE TYPE NO ATTACHED								
Capacity								
HOUSE ENTRY NO								
COND INT/EXT SAME								
EXTERIOR FEATURES								13800
SUB-TOTAL								235800
GRADE								1.00
YEAR BUILT								1742
YEAR REMODELED								
EFFECTIVE YEAR BUILT								1920
CONDITION								AVERAGE
DEPRECIATION								Econ
Normal							34	Func
TOTAL RCN								235800

IMPROVEMENT FEATURES

SUMMARY OF IMPROVEMENTS

Sket ID	Use	Story Height	Const. Type	Size or Area	No. Un.	Base Rate	Feat. Adj.	Grade	Year Built	Year Rmld	Eff. Year	Con	RCN	Depreciation NO/FUNC	Value
1	Dwelling	2.50		20x33		12.25		C	1742		1920	AV	235800	34 /	155600
2	UTL SHED			27x68		29.40		C	1800		1800	AV	8100	52 /	3900
3	PLAT BARN	16		22x20		32.85		C	1800		1800	PR	54000	/ / 35	3800
3	GARAGE DE		PRAM	22x20		32.85		C	1996		1996	AV	14500	6 /	13600
SPECIAL FEATURES															
Value by Card Detach Total															21300
Value by Card Total															176900

3	GARAGE DET	Living Q: NONE													
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Collector/Date	Denise Wilby	04/30/2004	Appraiser/Date	Appraisal	11/17/2006	Value by Card Total	176900
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A HARRIS CLEMENTINE & MOBLEY EL 1
 170 NORTH LAKE DR
 TUPelo MS 38801
 0067 MIDDLE RD
 00151035
 VOL-PG
 2184-228

FIRE DISTRICT 3
 Map / Lot 065 0062
 Zoning R44
 Census 4808

LAND DATA AND COMPUTATIONS

Land Type	Frontage	Depth	Base Rate	Rate Fct 1	Rate Fct 2	Adjusted Rate	Base Value	Other Code	Adjust Factor	Value
A1	1,000	AC	63400.00	1.00		63400.00	63400			63400
FTB	4,200	AC	1110.00			1110.00	4660			4700
5.200 Acres										
Total Acreage 5.200										
Total Land Value 68100										

SITE CHARACTERISTICS

LAND TYPE

01 TOPOGRAPHY	06 LOCATION	A RESIDENTIAL LOT	S COM. SQ FT	G GROSS	LAND ADJUSTMENTS
Steep	1 Corner Lot	1 Primary Site	1 Primary Site	1 Site Value	1 Topography
Rolling	2 Land Locked	2 Primary Residual	2 Type 1 Exp		2 Street/Road
Flat	3X Rear with Access	3 Second Residual	3 Type 2 Exp		3 Location
Low & Swampy	4 Water Front	4 Second Residual 2	4 Type 3 & 4 Aux		4 Shape & Design
			1 IND ACRES		5 Unimproved
			2 Secondary		6 Restrictions
			3 Residual 1		7 Improvements
			4 Residual 2		8 Miscellaneous
					9

MEMORANDUM

02 STREET OR ROAD	07 TRAFFIC	08 SHAPE & SIZE	09 RESTRICTIONS	10 NON-COMFORM	11 BUILDING PERMITS
None	1 Heavy	Irregular	1	10 Non-conforming	1
Proposed	2 Mild Heavy	Excess Frontage	2	11 Assessments/public	2
Paved	3 Nominal	Surplus	3	12 In Wetland	3
				13 Obstructions	4
				14 Multi-zone	5
				15 Non-buildable	6

03 COMMON DRIVE

Yes Y
 No N

04 PUBLIC UTIL

None 1
 Electricity 2
 Water 3
 Sewer 4
 Gas 5
 All 6

05 PRIVATE UTIL

Well 1
 Septic 2

DATE	NUMBER	AMOUNT	PURPOSE

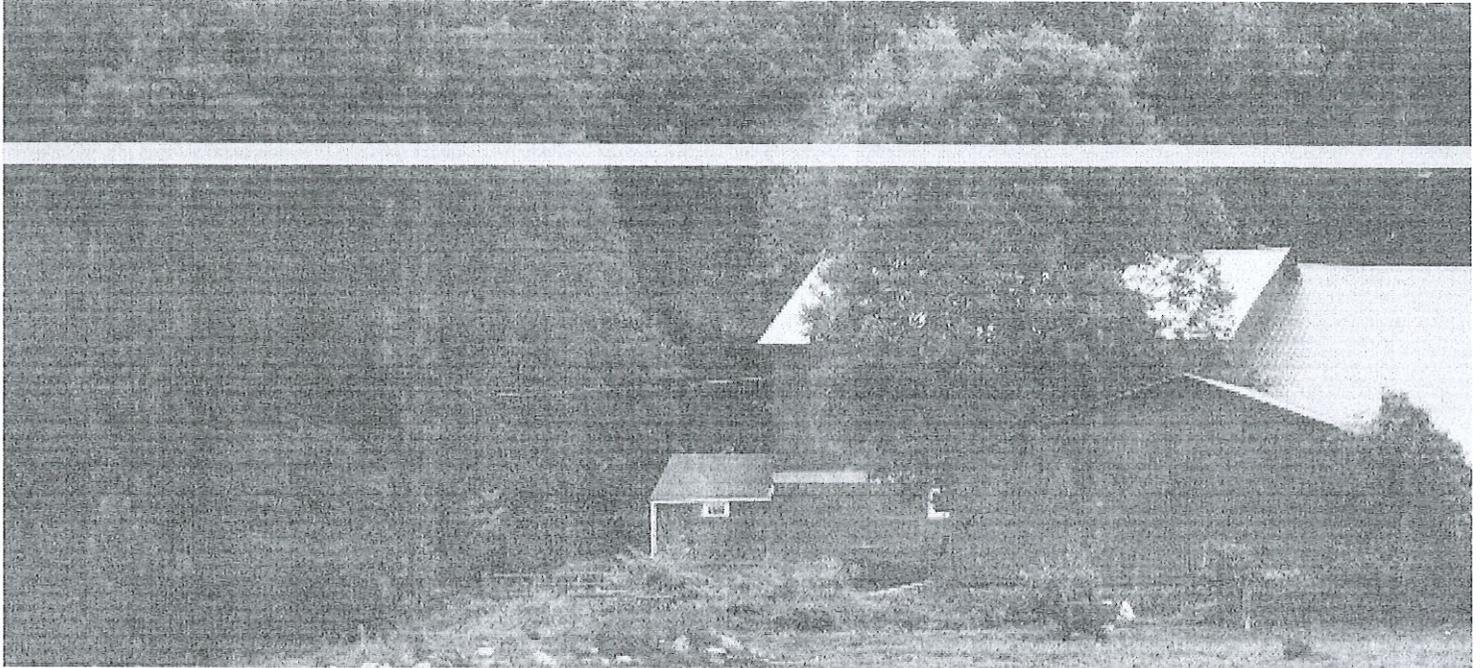
- LAND USE CODES**
- 1 AGRICULTURAL
 - 00 vacant land
 - 01 food processing/food
 - 02 food storage
 - 03 poultry farm
 - 04 feed & nut farms
 - 05 vegetable farms
 - 06 tobacco farms
 - 07 other agriculture
 - 08 greenhouses
 - 09 other agriculture
 - 2 INDUSTRIAL (See District)
 - 00 vacant land
 - 01 food processing
 - 02 food storage
 - 03 poultry farm
 - 04 feed & nut farms
 - 05 vegetable farms
 - 06 tobacco farms
 - 07 other agriculture
 - 08 greenhouses
 - 09 other agriculture
 - 3 COMMERCIAL
 - 00 vacant land
 - 01 food processing
 - 02 food storage
 - 03 poultry farm
 - 04 feed & nut farms
 - 05 vegetable farms
 - 06 tobacco farms
 - 07 other agriculture
 - 08 greenhouses
 - 09 other agriculture
 - 4 RESIDENTIAL
 - 00 vacant land
 - 01 one family dwelling
 - 02 two family dwelling
 - 03 three family dwelling
 - 04 condominium unit
 - 05 mobile home park
 - 06 planned lot
 - 07 unimproved
 - 08 vacant
 - 09 unimproved
 - 10 unimproved
 - 11 unimproved
 - 12 unimproved
 - 13 unimproved
 - 14 unimproved
 - 15 unimproved
 - 16 unimproved
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 - 85 unimproved
 - 86 unimproved
 - 87 unimproved
 - 88 unimproved
 - 89 unimproved
 - 90 unimproved



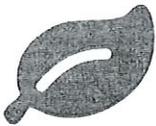
CONNECTICUT
FARMLAND
T R U

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ENVIRONMENTAL PLANNING DEPT
2020 JUL 10 PM 3:56

PRESERVING WORKING LANDS FOR FUTURE GENERATIONS



Our Mission



MISSION

Connecticut Farmland Trust is a statewide nonprofit organization working to protect farmland from the constant threat of development. Keeping land in farms helps to establish a local, sustainable food system, supports our economy, and contributes to improving the quality of land, air and water. Our goal is to make working lands available to Connecticut farmers for the indefinite future.



HISTORY

Since 2002, Connecticut Farmland Trust has partnered with organizations throughout the state to procure agricultural easements on over 50 farms. So far, we've ensured that over 3,700 acres

of farmland will remain farmland forever, and we're constantly working to save more. [Click here to see a list of the farms we've helped conserve.](#)



ACCREDITATION

CONNECTICUT
FARMLAND

Connecticut Farmland Trust strives for the highest standards in land conservation

RESERVING WORKING LANDS FOR FUTURE GENERATIONS

In 2012 we were awarded accreditation by the Land Trust Accreditation Commission, a national program led by the Land Trust Alliance. Accredited land trusts have demonstrated their commitment to national quality standards for nonprofit management and land conservation. The rigorous accreditation program verifies that the land trust has systems in place to ensure the promise of land protection is a permanent one.



accreditation program verifies that the land trust has systems in place to ensure the promise of land protection is a permanent one.



© 2017 Connecticut Farmland Trust



TOWN OF ENFIELD

ENFIELD INLAND WETLAND AND WATERCOURSES AGENCY

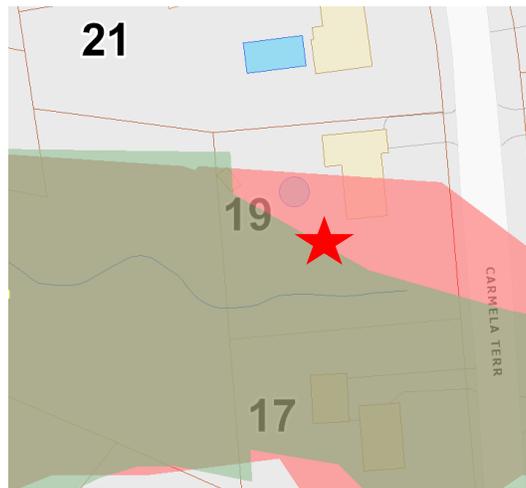
IW# 612 – 19 Carmela Terrace, Enfield CT 06082; Map 063 / Lot 0176 – 14' x 24' Shed

STAFF REPORT

July 15, 2020

BACKGROUND

This is an application for a permit to construct a 14' x 24' shed within the escarpment and wetland soil areas as delineated by the Town of Enfield's Official Wetlands Map on the property known as 19 Carmela Terrace. There is an unnamed tributary stream on the property that feeds into Grape Brook.



Per Section 2 - Definitions, all operations within or use of a wetland or an escarpment area are a regulated activity.

Please refer to the site plan, photos provided by the applicant, the soil survey measurements, and the topography of proposed shed area documents.

STAFF COMMENTS

- After referencing the site plan provided by the applicant, the elevation in the area of the proposed shed is a gradual slope with a 2' elevation drop.

Using the USDA Soil Survey, the soil composition in the area of the proposed shed is Udorthents-Urban Land Complex which is a moderately well drained to excessively well drained soil.

Page 1 of 4



TOWN OF ENFIELD

If desired, a prudent and feasible alternative location could be the area of the parcel not within the escarpment or wetland area.

- Michael Caronna of the Health Department, Sgt. Matthew Meier of the Police Department, and Captain Scott Ellis of the Fire Department did not have any concerns related to this application.

RESOLUTION

MOTION TO APPROVE THE WETLANDS PERMIT FOR IW# 612 – 19 Carmela Terrance – Application for a permit to construct a 14' x 24' shed within the escarpment and wetland soil areas as delineated by the Town of Enfield's Official Wetlands Map on the property known as 19 Carmela Terrance; Jody Foisy, Owner; Map 063 / Lot 0176; Zone R-33.

Prior to the Start of Construction:

1. Prior to the start of construction or, if applicable, the issuance of a building permit(s) the full-size plans as approved by the Agency (and the Planning and Zoning Commission) shall be submitted to the Inland Wetlands Agent;
2. The permittee/contractor shall schedule a pre-construction meeting (if required) with the Inland Wetlands Agent to be held no sooner than two (2) weeks before the regulated activities are to begin. The permittee shall, at that time, review with the Inland Wetlands Agent, the procedures to be taken to protect the regulated areas prior to and during construction;
3. The applicant must submit a Sediment & Erosion Control Bond in an amount to be determined by the Director of Planning and the Town Engineer. This bond can be returned to the applicant upon completion and inspection of all work to be done on the property;
4. The Inland Wetlands and Watercourses Agency or its designated Agent must be notified in writing within three (3) business days of the proposed commencement of permitted activities, and upon completion of said activities; a "business day" is a day when the Town Hall is open for business.
5. Prior to the start of construction, adequate erosion and sedimentation control measures shall be implemented, and shall be maintained throughout the entire construction phase and shall meet or exceed the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control, as revised, until the site has become stabilized with permanent vegetative cover.
6. The Permittee shall submit a plan noting plant type and number of plants to be placed in affected area.
7. The Standard Town Notes must be added to the final plans submitted to the Planning Office.

General Conditions:

Page 2 of 4



TOWN OF ENFIELD

8. This approval shall be valid for five (5) years from the date of approval unless otherwise revoked or specifically extended;
9. All work and all regulated activities conducted pursuant to this permit shall be consistent with these terms and conditions hereof. Any structures, excavation, fill, obstruction, encroachments or regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in its modification, suspension, or revocation. Upon initiation of the activities authorized herein, the permittee thereby accepts and agrees to comply with the terms and conditions hereof;
10. This approval is not transferable without the written consent of the Enfield Inland Wetlands and Watercourses Agency or its designated Agent;
11. In issuing this approval, the Agency has relied on information provided by the applicant and, if such information subsequently proves to be false, deceptive, incomplete and/or inaccurate this permit shall be modified, suspended or revoked;
12. This approval shall be made a part of all construction contracts and sub-contracts pertaining to the proposed regulated activities and shall supersede all other contract requirements;
13. The permittee shall permit the Agency, its authorized representative(s) or designee(s) to make periodic inspections at any time deemed necessary in order to assure that the activity being performed under authority of this permit is in accordance with the terms and conditions prescribed herein;
14. No equipment or material including without limitation, fill, construction materials, or debris, shall be deposited, placed, or stored in any wetland or watercourse on or off site unless specifically authorized by this permit;
15. This approval is subject to and does not derogate any present or future property rights or other rights or powers of the Town of Enfield, and conveys no property rights or in real estate of material nor any exclusive privileges, and is further subject to any and all public and private rights and to any activity affected hereby;
16. The construction site shall be left in a stable condition at the close of each day. An adequate stockpile of erosion control materials shall be on site at all times for emergency or routine replacement and shall include materials to repair silt fences, hay bales, mulch, stone-riprap filter dikes or any other devices planned for use during construction. Additional erosion/stormwater control measures are to be installed as directed by the Inland Wetland Agency, its authorized representative(s) or designee(s) if field conditions necessitate.



TOWN OF ENFIELD

17. The permittee shall immediately inform the Planning Division of any problems involving wetlands or watercourses which have developed in the course of, or which are caused by, the authorized work;
18. All temporary barriers, including erosion and sedimentation controls are to be removed when the site is stabilized in suitable weather conditions. The site is considered stabilized when there is equal to or greater than 70% vegetative cover;
19. With the exception of the addition of the items stated in these conditions, this application is approved in accordance with the plans referenced above. Any changes that would potentially cause greater impact to wetlands or watercourses, such as enlargement of the area of disturbance or reorientation of building footprints, from the plans shall require the permittee to come before the Enfield Inland Wetlands and Watercourses Agency for a Determination of Permit Modification.
20. The Inland Wetlands and Watercourses Permit number shall be located on all future plans to any Town or State Agency.
21. The Wetland Permittee shall complete the permit prerequisites and file the permit on the Land Records within 365 days.

The Inland Wetlands and Watercourses permit, when issued, does not abrogate the applicant's responsibility to obtain permits that may be necessary from other agencies at the local, state or federal level prior to commencing the project.

REFERENCE PLANS

1/1 – "IW 612 – 19 Carmela Terrance – Site Plan" drawn by the applicant.

DATED this day 15th day of July 2020.



RECEIVED
ENFIELD PLANNING DEPT

TOWN OF ENFIELD 2020 JUL 14 AM 5:59

Inland Wetlands & Watercourses Agency

Planning Division • 820 Enfield Street Enfield, CT 06082

Telephone: 860-253-6355 Website: www.enfield-ct.gov

Permit Application for Inland Wetlands & Watercourses Activity

Application For: Permit Extension Agent Approval ~~Modification (Existing Permit/ Application #'s):~~
 Modification (Existing Permit/ Application #'s): TB-20-501 *Deny*

Staff Use Only	
IW #:	<u>612</u> View Permit #: <u>TPL-20-83</u>
IWWA Regulation Section:	

PLEASE REVIEW LAND USE APPLICATION GUIDE FOR INSTRUCTIONS

Property Address: 19 Carmela Terrace, Enfield CT 06082 Map #: 063 Lot #: 0176

Zone(s): R33 Size of Parcel: 0.46 Account #: 046700010050

Current Use: NONE - Residential

Project Name: Shed

Summary Description: The Barn Yard to place a 14' x 24' shed on gravel in Back Yard

Applicant's Name: Jody Foisy

Applicant's Address: 19 Carmella Terrace, Enfield CT 06082

Contact #: 774-253-3819 Email: JFoisy1985@hotmail.com

Applicant's Representative: _____

Representative Address: _____

Contact #: _____ Email: _____

Does Applicant own the Property? Yes (Attach Copy of DEED)
 No (Provide Information Below)



TOWN OF ENFIELD

Owner's Name: _____

Owner's Contact #: _____

Owner's Address: _____

Owner's Email: _____

Project Information:

Septic: Yes No

Public Sewer: Yes No

Well Water: Yes No

Public Water: Yes No

Outdoor Storage: Yes No

Design District: Yes No

Do wetlands and watercourses affect this application? Yes No

Is the property within a Level A or Level B Aquifer Protection Area? Yes No

Does this application include any regulated activity in a floodplain Yes No

(If yes, you will need to also submit a Flood Hazard Development Permit application to the Planning & Zoning Commission)

What is the total lot acreage? 0.46000918

What is the length of the property frontage? (List by Street) 133.94

Name the abutting street(s): NONE

What are the existing land uses and zoning districts for abutting properties or across the street(s)?

North NONE R-33

East NONE R-33

South NONE R-33

West NONE R-33



TOWN OF ENFIELD

Environmental History:

Is any portion of the property located within 500 feet of an adjoining municipality? Yes No

Name Municipalities: _____

Area of wetlands located on the property: 1/2 . 18 Acres Square Feet

Area of wetlands to be impacted: 330 square feet Square Feet

Watercourses located on the property: Yes No

Name and type of watercourses: NO NAME - small brook on very edge of Property.

Are proposed activities located within the 100-Year floodplain? Yes No

Are proposed activities located within a floodway? Yes No

Are there slopes with grades in excess of 15% located on the property? Yes No

Is any portion of the project located within a public water supply aquifer or watershed area? Yes No

Phase I: Land Records reviewed for environmental hazards? Yes No

Phase II: Environmental Hazards Identified? Yes No

If yes, please list the environmental conditions found: NONE



TOWN OF ENFIELD

Phase 3: Is there a remediation plan? Yes No

If yes, please describe the remediation plan: NONE

Horizontal lines for describing the remediation plan.

Are there environmental restrictions on the property? Yes No

If yes, please list environmental restrictions: NONE

Horizontal lines for listing environmental restrictions.

COMPLETE & SUBMIT:

INLAND WETLANDS & WATERCOURSES APPLICATION CHECKLIST

COMPLETE & SUBMIT:

STATE OF CONNECTICUT INLAND & WETLANDS WATERCOURSE ACTIVITY REPORTING FORM



TOWN OF ENFIELD

The applicant understands that this application is to be considered complete only when all information and documents required by the Agency have been submitted. The undersigned warrants the truth of all statements contained herein and in all supporting documents according to the best of his/her knowledge and belief. Permission is granted to the Town of Enfield, Inland Wetlands & Watercourses Agency, and its agent(s) to walk the land, at reasonable times, and perform those tests necessary to properly review the application, both before and after a final decision has been issued.

I have reviewed and acknowledge the Land Use Application Guide for further instructions on how to complete my application.

Applicant Signature: Jody Foisy Date: 7/14/2020

Print Name: Jody Foisy

Owner's Signature: Jody Foisy Date: 7/14/2020

Print Name: Jody Foisy

Subscribed and sworn to before me 14th day of July, 20 20.

[Signature] June 30, 2024

Notary Public

My Commission Expires:

For Office Use	
Application #: _____	Date Submitted: _____
DEP Form Submitted Date: _____	

Villalba, Savannah-Nicole

From: Jody Foisy <jfoisy1985@hotmail.com>
Sent: Tuesday, July 14, 2020 4:44 PM
To: Villalba, Savannah-Nicole; Rachele, Ricardo
Cc: Pacacha, Jennifer; Cabibbo, John
Subject: Re: Permit/Application: TB-20-501 at 19 CARMELA TERR for Residential - Shed over 200 Sq.Ft.
Attachments: thumbnail_20200714_155812.jpg; thumbnail_20200714_162636.jpg

RECEIVED
ENFIELD PLANNING BOARD
2020 JUL 14 AM 7:53

Hi Savannah,

Attached is the pictures. Please note: We let the over growth grow a little. The leveled land still goes past what we have cleared before the slope starts. The structure is about 27ft give or take from the corner of the house.

Description of the project: We would like to place a 14' x 24' shed on crushed gravel. The area the shed will be going is a leveled area on our property.

Sincerely,
Jody Foisy

From: Villalba, Savannah-Nicole <svillalba@enfield.org>
Sent: Tuesday, July 14, 2020 11:14 AM
To: Jody Foisy <jfoisy1985@hotmail.com>; Rachele, Ricardo <rrachele@enfield.org>
Cc: Pacacha, Jennifer <jpacacha@enfield.org>; Cabibbo, John <jcabibbo@enfield.org>
Subject: RE: Permit/Application: TB-20-501 at 19 CARMELA TERR for Residential - Shed over 200 Sq.Ft.

Hi Jody,

The next Inland Wetlands and Watercourses Agency meeting is on Tuesday, July 21, 2020. If you would like to be on that agenda please try to submit your application as soon as possible, preferably today or early tomorrow. That will ensure we have time to process it before the Agency's meeting.

Thanks,
Savannah-Nicole

Savannah-Nicole Villalba

HI Rick,

I apologize for the double et place the shed. I will fill out crushed rock and movable, r that or not.

I will submit the permit asap

Sincerely,
Jody Foisy

From: Jody Foisy <jfoisy1985@
Sent: Tuesday, July 14, 2020 1
To: Rachele, Ricardo <rrachele@
Cc: Villalba, Savannah-Nicole <jcabibbo@enfield.org>
Subject: Re: Permit/Applicatio

HI Rick, Thank you for send

Just curious to avoid all this closest we can go to the edge off a little just for the look to

I left a message so either em

774-253-3819

Sincerely,
Jody Foisy

From: Rachele, Ricardo <rrachele@enfield.org>
Sent: Friday, July 10, 2020 1:00 PM
To: jfoisy1985@hotmail.com
Cc: Villalba, Savannah-Nicole <jcabibbo@enfield.org>
Subject: Permit/Application: "

Good Afternoon,

21

19

17

CARMELA TERR

2236.188533

INSTR # 2014009339
VOL 2598 PG 1033 03/24/2014 11:33:27 AM
RECORDED IN ENFIELD CT
SUZANNE F. DLECHNICKI TOWN CLERK
TOWN CONVEYANCE TAX RECEIVED \$487.25
STATE CONVEYANCE TAX RECEIVED \$1,461.75

After Recording Mail to:

Jody A. Foisy
19 Carmella Terrace
Enfield, CT 06082

WARRANTY DEED

To all people to whom these presents shall come, greeting:

Know ye, that William J. Audette and Madeleine M. Audette of the Town of Enfield, County of Hartford and State of Connecticut

for the consideration of One Hundred Ninety Four Thousand Nine Hundred Dollars (\$194,900.00)

paid, grant to Jody A. Foisy

with Warranty Covenants

A certain piece or parcel of land together with all buildings and improvements thereon and appurtenances thereto, situated on the Westerly side of Carmella Terrace, known as No. 19 Carmella Terrace in the Town of Enfield, County of Hartford and State of Connecticut, being further known and designated as Lot No. 9 according to and as shown on a certain map or plan entitled: "Property of Antonio Gannuscio Enfield, Conn. Scale 1"=100' Aug. 1957- Enfield Manor- Extension No. 1 Cecil W. Brooks", on file in the Town Clerk's Office said Town of Enfield, Book of Maps, Volume 5, Page 200, to which reference is hereby made for a more particular description, being bounded and described as follows:

NORTHERLY: By land now or formerly of Floyd L. Foltz, Jr., et al, a distance of One Hundred Fifty (150.00) Feet;
EASTERLY: By Carmella Terrace, a distance of One Hundred Thirty-Three and ninety-four one-hundredths (133.94) feet;
SOUTHERLY: By Lot No. 8 as shown on said map, a distance of One Hundred Fifty (150.00) feet; and
WESTERLY: By land now or formerly of John H. Woods, a distance of One Hundred Thirty-Three and ninety-four one-hundredths (133.94) feet.

Said premises are conveyed subject to:

1. Taxes on the current list which the grantees herein hereby assume and agree to pay as part consideration of this deed.
2. Pole line and guy wire easement in favor of Connecticut Light and Power Company as referenced in a deed dated August 20, 1976 and recorded in Volume 418 at Page 174 of the Enfield Land Records.
3. Permanent Drainage Easement dated June 3, 1987 and recorded June 4, 1987 in Volume 550 at Page 4 and shown on Map in Volume 215 at Page 2766 of the Enfield Land Records.
4. Possible Pipe Rights that may exist as shown on subdivision map.
5. Building lines, if established, building and zoning ordinances, and any and all municipal and state and federal regulations including inland wetlands regulations and provisions of any public or private law affecting said premises.

RECEIVED
ENFIELD TOWN CLERK
2020 JUL 14 AM 5:54

Signed this 22 day of JANUARY, 2014.

Carle Dushoff
WITNESS

x William J. Audette (L.S.)
William J. Audette

Stephanie
WITNESS

x Madeleine M. Audette (L.S.)
Madeleine M. Audette

Ma. Dole
WITNESS

Mary Koocher
WITNESS

STATE OF CONNECTICUT
COUNTY OF Hartford

DATE: 1-22-14

On this the 22ND day of JANUARY, 2014, before me, the undersigned officer, personally appeared William J. Audette, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes therein contained. In witness whereof I hereunto set my hand.

SEAL

Diane Owen
Notary Public

My Commission Expires:
DIANE OWEN
NOTARY PUBLIC
DATE: _____
MY COMMISSION EXPIRES MAR. 31, 2014

STATE OF CONNECTICUT
COUNTY OF Hartford

On this the 22ND day of JANUARY, 2014, before me, the undersigned officer, personally appeared Madeleine M. Audette, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes therein contained. In witness whereof I hereunto set my hand.

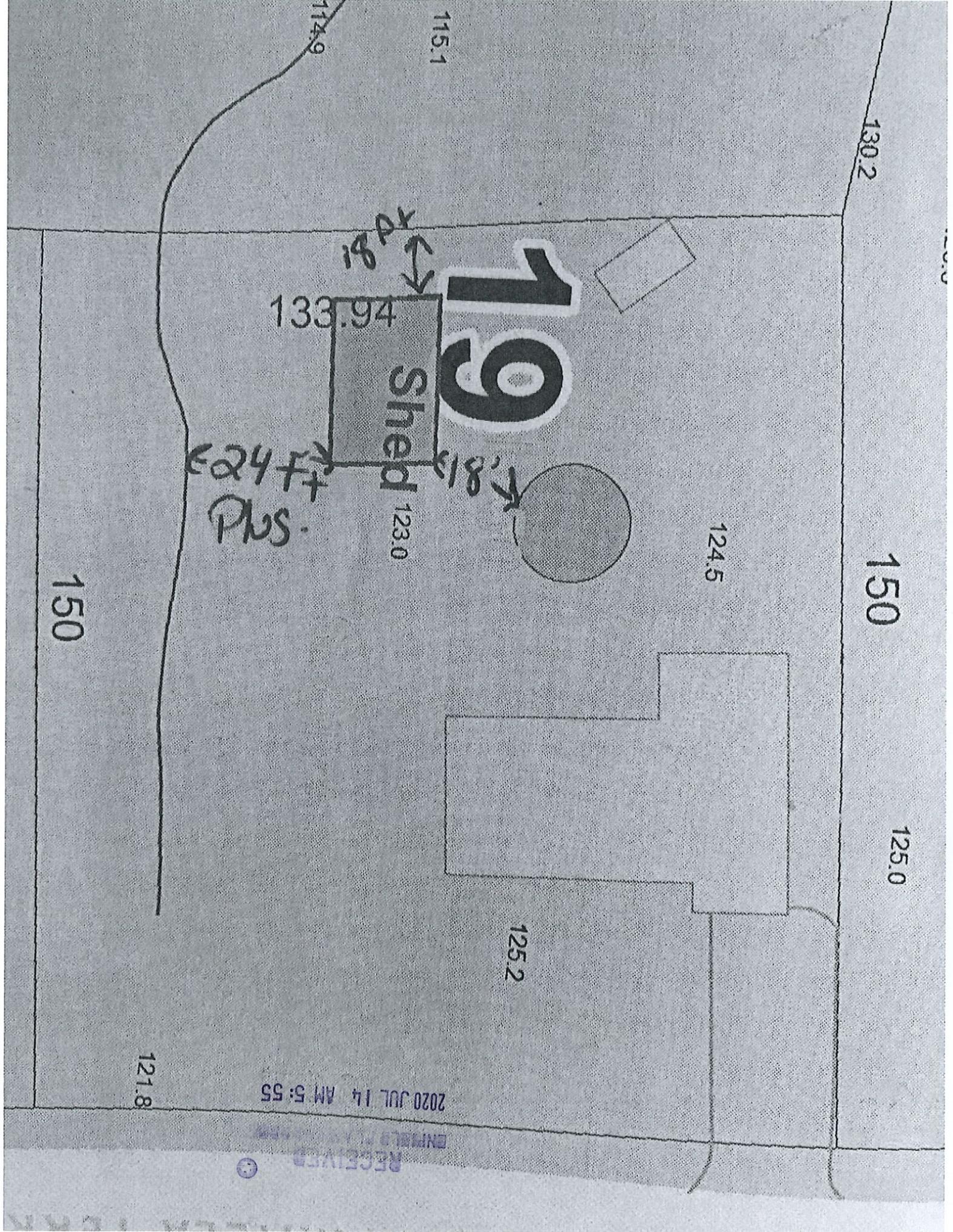
SEAL

Diane Owen
Notary Public

My Commission Expires:

DIANE OWEN
NOTARY PUBLIC
MY COMMISSION EXPIRES MAR. 31, 2014

Grantee's Mailing Address:



19

Shed 123.0

24 ft
PWS.

18 ft

18'

133.94

124.5

125.2

125.0

150

150

130.2

115.1

114.9

121.8

2020 JUL 14 AM 5:55

RECEIVED
ENR...
②

STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM

Pursuant to section 22a-39(m) of the General Statutes of Connecticut and section 22a-39-14 of the Regulations of Connecticut State Agencies, inland wetlands agencies must complete the Statewide Inland Wetlands & Watercourses Activity Reporting Form for **each** action taken by such agency.

This form may be made part of a municipality's inland wetlands application package. If the municipality chooses to do this, it is recommended that a copy of the Town and Quadrangle Index of Connecticut and a copy of the municipality's subregional drainage basin map be included in the package.

Please remember, the inland wetlands agency is responsible for ensuring that the information provided is **accurate** and that it reflects the **final** action of the agency. Incomplete or incomprehensible forms will be mailed back to the agency. Instructions for completing the form are located on the following pages.

The inland wetlands agency shall mail completed forms for actions taken during a calendar month no later than the 15th day of the following month to the Department of Energy and Environmental Protection (DEEP). Do **not** mail this cover page or the instruction pages. Please mail **only** the **completed** reporting form to:

DEEP Land & Water Resources Division
Inland Wetlands Management Program
79 Elm Street, 3rd Floor
Hartford, CT 06106

Questions may be directed to the DEEP's Inland Wetlands Management Program at (860) 424-3019.

INSTRUCTIONS FOR COMPLETING THE STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM

*Use a separate form to report EACH action taken by the Agency. Complete the form as described below.
Do NOT submit a reporting form for withdrawn actions.*

PART I: Must Be Completed By The Inland Wetlands Agency

1. Choose the year and month the Inland Wetlands Agency took the action being reported. If multiple actions were taken regarding the same project or activity then multiple forms need to be completed.
2. Choose ONE code letter to describe the final action or decision taken by the Inland Wetlands Agency. Do NOT submit a reporting form for withdrawn actions. Do NOT enter multiple code letters (for example: if an enforcement notice was given and subsequent permit issued - two forms for the two separate actions are to be completed).
 - A** = A Permit Granted by the Inland Wetlands Agency (not including map amendments, see code D below)
 - B** = Any Permit Denied by the Inland Wetlands Agency
 - C** = A Permit Renewed or Amended by the Inland Wetlands Agency
 - D** = A Map Amendment to the Official Town Wetlands Map - or -
An Approved/Permitted Wetland or Watercourse Boundary Amendment to a Project Site Map
 - E** = An Enforcement Action: Permit Revocation, Citation, Notice of Violation, Order, Court Injunction, or Court Fines
 - F** = A Jurisdictional Ruling by the Inland Wetlands Agency (i.e.: activities "permitted as of right" or activities considered non-regulated)
 - G** = An Agent Approval pursuant to CGS 22a-42a(c)(2)
 - H** = An Appeal of Agent Approval Pursuant to 22a-42a(c)(2)
3. Check "yes" if a public hearing was held in regards to the action taken; otherwise check "no".
4. Enter the name of the Inland Wetlands Agency official verifying that the information provided on this form is accurate and that it reflects the FINAL action of the agency.

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant - If Part II is completed by the applicant, the applicant MUST return the form to the Inland Wetlands Agency. The Inland Wetlands Agency MUST ensure that the information provided is accurate and that it reflects the FINAL action of the Agency.

5. Enter the name of the municipality for which the Inland Wetlands Agency has jurisdiction and in which the action/project/activity is occurring.

Check "yes" if the action/project/activity crosses municipal boundaries and enter the name(s) of the other municipality(ies) where indicated. Check "no" if it does not cross municipal boundaries.
6. Enter the USGS Quad Map name or number (1 through 115) as found on the Connecticut Town and Quadrangle Index Map (the directory to all USGS Quad Maps) that contains the location of the action/project/activity. Click on the following website for USGS Quad Map information: http://ct.gov/deep/lib/deep/gis/resources/Index_NamedQuadTown.pdf

ALSO enter the four-digit identification number of the corresponding Subregional Drainage Basin in which the action/project/activity is located. If the action/project/activity is located in more than one subregional drainage basin, enter the number of the basin in which the majority of the action/project/activity is located. Town subregional drainage basin maps can be found at UConn CLEAR's website: http://clear.uconn.edu/data/map_set/index.htm (no roads depicted) or at CTECO: http://www.cteco.uconn.edu/map_catalog.asp (depicts roads, choose town and a natural drainage basin map).
7. Enter the name of the individual applying for, petitioning, or receiving the action.
8. Enter the name and address or location of the action/project/activity. Check if the action/project/activity is TEMPORARY or PERMANENT in nature. Also provide a brief DESCRIPTION of the action/project/activity. It is always best to provide as much information as possible (i.e., don't just state "forestry", provide details such as "20 acre forestry harvest, permit required for stream crossing".)

9. Carefully review the list below and enter ONLY ONE code letter which best characterizes the action/project/activity. All state agency projects must code "N".

- | | |
|--|---|
| A = Residential Improvement by Homeowner | I = Storm Water / Flood Control |
| B = New Residential Development for Single Family Units | J = Erosion / Sedimentation Control |
| C = New Residential Development for Multi-Family / Condos | K = Recreation / Boating / Navigation |
| D = Commercial / Industrial Uses | L = Routine Maintenance |
| E = Municipal Project | M = Map Amendment |
| F = Utility Company Project | N = State Agency Project |
| G = Agriculture, Forestry or Conservation | P = Other (this code includes the approval of
concept plans with no-on-the-ground work) |
| H = Wetland Restoration, Enhancement, Creation | |

10. Enter between one and four code numbers to best characterize the project or activity being reported. Enter "NA" if this form is being completed for the action of map amendment. You MUST provide code 12 if the activity is located in an established upland review area. You MUST provide code 14 if the activity is located beyond the established upland review area or no established upland review area exists.

- | | |
|--|--|
| 1 = Filling | 8 = Underground Utilities Only (no other activities) |
| 2 = Excavation | 9 = Roadway / Driveway Construction |
| 3 = Land Clearing / Grubbing (no other activity) | 10 = Drainage Improvements |
| 4 = Stream Channelization | 11 = Pond, Lake Dredging / Dam Construction |
| 5 = Stream Stabilization (includes lakeshore stabilization) | 12 = Activity in an Established Upland Review
Area |
| 6 = Stream Clearance (removal of debris only) | 14 = Activity in Upland |
| 7 = Culverting (not for roadways) | |

Examples: Jurisdictional ruling allowing construction of a parking lot in an upland where the municipality does not have an established upland review area must use code 14, other possible codes are 2 and 10. Permitted construction of a free standing garage (residential improvement by homeowner) partially in an established upland review area with the remainder in the upland must use code 12 and 14, other possible codes are 1 and 2.

11. Leave blank for TEMPORARY alterations but please indicate action/project/activity is temporary under question #8 on the form. For PERMANENT alterations, enter in acres the area of wetland soils or watercourses altered. Include areas that are permanently altered, or are proposed to be, for all agency permits, denials, amendments, renewals, jurisdictional rulings, and enforcement actions. For those activities that involve filling or dredging of lakes, ponds or similar open water bodies enter the acres filled or dredged under "open water body". For those activities that involve directly altering a linear reach of a brook, river, lakeshore or similar linear watercourse, enter the total linear feet altered under "stream". Remember that these figures represent only the acreage altered not the total acreage of wetlands or watercourses on the site. You MUST provide all information in ACRES (or linear feet as indicated) including those areas less than one acre. To convert from square feet to acres, divide square feet by the number 43,560. If this report is being completed for an agency jurisdictional ruling and detailed information is not available, provide an estimate. Enter zero if there is no alteration.
12. Enter in acres the area of upland altered as a result of an ACTIVITY REGULATED BY the inland wetlands agency, or as a result of an AGENT APPROVAL pursuant to CGS section 22a-42a(c)(2). Leave blank for TEMPORARY alterations but please indicate action/project/activity is temporary under question #8 on the form. Include areas that are permanently altered, or proposed to be permanently altered, for all agent approvals, agency permits, denials, amendments, renewals, jurisdictional rulings, and enforcement actions. You MUST provide all information in ACRES including those areas less than one acre. See directions above (#11) for conversion factor. If this report is being completed for an agent approval or an agency jurisdictional ruling and detailed information is not available, provide an estimate. Enter zero if there is no alteration.
13. Enter the acres that are, or are proposed to be, restored, enhanced or created for all agency permits, denials, amendments, renewals, jurisdictional rulings and enforcement actions. NOTE restored or enhanced applies to previously existing wetlands or watercourses. Created applies to a non-wetland or non-watercourse area which is converted into wetlands or watercourses (question #10 must provide 12 and/or 14 as an answer, and question #12 must also be answered). You MUST provide all information in ACRES including those areas less than one acre. See directions above (#11) for conversion factor. Enter zero if there is no restoration, enhancement or creation.

PART III: To Be Completed By The DEEP - Please leave this area blank. Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.



Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete and mail this form in accordance with the instructions on pages 2 and 3 to:

DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3rd Floor, Hartford, CT 06106

Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

1. DATE ACTION WAS TAKEN: year: _____ month: _____
2. ACTION TAKEN (see instructions, only use one code): _____
3. WAS A PUBLIC HEARING HELD (check one)? yes no
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(print name) _____ (signature) _____

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

5. TOWN IN WHICH THE ACTION IS OCCURRING (print name): Enfield
does this project cross municipal boundaries (check one)? yes no
if yes, list the other town(s) in which the action is occurring (print name(s)): _____, _____
6. LOCATION (see instructions for information): USGS quad name: _____ or number: 8
subregional drainage basin number: 4000
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Jody Foisy
8. NAME & ADDRESS / LOCATION OF PROJECT SITE (print information): Jody Foisy 19 Carmela Terrace, Enfield CT 06082
briefly describe the action/project/activity (check and print information): temporary permanent description: _____
The Barn Yard to place a 14' x 24' Shed on crushed gravel in back yard (land is level.)
9. ACTIVITY PURPOSE CODE (see instructions, only use one code): A
10. ACTIVITY TYPE CODE(S) (see instructions for codes): 1, _____, _____, _____
11. WETLAND / WATERCOURSE AREA ALTERED (must provide acres or linear feet):
wetlands: 0.00757576 (330 SQ Feet) acres open water body: _____ acres stream: _____ linear feet
12. UPLAND AREA ALTERED (must provide acres): 0 acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0 acres

DATE RECEIVED:

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO

19 CARMELA TERR

Location 19 CARMELA TERR

Mblu 063 / / 0176 / /

Acct# 046700010050

Owner FOISY JODY A

Assessment \$121,290

Appraisal \$173,270

PID 970

Building Count 1

Fire District 2



Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$110,260	\$63,010	\$173,270
Assessment			
Valuation Year	Improvements	Land	Total
2017	\$77,180	\$44,110	\$121,290

Owner of Record

Owner FOISY JODY A
 Co-Owner
 Address 19 CARMELA TERR
 ENFIELD, CT 06082

Sale Price \$194,900
 Certificate
 Book & Page 2598/1033
 Sale Date 03/24/2014
 Instrument 07

Ownership History

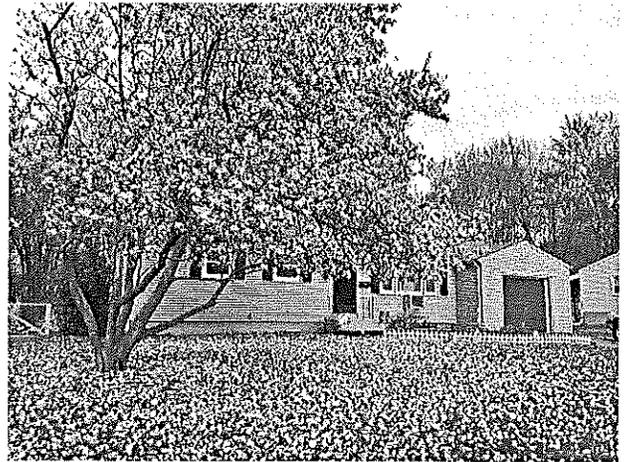
Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
FOISY JODY A	\$194,900		2598/1033	07	03/24/2014
AUDETTE MADELEINE M +WILLIAM J	\$0	1	1240/0213		09/29/1999
KNIEP MADELEINE M +	\$0	2	0646/0016		06/24/1991
KNIEP MADELEINE M	\$0	3	0000/0000		10/29/1990

Building Information

Building 1 : Section 1

Year Built: 1959
Living Area: 1,114
Replacement Cost: \$144,110
Building Percent Good: 76
Replacement Cost Less Depreciation: \$109,520

Building Photo



(http://images.vgsi.com/photos2/EnfieldCTPhotos/A00\01\84\82.JPG)

Building Attributes	
Field	Description
Style	Ranch
Model	Residential
Grade:	
Stories	1.00
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Full Bthrms:	1
Half Baths:	0
Extra Fixtures	
Total Rooms:	5
Bath Style:	Average
Kitchen Style:	Average
Extra Kitchens	
Fireplace(s)	1
Extra Opening(s)	0
Gas Fireplace(s)	
Blocked FPL(s)	
Usrflid 106	
Bsmt Garage(s)	
Fin Bsmt	624
FBM Quality	Rec Room
Whirlpool(s)	
Sauna	
Walk Out	No

Building Layout

Building Layout (ParcelSketch.ashx?pid=970&bid=970)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,114	1,114
BSM	Basement	960	0
FEP	Finished Enclosed Porch	240	0
FGR	Garage	252	0
SLB	Slab	154	0
		2,720	1,114

Solar	
Usrflid 300	
Usrflid 301	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 101
 Description Res Dwelling
 Zone R33
 Neighborhood 050
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 0.46
 Frontage 134
 Depth
 Assessed Value \$44,110
 Appraised Value \$63,010

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	Shed	FR	Frame	120.00 S.F.	\$740	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$110,260	\$63,010	\$173,270
2017	\$110,260	\$63,010	\$173,270
2016	\$110,260	\$63,010	\$173,270

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$77,180	\$44,110	\$121,290
2017	\$77,180	\$44,110	\$121,290
2016	\$77,180	\$44,110	\$121,290

State of Connecticut (CT600)

State of Connecticut (CT600)

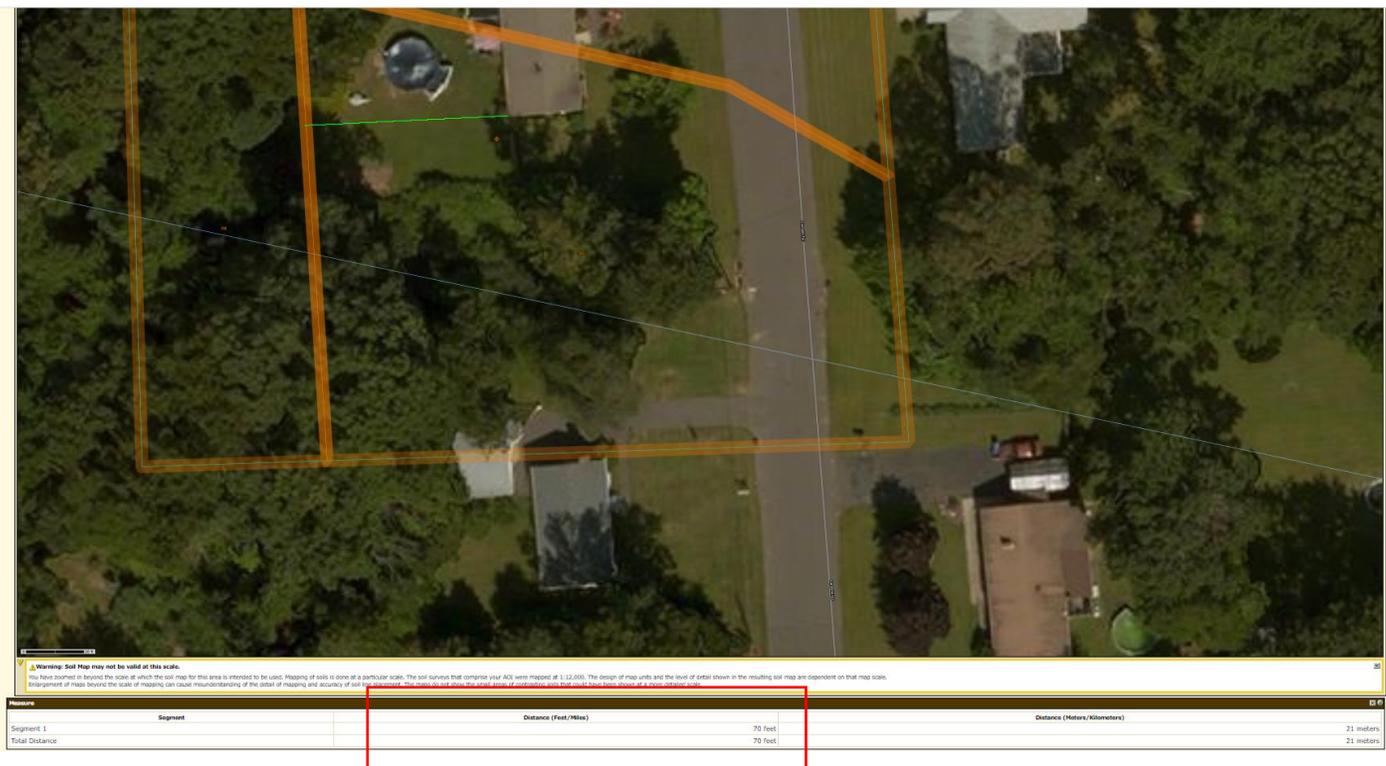
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
36B	Windsor loamy sand, 3 to 8 percent slopes	0.5	37.5%
108	Saco silt loam	0.2	17.1%
306	Udorthents-Urban land complex	0.6	45.5%
Totals for Area of Interest		1.4	100.0%



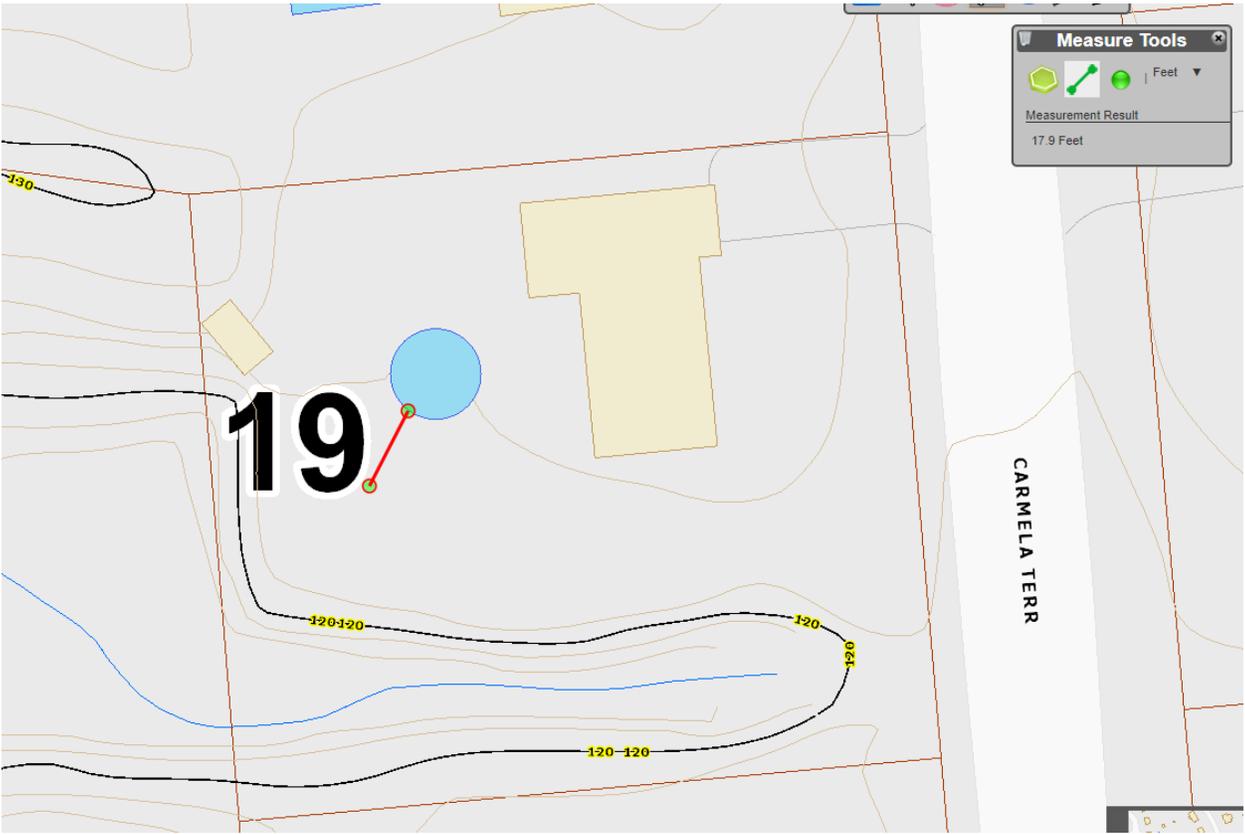
The USDA Soil Survey is showing that the area for the proposed shed is comprised mostly of Udorthents-Urban land complex soil type. The Udorthents-Urban land Complex soil type “consists of moderately well drained to excessively well drained soils that have been disturbed by cuffing or filling, and areas that are covered by buildings and pavement.”¹”



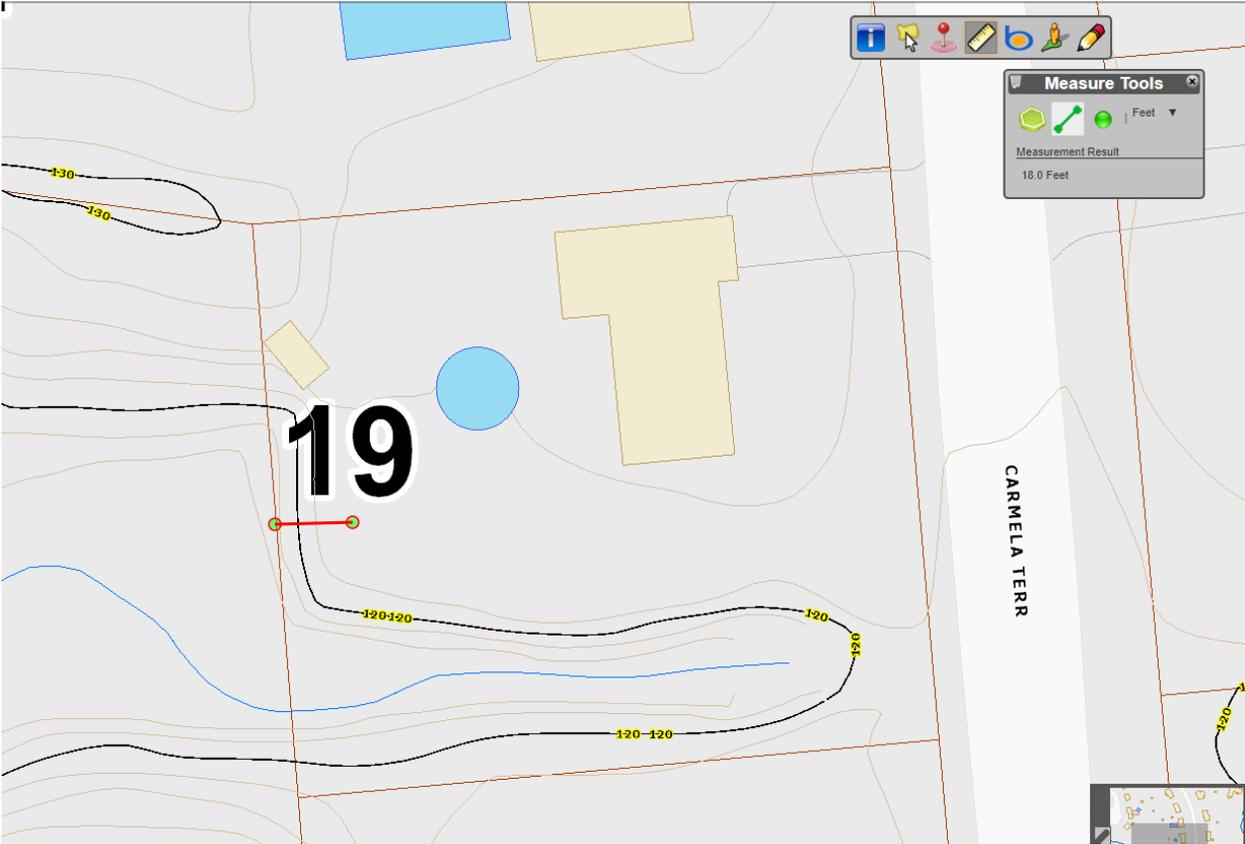
The applicant proposes putting the shed 18’ from the pool. The USDA Soil Survey shows that there is 45’ of space from the pool that is classified as this well drained to excessively well drained soil type.



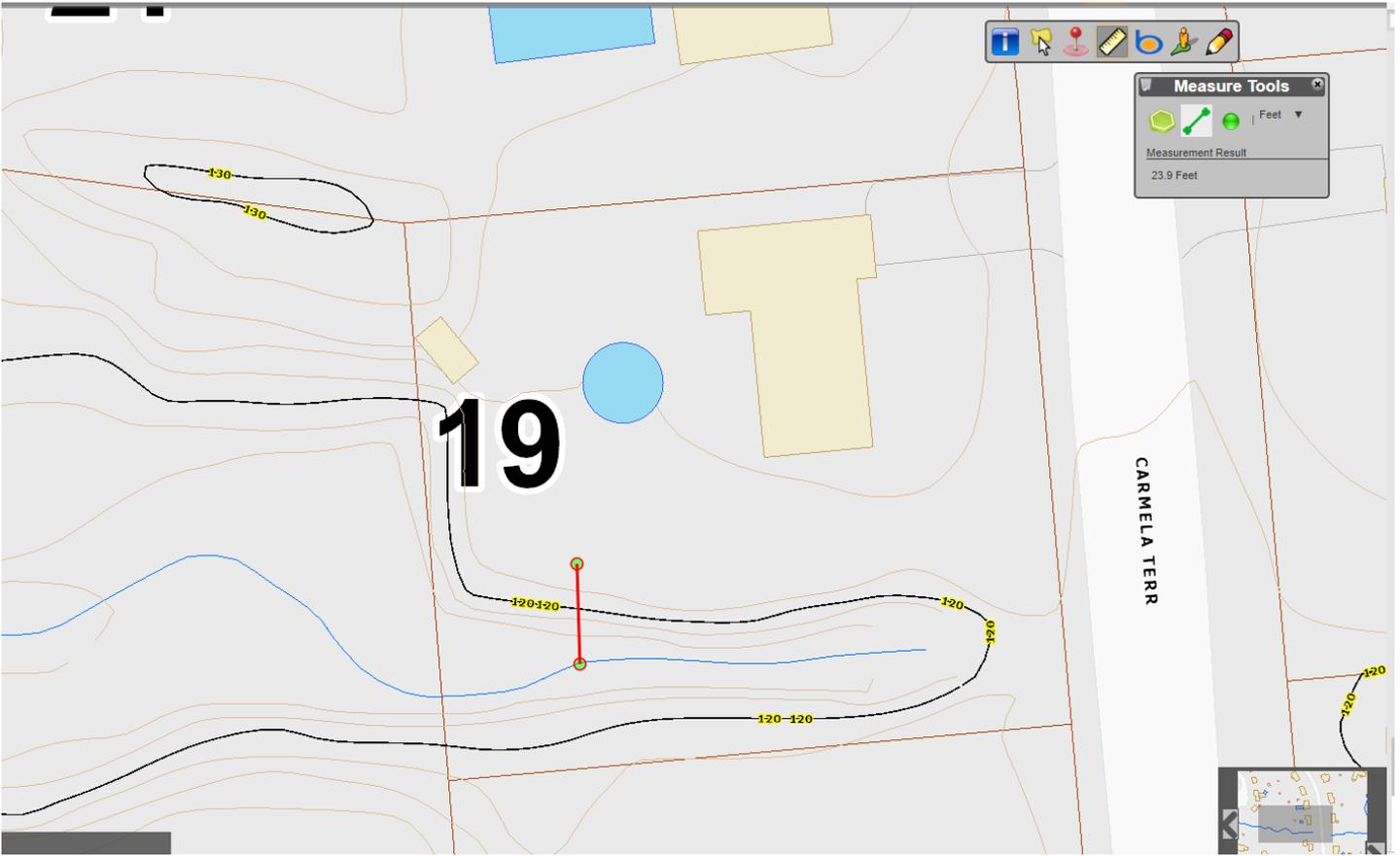
The applicant proposes putting the shed +/- 27' from the corner of the house. The USDA Soil Survey shows that there is 70' of space from the corner of the house to the boundary that is classified as this well drained to excessively well drained soil type.



18' from the pool – in between 122' and 124' elevation



18' from the rear lot line – in between 122' and 124' elevation



24' from the river - in between 122' and 124' elevation



