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 #: 605 View Permit #: TC-20-4
IWWA Regulation Section:

PLEASE REVIEW LAND USE APPLICATION GUIDE FOR INSTRUCTIONS

Property Address: 118 Hazard Avenue Map #: 65 Lot #: 59
Zone(s): B-P Zone, R-44 Zone Size of Parcel: 19.435 Acres Account #:

Current Use: Vacant Land
Project Name: Kaplan Development - Adult Assisted Living Facility
Summary Description: The proposed project includes the construction of a new two-story 29,000 SF footprint freestanding "All American Assisted Living" facility along with new paved parking areas, landscaping, storm water management components and associative utilities. Per the request of the Town of Enfield, an emergency access road will be constructed with a drive entrance/exit located along Middle Road. This emergency access road will have an associated water quality infiltration trench and swale.

Applicant’s Name: Kaplan Development Group, LLC
Applicant’s Address: 100 Jericho Quadrangle, STE 142, Jericho, NY 11753
Contact #: 516-496-1585 Email: bowells@kagdev.com
Applicant’s Representative: Ben Wells
Representative Address: 
Contact #: Email:

Does Applicant own the Property? □ Yes (Attach Copy of DEED) ☒ No (Provide Information Below)
TOWN OF ENFIELD

Owner’s Name: Ward Manor, LLC
Owner’s Contact #: 
Owner’s Address: 82 Potter School Road, Willington, CT 06279
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? 19.435 Acres
What is the length of the property frontage? (List by Street) Hazard Avenue: 689.37'
Middle Road: 674.69'

Name the abutting street(s): Hazard Avenue, Middle Road

What are the existing land uses and zoning districts for abutting properties or across the street(s)?
North  B-P: Business Professional
East  B-G: Business General, B-P: Business Professional, R-44: One Family Residence
South  R-33: One Family Residence
West  B-P: Business Professional, R-44: One Family Residence
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: 122,918.6 Square Feet
Area of wetlands to be impacted: 4,877.68 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: ________________________________

Inland Wetlands Watercourses Agency Application & Checklist Page 3 of 8 Department of Development Services
Ver. 11/2017
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
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: 2/25/20

Print Name: Ben Wells

Owner’s Signature: ___________________________ Date: ___________________________

Print Name: ___________________________

Subscribed and sworn to before me 25th day of February, 2020.

Notary Public

LINDA LUCKMAN
Notary Public, State of New York
No. 01 LLU 6162202
Qualified in Nassau County
Commission Expires 03/06/20

My Commission Expires: 3/5/23

Inland Wetlands Watercourses Agency Application & Checklist Page 5 of 8
Department of Development Services
Ver. 1/2017
# Enfield Inland Wetlands and Watercourses Agency Application Checklist

## Documents Required

<table>
<thead>
<tr>
<th>Document</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>All plans including revised plans</td>
<td>25 days prior to a Board or Commission meeting. Plans will be reviewed, circulated, and commented by appropriate Departments.</td>
</tr>
<tr>
<td>An original of the completed application form</td>
<td>and site plan and fourteen (14) full size copies of the set of site plans and any report.</td>
</tr>
<tr>
<td>Fourteen (14) copies</td>
<td>of 24 X 36 plans are to be submitted in complete sets - stapled and map folded. Part II of the DEEP Reporting Form completed.</td>
</tr>
<tr>
<td>Four (4) copies</td>
<td>of all reports required are to be submitted. i.e. Drainage, stormwater, soils, etc.</td>
</tr>
<tr>
<td>Application Fee</td>
<td></td>
</tr>
</tbody>
</table>

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:

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.

Pre and post development storm water drainage calculation, with drainage area map.

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.

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.

- 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.

For proposed wetland impacts, a wetland assessment report from a soil scientist or other qualified individual.

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Inland Wetlands Watercourses Agency Application & Checklist Page 6 of 8

Department of Development Services

Ver. 11/2017
<table>
<thead>
<tr>
<th>Site Plan Requirements</th>
</tr>
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<tbody>
<tr>
<td>☑ Signed and Sealed by appropriate design professional (Surveyor, Engineer, Architect, and Landscape Architect) registered in the State of Connecticut.</td>
</tr>
<tr>
<td>☑ 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.</td>
</tr>
<tr>
<td>☑ Existing and proposed topography, structures, utilities, roadways and buildings. Plan/profile sheet shall be included for roads and all off road pipelines.</td>
</tr>
<tr>
<td>☑ Soil types as mapped by the National Resource Conservation Service.</td>
</tr>
<tr>
<td>☑ Wetlands located on adjacent properties, within approximately 100-feet of subject property.</td>
</tr>
<tr>
<td>☑ Alternatives considered and rejected to be either shown on a site plan or explained in narrative form.</td>
</tr>
<tr>
<td>☑ Soil and Erosion Control Measures including narrative, per 2002 CT E&amp;S Control Guidelines at a minimum.</td>
</tr>
<tr>
<td>☑ Wetlands boundaries delineated by a Professional Soil Scientist whose signatures are required on the site plan.</td>
</tr>
<tr>
<td>☑ Limit of Upland Review Areas.</td>
</tr>
<tr>
<td>☑ Cuts and fill volumes indicating source and type of fill, destination of removed fill, expect for single-family homes or similar.</td>
</tr>
<tr>
<td>☑ Limits of woody vegetation clearing.</td>
</tr>
<tr>
<td>☑ Well locations and setbacks from septic system and drainage swales.</td>
</tr>
<tr>
<td>☑ Septic system locations including reserve areas, existing and proposed grading, spot grades and setbacks from wetland areas.</td>
</tr>
<tr>
<td>☑ Storm water drainage systems.</td>
</tr>
<tr>
<td>☑ All existing and proposed pipe sizes, length and inverts.</td>
</tr>
<tr>
<td>☑ Test pit and soil profile locations.</td>
</tr>
<tr>
<td>☑ Acreage of wetlands/watercourses on the site and the acreages presented separately of wetland, watercourses or upland review areas to be altered.</td>
</tr>
<tr>
<td>☑ Boundaries of 100-year floodplain or floodway as determined by FEMA.</td>
</tr>
</tbody>
</table>
### Detail Sheet

- Erosion and sediment control details along with a sequence plan.
- Test pit logs.  
- 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.).
- Construction sequence specifications.

### Public Hearing (If Required)

- Notice to immediate abutters by certified mail not less that twenty-one (21) **days prior** to the start of the public hearing.
- 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).
- Deadline to post public hearing sign(s) is **10 days prior** to the scheduled meeting at which the application will be discussed.

- **THE ENFIELD IWWA AND/OR THE PLANNING OFFICE MAY REQUEST ADDITIONAL INFORMATION DURING THE PERMIT PROCESS AS NECESSARY.**

### Additional Information

- The Planning Department requires an electronic submission of all documents received in CD Format or on a USB drive.
- 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.