

**AGENDA**  
ENFIELD INLAND WETLANDS AND WATERCOURSES AGENCY  
**TUESDAY, SEPTEMBER 1, 2020 – 7:00PM**  
REGULAR MEETING

**PLEASE JOIN THE MEETING VIRTUALLY WITH THE FOLLOWING LINK**

**LOGIN INFORMATION TO JOIN THE MEETING:**

Join OfficeSuite Meeting

<https://meeting.windstream.com/j/1114406421>

Meeting ID: 111 440 6421

One tap mobile

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Dial by your location

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Meeting ID: 111 440 6421

**MEETING MAY ALSO BE SEEN VIA YOUTUBE AT:**

<https://youtu.be/h6bFLvR8wFM>

**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 21, 2020 and August 5, 2020
7. **Old Business**
8. **New Business**
9. **Enforcement Report(s)**
  - a. 176 South Road
10. **Report of Development Services/Planning Staff**
  - a. Lisa Mariakakis from the Pond and Lake Connection reached out on 08/19/2020 to notify the Commission that Crescent Lake (Crescent Beach Drive, AQUA-2019-338rev) will be treated on or around 08/28/2020.
    - We received initial notice on 06/29/2020 that Crescent Lake would be treated on or around 07/08/2020.

11. **New Applications to be Received**

- a. **IW# 615** – 188 Moody Road - Application for a permit to clear +/- 2.2 acres of trees in the Upland Review Area (URA) on the property known as 188 Moody Road as referenced on the Tree Clearing Plan prepared for Troiano Realty Corporation, 188 Moody Road, Dated 07/24/2020; Troiano Realty Corporation, Owner; Map 100/Lot 0012; I-1 Zone. (DoR: 09/01/2020).
- b. **IW# 616** – 176 South Road – Application for a permit to conduct the following regulated activities: clear trees and vegetation around the perimeter of the parcel, clear the drainage ditch, regrade the area between South Road and the front parking lot by filling with loam and seed, and add landscape material in the front area on the property known as 176 South Road. Cliff Chapman, Owner; J.R. Russo & Associates, Applicant Representative; Map 055 / Lot 0088; I-P Zone.

12. **Agent Approvals**

- a. **XIW# 20-08** – 20 Stardust Drive - Application for a permit to repair the culvert located in front of 20 Stardust Drive in the Town right-of-way. Town of Enfield, Owner; Map 088/Lot 0021; R-44 Zone. (DoR: 09/01/2020).

13. **Adjournment**

**Note:** Next Regular Meeting will be virtually on **Tuesday, September 15, 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 21, 2020 – 7:00PM**  
REGULAR MEETING  
DRAFT MINUTES FOR COMMISSION CONSIDERATION  
Virtual Meeting

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**Call to Order**

Chairman Donna Corbin-Sobinski called the meeting to order at 7:11 P.M.

**Roll Call**

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

Chairman Corbin-Sobinski stated that Commissioner Jane Smith's term had expired and she is no longer part of the Commission.

Also present were Savannah-Nicole Villalba, Assistant Town Planner and Elizabeth Bouley, Recording Secretary.

Chairman Corbin-Sobinski seated Alternate Commissioner Hendrickson.

**Approval of Minutes: July 7, 2020**

**Motion:** Commissioner Zorda made a motion, seconded by Commissioner Hendrickson, to approve the minutes for the July 7, 2020 Regular Meeting.

The motion passed with a 4-0-0 roll call vote.

**Votes: 4-0-0**

**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).

Chairman Corbin-Sobinski read the legal notice and explained the rules for the Public Hearing.

David Ziaks of F.A. Hesketh & Associates, Inc. addressed the Commission along with Bob Russo of CLA Engineers, Inc.

Mr. Ziaks utilized an aerial photograph of the property to illustrate the various physical features of the site. He shared a colored rendering of the property survey and wetlands mapping that had been filed with the application. Mr. Ziaks pointed out the area that had been flagged for wetlands by Mr. Russo as well as the wetlands soils as depicted on the current town map. He stated that the wetland area shown on the town map does not actually exist and the correct mapping is shown on this rendering.

Mr. Russo provided the Commission with an explanation of the wetland delineation that he had performed. He stated that there is evidence that the previous wetlands mapped had been filled in and graded over, and that the current delineation is the most accurate representation of the wetlands onsite.

Commissioner Higley asked if the amended area will be shown on the map if it passes, to which Mr. Ziaks replied that the property owner intends to record an updated boundary map on the land records.

Chairman Corbin Sobinski asked about the oil spill referenced in the notes. Mr. Ziaks explained that over the winter someone entered the site illegally with a large truck and hit a canopy, which caused a spill. He stated that the spill had been cleaned up properly and the canopy and equipment are being upgraded and replaced. Mr. Ziaks stated that the spill was isolated near the canopy and had been cleaned up according to CT DEEP requirements and the local Health Department was involved.

Chairman Corbin-Sobinski asked three times if anyone in the public would like to speak in favor or against the application; no one came forward.

**Motion:** Commissioner Zorda made a motion, seconded by Commissioner Higley, to close the Public Hearing.

The motion passed with a 4-0-0 vote.

**Votes:** 4-0-0

**Motion:** Commissioner Zorda made a motion, seconded by Commissioner Higley, to approve the map amendments for IW# 610.

The motion passed with a 4-0-0 vote.

**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 – "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 13<sup>th</sup> day of July 2020.

**Votes: 4-0-0**

Chairman Corbin-Sobinski stated that the Commission can discuss the Wetland Permit applications but cannot act upon them until a Special Meeting on August 5, 2020 as they had to meet the 14-day requirement.

#### **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).

Attorney Andrew Urbanowicz addressed the Commission as a representative for the applicant. Mr. Urbanowicz provided the Commission with an explanation of the application, stating that the property was purchased by his client and has been split into two separate lots. He stated that Parcel B will be set aside for agriculture and his client is working on donating the development rights to the Connecticut Farmland Trust. Mr. Urbanowicz stated that the proposal for Parcel A, known as 67 Middle Road, is to have a 2,000 SF residential house, although his client has not selected a plan and may end up selling. He stated that this new house will be a much smaller developed area on the site than what was previously there.

Mr. Urbanowicz stated that the tree area as depicted on the map submitted to the Commission is really more brush, with the exception of a few large trees which will be removed as they are not healthy.

Chairman Corbin-Sobinski asked if there will be accessways into Parcel B, to which Mr. Urbanowicz replied that there will be 60.36 feet of frontage that will remain, and it will have its own egress. He stated that there is an active farm field to the rear of this lot.

Commission Zorda asked if the farmland trust is a permanent thing, to which Mr. Urbanowicz replied that it is a conservation easement so his client will be donating the development rights but retaining the right to farm and utilize the property for agriculture.

The Commission discussed whether the applicant needs to be present at the next meeting, ultimately deciding that Mr. Urbanowicz's presence will be sufficient at the next meeting on August 5, 2020.

- c. **IW# 612** – 19 Carmela Terrace – 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 Terrace; Jody Foisy, Owner; Map 063 / Lot 0176; Zone R-33. (DoR 07/21/2020).

Jody Foisy, 19 Carmela Terrace, addressed the Commission with an explanation of the proposed shed. She stated that the shed will be placed on crushed gravel. Ms. Villalba stated that the elevation in the area of the proposed shed is a very gradual slope. She went on to state that according to the USDS soil survey, the soil is moderately to excessively well drained and the location of the proposed shed is moderately to excessively well drained.

Ms. Foisy stated that the ground is already level.

Commissioner Zorda asked if the proposed shed is about 50 feet from the stream, to which Mr. Foisy replied that she does not know the exact distance but it is quite far.

Commissioner Zorda asked if pool chemicals will be kept in shed, to which Ms. Foisy replied that they will not. Commissioner Zorda stated that his only concern is regarding any fuel or chemicals stored in there as it slopes down to the stream. Ms. Foisy stated that the lawnmower and other equipment are kept in the attached garage and this is more of a wood shop.

### **Enforcement Report(s)**

Ms. Villalba stated that she had helped an applicant with the application for 230 North Maple, but the applicant has yet to submit it. She stated that Zoning Enforcement Officer Ricardo Rachele had visited the property to ensure that nothing has happened since then.

### **Report of Development Services/Planning Staff**

Ms. Villalba stated that 50 Hazard Avenue, which is the Burlington store, had submitted their materials today. She stated that Staff will send out a notice of decision tomorrow, including the condition that they must wait 15 days prior to starting any work.

### **Adjournment**

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

The motion passed with a 4-0-0 vote.

**Votes: 4-0-0**

Prepared by: Elizabeth Bouley, Recording Secretary

Respectfully Submitted,

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Virginia Higley, Secretary

ENFIELD INLAND WETLANDS AND WATERCOURSES AGENCY  
WEDNESDAY, AUGUST 5, 2020 – 7:00PM  
SPECIAL MEETING  
DRAFT MINUTES FOR COMMISSION CONSIDERATION  
Virtual Meeting

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**Call to Order**

Chairman Donna Corbin-Sobinski called the meeting to order at 7:00 P.M.

**Roll Call**

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

Also present were Savannah-Nicole Villalba, Assistant Town Planner and Elizabeth Bouley, Recording Secretary.

Chairman Corbin-Sobinski seated Alternate Commissioners Hendrickson and Pyznar.

**Approval of Minutes – July 21, 2020 Regular Meeting**

**Motion:** Commissioner Zorda made a motion, seconded by Commissioner Hendrickson, to approve the minutes of the July 21, 2020 Regular Meeting.

The motion failed with a 3-0-2 vote with Commissioner Pyznar and Howe abstaining.

**Votes: 3-0-2**

**Motion:** Chairman Corbin-Sobinski made a motion, seconded by Commissioner Zorda, to table the Approval of Minutes until the next meeting.

The motion passed with a 4-0-0 vote.

**Votes: 4-0-0**

**New Business**

**Wetlands Permit(s)**

- a. **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).

**Motion:** Commissioner Zorda made a motion, seconded by Commissioner Pyznar, to approve the application for IW# 611.

The motion passed with a 5-0-0 vote.

**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 – “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 14<sup>th</sup> day of July 2020.

**Votes: 5-0-0**

- b. **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).

Commissioner Zorda stated that he would like a condition added to specify that no toxic chemicals will be stored in the shed due to proximity to the stream. Ms. Foisy stated that no chemicals will be stored in the shed and that she has a garage on the opposite side of the property to store gas for the lawnmower.

**Motion:** Commissioner Zorda made a motion, seconded by Commissioner Hendrickson, to approve the application for IW# 612.

The motion passed with a 5-0-0 vote.

**Site Specific Conditions**

1. No toxic chemicals shall be stored in the shed.

**Prior to the Start of Construction:**

2. 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;
3. 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;
4. 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;
5. 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.
6. 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.
7. The Permittee shall submit a plan noting plant type and number of plants to be placed in affected area.
8. The Standard Town Notes must be added to the final plans submitted to the Planning Office.

**General Conditions:**

9. This approval shall be valid for five (5) years from the date of approval unless otherwise revoked or specifically extended;
10. 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;

11. This approval is not transferable without the written consent of the Enfield Inland Wetlands and Watercourses Agency or its designated Agent;
12. 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;
13. 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;
14. 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;
15. 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;
16. 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;
17. 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.
18. 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;
19. 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;
20. 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.
21. The Inland Wetlands and Watercourses Permit number shall be located on all future plans to any Town or State Agency.

22. 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 15<sup>th</sup> day of July 2020.

**Votes: 5-0-0**

### **New Applications to be Received**

- a. **IW# 614** – 228-230 N. Maple Street – Application for a permit to repair an agricultural road by cutting in wetland areas and restoration of the pond located on 228-230 N. Maple Street; Maplewood Associates Partners, LLC, Owner; James Stanton, Applicant; Map 081/Lot 0121, Account #001400020297; Zone R-44. (DoR 08/05/2020) – Agent Approval determined at 07/07/2020 meeting.

Ms. Villalba stated that she had visited the property along with Zoning Enforcement Officer Ricardo Rachele and Director of Development Services Laurie Whitten. She stated that they would like to move forward with the agent approval process.

Ms. Villalba stated that the applicant is constructing the agricultural road and will restore one of the ponds located on the property. She stated that they are asking in the conditions for the applicant to follow best practices for soil erosion and clean water.

### **Agent Approvals**

- a. **IW # 613 – 50 Hazard Avenue (AKA 10 Hazard Avenue)** – Application for Agent Approval for a permit to construct a +/- 6,300 square foot renovation and expansion with associated improvements on the property known as 50 Hazard Avenue; Map 056/Lot 0022; BR Zone; Regency Centers c/o Michael Lai, Owner; Nate Krishner (Lagan), Applicant Representative. (DoR 07/21/2020). Approved on 07/22/2020.

Ms. Villalba stated that it had been approved on July 22, 2020 and the applicant had been told that construction cannot start until the fifteen day petition period is over.

### **Adjournment**

**Motion:** Commissioner Howe made a motion, seconded by Commissioner Hendrickson, to adjourn.

The motion passed with a 5-0-0 vote.

**Votes: 5-0-0**

Prepared by: Elizabeth Bouley

Respectfully Submitted,

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Virginia Higley, Secretary



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## TOWN OF ENFIELD

September 1, 2020

### Enfield Inland Wetlands and Watercourses Agency Enforcement report

**176 South Rd. – Owner: 176 South Rd. Enterprises, LLC (Cliff Chapman)  
175 Hockanum Blvd. Vernon, CT 06066 - Map 055 // Lot 0088**

On the late afternoon of 8/25/20 the Planning Office received several calls regarding what was referred to as a large amount of tree cutting at 176 South Rd and the adjacent property to the west.

On the morning of 8/26/20 myself and Assist. Planner Savannah-Nicole Villalba went to the property at approx. 8:45 am. We met with the new property owner, Cliff Chapman, and explained the complaint and advised him of the wetland areas on the property.

Mr. Chapman explained that he had just purchased the property and was trying to clean it up and remove some of the trees and overgrowth around the perimeter of the parking lot and building. Mr. Chapman immediately stopped work and said that he would contact JR Russo to submit an application for the work in the wetlands.

Mr. Chapman has been very cooperative in the past with other projects and there did not seem to be a reason to issue a written Cease & Desist Order.

I stopped back at the property at approx. 11:30 and no further work had been done from what we observed earlier. Photos were taken of the area where trees were cut down. There is an area in the rear, on the west side of the parking lot that appears to be an area where soil had been deposited a number of years ago.

Located on the east side of the property, along the property line with 174 South Rd., is a culvert and drainage area. The culvert located near the southeast corner of the property was photographed and shows several pipes emptying into the drainage area. However, the culvert pipes appear to be clogged with dirt and debris.

On 8/26/20 I also spoke with Jay Ussery of JR Russo Assoc. regarding this matter and who represents C. Chapman. J. Ussery stated that he would submit an application as soon as possible for 176 South Rd., which he did on 8/27/20.

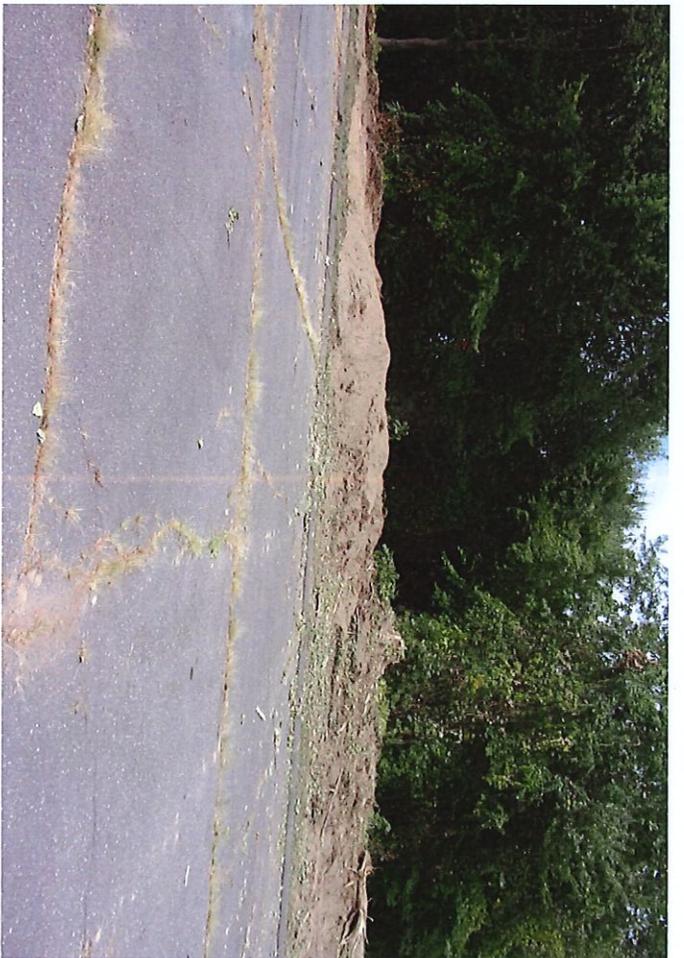
On the afternoon of 8/26/20 I also spoke with C. Chapman who expressed a concern that he would like to get at least a partial approval to fill in a depressed area in the front of the property with the existing on site soil that was noted earlier and seed that area as soon as possible.

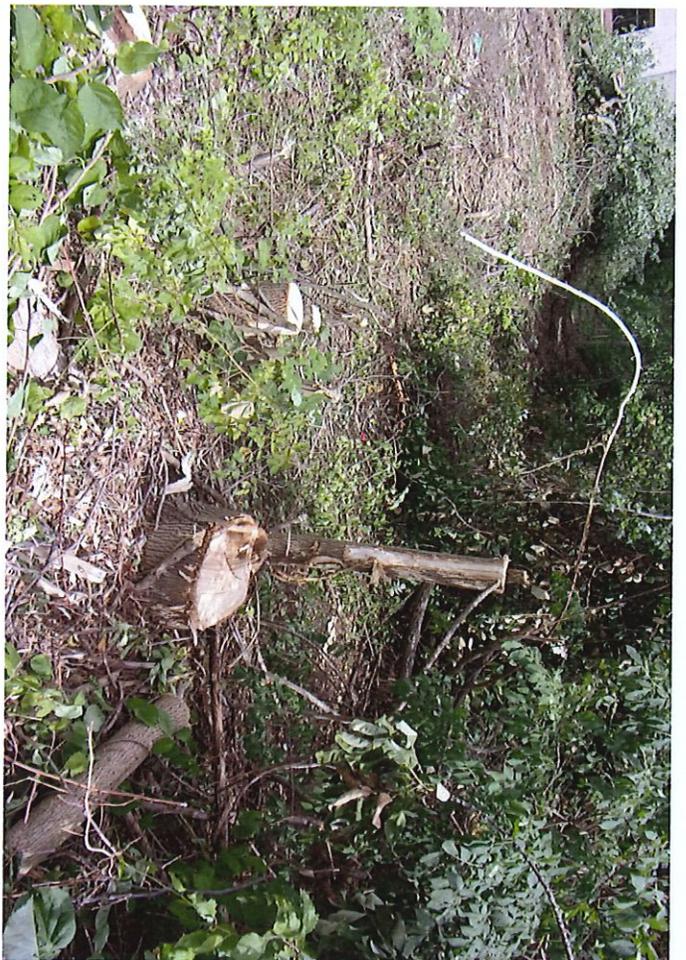
Mr. Chapman and J. Ussery were advised of the meeting date of 9/1/20 to discuss the enforcement action and the acceptance of the application by the IWWA.  
See Photographs attached.

Respectfully Yours,

  
Rick Rachele, CZEO









# TOWN OF ENFIELD

## ENFIELD INLAND WETLAND AND WATERCOURSES AGENCY

IW# 615 – 188 Moody Road, Enfield, CT 06082 – Map 100/Lot 0012 – Tree Clearing

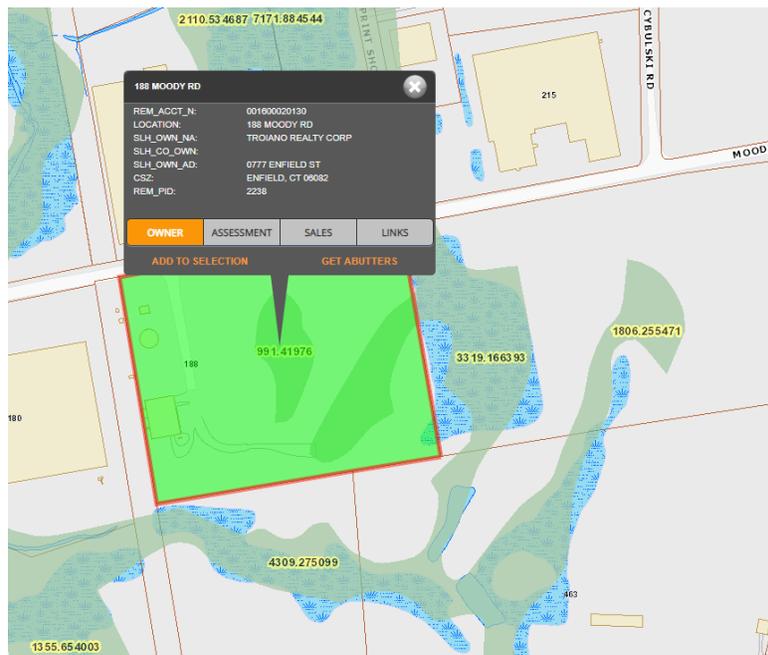
### STAFF REPORT

August 21, 2020

#### **BACKGROUND**

This is an application for an Inland Wetlands and Watercourses permit to clear +/- 2.2 acres of trees in the Upland Review Area (URA) on the property known as 188 Moody Drive. The total proposed tree clearing on the property is +/- 3.44 acres. The proposed tree clearing does not impact the wetland areas as delineated on the map amendment approved through IW# 610.

There are environmental concerns that were identified by the applicant related to a recent fuel spill associated with a truck accident at the terminal located on the property.



**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 and the Soil Scientist's report attached to this application.

Page 1 of 5

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](http://www.enfield-ct.gov)



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# TOWN OF ENFIELD

## STAFF COMMENTS

- The commission should inquire if the clear cutting of +/- 2.2 acres is truly the most prudent and feasible regulated activity in the Upland Review Area. The trees in the upland review area provide many benefits to the wetlands including but not limited to: maintaining wetland hydrology, providing a habitat for the fauna and flora who interact with the wetland, and protecting the wetlands from the physical changes of development (e.g. regulating temperature, natural sedimentation and erosion controls, etc).
  - o The Department of Planning and Zoning asked the applicant's representative on 08/18/2020 what the purpose of the tree clearing was because the applicant's site plan dated 07/24/2020 states that no stumping shall occur.

The applicant's representative replied that in 2011 a similar site plan was approved for the construction of a facility. The applicant's representative stated that "With a renewed interest from the market on Moody Road, the owners want to clear the land now to open up visible to prospective developers researching the property. The stumps would be cleared and whatever grading completed when a new development project comes forward for application."

- ***With this in mind, the commission should inquire if a prudent and feasible alternative would be to increase the buffer of trees to 50' uniformly. The current plan shows some areas with a 25' buffer of trees.***
- Regardless, the applicant should be required to come back before the commission to grade and remove the stumps if necessary for future development.

The site plan titled 'Tree Clearing Plan' dated 07/24/2020 states that trees shall be cut flush to the ground with no removal of the tree stumps, all cut tree material shall be removed from the site, all disturbed areas shall be seeded with seed type C, and erosion control, dust control, and sweeping shall be provided as needed for site conditions. The Seed Type C is a 'New England Conservation / Wildlife Mix' with a seed rate of 25 pounds per acre.

- John Cabibbo, Assistant Town Engineer, Michael Caronna from the Health Department, Chief Flanagan of the Fire Department, and Daniel Parisi of Water Pollution Control have no comments on this application at this time.

## RESOLUTION

**MOTION TO APPROVE THE WETLANDS PERMIT FOR IW# 615** – 188 Moody Road- Application for a permit to clear +/- 2.2 acres of trees in the Upland Review Area (URA) on the property known as 188 Moody Road as referenced on the Tree Clearing Plan prepared for Troiano Realty Corporation, 188 Moody Road, Dated 07/24/2020; Troiano Realty Corporation, Owner; Map 100/Lot 0012; I-1 Zone.

Page 2 of 5



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# TOWN OF ENFIELD

## **Site Specific Conditions:**

1. The applicant agrees to expand the tree boundary on the site plan titled 'Tree Clearing Plan' dated 07/24/2020 to 50' uniformly;
2. The applicant agrees to cut trees flush to the ground with no removal of tree stumps;
3. The applicant agrees to remove all cut tree material from the site;
4. The applicant agrees to seed all disturbed areas;
5. The applicant agrees to ensure erosion and dust control measures are practiced; and
6. The applicant will come back before the commission if any future excavating or grading is necessary for prospective projects.

## **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,

Page 3 of 5



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## TOWN OF ENFIELD

- 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;

Page 4 of 5



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## TOWN OF ENFIELD

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 – "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 21<sup>th</sup> day of August 2020.



RECEIVED  
ENFIELD PLANNING DEPT

2020 AUG 11 PM 4:20

# TOWN OF ENFIELD

## Inland Wetlands & Watercourses Agency

Planning Division • 820 Enfield Street Enfield, CT 06082

Telephone: 860-253-6355 Website: [www.enfield-ct.gov](http://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 #:		View Permit #:	
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: 15.19 AC Account #: 001600020130

Current Use: 8K TERMINAL, INDUSTRIAL BLDG & VACANT LAND

Project Name: 188 MOODY ROAD

Summary Description: APPLICATION TO PERMIT TREE

CLEARING IN UPLAND REVIEW AREA DISTURBING  
2.2 AC OF UKA. NO DIRECT WETLANDS OR  
WATER COURSE DISTURBANCES PROPOSED.

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: DAVID S. ZIAKS, PE

Representative Address: FA HASKETH & ASSOCIATES 3 CREAMERY BROOK

Contact #: 860-653-8000 Email: EAST GRANBY CT

Does Applicant own the Property?  Yes (Attach Copy of DEED) 06026  
 No (Provide Information Below)

*dziaks@fahesketh.com*



TOWN OF ENFIELD

Owner's Name: TROIAND REALTY
Owner's Contact #:
Owner's Address:
Owner's Email:

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? [ ] Yes [X] 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? 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-1
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 FULL 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 OIL SPILL UNDER REVIEW OF CTDEEP

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: DSZ Date: 8/11/20

AGENT FOR APPLICANT

Print Name: DAVID S. ZIAKIS, P.E.

Owner's Signature: DSZ Date: 9/11/20

Print Name: DAVID S. ZIAKIS, P.E.

AGENT FOR OWNER

Subscribed and sworn to before me 11 day of August, 20 20.

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 <b>25 days prior</b> 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"/>	<b>Fourteen (14) copies</b> 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 type="checkbox"/>	<b>Four (4) copies</b> of all reports required are to be submitted. i.e. Drainage, stormwater, soils, etc.
<input checked="" type="checkbox"/>	Application Fee
<input type="checkbox"/>	<p>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:</p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> </ol>
<input type="checkbox"/>	Pre and post development storm water drainage calculation, with drainage area map.
<input checked="" type="checkbox"/>	<p>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.</p>
<input type="checkbox"/>	<p>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.</p> <ul style="list-style-type: none"> <li>▪ 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.</li> </ul>
<input checked="" 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 checked="" type="checkbox"/>	Wetlands boundaries delineated by a Professional Soil Scientist whose signatures are required on the site plan.
<input checked="" type="checkbox"/>	Limit of Upland Review Areas.
<input type="checkbox"/>	Cuts and fill volumes indicating source and type of fill, destination of removed fill, except 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 checked="" 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 type="checkbox"/>	Notice to immediate abutters by certified mail not less than twenty-one (21) days prior to the start of the public hearing.
<input 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 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"><li>THE ENFIELD IWWA AND/OR THE PLANNING OFFICE MAY REQUEST ADDITIONAL INFORMATION DURING THE PERMIT PROCESS AS NECESSARY.</li></ul>
Additional Information	
	<ul style="list-style-type: none"><li>The Planning Department requires an electronic submission of all documents received in CD Format or on a USB drive.</li><li>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.</li></ul>



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

W. Stanley W. Conley, Jr.  
 Town Clerk of Enfield

Vol 282 Oct 62

**To 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 ONE AND OTHER DOLLARS-----

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

do give, grant, bargain, sell and confirm unto the said TROIANO REALTY  
CORPORATION, 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 4.23 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 to be filed in the Office of the Town Clerk of Enfield, 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  
Fifty (250) feet;
- EAST:** by other land of Stephen Kleszczewski a/k/a, a distance  
of Seven Hundred Thirty-nine and twenty-seven hundredths  
(739.27) feet;
- SOUTH:** by land partly of one (1) Myerowitz and partly of  
one (1) Schultski, a distance of Two Hundred Fifty and  
five tenths (250.05) feet; and
- WEST:** by other land of Troiano Realty Corp. a distance of  
Seven Hundred Thirty-four feet and forty-seven hundredths  
(734.47) feet.

part of  
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.

318.70 Conveyance Tax received

*Walter A. Capen*

Town Clerk of Enfield

Map Ref

Vol 11 Page 526 app.

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto it the said grante~~e~~ its successors and assigns forever, to them and their own proper use and behoof.

VOL 292 INDEX 63

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 ensealing 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 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  
Karlene Casarella  
Karlene Casarella  
Stephen Kleszczewski  
Stephen Kleszczewski a/k/a

State of Connecticut, }  
County of Hartford } AB. 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

**To all People to Whom these Presents shall Come, Greeting:**

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

for the consideration of ONE AND OTHER DOLLARS

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

do give, grant, bargain, sell and confirm unto the said TROIANO REALTY CORPORATION, its successors and assigns forever, a certain parcel of land situated on the South Side of Hoody Road, so-called, in the Town of Enfield, County of Hartford and State of Connecticut, also being one (1) certain parcel of land showing 4.09 Acres, more or less according to a Map or Plan designated as "MAP OF LAND FOR STEPHEN KLESZCZEWSKI ENFIELD, CONN. Scale 1" = 100' June, 1965 I hereby certify that this plan is substantially correct. William E. Savage, Jr. State of Connecticut Registered Land Surveyor 2914", which said Map or Plan is filed in the Office of the Town Clerk of Enfield, to which Map reference is hereby made for a more particular description.

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

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 ensembling of these presents,

I am well seized of the premises, as a good indefensible 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

Anne F. Rinaldi  
Anne 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 his free act and deed before me.

John Y. Raissi  
John Y. Raissi  
Notary Public  
Justice of the Peace  
Commissioner of the Superior Court

Received June 3 19 66 At 10:32 AM P. J. Conley  
asst. Town Clerk

# 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

RECEIVED  
ENFIELD PLANNING DEPT  
2020 AUG 11 PH 4:20

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. Addition 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 blue berry (*Vaccinium corymbosum*) in the shrub layer, and skunk cabbage (*Symplocarpus foetidoeus*), 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.

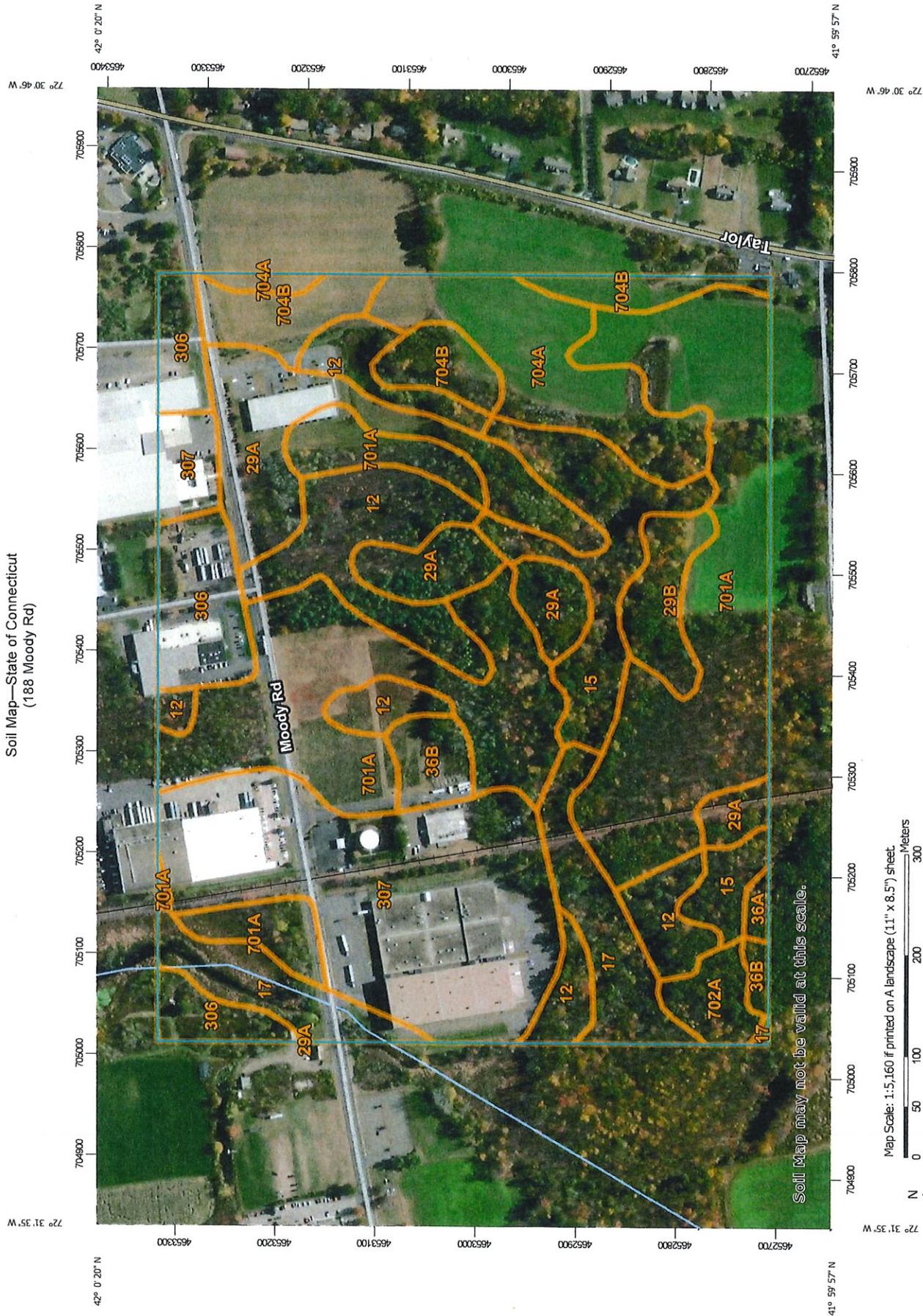
Sincerely,

*Robert C Russo*

Robert C. Russo  
C.S.S.

**Appendix A**  
**Soils Data**

Soil Map—State of Connecticut  
(188 Moody Rd)



Soil Map may not be valid at this scale.

## MAP LEGEND

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

## 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%
<b>Totals for Area of Interest</b>		<b>115.2</b>	<b>100.0%</b>



## 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, 3<sup>rd</sup> 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) \_\_\_\_\_

2020 AUG 11 PM 4:20  
RECEIVED  
INLAND WETLANDS MANAGEMENT PROGRAM

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

- TOWN IN WHICH THE ACTION IS OCCURRING (print name): KENFIELD  
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: 4003-01-1
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): TRIANO REALTY CORP.
- NAME & ADDRESS / LOCATION OF PROJECT SITE (print information): 188 MARYS ROAD  
briefly describe the action/project/activity (check and print information): temporary  permanent  description: LIMITED TREE CLEARING IN URA
- ACTIVITY PURPOSE CODE (see instructions, only use one code): D
- ACTIVITY TYPE CODE(S) (see instructions for codes): 3, 12, \_\_\_\_\_, \_\_\_\_\_
- 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): 2.2 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



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# TOWN OF ENFIELD

## ENFIELD INLAND WETLAND AND WATERCOURSES AGENCY

IW# 616 – 176 South Road, Enfield, CT 06082 – Map 055/Lot 0088 – Maintenance

### STAFF REPORT

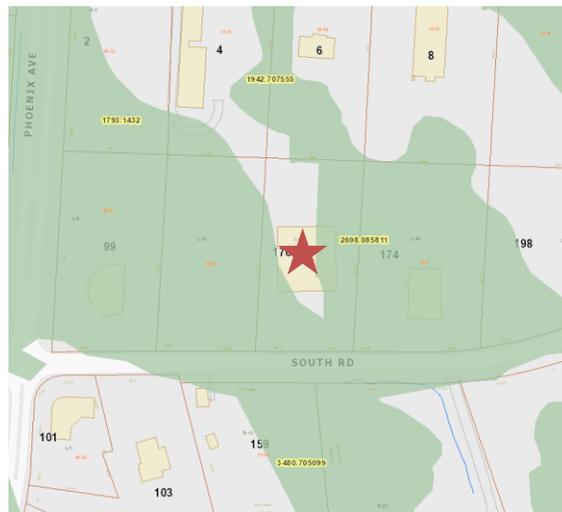
August 28, 2020

#### **BACKGROUND**

This is an application for an Inland Wetlands and Watercourses permit to conduct regulated activities on the property known as 176 South Road. The applicant seeks to: clear trees and vegetation around the perimeter of the parcel, clear the drainage ditch, regrade the area between South Road and the front parking lot by filling with loam and seed, and add landscape material in the front area.

The proposed regulated activities take place in wetland areas as delineated by the Town of Enfield Official Wetlands Map.

The property is on the Department of Energy and Environmental Protection's List of Contaminated or Potentially Contaminated Sites. An investigation of the property began in 2003 and the remediation was completed in 2012. There are no Environmental Land Use Restrictions (ELURs) on the property.<sup>1</sup>



Please refer to the site plan and the USDA Soils Report

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<sup>1</sup> <https://portal.ct.gov/DEEP/Remediation--Site-Clean-Up/Environmental-Use-Restrictions/Environmental-Land-Use-Restrictions>



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## TOWN OF ENFIELD

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

### **STAFF COMMENTS**

- The Department of Planning and Zoning was made aware of the activity on 176 South Road after we received notice on 08/25/2020. When Rick Rachele, Zoning Enforcement Officer and Savannah-Nicole Villalba, Assistant Town Planner went to inspect the site on 08/26/2020, the owner agreed to stop work until they submitted an application and came before the commission.
- When removing the vegetation in the drainage ditch the applicant should take the necessary sedimentation and erosion controls. If the applicant plans to stump, additional controls may be necessary to protect the culvert. The fill/vegetation removed from the drainage ditch should be properly removed from the site.
- The following comments and questions should be addressed before the Agency acts on the application:
  - o The site plan titled '176 South Road' dated 08/28/2020 does not show the proposed boundary for the tree and vegetation cutting. This should be shown on the final site plan.
  - o Does the applicant plan on clearing or doing any maintenance to either of the catch basins or pipes shown on the site plan titled '176 South Road' dated 08/28/2020?
  - o Was the front depression area that is being proposed to be filled in originally created as a detention basin?

### **RESOLUTION**

**MOTION TO APPROVE THE WETLANDS PERMIT FOR IW# 616** – 176 South Road – Application for a permit to conduct the following regulated activities: clear trees and vegetation around the perimeter of the parcel, clear the drainage ditch, regrade the area between South Road and the front parking lot by filling with loam and seed, and add landscape material in the front area on the property known as 176 South Road. Cliff Chapman, Owner; J.R. Russo & Associates, Applicant Representative; Map 055 / Lot 0088; I-P Zone.

### **Site Specific Conditions:**

- *If site specific conditions are required they will be added before the Agency acts on the application.*

### **Prior to the Start of Construction:**

Page 2 of 5



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## TOWN OF ENFIELD

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;



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## TOWN OF ENFIELD

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.



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## TOWN OF ENFIELD

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 – "176 South Road" – Prepared by the Applicant's Representative. Dated 08/28/2020.

**DATED** this day 28<sup>th</sup> day of August 2020.



RECEIVED  
ENFIELD PLANNING DEPT  
2020 AUG 27 AM 10:02

# TOWN OF ENFIELD

## Inland Wetlands & Watercourses Agency

Planning Division • 820 Enfield Street Enfield, CT 06082

Telephone: 860-253-6355 Website: [www.enfield-ct.gov](http://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 #:	<u>IW# 616</u>	View Permit #:	
IWWA Regulation Section:			

### PLEASE REVIEW LAND USE APPLICATION GUIDE FOR INSTRUCTIONS

Property Address: 176 SOUTH RD. Map #: 055 Lot #: 0088

Zone(s): I-P Size of Parcel: 2.93 AC. Account #: 002600010041

Current Use: Vacant Commercial Building

Project Name: 176 SOUTH RD.

Summary Description: Clearing Trees and vegetation around perimeter of Parcel. Cleaning of drainage ditch. Regrade area between SOUTH Rd. and front parking lot, lawn & seed for lawn. Add landscape material in front area.

Applicant's Name: Cliff Chipman

Applicant's Address: 75 Hockanum Blvd. Vernon, CT 06066

Contact #: 860-785-2218 Email: APT01@hotmail.com

Applicant's Representative: J.R. Russo & Assoc.

Representative Address: P.O. Box 938 EAST Windsor, CT 060880938

Contact #: 860-623-0569 Email: JUSSETY@JRRUSSO.COM

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



TOWN OF ENFIELD

Owner's Name: 176 SOUTH ROAD ENTERPRISES, LLC (CLIFF CHAPMAN)
Owner's Contact #: 860-785-2218
Owner's Address: 75 Hookerum Blvd. Vernon, CT. 06066
Owner's Email: APT 01@hotmail.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? [ ] Yes [X] 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? 2.93

What is the length of the property frontage? (List by Street) 250.45' (SOUTH Rd.)

Name the abutting street(s): SOUTH BY SOUTH ROAD

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

North Commercial IP

East Commercial IP

South Commercial I-1

West Vacant IP



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: +/- 4500 Square Feet

Area of wetlands to be impacted: 0 Square Feet

Watercourses located on the property:  Yes  No

Name and type of watercourses: DRAINAGE DITCH, EAST side and North side of Parcel.

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: \_\_\_\_\_

Multiple horizontal lines for listing environmental conditions.





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: James E. Ussery Jr. agent Date: 8-27-20

Print Name: James E. Ussery Jr.  
Agent for owner / Applicant

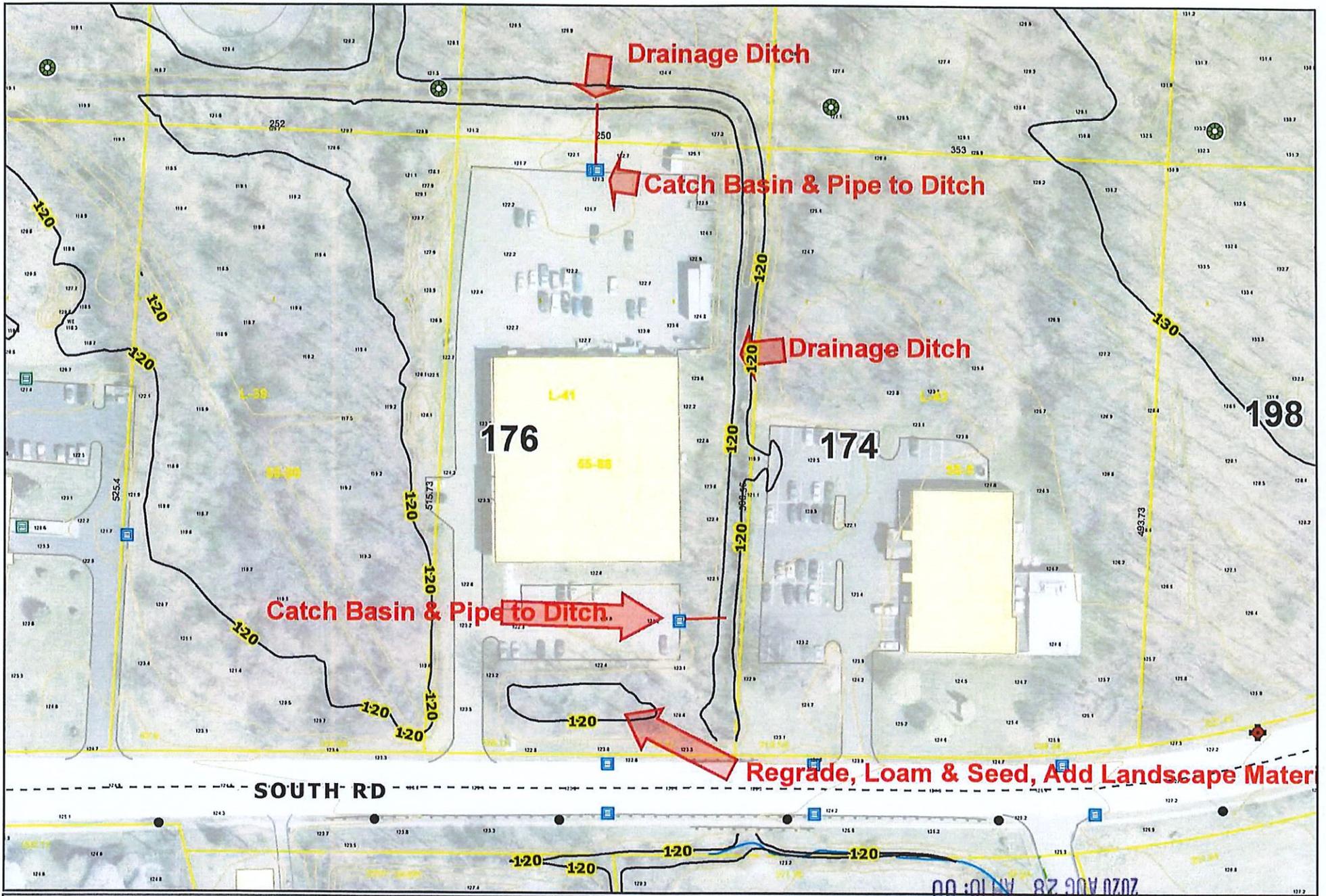
Owner's Signature: SAME AS ABOVE Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Subscribed and sworn to before me 27 day of AUGUST, 2020.

[Signature] \_\_\_\_\_ 4-30-24  
Notary Public My Commission Expires:

<b>For Office Use</b>	
Application #: _____	Date Submitted: _____
DEP Form Submitted Date: _____	



**176 South Road**

0 50 100 Feet  
1 inch = 100 feet

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 reader in reliance upon any information or data furnished hereunder.



INSTR # 2021002454  
VOL 2766 PG 108 08/18/2020 11:45:25 AM  
RECORDED IN ENFIELD CT  
SUZANNE F. OLECHNICKI TOWN CLERK  
TOWN CONVEYANCE TAX RECEIVED \$2,500.00  
STATE CONVEYANCE TAX RECEIVED \$12,500.00

Please return to:  
176 South Road Enterprises, LLC  
75 Hockanum Blvd.  
Vernon, CT 06066

### SPECIAL WARRANTY DEED

**SOUTH ROAD, LLC**, a Connecticut limited liability company, with a business address of 250 South Road, Enfield, Connecticut 06082, which is acting herein by its Member/Manager, Krystyna Paluch, duly authorized, ("Grantor"), for consideration paid to its full satisfaction, does hereby give, grant, bargain, sell and convey unto **176 SOUTH ROAD ENTERPRISES, LLC**, a Connecticut limited liability company, with a business address of 75 Hockanum Blvd., Vernon, Connecticut 06066, ("Grantee") a piece or parcel of land, together with all buildings and improvements located thereon, commonly known as 176 South Road, in the Town of Enfield, County of Hartford and State of Connecticut, as more particularly described as follows:

Please see **SCHEDULE A** which is attached hereto and made a part hereof.

Being the same premises as set forth in a Quit Claim Deed to Grantor herein from PB Real Estate #1, Inc., dated May 20, 2003, and recorded at Volume 1673, Page 347 ("QC Deed") of the Town of Enfield Land Records.

The premises are subject to the following:

1. Any and all provisions of any ordinance, municipal regulation or public or private law.
2. Taxes on the Grand List of October 1, 2019, and thereafter, which Grantee herein assumes and agrees to pay as part consideration for this Special Warranty Deed.
3. Any easements, reservations, agreements, covenants and/or restrictions as of record may appear prior to the recording date of the QC Deed.
4. Notes, conditions, building lines and easements as shown on the following maps: Map Volume 10 at Page 448, Map Volume 214 at Page 2742, Map# 999 and Map #1014, all of which are recorded in the Enfield Land Records.
5. Forty (40) foot building line as shown on Map Volume 10 at Page 448 and Map #999, both of which are recorded in the Enfield Land Records.
6. A storm water easement /drainage right of way twenty (20.00) feet in width along the easterly property line of the subject parcel as referenced in a Special Warranty Deed from the Town of Enfield to Walter B. Beck, John M. Morgan and John E. Temple dated July 29, 1981 and recorded in Volume 461 at Page 1164 of the Enfield Land Records and as shown on Map Volume 10 at Page 448, Map Volume 214 at Page 2742 and Map# 999, all of which are recorded in the Enfield Land Records.



SCHEDULE A

A certain piece or parcel of land, together with all buildings and improvements located thereon, commonly known as 176 South Road, in the Town of Enfield, County of Hartford and State of Connecticut, as more particularly described as follows:

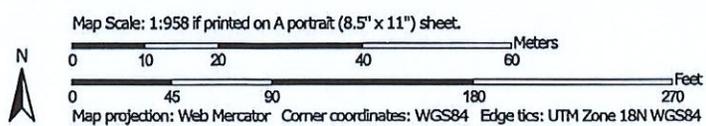
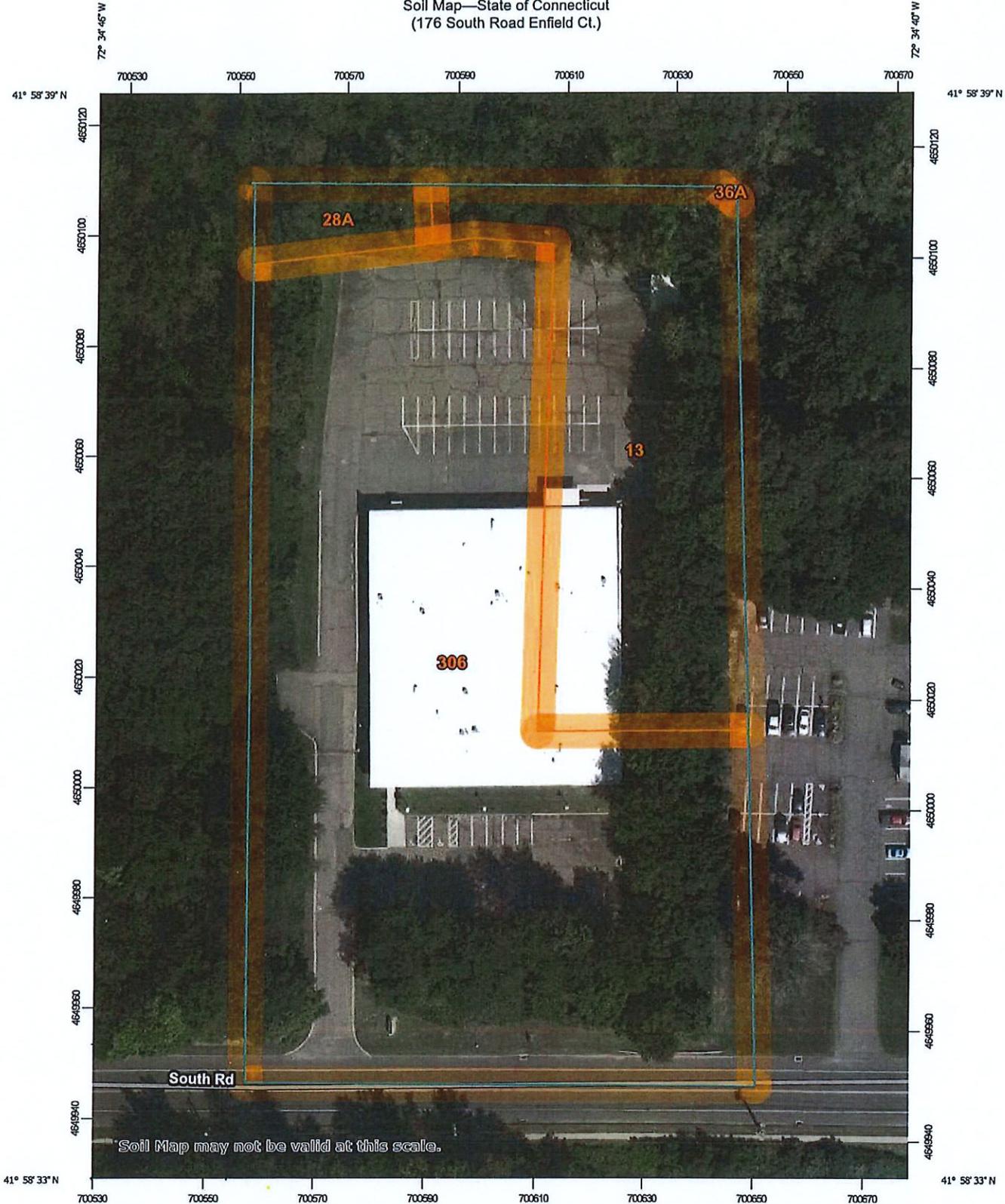
Schedule A

All that certain parcel of land, together with all buildings and improvements located thereon, located in the Town of Enfield, County of Hartford, State of Connecticut, shown as Parcel I-18 on a certain map or plan entitled "Enfield Development Agency Plan of Development, Enfield Memorial Industrial Park, Enfield, Connecticut, dated March 1974, revised June 12, 1981, Scale 1" = 100' sheet 2 of 7" which map is on file in the Town of Enfield Town Clerk's Office in Volume 10 page 448, and as also shown on a certain map or plan entitled "Prepared for Herman Shankman & Gary Shankman Enfield, Conn. Creedon Associates Civil Engineers & Land Surveyors Enfield, Conn. Scale: 1"= 40' Date 1/28/87 Map No.: 5-87"; said parcel or parcels being more particularly bounded and described as follows:

Beninning at a concrete monument in the north street line of South Road, which point marks the southwest corner of property herein described and is 502.82 feet east of the east street line of Phoenix Avenue, thence N3°-22'-42.1"E, along land N/F Ronald J. Rinaldi, a distance of 515.73 feet to a monument marking the northwest corner of property herein described, thence S88°-21'-01.6"E, along land now or formerly of Gerald Huger, et al a distance of 250.00 feet to a point marking the northeast corner of parcel herein described, thence S3°-22'-42.1"W, along land N/F Walter J. & Louise A. Topolski, a distance of 506.56 feet to a point in the north street line of South Road, thence S89°-31'-30"W, a distance of 52.33 feet to a concrete monument, marking an angle point in said street line, thence S89°-31'-30"W, along street line a distance of 198.12 feet to said point or place of beginning.

RECORDED

Soil Map—State of Connecticut  
(176 South Road Enfield Ct.)



Soil Map—State of Connecticut  
(176 South Road Enfield Ct.)

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

**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.

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

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 20, Jun 9, 2020

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
13	Walpole sandy loam, 0 to 3 percent slopes	0.9	25.5%
28A	Elmridge fine sandy loam, 0 to 3 percent slopes	0.1	2.8%
36A	Windsor loamy sand, 0 to 3 percent slopes	0.0	0.0%
306	Udorthents-Urban land complex	2.6	71.7%
<b>Totals for Area of Interest</b>		<b>3.7</b>	<b>100.0%</b>



## 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, 3<sup>rd</sup> 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: Broad Brook or number: \_\_\_\_\_  
subregional drainage basin number: 4003
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Cliff Chapman
- NAME & ADDRESS / LOCATION OF PROJECT SITE (print information): 176 SOUTH RD. ENFIELD  
briefly describe the action/project/activity (check and print information): temporary  permanent  description: Clean drainage Ditch and landscape
- ACTIVITY PURPOSE CODE (see instructions, only use one code): L
- ACTIVITY TYPE CODE(S) (see instructions for codes): 10, 12, 14, \_\_\_\_\_
- WETLAND / WATERCOURSE AREA ALTERED (must provide acres or linear feet):  
wetlands: 0 acres open water body: 0 acres stream: 0 linear feet
- UPLAND AREA ALTERED (must provide acres): 0.25 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



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# TOWN OF ENFIELD

## ENFIELD INLAND WETLAND AND WATERCOURSES AGENCY

XIW# 20-08 – 20 Stardust Drive, Enfield, CT 06082 – Map 88/Lot 21

Repair of an Existing Culvert

### **STAFF REPORT**

August 25, 2020

### **BACKGROUND**

This is an Agent Approval application for an Inland Wetlands and Watercourses Permit to repair an existing culvert under the road located near 20 Stardust Drive. The Rustic Brook, a tertiary tributary to the Scantic River, runs through the culvert. All of the proposed work is located within the Town right-of-way and the existing waterway.

The existing culvert under the road is a 48” corrugated metal pipe. The Assistant Town Engineer, John Cabibbo, stated that sinkholes have developed above the culvert on the road due to holes within the culvert. In the interest of public safety, the Town is looking to repair the culvert by installing a plastic liner in the culvert at this location. The lining of the culvert is scheduled to take one day.

After the pipe has been lined the Town will excavate the road above the culvert, backfill and compact around the lined culvert, and replace the road pavement in the areas of damage.



Please refer to the maps, photos, and narrative attached to this application.

Page 1 of 5

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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](http://www.enfield-ct.gov)



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## TOWN OF ENFIELD

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

**Per Section 12 – Action by Duly Authorized Agent**, utility construction/repair for private or governmental purposes is an activity that is delegated to the Agency's duly authorized agent to review.

### **STAFF COMMENTS**

- Properly designed stream crossings are necessary for the health and genetic diversity of a watercourse.
  - o The proper culvert gradient and alignment will ensure proper water conveyance and will protect against excessive water velocity, channel erosion, and scour.
  - o The preservation and collection of natural, clean gravel and rock substratum before a project and redepositing upon completion of the project helps maintain a healthy stream environment.
  - o Maintaining the corrugation of the culvert is important to ensure that fish can swim through the culvert without exhausting themselves as fast and shallow moving water can be difficult swimming conditions.
  - o To minimize the impacts of the work, construction should occur during the low-flow period when water handling is easier and there are no conflicts with fish spawning, egg incubation, and fish movement. (~July 1 – September 30<sup>th</sup>)
- Daniel Parisi of Water Pollution Control, Lt. Ed Shirley of the Fire Department, and Michael Caronna of the Health Department did not have any concerns related to this application.
- Lt. Ed Shirley asked that fire and EMS be advised if the road will be shut down.

### **RESOLUTION**

**MOTION TO APPROVE THE WETLANDS PERMIT FOR XIW# 20-08** – 20 Stardust Drive - Application for a permit to repair the culvert located in front of 20 Stardust Drive in the Town right-of-way. Town of Enfield, Owner; Map 088/Lot 0021; R-44 Zone. (DoR: 09/01/2020).

### **Site Specific Conditions:**

1. The applicant will use best management practices including but not limited to ensuring the alignment and the gradient of the culvert match the existing stream and the redeposition of native material in the culvert once the lining has been installed.
2. The applicant will advise the Town of Enfield Fire and EMS if the road needs to be shut down.



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## TOWN OF ENFIELD

### **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;

Page 3 of 5



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## TOWN OF ENFIELD

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.



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## TOWN OF ENFIELD

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 "XIW# 20-08 – Site Plan," Drawn by the Applicant and dated 08/24/2020.

**DATED** this day 25<sup>th</sup> day of August 2020.



RECEIVED  
ENFIELD PLANNING DEPT.

TOWN OF ENFIELD 2020 AUG 24 AM 10:00

Inland Wetlands & Watercourses Agency

Planning Division • 820 Enfield Street Enfield, CT 06082

Telephone: 860-253-6355 Website: [www.enfield-ct.gov](http://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 #:		View Permit #:	
IWWA Regulation Section:			

PLEASE REVIEW LAND USE APPLICATION GUIDE FOR INSTRUCTIONS

Property Address: 20 STARDUST DRIVE Map #: 88 Lot #: 21

Zone(s): R-44 Size of Parcel: 0.52 AC. Account #: \_\_\_\_\_

Current Use: RESIDENTIAL

Project Name: STARDUST DRIVE CULVERT LINING

Summary Description: \_\_\_\_\_

SEE ATTACHED DESCRIPTION

Applicant's Name: TOWN OF ENFIELD

Applicant's Address: 820 ENFIELD STREET

Contact #: 860-253-6366 Email: JCABIBBO@ENFIELD.ORG

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? \_\_\_\_\_

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

Name the abutting street(s): STARBUCK DRIVE

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

North RESIDENTIAL R-44

East RESIDENTIAL R-44

South RESIDENTIAL R-44

West RESIDENTIAL R-44



RECEIVED  
ENFIELD PLANNING BOARD

2020 AUG 24 AM 10: 01

# 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: 6,124 Square Feet

Area of wetlands to be impacted: 100 Square Feet

Watercourses located on the property:  Yes  No

Name and type of watercourses: RUSTIC BROOK

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



RECEIVED  
ENFIELD PLANNING DEPT.

TOWN OF ENFIELD

2020 AUG 24 AM 10: 01

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: John Cabbo Date: 8/21/2020

Print Name: JOHN CABBO

Owner's Signature: Christopher Brown Date: 8/24/2020

Print Name: \_\_\_\_\_

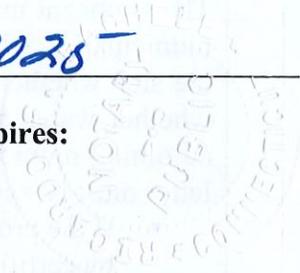
Subscribed and sworn to before me 24th day of August, 2020.

Richard F. [Signature]

June 30 2020

Notary Public

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 <b>25 days prior</b> to a Board or Commission meeting. Plans will be reviewed, circulated, and commented by appropriate Departments.
<input 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 type="checkbox"/>	<b>Fourteen (14) copies</b> 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 type="checkbox"/>	<b>Four (4) copies</b> of all reports required are to be submitted. i.e. Drainage, stormwater, soils, etc.
<input type="checkbox"/>	Application Fee
<input type="checkbox"/>	<p>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:</p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> </ol>
<input type="checkbox"/>	Pre and post development storm water drainage calculation, with drainage area map.
<input type="checkbox"/>	<p>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.</p>
<input type="checkbox"/>	<p>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.</p> <ul style="list-style-type: none"> <li>▪ 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.</li> </ul>
<input type="checkbox"/>	For proposed wetland impacts, a wetland assessment report from a soil scientist or other qualified individual.

RECEIVED  
2020 AUG 24 AM 10:01

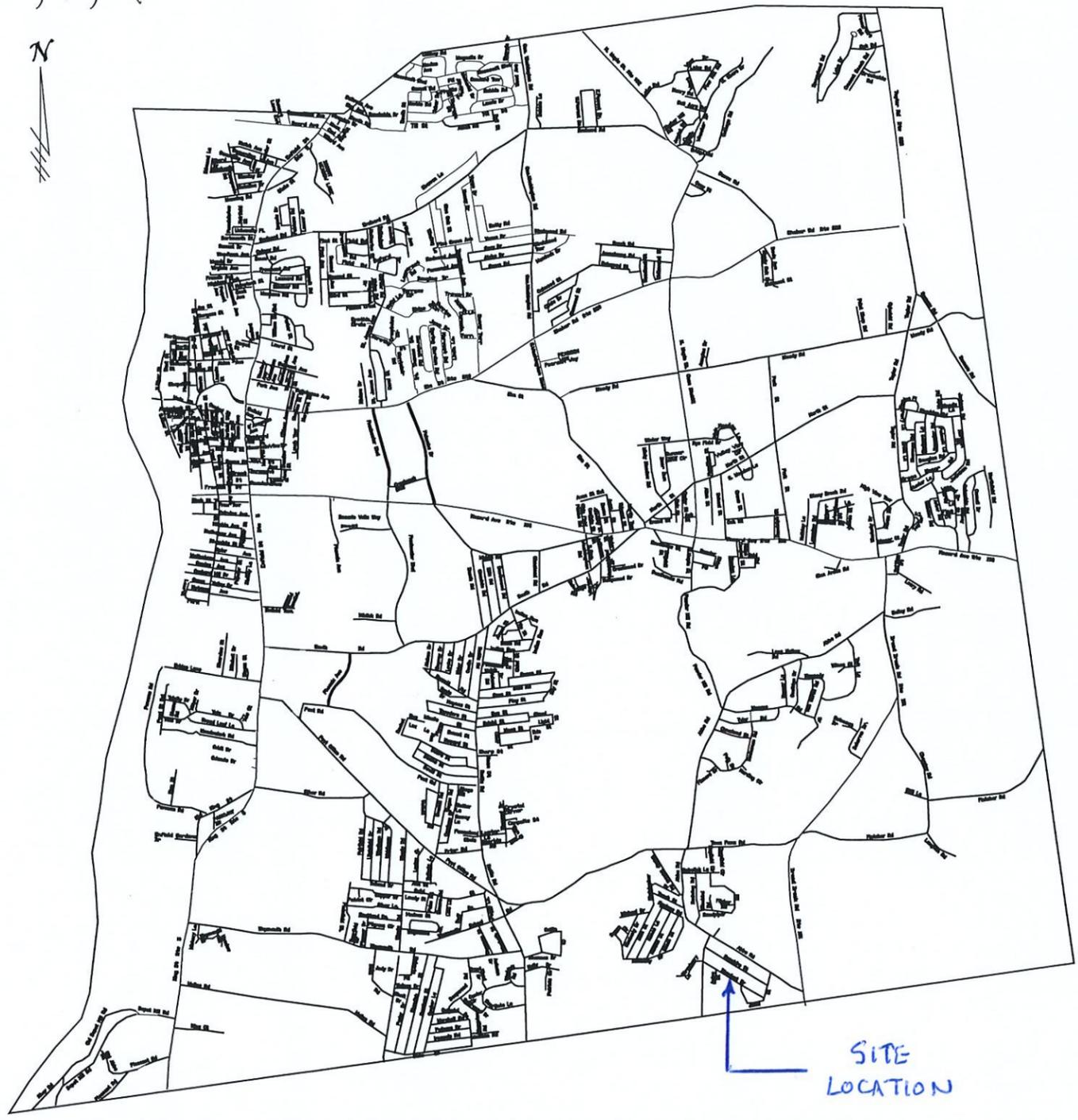
**STARDUST DRIVE CULVERT LINING**

The location of the proposed work is 20 Stardust Drive. The existing culvert under the road is a 48" corrugated metal pipe. There are sinkholes developed above the culvert due to holes within the culvert. In the interest of public safety, the Town is proposing to install a plastic liner in the culvert at this location. The Town is working with a vendor who has done sanitary sewer pipe lining in Town to line this culvert and stop the migration of road materials through the existing gaps along the culvert. The lining operation is scheduled to take one day. The vendor will set up a bypass for the stream water while they insert the lining material and set it in place to cure and harden. All of the proposed work is located within the Town right-of-way and the existing Waterway. After the pipe has been lined the Town will excavate the road above the culvert, backfill and compact around the lined culvert and replace the road pavement in the areas of damage.

RECEIVED  
ENFIELD PLANNING BOARD

2020 AUG 24 AM 10:01

Town of Enfield



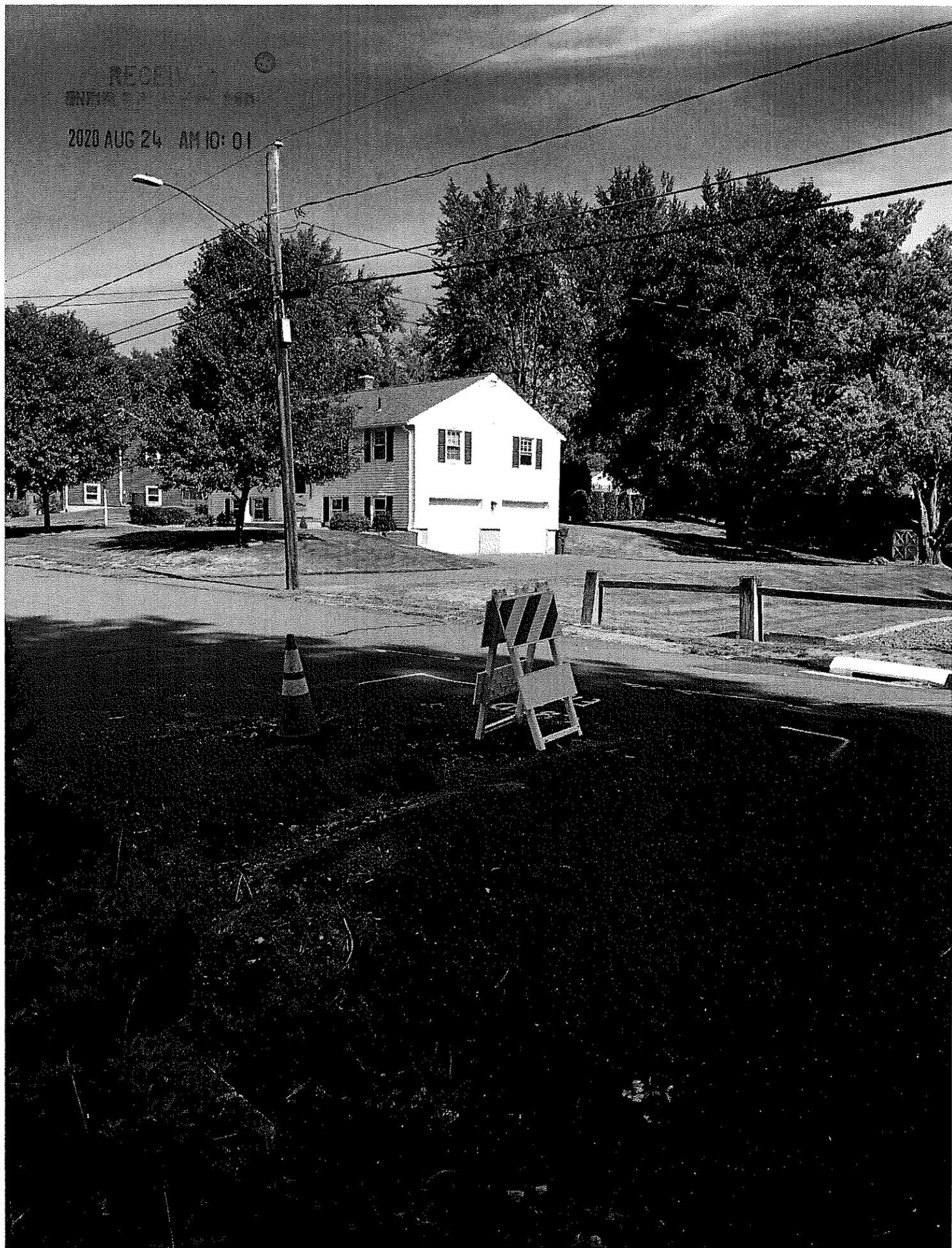
SITE  
LOCATION



RECEIVED  
ENFIELD PLANTATION  
2020 AUG 24 AM 10:01



REC'D  
2020 AUG 24 AM 10:01







## 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, 3<sup>rd</sup> 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: 23  
subregional drainage basin number: 4205-03
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): TOWN OF ENFIELD
- NAME & ADDRESS / LOCATION OF PROJECT SITE (print information): NEAR 20 STARDUST  
briefly describe the action/project/activity (check and print information): temporary  permanent  description: LINING OF EXISTING CULVERT & ROAD REPAIR
- ACTIVITY PURPOSE CODE (see instructions, only use one code): E
- ACTIVITY TYPE CODE(S) (see instructions for codes): 9, 10, \_\_\_\_\_, \_\_\_\_\_
- WETLAND / WATERCOURSE AREA ALTERED (must provide acres or linear feet):  
wetlands: 0.0023 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): \_\_\_\_\_ acres

DATE RECEIVED:

### PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO