TOWN OF WATERTOWN
CONSERVATION COMMISSION & INLAND WETLANDS AGENCY
REGULAR MEETING AGENDA
Thursday, November 12, 2026
Watertown Town Hall, Town Council Chambers
61 Echo Lake Road

1. **Call to Order**
2. **Roll Call & Appointment of Alternates**
3. **Public Participation**
4. **Approval of Minutes**
    a. Regular Meeting October 8, 2026
    b. Site Walk – November 7, 2026
5. **Public Hearing(s)**
    a. **App #2026-12 – Soliwocki – 250 Old Baird Road** – Three (3) lot re-subdivision. MBL #107-13-32. *Received 8/13/26. Site walks held 8/29/26 and 9/30/26. Hearing notice published in the Republican American 8/27/26 and 9/3/26. Public hearing opened 9/10/26 and continued to 10/8/26 continued to November 12, 2026*
6. **Pending Applications**
    a. **Discussion and Possible Action on App #2026-12 – Soliwocki – 250 Old Baird Road** – Three (3) lot re-subdivision. MBL #107-13-32. *Received 8/13/26. Site walk was held on 8/29/26.*
    b. **App #2026-38 – Dattco – 401 Park Road** – Construction of a new parking lot for buses, motor coaches, and additional employee parking. Two (2) appurtenant stormwater detention basins are also proposed. MBL #82-89-48.
    c. **App #2026- 42- Portland Street - Markiewicz**- construction of a single-family home on 2 lots on Portland Steet with proposed 5,000 sq ft wetlands disturbance MBL113-13-1C and 1B
7. **New Applications & Requests**
    a. **App #2024-24 – DiFederico – 85 Davis Street** – Modification of an existing permit for the addition of a retaining wall to the approved plan to build a parking lot within the upland review area.
    b. **App #2026-46- Aurigemma- 224 Lovley Drive** Clearing .05 acres and grading with 100 cubic yards.
    c. **App #2026-47 – Maddox – 217 Hinman Road** – Construction of a 36x60 detached garage within an upland review area.

d. **App #2026-45 – Schafer – 225 Hamilton Avenue** - Construction of a 14x16 kitchen addition to the back of the home within an upland review area.

e. **App #2026-49-Grillo – 147 Beach Ave –** Removal of 7 trees within a wetlands and upland review area, no stumping.

8. **Communications & Bills**

   a. **Approval of 2027 Meeting Dates**

9. **Reports**

   a. **App #2026-41 – Aurigemma – 224 Lovley Drive** Agent approval for the install of a whole house generator on 10/26/2026.

10. **Public Participation**

11. **Adjournment**

- *Next Meeting Date: December 10, 2026*

Ned Dalton, Chairman
Conservation Commission & Inland Wetlands Agency
Town of Watertown, CT

11/4/2026

THIS MEETING WILL BE AN IN-PERSON MEETING AND WILL ALSO BE AVAILABLE VIA ZOOM FOR LISTEN ONLY. A LINK WILL BE POSTED ON THE DAY OF THE MEETING. PLEASE SEE WWW.WATERTOWNCT.ORG - UNDER THE CALENDAR OF MEETINGS

TOWN OF WATERTOWN
CONSERVATION COMMISSION & INLAND WETLANDS AGENCY
REGULAR MEETING MINUTES
Thursday, October 8, 2026, 6:30 pm
Watertown Town Hall, Town Council Chambers
61 Echo Lake Road

1. **Call to Order**

   Chairman Dalton called the meeting to order at 6:47PM and took attendance.

2. **Roll Call & Appointment of Alternates**

   Members Present: N. Dalton, C. Palmer, L. Cavallo Jr., A. Pocesta

   Members Absent: T. Murphy, J. Polletta, M. Jedd Jr., A. Lampert, J. Noyd

   Also Present: S. Musselman, C. Allen, P. Bunevich, C. Natusch

   Appointment of Alternates:

3. **Public Participation**

   Frankin Pilicy and Dave Aurigemma requested that their application which had been submitted prior to the meeting be added to the agenda. L. Cavallo asked if they would accept an extension if requested. F. Pilicy responded that they would be willing to extend if needed.

   L. Cavallo moved to add application #2026-41 to the agenda under item 7.b. C. Palmer seconded and the motion carried unanimously.

   Dave Pope requested that their application which had been submitted prior to the meeting be added to the agenda.

   C. Palmer moved to add application #2026-42 to the agenda under item 7.c. A. Pocesta seconded and the motion carried unanimously.

4. **Approval of Minutes**

   a. Site Walk – August 29, 2026 *(No Quorum at this meeting)*

   b. Regular Meeting – September 10, 2026

   c. Site Walk & Meeting Minutes – September 10, 2026

   L Cavallo moved to approve the minutes. C. Palmer seconded and the motion carried unanimously.

5. **Public Hearing(s)**

   a. **App #2026-12 – Soliwocki – 250 Old Baird Road –** Three (3) lot re-subdivision. MBL #107-13-32. *Received 8/13/26. Site walks held 8/29/26 and 9/30/26. Hearing notice published in the Republican American 8/27/26 and 9/3/26. Public hearing opened 9/10/26 and continued to 10/8/26.*

Lou Cavallo read the public hearing ground rules for Inland Wetlands into the record.

F. Pilicy and Mark Soliwocki were present at the meeting for the application. F. Pilicy updated the commission that the driveway which was previously proposed to be in the wetlands had been moved out of the wetlands. N. Dalton stated that during the site walk it had been discussed that it may be possible to move the preliminary driveway farther from the wetlands and closer to the northern property line. M. Soliwocki and F. Pilicy stated that it could be possible.

F. Pilicy submitted a letter from Mark Reifenhauser P.E. stating that the preliminary driveway would not adversely affect the wetlands.

N. Dalton questioned the letter as the driveway would be graded in a way where run-off would go into the wetlands. He reiterated that moving the driveway farther away would be better.

F. Pilicy stated that M. Soliwocki would be willing to move the driveway farther from the wetlands. M. Soliwocki noted that this is still all preliminary and who ever builds may not want to build that far in the back as shown.

S. Musselman asked the commission if they would like to table the application and wait for a new plan, or approve it and add it as a condition.

L. Cavallo said he would like to see the new plans.

S. Musselman informed the commission that they were at 35 days for the public hearing and so would need an extension.

F. Pilicy agreed to the extension. M. Soliwocki went to the commission to see the map and where the approximate location of the driveway would be.

L. Cavallo moved to continue the public hearing to the next regularly scheduled CCIWA meeting, November 12, 2026, requesting an extension from the applicant. C. Palmer seconded and the motion carried unanimously.

6. **Pending Applications**

   a. **Discussion and Possible Action on App #2026-12 – Soliwocki – 250 Old Baird Road –** Three (3) lot re-subdivision. MBL #107-13-32. *Received 8/13/26. Site walk was held on 8/29/26.*

   L. Cavallo moved to table the application. C. Palmer seconded and the motion carried unanimously.

   b. **Jurisdictional Ruling – Mucciacciaro – 555 Northfield Road –** Creation of two (2) farm roads across Smith Pond Brook for access of animals to pasture/wetlands. MBL #63-34-9G. *Received 9/10/26. Site walks held 8/29/26 and 9/10/26.*

   N. Dalton stated that staff had confirmed the removal of the pervious wetland's violation on the property.

   Matthew Mucciacciaro was present for the application, and stated that he would like to withdraw the stumping application and that he had moved the dirt which was a wetlands violation from the wetlands.

   N. Dalton responded that they would focus on the road crossing application first and wanted to confirm that the applicant was changing the jurisdictional ruling from 2 crossing to just 1. M. Mucciacciaro confirmed the change.

   M. Mucciacciaro confirmed that he would be leaving the existing farm road and pipe that was installed and was not seeking the construction of a second.

   The applicant, Mr. Mucciacciaro, withdrew the request for the second culvert crossing.

   L. Cavallo moved to issue a jurisdictional ruling to allow the existing farm culvert crossing to remain. C. Palmer seconded and the motion carried unanimously.

   c. **App #2026-33 – Mucciacciaro – 555 Northfield Road –** Stumping of trees within wetlands and planting of alfalfa grass for livestock. MBL #63-34-9G. *Received 9/10/26. Site walks held 8/29/26 and 9/10/26.*

M. Mucciacciaro stated that he was withdrawing his application for the stumping, but keeping his application to plant alfalfa grass for his livestock. Lou Cavallo Jr. asked if he would need an application for planting the grass for his livestock. S. Musselman stated that it would be as of right and should be included in the previous ruling. N. Dalton suggested that the seeding could be considered part of fixing the violation.

L. Cavallo asked the applicant to confirm that he was withdrawing his application. M. Mucciacciaro responded yes.

The applicant, Mr. Mucciacciaro, withdrew his application.

7. New Applications & Requests

a. **App #2026-38 – Dattco – 401 Park Road –** Construction of a new parking lot for buses, motor coaches, and additional employee parking. Two (2) appurtenant stormwater detention basins are also proposed. MBL #82-89-48.

Steven Judas and Don Dellaquila were present for the application. S. Judas informed the commission that the site comprises two lots, 4.59 and 3.7 acres. The site has a 30,000 square foot building which was a former bus facility, and DATCO wishes to move their operations there. There is an existing parking lot, a driveway that wraps around the building, and a CL&P easement on the property. Ian Cole flagged the wetlands. The applicant proposed an increase in on site parking for employees, school buses, and motor coaches. The proposal includes the re-use of the parking area to the north, addition employee parking to the north east, improvements to the driveway, and additional bus and motor coach parking along the Park Road frontage. Land scaping and storm water management basins and infiltration trenches on the downhill side of the parking lot are also proposed.

Craig Palmer asked if they had been given a wetlands permit already as he had seen cutting of trees and filling on the side of the building.

Steven Judas stated they did not know of any permits. S. Judas asked if he meant the permit for the fuel tank. C. Palmer asked if the permit included any cutting or filling, and that staff should go investigate. Jim Paldino, the facilities director, stated that they had on one of the islands cut some small trees, and leveled it off where it was a hazard. J. Paldino explained to the commission the work had taken place to the north of the building.

C. Palmer reiterated that staff should go investigate, to which S. Musselman responded that that would be done.

C. Palmer asked if there would be oil water separators in the parking lot, as a previous applicant for the site had wanted a similar use and that was requested.

S. Judas stated that the filtration would be done through the storm water management basins. He asked the C. Palmer if he was requesting an oil water separator be installed, for which the commissioner answered yes, where the buses were and not the cars.

S. Judas said buses would be parked all around and asked if C. Palmer wanted it all into the drainage. C. Palmer stated that was what was discussed with the previous owner.

N. Dalton questioned the storm water runoff. S. Judas stated the sheet run off was consistent with storm water quality by DEP, but if Watertown would like oil water separators and hard pipe that that could be done.

L. Cavallo asked when the storm water basins would be operational. S. Judas responded that they would want them installed first as a sediment trap, but would need to be stabilized first. The applicant said that the basins could be staked for the site walk.

S. Musselman asked if the second proposed concrete fueling pad was going to have a proposed fuel tank. D. Dellaquila answered that it would just be the pad at this time. S. Musselman informed him that when they looked to install the new tank they would have to come back in front of the commission.

S. Musselman informed the applicant that landscaped islands would need to be installed ever 12 spaces in the parking areas, and asked where the outlets for the basins were as only emergency outflows could be seen. S. Judas asked if the bus parking would require the islands as well, and if there was any flexibility. S. Musselman responded yes, it is required for bus parking as well, and that on the Planning and Zoning end there was no waiver.

S. Musselman said he would set a meeting date to check out the alleged activities before the next meeting.

C. Palmer made a motion to accept and schedule a site walk for 10AM on November 7, 2026. L. Cavallo seconded and the motion carried unanimously.

b. **App #2026-41 – Aurigemma – 224 Lovley Drive** – Construction of a generator by the home and removal of trees within the upland review area to expand the yard. MBL #142-85-10

F. Pilicy and Dave Aurigemma were at the meeting to represent the application.

F. Pilicy stated the application was to install a generator by the house and expanding the lawn into the upland area.

C. Palmer asked why the generator application was before them. Cameron Natusch answered that the generator digging was still in the upland review area, and that clearing had already been done in the upland review area. C. Palmer responded that a site walk would need to be done.

L. Cavallo asked if this could be split into two applications. S. Musselman stated that it could be separated into two and that they would have to see if the clearing happened into a conservation easement on site. He also said that the generator would most likely be low impact and so could be approved beforehand.

L. Cavallo made a motion to split the application in two with the generator component to be approved by the wetlands agent, and the expansion on the back yard to continue with the commission and a site walk to be scheduled. C. Palmer seconded and the motion carried unanimously.

c. **App #2026-42 – Markiewicz – Portland Street –** Construction of a single-family home on 2 lots on Portland Street with proposed <5000sqft wetlands disturbance. MBL #

Dave Pope was at the meeting to represent the application.

D. Pope explained the application. Two lots on Portland Street would be combined and a house built. A drainage pipe currently drains on the property and the applicant requests that it be piped across the property and an easement be given to the town if it is theirs. Less than 5,000 square feet of wetlands disturbance.

C. Palmer asked if it would be on water and sewer. D. Pope said yes.

N. Dalton asked where the maps for the project were. D. Pope stated they had not been made yet, and wanted to have the site walk done and the commission give their opinions before one was made.

D. Pope stated a wetlands report had been done. C. Palmer asked if there was a pond on the site. D. Pope responded yes there was a pond on the site.

L. Cavallo asked for clarification if there would be any direct wetlands impact. S. Mussleman said it seemed to be less than 5,000 square feet of disturbance.

L. Cavallo made a motion to table the application and schedule a site walk for 10:30AM on November 7, 2026. C. Palmer seconded and the motion carried unanimously.

8. **Communications & Bills**

a. Presentation on the "Dangers of Rodenticide" by Cassandra McKenna.

Cassandra McKenna and Jay Markwell presented a powerpoint on the dangers of rodenticide and how they can poorly affect the natural environment. After the presentation S. Musselman asked if the commission would like a letter of support for the provided Rodenticide control plan on town owned property be recommended to the town council. The commission said yes.

C. Palmer made a motion to direct staff to draft & issue a letter of support to the town council. L. Cavallo seconded and the motion carried unanimously.

9. Reports

S. Musselman stated that Turnberry is still supportive and has greatly improved, but visits from staff are still taking place. Tractor Supply is progressing steadily and has an ambitious opening time line. The gas station on Echo Lake Road planned to get town staff an as-built soon and a final inspection would be done early next week.

C. Palmer asked if the Echo Lake Road Gas Station was done with the cleanup and retention pond and if they would be able to open. S. Musselman answered that the inspection was to ensure everything was done, and that they could not open before it was completed.

N. Dalton asked if the as-built would be checked against the approved plans. S. Musselman responded that it would be, and that staff would work with both engineers to make sure everything was installed correctly and was up to code.

C. Palmer asked if the Park Road application for the bus parking was over the impervious coverage requirements. S. Musselman responded that it was at 47.5%, but in the zone could be up to 50%.

10. Public Participation

11. Adjournment

N. Dalton moved to adjourn at 8:02PM. C. Palmer seconded the motion to adjourn carried unanimously.

Cameron Natusch
Inland Wetlands Agent
Town of Watertown, CT

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DONALD J. RINALDI, AS OF COUNSEL
Also Admitted in MA

October 26, 2026

SENT VIA EMAIL: Natusch@watertownct.org

Cameron Natusch
Assistant Zoning and Wetlands Officer
61 Echo Lake Road
Watertown, CT 06795

RE: Soliwocki – 250 Old Baird Road
Wetlands Extension Letter

Cameron Natusch:

This letter shall confirm extension of the time period to complete the public hearing until the November 12, 2026, Wetlands meeting

If you have any questions or concerns, please contact the undersigned at your earliest convenience.

PILICY & RYAN, P.C.

/s/046648
Franklin G. Pilicy

Town of Watertown

Connecticut

06795

Town of Watertown
Public Works Department
Watertown Town Hall
61 Echo Lake Road
Watertown, CT 06795
(860) 945-5240
Fax (860) 945-2707
www.watertownct.org

Date: October 21, 2026

To: Spencer Musselman, Administrator for Land Use and Building Services/ZEO

From: Paul Bunevich, Town Engineer

Subject: Data Accumulation Plan
Depicting Resubdivision of Assessor's Map 107, Block 13, Lot 32
250 Old Baird Road
Watertown, CT

After a discussion on October 2nd, 2026 with Attorney Franklin Pilicy (on behalf of the Applicant, Mr. Mark Soliwocki) and Jerry Lukowski, Watertown Public Works Director, below is a summation of the Watertown Public Works Department's position on the above referenced Subdivision Application:

1) The existing driveway which serves Mr. Soliwocki's dwelling at the above address is an approximately fifteen foot wide milled bituminous concrete pavement surface, installed by Mr. Soliwocki in conformance with a letter written by Charles Berger Jr., the previous Town Engineer, on June 1, 2016, which required the installation of this width driveway within the Old Baird Road right of way in order for Mr. Soliwocki to access his proposed dwelling site.
2) The installation of pull offs and a turnaround at the end of the installed driveway for emergency vehicle access were approved by Mr. Larry Black, the previous Fire Marshal, and field confirmed by Kim Calabrese, the present Fire Marshal, during a field walk in August 2026.
3) As the proposed three lot subdivision (the existing lot plus two new building lots) does not involve construction of a new Town road, the Public Works Department has no objection to the development of the new lots, providing the following provisions are met:
    a) The existing milled surface is widened to eighteen (18) feet from the end of the existing Old Baird Road bituminous concrete roadway (at the turn to the dog pound) to the northerly end of the driveway apron for the proposed Lot 32B.
    b) The two new lot driveway aprons meet the minimum sight line requirements for a local Town road (230 feet to the right, 210 feet to the left), measured from ten feet behind the intersection of the driveway with the edge of the roadway.

c) Any portion of the milled Old Baird Road which does not meet the maximum grade requirements (ten percent) shall be regraded to meet such maximum grade.
d) The existing 12 inch C.M.P. culvert under the driveway, mentioned in my August 25th, 2026 review letter to the Watertown C.C.I.W.A., will have to be checked for condition and capacity, as this pipe conveys the runoff from the flagged wetland corridor on Lot 32A and may cause future flooding of the driveway.
e) All present and future maintenance of this driveway will remain the responsibility of the owners of the proposed lots 32A, 32B and 32C, and be so noted in the deeds which convey the lots to the individual lot owners.
f) The lot owners will be required to provide Hold Harmless Agreements in a form satisfactory to the Town Attorney, and maintain liability insurance in an amount and form determined by the Town Attorney, naming the Town of Watertown as additional insured. These Agreements are to be recorded in the Watertown Land Records at the time of the sale of each lot.

If you have any questions concerning the above comments please contact me.

Cc: J. Lukowski
F. Pilicy
C. Natusch
A. Donorfio

Town of Watertown Connecticut
Conservation Commission/ Inland Wetland Agency
Watertown Municipal Center
61 Echo Lake Road
Watertown, CT 06795
(860) 945-5266
www.watertownct.org

Conservation Commission / Inland Wetland Agency
Town of Watertown, Connecticut

Application for Permit

Permit Application Number: CCIWA2026-12 new

Property location: 250 Old Baird Road, Watertown Ct 06795

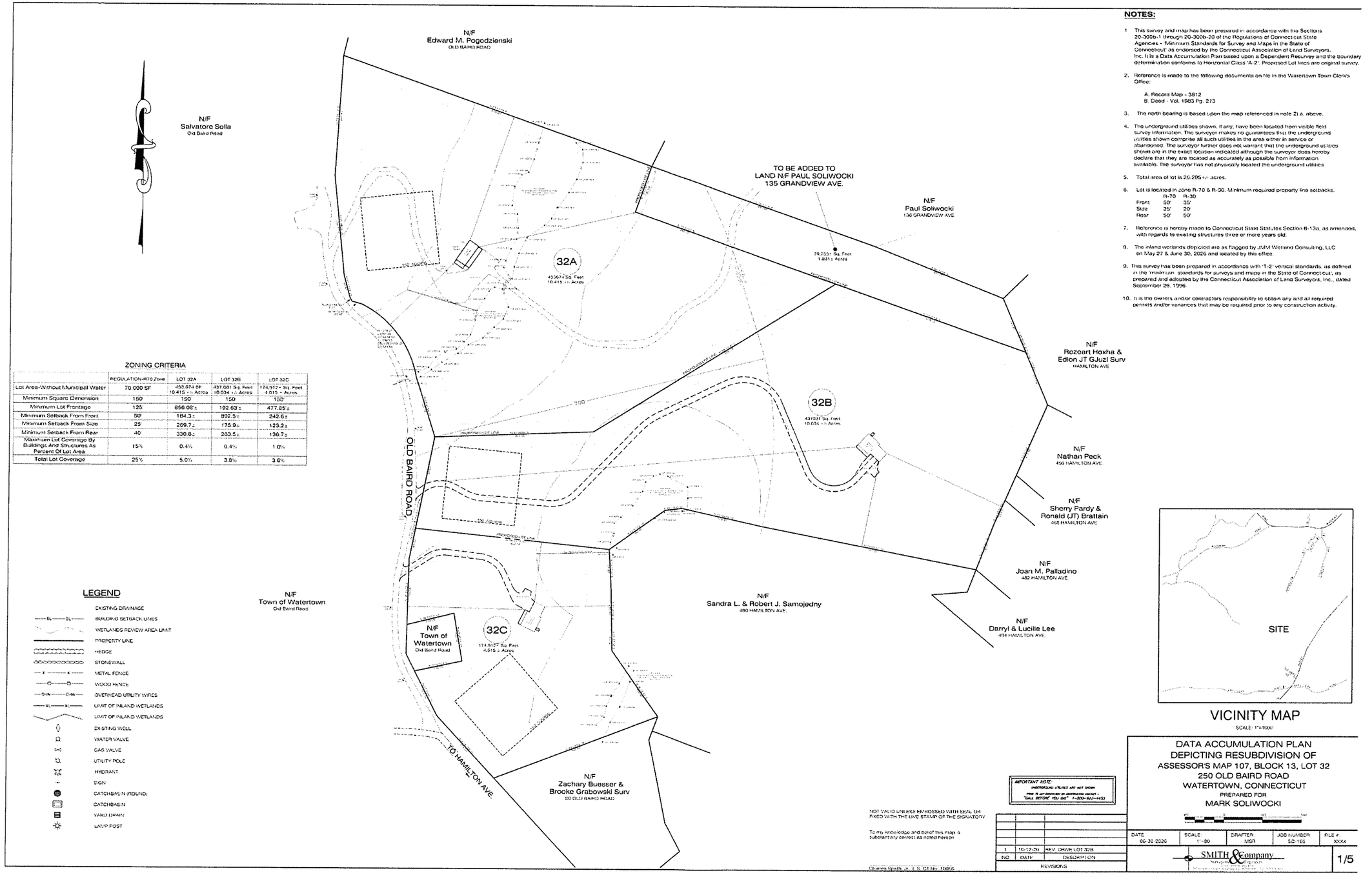
INSTRUCTIONS

All applicants must complete Section 1 of this application form for preliminary review. If the Agency determines that the activity described constitutes a significant activity in accordance with the definition provided in Section 2.1 of the Regulations, then a public hearing shall be scheduled, and additional information requested. In addition to the information supplied in Section 1, the applicant may submit any other supporting documents or facts which may assist the commission in its evaluation of the proposal. Incomplete applications will be rejected by the commission.

1. **Name of Applicant:** Mark Soliwocki c/o Pilicy & Ryan P.C.
   Business or Home Address: 235 Main Street Watertown CT 06795
   Telephone #: 860 274 0018 Mobile#: 203 228 3990 Judy Pilicy Contact
   Email: jpilicy@pilicy.com PBSC3@snet.net

2. **Applicant's Interest in Land:**
   ☑ Owner ☐ Lessee ☐ Contract Purchases ☐ Other – Please Describe

3. **Name of Property Owner:** Mark Soliwocki
   Address: 250 Old Baird Road, Watertown Ct 06795
   Telephone #: Mobile 203 5095463
   Email: jpilicy@pilicy.com



NOTES:

1. This survey and map has been prepared in accordance with the Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Survey and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a Data Accumulation Plan based upon a Dependent Resurvey and the boundary determination conforms to Horizontal Class "A-2". Proposed Lot lines are original survey.
2. Reference is made to the following documents on file in the Watertown Town Clerks Office:
   A. Record Map - 3812
   B. Deed - Vol. 1983 Pg. 273
3. The north bearing is based upon the map referenced in note 2) a. above.
4. The underground utilities shown, if any, have been located from visible field survey information. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although the surveyor does hereby declare that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities
5. Total area of lot is 26.295+/- acres.
6. Lot is located in zone R-70 & R-30. Minimum required property line setbacks.

	R-70	R-30
Front	50'	35'
Side	25'	20'
Rear	50'	50'

7. Reference is hereby made to Connecticut State Statutes Section 8-13a, as amended, with regards to existing structures three or more years old.
8. The inland wetlands depicted are as flagged by JMM Wetland Consulting, LLC on May 27 & June 30, 2026 and located by this office.
9. This survey has been prepared in accordance with "T-2" vertical standards, as defined in the "minimum standards for surveys and maps in the State of Connecticut", as prepared and adopted by the Connecticut Association of Land Surveyors, Inc., dated September 26, 1996.
10. It is the owners and/or contractors responsibility to obtain any and all required permits and/or variances that may be required prior to any construction activity.

ZONING CRITERIA

	REGULATION-R70 Zone	LOT 32A	LOT 32B	LOT 32C
Lot Area-Without Municipal Water	70,000 SF	453,674 SF 10.415 +/- Acres	437,581 Sq. Feet 10.034 +/- Acres	174,912 ± Sq. Feet 4.015 ± Acres
Minimum Square Dimension	150'	150'	150'	150'
Minimum Lot Frontage	125'	856.00'±	192.63'±	477.85'±
Minimum Setback From Front	50'	184.3'±	892.5'±	242.6'±
Minimum Setback From Side	25'	269.7'±	178.9'±	123.2'±
Minimum Setback From Rear	40'	330.8'±	283.5'±	136.7'±
Maximum Lot Coverage By Buildings And Structures As Percent Of Lot Area	15%	0.4%	0.4%	1.0%
Total Lot Coverage	25%	5.0%	3.8%	3.6%

LEGEND

- EXISTING DRAINAGE
- BL — BL — BUILDING SETBACK LINES
- WETLANDS REVIEW AREA LIMIT
- PROPERTY LINE
- HEDGE
- STONEWALL
- X — X — METAL FENCE
- O — O — WOOD FENCE
- OHW — OHW — OVERHEAD UTILITY WIRES
- IWL — IWL — LIMIT OF INLAND WETLANDS
- LIMIT OF INLAND WETLANDS
- EXISTING WELL
- WATER VALVE
- GAS VALVE
- UTILITY POLE
- HYDRANT
- SIGN
- CATCHBASIN (ROUND)
- CATCHBASIN
- YARD DRAIN
- LAMP POST

VICINITY MAP
SCALE: 1"=1000'

IMPORTANT NOTE:
UNDERGROUND UTILITIES ARE NOT SHOWN
PRIOR TO ANY EXCAVATION OR CONSTRUCTION CONTACT -
"CALL BEFORE YOU DIG" 1-800-922-4455

NOT VALID UNLESS EMBOSSED WITH SEAL OR INKED WITH THE LIVE STAMP OF THE SIGNATORY

To my knowledge and belief this map is substantially correct as noted hereon

Christine Smith, P.E., L.S., C.T. No. 16876

NO	DATE	DESCRIPTION
1	10-12-26	REV. DRIVE LOT 32B

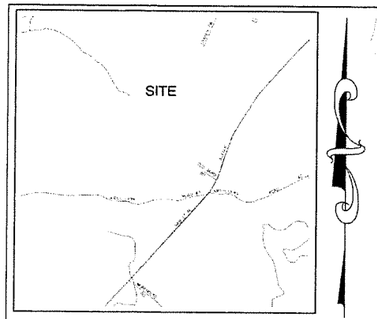
REVISIONS

DATA ACCUMULATION PLAN
DEPICTING RESUBDIVISION OF
ASSESSOR'S MAP 107, BLOCK 13, LOT 32
250 OLD BAIRD ROAD
WATERTOWN, CONNECTICUT
PREPARED FOR
MARK SOLIWOCKI

DATE	SCALE	DRAFTER	JOB NUMBER	FILE #
06-30-2026	1"=80'	MSR	SC-166	XXXX

SMITH & Company
Land Surveyors

1/5



VICINITY MAP
SCALE: 1"=1000'

N/F
Salvatore Solla
Old Baird Road

MAP REFERENCE AND GENERAL NOTES

1. These plans are for review by governmental agencies only and are not to be used for construction.
2. All construction methods, materials and septic installations are to conform to all applicable local and state regulations.
3. Grading to be according to applicable regulations a normal standards of good practice.
4. It is the contractors responsibility to verify all on site and off site field conditions and establish that no changes have occurred since the issuance of this plan. The design engineer is to be notified of any field conditions which conflict with this plan.
5. The location of underground utilities, if any, is unknown.
6. Existing on site topography and site features are from a field survey performed by this office.
7. Proposed building will be served with private water and a private septic disposal system.
8. Refer to soil erosion control plans for all erosion control information.
9. All construction to be done to the Town standards.
10. Elevations refer to NAVD 88 datum.
11. All utilities to be installed underground.
12. Inverts for all culverts and flared ends to be modified if necessary by field conditions.
13. All storm sewer pipe shall be CPP unless approved otherwise by the public works.
14. Erosion control netting shall be utilized where deemed necessary.
15. Any retaining walls greater than 3 feet shall be designed by a structural engineer.

THE FOLLOWING GENERAL SPECIFICATIONS WILL ALSO BE ADHERED TO:

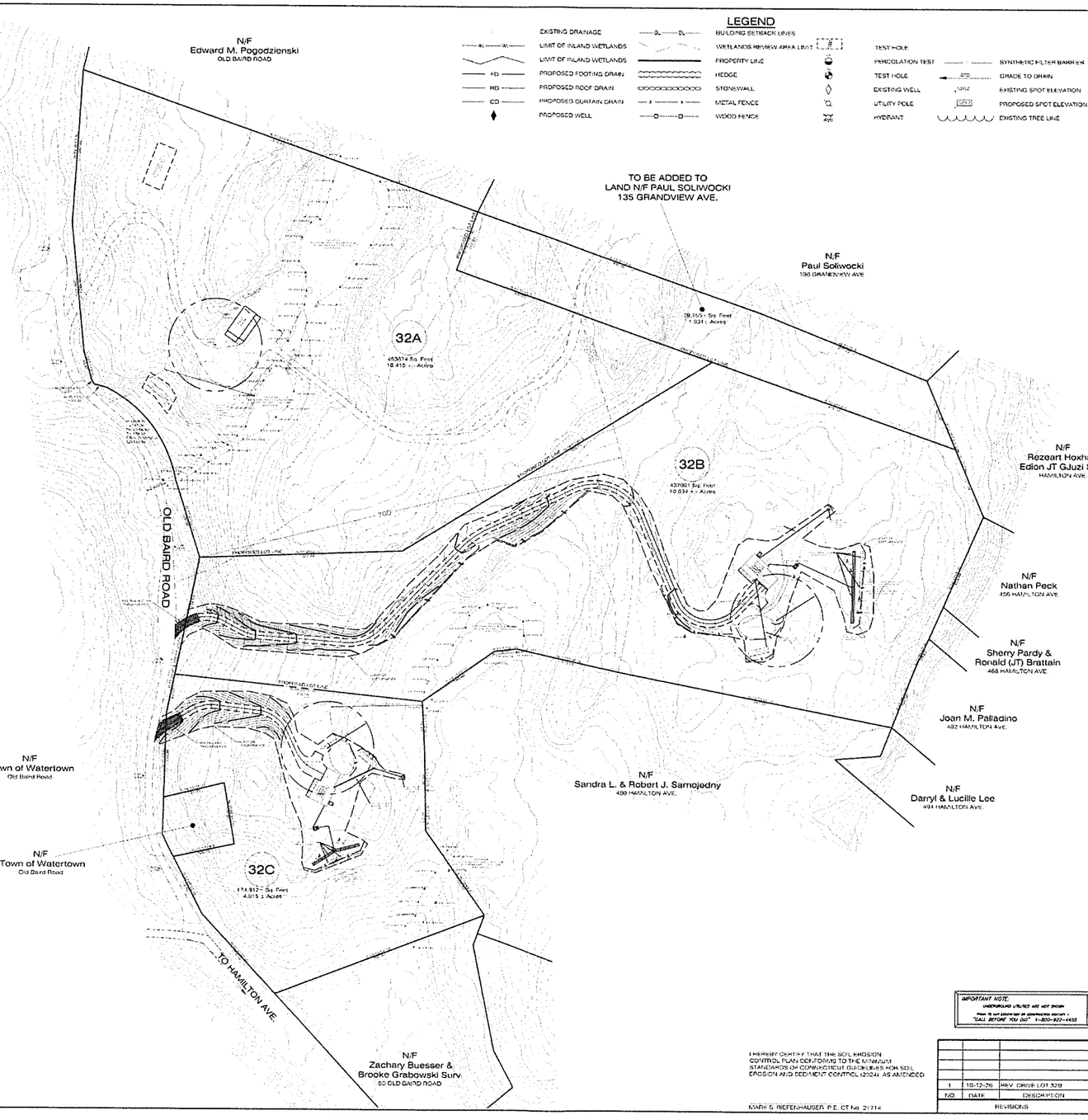
1. Land disturbance will be kept to a minimum. Restabilization will be scheduled as soon as practical.
2. Hay bale filters will be installed at all culvert outlets and along the toe of all critical cut and fill slopes. clogged, or decomposing hay bales shall be replaced immediately.
3. Culvert discharge areas will be protected with rip-rap channels. Energy dissipators will be provided as necessary.
4. Catch basins will be protected with crushed stone, hay bale filters, or silt sacks (as appropriate) throughout the construction period and until all disturbed areas are thoroughly stabilized.
5. All erosion and sediment control measures will be constructed in accordance with the standards and specifications of the "Guidelines for Soil Erosion and Sediment Control" of the State of Connecticut, as amended.
6. Erosion and sediment control measures will be installed prior to construction whenever possible.
7. All control measures will be maintained in effective condition throughout the construction period.
8. Additional control measures will be installed during construction if necessary or required.
9. The responsibility for implementing the erosion and sediment control plan will rest with the owner, who is also responsible for informing all concerned of the requirements of the plan, for notifying the planning administration of any transfer of responsibility and for seeing that a copy of the site plan accompanies the title to the land be transferred.

SEEDING AND PLANTING REQUIREMENTS

1. Seedbed Preparation - Fine grade and rake surface to remove stones larger than 2" in diameter. Install needed erosion control devices such as surface water diversions, Grade stabilization structures, sediment basins or drainage channels to maintain grassed areas. Apply limestone at a rate of 2 tons/Ac. or 90 lbs/1000 SQ.FT unless otherwise required according to soil test results. Apply fertilizers with 10-10-10 at a rate of 500 lbs/Ac. or 7.5 lbs/1000 SQ.FT. At least 50 % of nitrogen from organic sources. Work lime and fertilizer into soil uniformly to a depth of 4" with a wnisk, spring tooth narrow or other suitable equipment following the contour lines.
2. Seed Application - Apply grass mixtures at rates specified by hand, cyclone seeder or hydroseeder. Increase seed mixture by 10% if hydroseed is used. Lightly drag or roll the seeded surface to cover seed. Seeding for selected fine grasses should be done between April 1 and June 1 or between August 15 and October 15. If seeding cannot be done during these times, repeat mulching procedure below until seeding can take place or seed with a quick germinating seed mixture to stabilize slopes. A quick germinating seed mixture (Domestic Rye) can be applied between June 15 through August 15 as approved by the Architect or Engineer.
3. Mulching - Immediately following seeding, mulch the seeded surface with straw, hay or wood fiber at a rate of 1.5 to 2 tons/Ac (80#/1,000s.f.), except as otherwise specified elsewhere. Mulches should be free of weeds and coarse matter. Spread mulch by hand or mulch blower. Punch mulch into soil surface with track machine or disk harrow on contour so straight up. Mulch material should be 'tucked' approximately 2"-3" into the soil surface. Chemical mulch binders or netting, in combination with the straw, hay or wood fibers, will be used where difficult slopes do not allow harrowing by machines.
4. Grass Seed Mixtures

Temporary Covers		Permanent Covers	
Perennial rye grass	20 lbs/Ac.	Creeping Red Fescue	40 lbs/Ac.
Annual rye grass	20 lbs/Ac.	Canada Bluegrass	20 lbs/Ac.

5. A minimum of 5 inches of topsoil shall be spread over all cut and fill areas.



EROSION CONTROL MAT INSTALLATION

Channel Applications:

1. Prepare soil before installing blankets, including any necessary application of lime, fertilizer, and seed.
2. Begin at the top of the channel by anchoring the blanket in a 6" (15.2 cm) deep by 6" (15.2 cm) wide trench with approximately 12" (30 cm) of blanket extended beyond the up-slope portion of the trench. Anchor the blanket with a row of staples/stakes approximately 12" (30 cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to compacted soil and fold remaining 12" (30 cm) portion of blanket back over seed and compacted soil. Secure blanket over compacted soil with a row of staple/stakes spaced approximately 12" (30 cm) apart across the width of the blanket.
3. Roll center blanket in direction of water flow in bottom of channel. Blankets will unroll with appropriate side against the soil surface. All blankets must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide. When using optional DOT System(TM), staples/stakes should be place through each of the colored dots corresponding to the appropriate staple pattern.
4. Place consecutive blankets end over end (shingle style) with a 4"- 6"(10-15cm) overlap. Use a double row of staples staggered 4"(10cm) apart and 4"(10cm) on center to secure blankets.
5. Full length edge of blankets at top of side slopes must be anchored with a row of staples/stakes approximately 12" (30 cm) apart in a 6" (15 cm) deep by 6" (15 cm) wide trench. Backfill and compact the trench after stapling.
6. Adjacent blankets must be overlapped approximately 2" - 5" (5 - 10 cm) (depending on blanket type) and stapled to ensure proper seam alignment. Place the edge of the overlapping blanket (blanket being installed on top) even with the colored Seam Stitch(TM) on the blanket being overlapped.
7. In high flow channel applications, a staple check slot is recommended at 30 - 40 ft (9 m - 12 m)intervals. Use a double row of staples staggered 4" (10 cm) apart and 4" (10 cm) on center over entire width of channel.
8. The terminal end of the blankets must be anchored with a row of staples/stakes approximately 12" (30 cm) apart in a 6" (15cm) deep by 6" (15cm) wide trench. Backfill and compact the trench after stapling. Refer to manufactures staple guide for correct staple pattern.
9. Hay Bales: Place as ordered to provide for temporary control of erosion or pollution or both. Stake with the required stakes. Upon acceptance of the contract, the bales shall be left in place unless released to the contractor
10. ADJUSTING: If any staples become loosened or raised, or if any matting becomes loose, torn, or undermined, make satisfactory repairs immediately. Maintain areas mulched or matted, until the vegetation becomes established. Remove or level and grade to the extent required to present a slightly appearance and to prevent any obstruction of the flow of water or any other interference with the operation of or access to the permanent works.

Slope Applications

1. Prepare soil before installing rolled erosion control products (RECPs), including any necessary application of lime, fertilizer, and seed.
2. Begin at the top of the slope by anchoring the RECPs in a 6" (15 cm) deep x 6" (15 cm) wide trench with approximately 12" (30 cm) of RECPs extended beyond the up-slope portion of the trench. Backfill and compact the trench after stapling. Apply seed to compacted soil and fold remaining 12" (30 cm) portion of RECPs back over seed and compacted soil. Secure RECPs over compacted soil with a row of staples/stakes spaced approximately 12" (30 cm) apart across the width of the RECPs.
3. Roll the RECPs (A.) down or (B.) horizontally across the slope. RECPs will unroll with appropriate side against the soil surface. All RECPs must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide. When using the DOT System™, staples/stakes should be placed through each of the colored dots corresponding to the appropriate staple pattern.
4. The edges of parallel RECPs must be stapled with approximately 2" to 5" (5 cm to 12.6 cm) overlap, depending on RECP type.
5. Consecutive RECPs spliced down the slope must be placed end over end (shingle style) with an approximate 3" (7.5 cm) overlap. Staple through overlapped area, approximately 12" (30 cm) apart across entire width of the RECP.
6. In loose soil conditions, the use of staple or stake lengths greater than 6" may be necessary to properly secure the RECPs.

IMPORTANT NOTE:
UNDERGROUND UTILITIES ARE NOT SHOWN
PRIOR TO ANY EXCAVATION IN CONNECTICUT -
"CALL BEFORE YOU DIG" 1-800-922-4455

I HEREBY CERTIFY THAT THE SOIL EROSION CONTROL PLAN CONFORMS TO THE MINIMUM STANDARDS OF CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL (2002), AS AMENDED

MARK S. REFENHAUSER, P.E. CT No. 21714

NO.	DATE	DESCRIPTION
1	10-12-20	REV. DRIVE LOT 32B
NO.	DATE	DESCRIPTION
REVISIONS		

OVERALL SITE DEVELOPMENT PLAN
DEPICTING RESUBDIVISION OF
ASSESSOR'S MAP 107, BLOCK 13, LOT 32
250 OLD BAIRD ROAD
WATERTOWN, CONNECTICUT
PREPARED FOR
MARK SOLIWOCKI

DATE	SCALE	DRAFTER	JOB NUMBER	FILE #
04-09-2020	1"=80	MSR	50-166	XXXX

SMITH & company
NAUGATUCK, CONNECTICUT

2/5

LEGEND

- EXISTING DRAINAGE
- LIMIT OF INLAND WETLANDS
- LIMIT OF INLAND WETLANDS
- FD — PROPOSED FOOTING DRAIN
- RD — PROPOSED ROOF DRAIN
- CD — PROPOSED CURTAIN DRAIN
- PROPOSED WELL
- BUILDING SETBACK LINES
- WETLANDS REVIEW AREA LIMIT
- PROPERTY LINE
- HEDGE
- STONEWALL
- METAL FENCE
- WOOD FENCE
- TEST HOLE
- PERCOLATION TEST
- TEST HOLE
- EXISTING WELL
- UTILITY POLE
- HYDRANT
- SYNTHETIC FILTER BARRIER
- GRADE TO DRAIN
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING TREE LINE

OLD BAIRD ROAD

S 70°37'19" E
676.80

N 09°36'17" E
207.43

N 15°11'19" W
45.97

N 28°21'34" W
9.37

N 75°15'50" W
20.42

R =209.31
L=197.08
D= 53°56'50"
T= 106.53'
CB N 37°05'59" W
CD 189.88

N 17°45'50" W
129.89

PROPOSED LOT LINE
S 19°22'41" W
100.00'

TO BE ADDED TO
LAND N/F PAUL SOLIWOCKI
135 GRANDVIEW AVE.

S 70°37'19" E
490.40

S 70°37'19" E
400.08

S 68°23'32" E
287.35

S 70°37'19" E
418.72

PROPOSED LOT LINE

R-30 ZONE
R-70 ZONE

32A
400674 Sq. Feet
10.415 +/- Acres

79,755 Sq. Feet
1.831 +/- Acres

32B
437081 Sq. Feet
10.034 +/- Acres

WETLANDS AS FLAGGED MAY 27 & JUNE 10, 2020 BY JMM WETLAND CONSULTING SERVICES, LLC

100' REGULATED AREA

EXIST HOUSE

EXIST WELL

4' C.O.

AC

HYDR. TANKS

CLAP 04003

CLAP 04001

PROPOSED LOT LINE N 87°49'56" E 327.84

700'

NOT VALID UNLESS EMBOSSED WITH SEAL OR INKED WITH THE LIVE STAMP OF THE SIGNATORY.

I Hereby declare that the percolation tests shown hereon were conducted in accordance with the current Health code of the state of Connecticut by the staff of Smith & Company unless otherwise noted above. This is in no way a guarantee against failure due to indeterminate circumstances or natural phenomenon beyond the scope of normal investigation

MARK S. RIEBERHAUSEN P.E. (CT No. 21714)

IMPORTANT NOTE:
UNDERGROUND UTILITIES ARE NOT SHOWN
PRIOR TO ANY EXCAVATION OF CONTRACTOR SHOULD CALL "CALL BEFORE YOU DIG" 1-800-922-4455

NO	DATE	DESCRIPTION
1	10-12-20	REV. DRIVE LOT 32B

REVISIONS

SITE DEVELOPMENT PLAN
DEPICTING RESUBDIVISION OF
ASSESSOR'S MAP 107, BLOCK 13, LOT 32
250 OLD BAIRD ROAD
WATERTOWN, CONNECTICUT
PREPARED FOR
MARK SOLIWOCKI

DATE	SCALE	DRAFTER	JOB NUMBER	FILE #
04-09-2020	1"=40	MSR	SC-165	XXXX

SMITH & Company

3/5

32A

453674 Sq. Feet
10.415 +/- Acres

32B

437061 Sq. Feet
10.034 +/- Acres

32C

124,912 Sq. Feet
4.515 +/- Acres

PROPOSED LOT LINE N 87°49'56" E 327.80'

PROPOSED LOT LINE N 84°04'11" W 402.16'

700'

OLD BAIRD ROAD

N 17°15'58" W 128.09'

N 11°22'06" E 256.67' (TOTAL)

N 11°22'06" E 64.63'

N 11°22'06" E 153.36'

INSTALL ANTI TRACKING PAD

LIMIT OF DISTURBANCE

150' REGULATED AREA

S 84°37'23" W 140.28'

S 83°12'35" W 36.01'

N 77°33'46" W 173.51'

N 78°55'44" W 447.56'

S 24°30'30" W 35.23'

S 24°00'00" W 100.00'

S 01°27'16" E 166.98'

S 01°27'16" E 42.73'

S 76°17'12" W 100.00'

N 13°55'41" W 100.00'

N 77°57'09" E 100.00'

N 27°09'45" W 100.30'

N 52°42'38" W 174.56'

TO HAMILTON AVE.

S 69°09'54" W 360.64'

S 55°08'43" E 105.00'

TH 101

TH 102

TH 103

TH 104

TH 105

TH 106

TH 107

TH 108

CLAP G4929

CLAP G4930

CLAP G4931

CLAP G4928

WETLANDS AS FLAGGED MAY 27 & JUNE 20, 2020 BY JAMES WETLAND CONSULTING SERVICES, LLC

ABUTTER UNDERGROUND UTILITIES AND STRUCTURES SHOWN ARE APPROXIMATE AND NOT GUARANTEED TO BE CORRECT OR COMPLETE. CONTRACTOR TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.

LEGEND

EXISTING DRAINAGE	BUILDING SETBACK LINES		TEST HOLE
LIMIT OF INLAND WETLANDS	WETLANDS REVIEW AREA LIMIT	PERC	PERCOLATION TEST
LIMIT OF INLAND WETLANDS	PROPERTY LINE	TH	TEST HOLE
PROPOSED FOOTING DRAIN	HEDGE		EXISTING WELL
PROPOSED ROOF DRAIN	STONEWALL		UTILITY POLE
PROPOSED CURTAIN DRAIN	METAL FENCE		HYDRANT
PROPOSED WELL	WOOD FENCE	STA	GRADE TO DRAIN
		100.2	EXISTING SPOT ELEVATION
		100.2	PROPOSED SPOT ELEVATION
			SYNTHETIC FILTER BARRIER
			EXISTING TREE LINE

IMPORTANT NOTE:
UNDERGROUND UTILITIES ARE NOT SHOWN
CALL BEFORE YOU DIG 1-800-922-4455

NOT VALID UNLESS EMBOSSED WITH SEAL OR INKED WITH THE LIVE STAMP OF THE SIGNATORY

I hereby declare that the percolation tests shown hereon were conducted in accordance with the current health code of the state of Connecticut by the staff of Smith & Company unless otherwise noted above. This is in no way a guarantee against future due to indeterminable circumstances or natural phenomenon beyond the scope of normal investigation.

MARK S. RIEPENHAUSEN P.E. CT No. 21714

NO	DATE	DESCRIPTION
2	10-12-20	REV. DRIVE LOT 32B
1	06-25-20	REV. DRIVE LOT 32B & 32A & 32C
NO	DATE	DESCRIPTION

REVISIONS

SITE DEVELOPMENT PLAN
DEPICTING RESUBDIVISION OF
ASSESSOR'S MAP 107, BLOCK 13, LOT 32
250 OLD BAIRD ROAD
WATERTOWN, CONNECTICUT

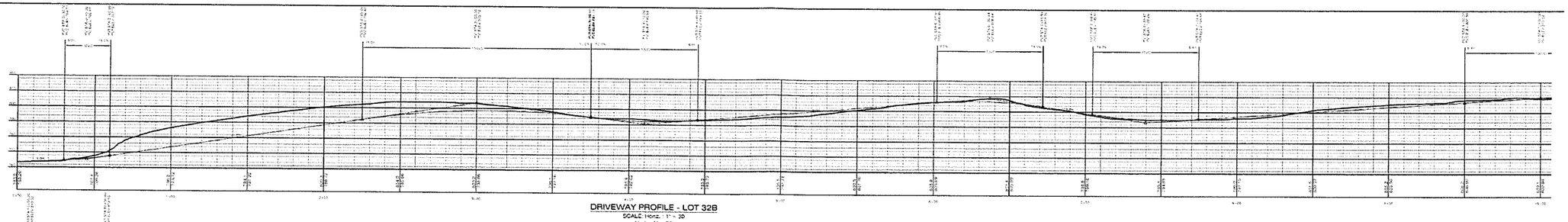
PREPARED FOR

MARK SOLIWOCKI

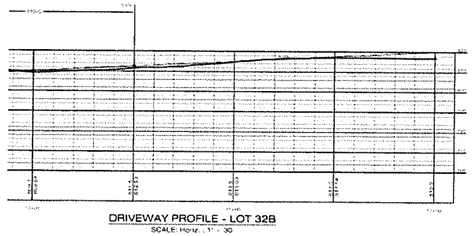
DATE	SCALE	DRAFTER	JOB NUMBER	FILE #
04-09-2020	1"=40'	MSR	SC-166	XXXX

SMITH & Company
Surveyors & Engineers

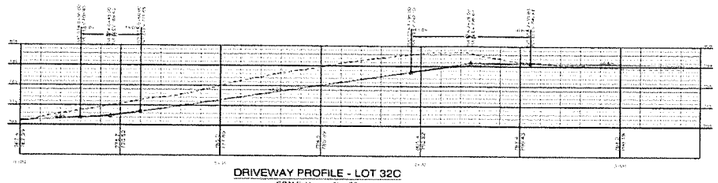
4/5



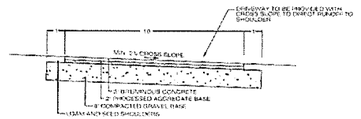
DRIVEWAY PROFILE - LOT 32B
SCALE: Horiz. : 1" = 20'
Vert. : 1" = 20'



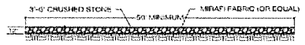
DRIVEWAY PROFILE - LOT 32B
SCALE: Horiz. : 1" = 30'
Vert. : 1" = 30'



DRIVEWAY PROFILE - LOT 32C
SCALE: Horiz. : 1" = 30'
Vert. : 1" = 30'



PAVED DRIVEWAY DETAIL
NOT TO SCALE



ANTI-TRACKING APRON
PROFILE VIEW - NTS.

DEEP TEST HOLES LOG

Test Date: May 11, 2026
Recorded by: Mark Riefenhauser, PE
Witnessed by: Wendy Batterton, TAHD

TP 100
0 - 6" Topsoil
6 - 32" Red brown silty sandy loam w/small rocks
32 - 60" Light gray compact sandy till w/small rocks

Roots to 32"
Restrictive Layer @ 32"
No Groundwater
Refusal @ 60" - Decomposed rock

TP 101
0 - 6" Topsoil
6 - 26" Red brown silty sandy loam w/small rocks
26 - 78" Light gray compact sandy till

Roots to 26"
Restrictive Layer @ 26"
No Groundwater
Ledge @ 78"

TP 102
0 - 6" Topsoil
6 - 24" Red brown silty sandy loam w/small rocks
24 - 72" Light gray compact sandy till

Roots to 26"
Restrictive Layer @ 24"
No Groundwater
Ledge @ 72"

TP 103 24 - 30" to Ledge
TP 104 24 - 26" to Ledge
TP 105 24 - 26" to Ledge

TP 106
0 - 6" Topsoil
6 - 26" Orange brown sandy loam
26 - 70" Light gray moderately compacted sandy till w/mottles

Roots to 20"
Matting @ 26"
No Groundwater
Ledge @ 70"

TP 107
0 - 6" Topsoil
6 - 26" Orange brown sandy loam
26 - 60" Light gray moderately compacted sandy till

Roots to 20"
Restrictive Layer @ 26"
No Groundwater
Ledge @ 60"

TP 108
0 - 6" Topsoil
6 - 26" Orange brown sandy loam
26 - 60" Light gray moderately compacted sandy till

Roots to 26"
Restrictive Layer @ 26"
No Groundwater
Ledge @ 60"

PERCOLATION TEST HOLES LOG

P-100

Pre-soak @ 10:44 AM
test @ 12:45 PM
PRESOAK TIME 2:01
depth of hole= 20 inches

time	reading	drop (")	interval (minutes)	rate (min./inch)
12:45	9			
12:55	10	1	10.00	10.00
1:05	11 1/2	1 1/2	10.00	6.67
1:15	13	1 1/2	10.00	6.67
1:25	14 1/4	1 1/4	10.00	8.00
1:35	15	3/4	10.00	13.33
1:45	15 3/4	3/4	10.00	13.33

PERCOLATION RATE
1"/ 13 minutes

P-101

Pre-soak @ 10:45 AM
test @ 12:46 PM
PRESOAK TIME 2:01
depth of hole= 22 inches

time	reading	drop (")	interval (minutes)	rate (min./inch)
12:46	8 1/2			
12:56	10 1/2	2	10.00	5.00
1:06	11 3/4	1 1/4	10.00	8.00
1:16	13	1 1/4	10.00	8.00
1:26	14	1	10.00	10.00
1:36	14 3/4	3/4	10.00	13.33
1:46	15 1/2	3/4	10.00	13.33

PERCOLATION RATE
1"/ 13 minutes

P-102

Pre-soak @ 10:54 AM
test @ 12:50 PM
PRESOAK TIME 1:56
depth of hole= 22 inches

time	reading	drop (")	interval (minutes)	rate (min./inch)
12:50	9			
1:00	10	2	10.00	5.00
1:10	11 1/2	1 1/2	10.00	6.67
1:20	13	1 1/2	10.00	6.67
1:30	14 1/4	1 1/4	10.00	8.00
1:40	15 1/2	1 1/4	10.00	8.00
1:50	16 1/2	1	10.00	10.00

PERCOLATION RATE
1"/ 10 minutes

P-103

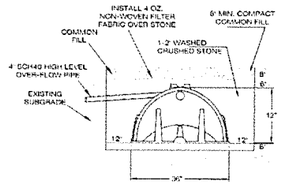
Pre-soak @ 10:55 AM
test @ 12:51 PM
PRESOAK TIME 1:56
depth of hole= 21 inches

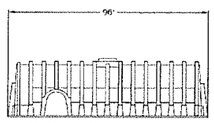
time	reading	drop (")	interval (minutes)	rate (min./inch)
12:51	7 1/2			
1:01	9 1/2	2	10.00	5.00
1:11	11 1/4	1 3/4	10.00	5.71
1:21	12 1/2	1 1/4	10.00	8.00
1:31	13 1/2	1	10.00	10.00
1:41	14 1/2	1	10.00	10.00
1:51	15 1/2	1	10.00	10.00

PERCOLATION RATE
1"/ 10 minutes

MLSS CALCULATIONS

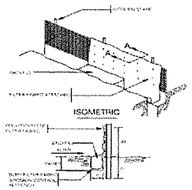
PROPERTY	DEEPS	PERC #	PERC RATE	PF	R. S DEPTH	SLOPE	HF	FF	MLSS	REQ'D SQ FT LEACHING	PROPOSED LEACHING SYSTEM
				DESIGN							
LOT 32B-4 BR's	100-103	100, 101	10.1-20.0	1.25	24	>15.0	24	1.75	52.5	787.5	1 Row 30 LF GST 6212 (800 sf)
LOT 32C-4 BR's	106-108	102,103	>10.1	1.0	26	<1	66	1.75	115.5	577.5	1 Row 116 LF GSF 6206 (664.4 sf)



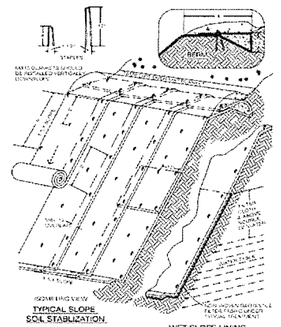


CULTEC RECHARGER 100HD CHAMBER STORAGE
14 CF per Unit
House: 1800 SF roof area:
1800 SF/12 = 150 CF, 150 CF/14 CF = 11 Units
Use 12 Units
Install 3 rows 32 LF of Cultec 100HD

CULTEC RECHARGER 100HD
FOR ROOF AREA DRAINAGE



FILTER FABRIC FENCE DETAIL



TYPICAL SLOPE SOIL STABILIZATION

WET SLOPE LINING

EROSION BLANKETS & TURF REINFORCEMENT MATS SLOPE INSTALLATION

IMPORTANT NOTE:
UNDERGROUND UTILITIES ARE NOT SHOWN
PRIOR TO ANY EXCAVATION CONTACT
"CALL BEFORE YOU DIG" 1-800-922-4455

NOTES AND DETAILS

ASSESSOR'S MAP 107, BLOCK 13, LOT 32
250 OLD BAIRD ROAD
WATERTOWN, CONNECTICUT
PREPARED FOR
MARK SOLIWOCKI

NO	DATE	DESCRIPTION
1	10-12-26	REV. DRIVE LOT 32H

REVISIONS

DATE:	SCALE:	DRAFTER:	JOB NUMBER:	FILE #:
04-09-2026	1"=40'	MSR	SC-166	XXXX

SMITH & Company

5/5

Town of Watertown Connecticut
Conservation Commission/ Inland Wetland Agency
Watertown Municipal Center
61 Echo Lake Road
Watertown, CT 06795
(860) 945-5266
www.watertownct.org

Conservation Commission / Inland Wetland Agency
Town of Watertown, Connecticut

Application for Permit

Permit Application Number: CCIWA-2026-38

Property location: 0 & 401 Park Road, Watertown, Connecticut

INSTRUCTIONS

All applicants must complete Section 1 of this application form for preliminary review. If the Agency determines that the activity described constitutes a significant activity in accordance with the definition provided in Section 2.1 of the Regulations, then a public hearing shall be scheduled, and additional information requested. In addition to the information supplied in Section 1, the applicant may submit any other supporting documents or facts which may assist the commission in its evaluation of the proposal. Incomplete applications will be rejected by the commission.

1. **Name of Applicant**: Dattco, Inc.
   Business or Home Address: 583 South Street, Watertown, Connecticut
   Telephone #: (860)-798-4526 Mobile#: -
   Email: donald.dellaquila@dattco.com

2. **Applicants' Interest in Land:**
   ◯ Owner ☑ Lessee ◯ Contract Purchases ◯ Other – Please Describe

3. **Name of Property Owner:** KAD WATERTOWN REALTY LLC
   Address: 583 South Street, Watertown, Connecticut
   Telephone #: (860)-798-4526 Mobile -
   Email: donald.dellaquila@dattco.com

DATTCO

583 South Street New Britain, CT 06051
P. 860.229.4878 TF. 800.229.4879 F. 860.826.1115

Spencer and Cameron,

Based on our walk through on Friday October 9, you asked that Jim and I outlined the Maintenance work that was performed at 401 Park Road.

I wanted to make the Town aware of some maintenance work we completed at the property.

We had areas of old brush and overgrown invasive Japanese Knotweeds that were creating a safety concern, particularly when our buses were backing up and maneuvering on the property. We cleared this vegetation and placed environmentally friendly wood chips in the affected areas.

We also cleared the drainage area to help keep it free of brush and debris. In addition, we removed 4 small trees and 1 12th closet to the driveway turn and relocated a rock at the corner that posed a potential risk of damage to our buses.

The work was completed between August 11 and August 18. The intent of this work was to improve safety, maintain the site, and reduce the risk of damage to our vehicles.

I have also inserted pictures of the oil water separator you asked me to include as well.

Please let me know if you have any questions or need any additional information regarding the work that was completed.

Thank you,
Don Dellaquila

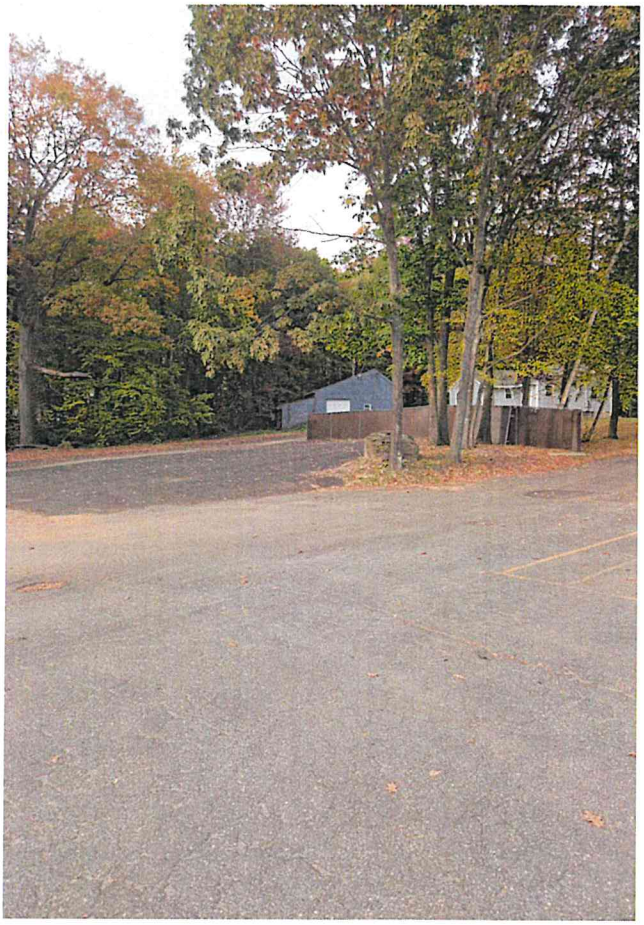
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583 South Street New Britain, CT 06051
P. 860.229.4878 TF. 800.229.4879 F. 860.826.1115







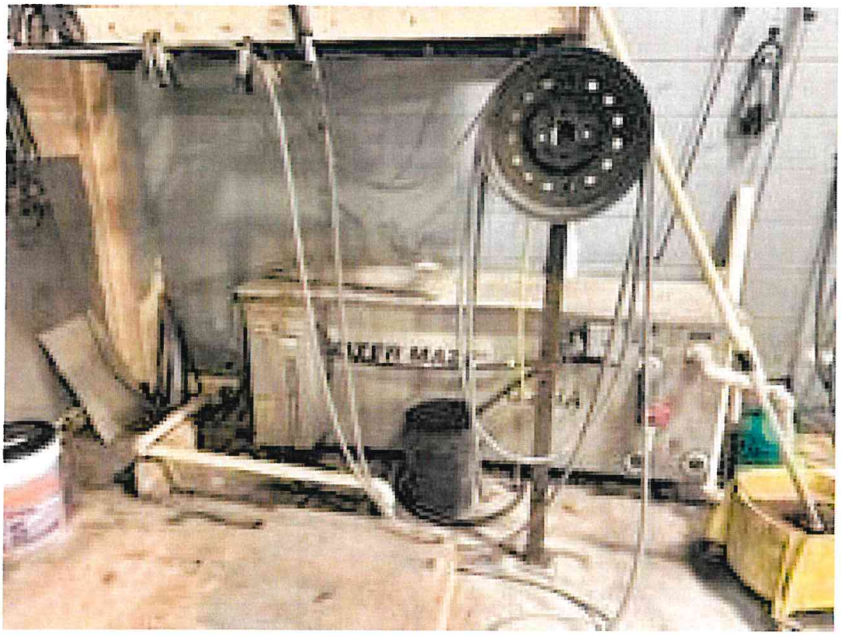


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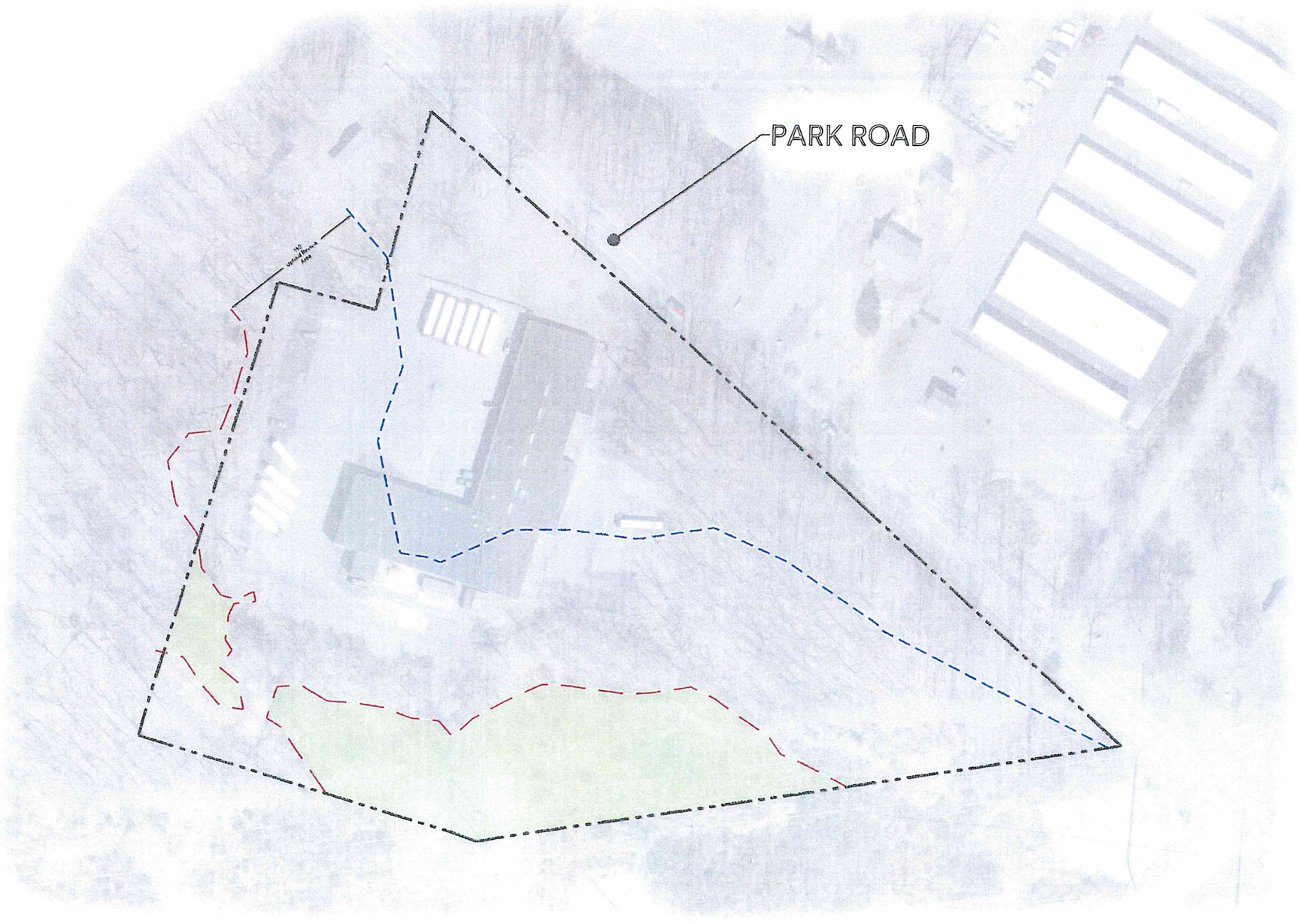
Submitted
10/28/24 Circ.

COLE
civil + survey
876 south main street - plantsville, ct 06479
colecivil.com 860.628.4484

EXISTING SITE CONDITIONS

0 & 401 Park Road - Watertown, Connecticut

DATTCO, INC.



COLE
civil + survey
875 south main street - plantsville, ct 06479
colecivil.com 860.628.4484

PROPOSED PARKING LAYOUT

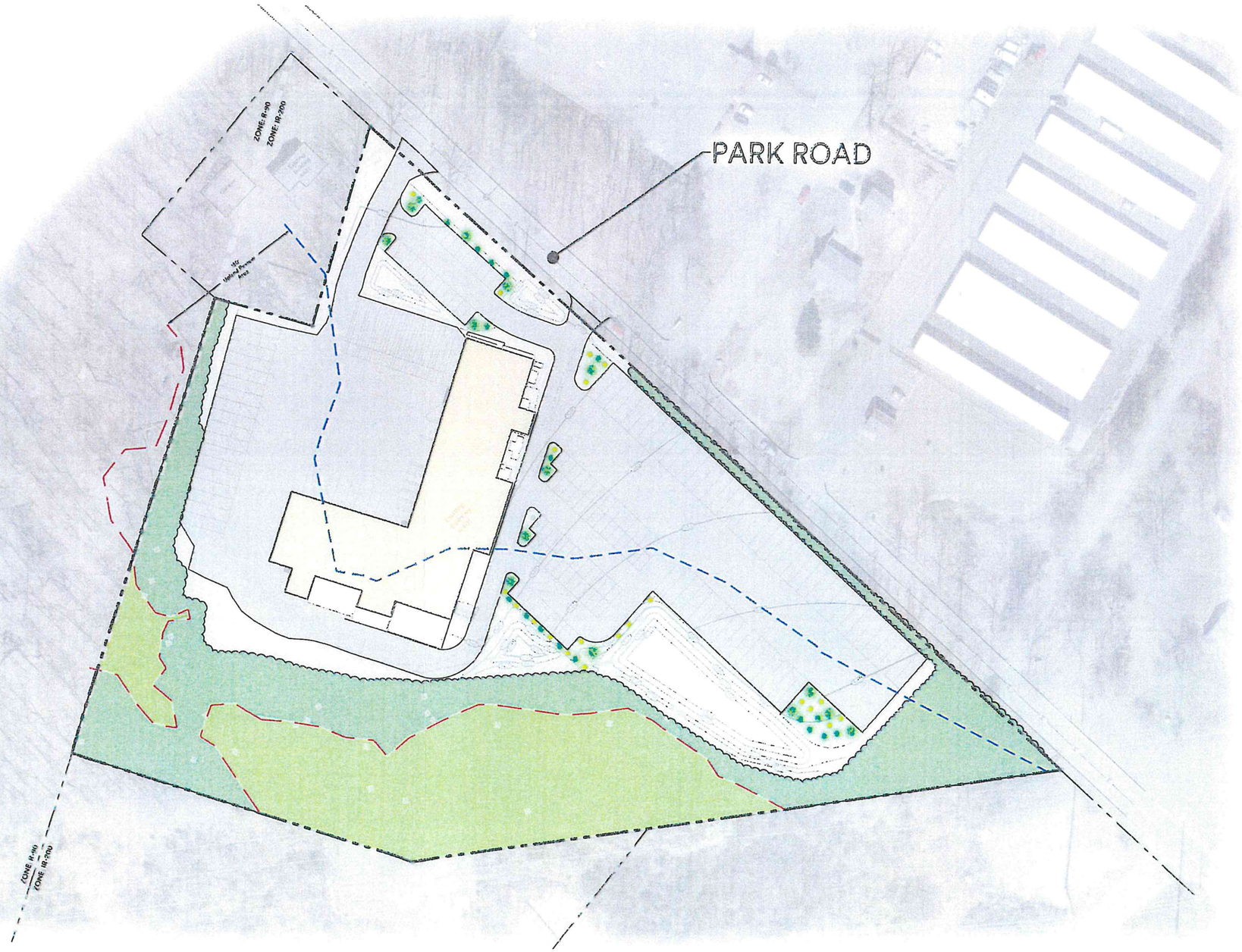
0 & 401 Park Road - Watertown, Connecticut

DATTCO, INC.

PLANT LIST				
SYM.	QYT.	SCIENTIFIC NAME	COMMON NAME	CONDITION
SHADE TREES				
	12	MORUS RUBRA	RED MULBERRY	B & B, 3" CAL.
		ACER SACCHARUM	SUGAR MAPLE	B & B, 3" CAL.
		TILIA AMERICANA	AMERICAN LINDEN	B & B, 3" CAL.
		QUERCUS MONTANA	CHESTNUT OAK	B & B, 3" CAL.
SHRUBS				
	42	ILEX GLABRA	INKBERRY HOLLY	B&B, 18-24" HT.
		CORNUS SERICEA	REDTWIG DOGWOOD	3 GAL, HEAVY, FULL
		RHODONDENDRON PERICLYMENOIDES	PINXTER BLOOM AZALEA	3 GAL, HEAVY, FULL
		KALMIA LATIFOLIA	MOUNTAIN LAUREL	3 GAL, HEAVY, FULL
		VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	2-3 FT
		SAMBUCUS CANADENSIS	ELDERBERRY	2-3 FT

ZONING INFORMATION		
ITEM	REQUIRED	PROVIDED
CURRENT ZONE	IR200	IR200
PROPOSED ZONE	IR200	IR200
PROPOSED USE	Bus Terminal	Bus Terminal
LOT AREA	200,000 S.F.	361,339 S.F.
LOT WIDTH	50'	934.39'
FRONT YARD SETBACK	50'	59.8'
SIDE YARD SETBACK	35'	129.6'
REAR YARD SETBACK	35'	209.6'
MAX. BUILDING HEIGHT	4 Stories / 60'	<4 stories/ 60'
MAX. BUILDING COVERAGE	30%	± 14.6%
MAX. IMPERVIOUS COVERAGE	50%	± 47.5%
MAX. FLOOR RATIO	0.6	<0.4

LANDSCAPING TABLE		
PARKING LOT (167 Spaces)		
	Required	Proposed
Landscaping: 10% OF PROPOSED PARKING AREA	8,154 ± S.F.	8,200 S.F.
SHADE TREES: 1 PER 12 PARKING SPACES	14 TREES	14 TREES
SHRUBS: 3 PER 12 PARKING SPACES	42 SHRUBS	42 SHRUBS



Town of Watertown Connecticut
Conservation Commission/ Inland Wetland Agency
Watertown Municipal Center
61 Echo Lake Road
Watertown, CT 06795
(860) 945-5266
www.watertownct.org

Conservation Commission / Inland Wetland Agency
Town of Watertown, Connecticut

Application for Permit

Permit Application Number: CIWA2020-42

Property location: 113 103 1C & 1B Portland St.

INSTRUCTIONS

All applicants must complete Section 1 of this application form for preliminary review. If the Agency determines that the activity described constitutes a significant activity in accordance with the definition provided in Section 2.1 of the Regulations, then a public hearing shall be scheduled, and additional information requested. In addition to the information supplied in Section 1, the applicant may submit any other supporting documents or facts which may assist the commission in its evaluation of the proposal. Incomplete applications will be rejected by the commission.

1. **Name of Applicant:** Erik Markiewicz
   Business or Home Address: 194 Callender Rd
   Watertown CT 06795
   Telephone #: _____ Mobile#: 203 509 4533
   Email: Erik@thecomplete.co

2. **Applicants' Interest in Land:**
   ◯ Owner ◯ Lessee ⊗ Contract Purchases ◯ Other – Please Describe

3. **Name of Property Owner:** Tim Cynthia
   Address: Po Box 7095 Prospect CT.
   Telephone #: _____ Mobile 203 217 3218
   Email: _____

4. **Name of Authorized Agent:** Erik Markiewicz
Address: 196 Colebrook Rd
Litchfield Ct.
Telephone #: _____ Mobile 203 509 4533
Email: _____

5. **Property owner's consent to the activities proposed in this application:**
See Attached letter Date: 9/21/26

6. **Geographical Location of subject property:**
Portland St

A. Attach a vicinity map prepared at a scale of one-inch equals 1,000 feet, or larger, which is of sufficient detail to allow identification of the property on the Inland Wetlands and Water Courses Map, Town of Watertown, Connecticut.

B. Is the property located within 500 feet of any adjoining town or city boundary?
Yes ◯ or No (X)

If yes, identify municipalities:

◯ Bethlehem ◯ Middlebury ◯ Morris ◯ Thomaston ◯ Waterbury ◯ Woodbury

7. **Purpose and Description of the Proposed Activities, Use or Operation.**

A. List below or attach a narrative describing the proposal including area computations of all wetlands, watercourses, and upland review areas to be altered; type and volume of material to be deposited or removed, separating distances between proposed regulated activities and wetlands and/or top of bank of any watercourses. Attach a site development plan.

Approx a single family home on two lots merging them both. less than 5000 sqft. of wetlands disturbance. Town's empty drainage onto property with an easement. this will be corrected.

B. Provide a narrative describing the alternatives to the proposal which have been considered, and state why these alternatives were rejected in favor of the requested activity. Attach drawings or diagrams which show the alternatives considered.

designed the smallest home & least amount of disturbance

C. Steps taken to avoid or minimize impacts to wetlands and upland review area.

designed a high ranch minimized impact to wetlands

D. List any mitigation or enhancement measures if avoidance is not possible.

Piping the town drainage so its not draining on to the front of the property.

E. Provide a report from a qualified soil scientist.

SEE Attached

F. Describe the proposed erosion and sediment control plan.

Anti tracking pad. Hay bayles, silt fence will be on finalized plan approved by town Engineer

PLEASE ANSWER THE FOLLOWING STATEMENTS

8. **The applicant shall certify the following information by circling the appropriate word(s).**

   A. Traffic attributable to the completed project on the site (will/will not) use streets within an adjoining municipality to enter the site. YES OR (NO)

   B. Sewer or water drainage from the project site (will/will not) flow through and impact the sewage or drainage system of another municipality. YES OR (NO)

   C. Water run-off from the improved site (will/ will not) impact streets or other municipal or private property within another municipality. YES OR (NO)

9. **Complete the following section if the purpose of this application is to transfer, amend/ modify a previously issued permit:**

   A. Name of current permittee: N/A

   B. Agency number of existing permit: _____

   C. Initiation date of existing permit: _____

   D. Expiration date of existing permit: _____

10. **Complete the attached D.E.E.P. reporting form.**

11. **The undersigned hereby consents to necessary and proper inspections of above referenced property by members or agents of the Inland Wetlands Agency at reasonable times, both before and after the permit in question has been acted upon by the Agency.**

SEE Attached letter. 10/1/26

Signature of Property Owner Date:

12. **The undersigned attest that the information supplied in the completed application is accurate, to the best of his or her knowledge and belief and is aware of the penalties for obtaining a permit through deception, inaccurate or misleading information.**

10/1/26

Signature of Applicant Date:

AFFIDAVIT

I, Erik Markewitz of, Watertown, CT hereby depose and say:

1. That I am over the age of 18 and believe in the obligation of an oath;

2. That I am the Representative of Portland St 118-103, 1C & 1B

3. That I have an application pending before the Conservation Commission/ Inland Wetlands Agency which is subject to Section 9.4.a. to 9.4.i. of the Watertown Inland Wetlands and Watercourses Regulations concerning the posting of public hearing notices;

4. That I have fully complied with the regulation concerning posting of public hearing notices.

Subscribed and sworn to before me, this 2nd day of October, 2024

Erik Markewitz
Print Applicant Name

Applicant Signature

Commissioner of the Superior Court
Notary Public
My Commission Expires: 2/28/2030

Town of Watertown Connecticut

Planning and Zoning, Zoning Board of Appeals,
Conservation Commission/Inland Wetland Agency
Watertown Municipal Center
61 Echo Lake Road
Watertown, CT 06795
Telephone: (860) 945-5266

Website: www.watertownct.org

SITE WALK/FIELD INSPECTION REQUIREMENTS

Dear Applicant/ Applicant Representative:

Please be advised that pursuant to Section 7 Article VII of the By-laws of Conservation Commission/ Inland Wetland Agency of Town of Watertown (the Agency) when the Agency determines that a field inspection/ site walk is appropriate, the Agency will set a time and place at the convenience of its members to gain on site knowledge of the proposed activities. The applicant or his agent/ representative, the design engineer and the Soil Scientist who delineated and flagged the wetlands/watercourses shall be present and the following shall be provided:

1. Adequate and safe access to the property

2. All wetlands and watercourses (permanent and intermittent) on the site shall be delineated and flagged by a certified Soil Scientist. Soil Scientist report shall be submitted with the application.

3. All building locations, access ways, onsite septic system locations and other regulated activities shall be marked on the site.

4. A copy of the proposed Site Plan shall be available on the site during the site walk/field inspection.

No testimony may be taken on the site walk/field inspection by the Commission.

Signature of Applicant: ..... **Date:..** .....

Signature of Property Owner: .....**Date:**.....

Authentisign ID: 385121A3-A5B7-F111-A6A9-000D3A4FF82A

September 23, 2026

To Whom It May Concern:

I, Cynthia Timm, hereby authorize Erik Markiewicz to act as my authorized representative in connection with Lots 1B and 1C, Portland Street, Oakville, Connecticut.

This authorization permits Erik Markiewicz to represent me before the appropriate municipal departments, commissions, boards, and officials for the purpose of obtaining and coordinating wetlands and zoning approvals, permits, applications, and related matters concerning these properties.
Erik Markiewicz is authorized to communicate with town officials, submit and receive documents, attend meetings, respond to requests for information, and take other reasonable actions necessary to pursue the applicable wetlands and zoning approvals on my behalf.

Sincerely,

Authentisign
Lisa Emanuel 09/23/26

Lisa Emanuel, POA for Cynthia Timm
203-525-9695

Authentisign ID: 385121A3-A5B7-F111-A6A9-000D3A4FF82A

SEEN BY 03/27/24

POWER OF ATTORNEY
STATUTORY SHORT FORM - DURABLE POWER CLAUSE

Notice: The powers granted by this document are broad and sweeping. They are defined in Connecticut Statutory Short Form Power of Attorney Act, sections 1-42 to 1-56, inclusive, of the Connecticut General Statutes, which expressly permits the use of any other or different form of power of attorney desired by the parties concerned. The grantor of any Power of Attorney or the Attorney-in-fact may make application to a court of probate for an accounting as provided in Subsection (b) of Section 45a-175.

KNOW ALL MEN BY THESE PRESENTS, which are intended to constitute a **GENERAL POWER OF ATTORNEY** pursuant to the Connecticut Statutory Short Form Power of Attorney Act that:

That I, **Cynthia Timm**, do hereby appoint **Lisa Emanuel**, as my attorney-in-fact, **TO ACT severally.** *(If more than one agent is designated and the principal wishes each agent alone to be able to exercise the power conferred, insert in the blank the word "severally." Failure to make any insertion or the insertion of the word "jointly" shall require the agent to act jointly.)*

FIRST: in my name, place and stead in any way which I myself could do, if I were personally present, with respect to the following matters as each of them is defined in the Connecticut Statutory Short Form Power of Attorney Act, and to the extent that I am permitted by law to act through an agent:

(Strike out and initial in the opposite box any one or more of the subdivisions as to which the principal does NOT desire to give the agent authority. Such elimination of any one or more of the subdivisions A-L, inclusive, shall automatically constitute elimination also of subdivision M).

To strike out any subdivision the principal must draw a line through the text of the subdivision **AND** write his or her initials in the box opposite.

(A)	real estate transactions;	[ ]
(B)	chattel and goods transactions;	[ ]
(C)	bond, share and commodity transactions;	[ ]
(D)	banking transactions;	[ ]
(E)	business operating transactions;	[ ]
(F)	insurance transactions;	[ ]
(G)	estate transactions;	[ ]
(H)	claims and litigation;	[ ]
(I)	personal relationships and affairs;	[ ]
(J)	benefits from military service;	[ ]
(K)	records, reports and statements;	[ ]
(L)	health care decisions;	[ ]
(M)	all other matters;	[ ]

Authentisign ID: 385121A3-A5B7-F111-A6A9-000D3A4FF82A

(Special provisions and limitations may be included in the statutory short form power of attorney only if they conform to the requirements of the Connecticut Statutory Short Form Power of Attorney Act.)

SECOND: With full and unqualified authority to delegate any or all of the foregoing powers to any person or persons whom my attorney(s)-in-fact shall select;

THIRD: Hereby ratifying and confirming all that said attorney(s) or substitute(s) do or cause to be done.

FOURTH: Sue anyone refusing to honor this Durable Power of Attorney. To sue or take other appropriate legal action against any person, firm, corporation or other third party for damages, including punitive damages, for refusal to (i) honor this Durable Power of Attorney and (ii) comply with the directions of my attorney acting hereunder and the actions I have authorized my attorney to take.

SURVIVAL OF AUTHORITY UPON DISABILITY AND INCOMPETENCE OF PRINCIPALS

This Power of Attorney **SHALL NOT** be affected by the subsequent disability or incompetence of the principal.

IN WITNESS WHEREOF I have hereunto signed my name and affixed my seal this 26th day of March, 2024.

Signed, sealed and delivered
in the presence of:

Witness

Witness

Cynthia Timm

Guylene A C[illegible]
Notary Public, State of C[illegible]
My Commission Expires 12/31/20[illegible]

STATE OF CONNECTICUT)
) ss:
COUNTY OF NEW HAVEN)

Personally appeared Cynthia Timm, signer and sealer of the foregoing instrument, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes therein contained in the capacity therein stated, before me, on this 26th day of March, 2024

Commissioner of the Superior Court/Notary Public
My Commission expires: 12/31/2028

Inland Wetland Fee Schedule

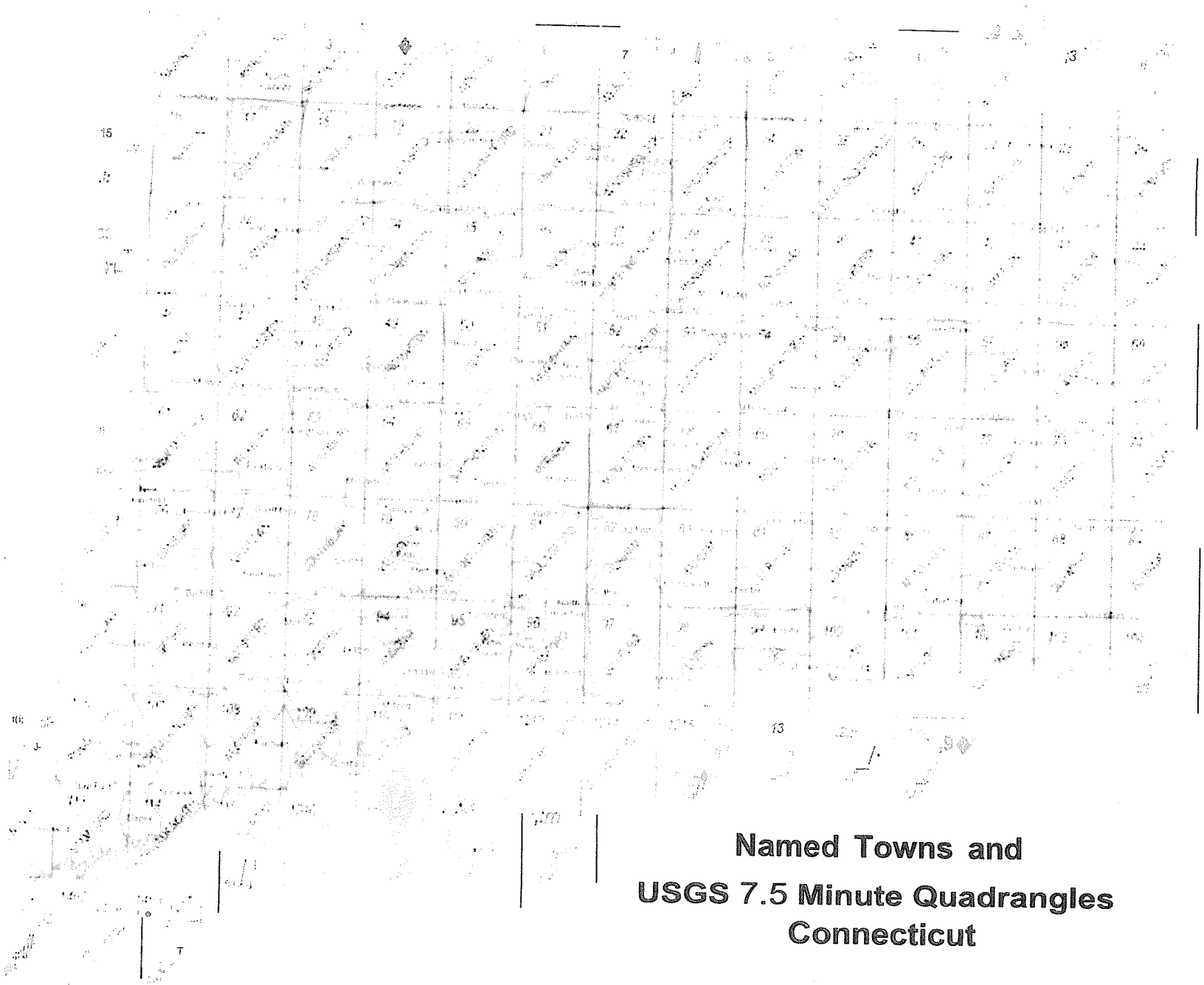
Residential uses means activities carried out on property developed for permanent housing or being developed to be occupied by permanent housing.

Commercial and industrial uses means activities carried out on property developed for industry, commerce, trade, recreation or business or being developed to be occupied for such purposes, for profit or nonprofit.

Other uses means activities other than residential, commercial or other industrial uses.

Permitted uses as of right	$0.00
No regulated uses	$35.00
Regulated Uses	
Residential Uses	
Single lot	$125.00
Proposed Subdivisions Plus $50.00 per each proposed lot	$250.00
Commercial and Industrial Uses	
Regulated area Plus $25.00 per acre of regulated area	$250.00
All other uses	$150.00
Significant Activity Fee/ Public Hearing Fee	$350.00
Map Amendment Petitions	$200.00 plus $25.00/ acre
Modification of Previous Approval	$100.00 (Permit Approval)
Transfer of an Existing Permit	$50.00

No application shall be granted or approved by the Conservation Commission/ Inland Wetland Agency unless the correct application fee is paid in full or unless a waiver has been granted by the Conservation Commission/ Inland Wetland Agency pursuant to subsection 4.14 of the Town Fee Ordinance #09-20-93-134.



Named Towns and
USGS 7.5 Minute Quadrangles
Connecticut

INSTRUCTIONS FOR COMPLETING

THE STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM

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

PART I: Must Be Completed By The Inland Wetlands Agency

1. Choose the year and month the Inland Wetlands Agency took the action being reported. If multiple actions were taken regarding the same project or activity then multiple forms need to be completed.

2. Choose ONE code letter to describe the final action or decision taken by the Inland Wetlands Agency. Do NOT submit a reporting form for withdrawn actions. Do NOT enter multiple code letters (for example, if the same project or activity had both a permit issued and enforcement action, submit two forms for the two separate actions).

   A = A Permit Granted by the Inland Wetlands Agency (not including map amendments, see code D below)
   B = Any Permit Denied by the Inland Wetlands Agency
   C = A Permit Renewed or Amended by the Inland Wetlands Agency
   D = A Map Amendment to the Official Town Wetlands Map - or - An Approved/Permitted Wetland or Watercourse Boundary Amendment to a Project Site Map
   E = An Enforcement Action: Permit Revocation, Citation, Notice of Violation, Order, Court Injunction, or Court Fines
   F = A Jurisdictional Ruling by the Inland Wetlands Agency (activities "permitted as of right" or activities considered non-regulated)
   G = An Agent Approval pursuant to CGS 22a-42a(c)(2)
   H = An Appeal of Agent Approval Pursuant to 22a-42a(c)(2)

3. Check "yes" if a public hearing was held in regards to the action taken; otherwise check "no".

4. Enter the name of the Inland Wetlands Agency official verifying that the information provided on this form is accurate and that it reflects the FINAL action of the agency.

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

5. Enter the name of the municipality for which the Inland Wetlands Agency has jurisdiction and in which the action/project/activity is occurring.
   Check "yes" if the action/project/activity crosses municipal boundaries and enter the name(s) of the other municipality(ies) where indicated. Check "no" if it does not cross municipal boundaries.

6. Enter the USGS Quad Map name or number (1 through 115) as found on the Connecticut Town and Quadrangle Index Map (the directory to all USGS Quad Maps) that contains the location of the action/project/activity. USGS Quad Map information is available at: https://portal.ct.gov/-/media/deep/gis/resources/IndexNamedQuadTownpdf.pdf
   ALSO enter the four-digit identification number of the corresponding Subregional Drainage Basin in which the action/project/activity is located. If located in more than one subregional drainage basin, enter the number of the basin in which the majority of the action/project/activity is located. Town subregional drainage basin maps can be found at UConn CLEAR's website: https://media.clear.uconn.edu/data/watershed_maps/index.htm (no roads depicted) or at CTECO: http://www.cteco.uconn.edu/map_catalog.asp (depicts roads, choose town and a natural drainage basin map).

7. Enter the name of the individual applying for, petitioning, or receiving the action.

8. Enter the name and address or location of the action/project/activity. Check if the action/project/activity is TEMPORARY or PERMANENT in nature. Also provide a brief DESCRIPTION of the action/project/activity. It is always best to provide as much information as possible (for example,-don't state "forestry," provide details such as "20 acre forest harvest, permit required for stream crossing.")

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

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

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

1 = Filling
2 = Excavation
3 = Land Clearing {Grubbing (no other activity)
4 = Stream Channelization
5 = Stream Stabilization (includes lakeshore stabilization)
6 = Stream Clearance (removal of debris only)
7 = Culverting (not for roadways)
8 = Underground Utilities Only (no other activities)
9 = Roadway/ Driveway Constructio11 (including related culverts)
10 = Drainage Improvements
11 = Pond, Lake Dredging/ Dam Construction
12 = Activity in an Established Upland Review Area
14 = Activity in Upland

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

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

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

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

PART 111: To Be Completed By The DEEP - Please leave this area blank. Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC.
95 Silo Drive * Rocky Hill * Connecticut * 06067 * (203) 272-7837 * ssesinc@yahoo.com

WETLANDS/WATERCOURSES AND SOIL REPORT

Enerik Avxhiu
36 Smith Avenue
Waterbury, CT 06708

SSES Job No: 2026-15-CT-WTT
Client Job No:
Site Inspection Date: June 19, 2026

PROJECT TITLE AND LOCATION: Lots 1B & 1C, Portland Street, Watertown, CT
(Two lots located between houses 18 & 44 Portland Street in Oakville)

IDENTIFICATION OF WETLANDS AND WATERCOURSES RESOURCES

WETLANDS AND WATERCOURSES PRESENT ON PROPERTY: Yes XX No

Wetlands: Inland Wetlands XX **Watercourses:** Streams XX

Tidal Wetlands Waterbodies XX

Remarks: A ponded area exists on the northwestern side of Lot 1B as shown on the sketch map.

VEGETATION COMMUNITIES PRESENT IN WETLANDS

Forest XX Sapling/Shrub XX Wet Meadow Marsh Field/Lawn

SOIL MOISTURE CONDITION

Dry
Moist XX
Wet

WINTER CONDITIONS

Frost Depth: inches
Snow Depth: inches

The classification system of the National Cooperative Soil Survey, USDA, Natural Resources Conservation Service and the State Soil Legend were used in this investigation. The investigation was conducted by the undersigned Registered Soil Scientist. A sketch map showing wetland boundaries and the numbering sequence of wetland markers, watercourses and soil types in both wetland and non-wetlands are included with this report. After the wetland boundary and/or watercourse flags have been located/plotted by the surveyor, it is recommended that a copy of the survey map be sent to our firm for review. All wetland boundary lines established by the undersigned Registered Soil Scientist are subject to change until officially adopted by local, state or federal regulatory agencies.

Respectfully Submitted by

SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC.

Scott D. Stevens

Scott D. Stevens
Registered Professional Soil Scientist

See attached pages

SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC.
95 Silo Drive * Rocky Hill * Connecticut * 06067 * (203) 272-7837 * ssesinc@yahoo.com

WETLANDS/WATERCOURSES AND SOIL REPORT

PROJECT TITLE AND LOCATION: Lots 1B & 1C, Portland Street, Watertown, CT

(Two lots located between houses 18 & 44 Portland Street in Oakville)

NUMBERING SEQUENCE OF WETLAND BOUNDARY LINE MARKERS:

WF# 1 thru 21

Plot & locate intermittent watercourse and ponded area as shown on sketch map.

SOILS SECTION:

Soil Legend: State Soil Number/County Soil Symbol, Soil Series Name, Taxonomic Class & Brief Description.

WETLAND SOILS

Aq Aquents - This is a poorly to very poorly drained, disturbed soil where two or more feet of the original soil surface has been altered by filling, excavation and/or grading. Aquents are characterized by a seasonal to prolonged high groundwater table at or near the ground surface. Aquents are capable of supporting a prevalence of hydrophytic plants.

4 Leicester fine sandy loam (Aeric Endoaquepts) – This is a deep, poorly drained, friable, coarse-loamy textured, glacial till soil. The till was derived from schist, gneiss and granite. Leicester soils occur on glaciated plains, hills and ridges.

NON-WETLAND SOILS

50 Sutton fine sandy loam (Aquic Dystrudepts) - This is a deep, moderately well drained, friable, coarse-loamy textured, glacial till soil derived from schist, gneiss and granite. Sutton soils occur on glaciated plains, hills and ridges.

60 Canton and Charlton fine sandy loam (Typic Dystrudepts) - These are deep, well drained, friable, coarse-loamy over sandy and coarse-loamy textured, glacial till soils derived from schist, gneiss and granite. Canton and Charlton soils occur on glaciated plains, hills and ridges.

306 Udorthents-Urban land complex This map unit consists of extensive areas where soils have been disturbed from land development along with large areas of impervious surfaces associated with streets, parking lots, buildings and other structures.

308 Udorthents, smoothed This is a well drained to moderately well drained soil area that has had two or more feet of the original soil surface altered by filling, excavation or grading activities. Udorthents, smoothed soils commonly occur on leveled land and fill landforms.

SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC.
95 Silo Drive * Rocky Hill * Connecticut * 06067 * (203) 272-7837 * ssesinc@yahoo.com

DEFINITIONS AND METHODOLOGY FOR IDENTIFICATION OF STATE REGULATED WETLANDS & WATERCOURSES

Wetlands and watercourses are regulated in the State of Connecticut by the Connecticut General Statutes, Chapter 440, sections 22a-28 to 22a-45. The Statutes are divided into the Inland Wetlands and Watercourses Act (sections 22a-36 to 22a-45) and the Tidal Wetlands Act (sections 22a-28 to 22a-35).
Inland Wetlands "means land, including submerged land, not regulated pursuant to sections 22a-28 to 22a-35, inclusive, which consists of any of the soil types designated as poorly drained, very poorly drained, alluvial, and floodplain by the National Cooperative Soils Survey, as may be amended from time to time, of the Natural Resources Conservation Service (NRCS) of the United States Department of Agriculture" section 22a-38(15).
Watercourses "means rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent, public or private which are contained within, flow through or border upon this state or any portion thereof, not regulated pursuant to sections 22a-28 to 22a-35, inclusive. Intermittent watercourses shall be delineated by a defined permanent channel and bank and the occurrence of two or more of the following characteristics: (A) Evidence of scour or deposits of recent alluvium or detritus, (B) the presence of standing or flowing water for a duration longer than a particular storm incident, and (C) the presence of hydrophytic vegetation" section.22a-38(16).
Tidal Wetlands are defined as "those areas which border on or lie beneath tidal waters, such as, but not limited to banks, bogs, salt marsh, swamps, meadows, flats, or other low lands subject to tidal action, including those areas now or formerly connected to tidal waters, and whose surface is at or below an elevation of one foot above local extreme high water; and upon which may grow or be capable of growing some, but not necessarily all of the following:" (includes plant list) section 22a-29(2).

METHODOLOGY FOR IDENTIFICATION OF SOILS, WETLANDS & WATERCOURSES

1) **SOILS IDENTIFICATION**: Soils are investigated by digging test holes with a spade and auger. Test holes are typically dug to depths of between 15 and 40 inches. Based on soil features, including coloration patterns, texture and depths to restrictive layers, the soils are identified by soil series name utilizing the classification system of the National Cooperative Soil Survey. Soil series map numbers correspond with the State Soil Map Legend established by USDA, NRCS in the State of Connecticut Soil Survey. For further soils information, refer to the NRCS website for CT: www.ct.nrcs.usda.gov

2) **INLAND WETLAND DELINEATION**: Soil test holes and borings are made in selected areas in order to determine the lateral extent of Inland Wetlands. The boundaries of the Inland Wetlands are identified in the field and delineated with consecutively numbered survey tapes, unless instructed by the client to only map wetland boundaries for planning purposes. The approximate locations of the wetland boundaries are hand drawn onto a map and are included with the wetlands report.

3) **IDENTIFICATION OF WATERCOURSES**: Very often the locations of ponds, streams and rivers are already shown on a survey map. If a watercourse is absent from a survey map, then survey tapes, labeled "watercourse" or "intermittent watercourse" are placed along the channel and the approximate location of the watercourse is also sketched onto the map.

4) **TIDAL WETLANDS DELINEATION**: Tidal Wetlands are identified based on a predominance of tidal wetland plants and observation of physical markings or water laid deposits resulting from tidal action. Tidal Wetland boundaries are delineated by locating the upland limits of those plants listed in section 22a-29(2) to the extent that these plants reflect inundation by tides.

Connecticut Department of

GISCODE#: _____ ___
ForDEEP Use Only

li: ENTAL
-- PROTECTION

79 Elm Street • Hartford, CT 06106-5127 www.ct.gov/deep Affirmative Action/Equal Opportunity Employer

Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete this form in accordance with the instructions on pages 2 and 3 and mail to:
DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3rd Floor, Hartford, CT 06106
Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

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

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

5. TOWN IN WHICH THE ACTIVITY IS OCCURRING (print name): _____
   does this project cross municipal boundaries (check one)? yes ◯ no ◯
   if yes, list the other town(s) in which the activity *is* occurring (print name(s)): _____
6. LOCATION (see instructions for information): USGS quad name: _____ or number: __ _
   subregional drainage basin number: _____
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): _____
8. NAME & ADDRESS OF ACTIVITY/ PROJECT SITE (print information): _____
   briefly describe the action/project activity (check and print information): temporary ◯ permanent ◯ description: _____
   _____
9. ACTIVITY *PURPOSE* CODE (see instructions - one code only): _____
10. ACTIVITY *TYPE* CODE(S) (see instructions for codes): _____ _____ _____ _____
11. WETLAND /WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):
    wetlands: _____acres open water body: _____acres stream: _____linear feet
12. UPLAND AREA ALTERED (must provide acres): _____acres
13. AREA OF WETLANDS /WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): _____acres

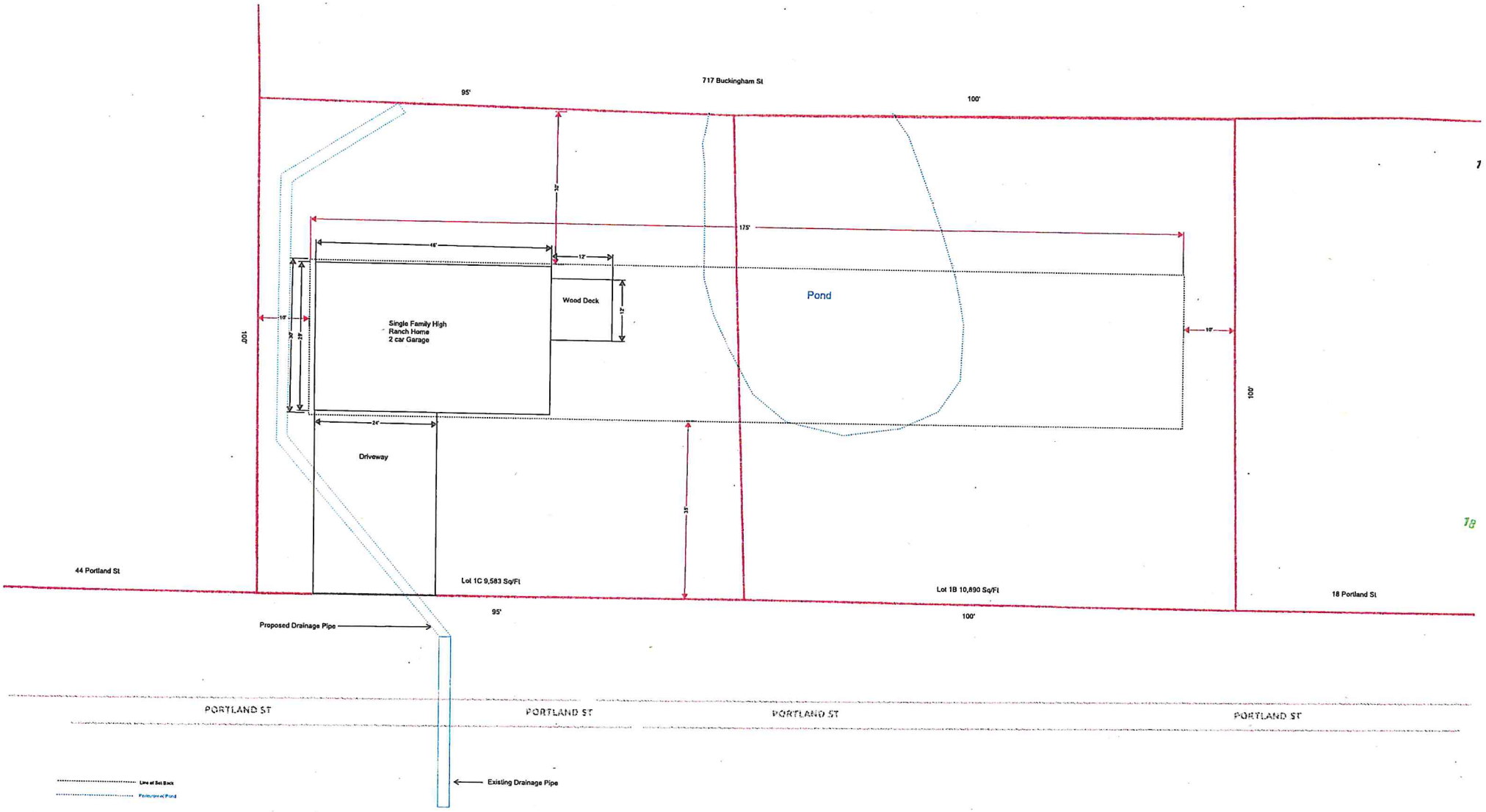
DATE RECEIVED:

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED/ COMPLETED: YES NO


717 Buckingham St
95'
100'
100'
32'
175'
48'
12'
Wood Deck
12'
Pond
10'
Single Family High
Ranch Home
2 car Garage
30'
29'
24'
Driveway
35'
10'
100'
44 Portland St
Lot 1C 9,583 Sq/Ft
Lot 1B 10,890 Sq/Ft
18 Portland St
95'
100'
Proposed Drainage Pipe
PORTLAND ST
PORTLAND ST
PORTLAND ST
PORTLAND ST
Existing Drainage Pipe

VETERANS OF FOREIGN WARS POST 7330

SITE PLAN
FOR BIDDING

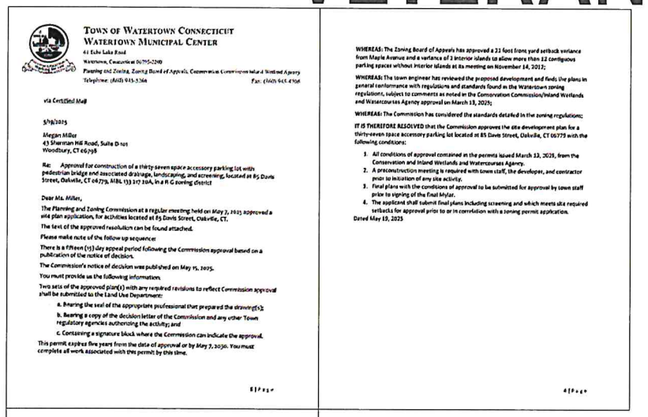
PROPOSED PARKING IMPROVEMENTS
URBAN ACT GRANT PROGRAM
OAKVILLE, CT
MBL: 133/217/20A



VICINITY MAP

200 0 100 200 400

1 inch = 200 ft.



Town of Watertown Connecticut
Watertown Municipal Center
41 Echo Lake Road
Watertown, Connecticut 06795-2249
Planning and Zoning, Zoning Board of Appeals, Conservation Commission/Inland Wetland Agency
Telephone: (860) 945-5280 Fax: (860) 945-4760

via Certified Mail

5/9/2025

Megan Miller
43 Sherman Hill Road, Suite D-101
Woodbury, CT 06798

Re: Approval for construction of a thirty-seven space accessory parking lot with pedestrian bridge and associated drainage, landscaping, and screening; located at 85 Davis Street, Oakville, CT (#4779, MBL 133 217 20A, in a R-G zoning district

Dear Ms. Miller,

The Planning and Zoning Commission at a regular meeting held on May 7, 2025 approved a site plan application, for activities located at 85 Davis Street, Oakville, CT.

The text of the approved resolution can be found attached.

Please make note of the follow up sequence:

There is a fifteen (15) day appeal period following the Commission approval based on a publication of the notice of decision.

The Commission's notice of decision was published on May 15, 2025.

You must provide us the following information.

Two sets of the approved plan(s) with any required revisions to reflect Commission approval shall be submitted to the Land Use Department:

a. Bearing the seal of the appropriate professional that prepared the drawing(s)
b. Bearing a copy of the decision letter of the Commission and any other Town regulatory agencies authorizing the activity; and
c. Containing a signature block where the Commission can indicate the approval.

This permit expires five years from the date of approval or by May 7, 2030. You must complete all work associated with this permit by this time.

1 / 3 4 0

WHEREAS: The Zoning Board of Appeals has approved a 21 foot front yard setback variance from Maple Avenue and a variance of 2 interior islands to allow more than 12 contiguous parking spaces without interior islands at its meeting on November 14, 2022;

WHEREAS: The town engineer has reviewed the proposed development and finds the plans in general conformance with regulations and standards found in the Watertown zoning regulations, subject to comments as noted in the Conservation Commission/Inland Wetlands and Watercourses Agency approval on March 13, 2025;

WHEREAS: The Commission has considered the standards detailed in the zoning regulations;

IT IS THEREFORE RESOLVED that the Commission approves the site development plan for a thirty-seven space accessory parking lot located at 85 Davis Street, Oakville, CT (#4779 with the following conditions:

1. All conditions of approval contained in the permits issued March 13, 2025, from the Conservation and Inland Wetlands and Watercourses Agency.
2. A preconstruction meeting is required with town staff, the developer, and contractor prior to initiation of any site activity.
3. Final plans with the conditions of approval to be submitted for approval by town staff prior to signing of the final Mylar.
4. The applicant shall submit final plans including screening and which meets site required setbacks for approval prior to or in correlation with a zoning permit application.

Dated May 10, 2025

2 / 3 4 0

A zoning permit application must be submitted to the zoning office and approved prior to the beginning of construction.

Please contact our office if you have any questions on how to proceed.

Sincerely,

Cameron Natusch
Assistant Zoning Enforcement Officer
Cc: Mark Mercaldi

3 / 3 4 0

The text of the approved resolution is as follows:

Summary

The Applicant, Richard DiFederico, with assistance from Civil 1, is proposing to construct thirty-seven space accessory parking area at an existing non-profit institution, Veterans of Foreign Wars. The project will include the construction of the parking areas within a flood zone, with associated screening, pedestrian bridge, drainage, and landscaping.

Resolution

WHEREAS: The Watertown Planning and Zoning Commission (herein "Commission") received a Site Plan/Special Permit application for Special Permit approval for the construction of a thirty-seven space accessory parking lot at an existing non-profit institution at 85 Davis Street, Oakville, with associated pedestrian bridge, drainage, landscaping, and screening as shown on plans titled:

Sheet #	Sheet Name	Original Plan Date	Last Revision Date
G-00	Cover Sheet	2/3/2025	5/5/2025
C-1.3	Supplemental Site Plan	2/3/2025	5/5/2025
C-2.1	Schematic Bridge Details	2/3/2025	3/10/2025
C-2.2	Schematic Bridge Details	2/3/2025	3/10/2025

WHEREAS: The existing building is located in an R-G zoning district;

WHEREAS: Portions of the construction will take place in the flood zone of Wattles Brook;

WHEREAS: Accessory uses and structures customary with and incidental to any Special Permit use is permitted by Special Permit approval;

WHEREAS: The Fire Marshal has reviewed the proposal and finds general conformance of the plans to the needs of the fire department;

WHEREAS: The Conservation Commission/Inland Wetlands and Watercourses Agency has approved the application at its meeting on March 13, 2025;

4 / 3 4 0

Sent by certified mail

March 20, 2025

Richard DiFederico
On Behalf of Veterans of Foreign War (VFW) 7330
85 Davis Street
Oakville, CT 06779

Dear Mr. DiFederico:

The Conservation Commission/Inland Wetland Agency of the Town of Watertown at a regular meeting held on March 13, 2025 voted to approve application #2024-24 subject to conditions to conduct regulated activities associated with construction of a satellite parking area, totaling 39 spaces, a pedestrian bridge to cross Wattles Brook, a driveway off of Maple Avenue, fencing, landscaping, and associated Inland flow and infiltration drainage systems.

Legal Notice of Approval will appear in the Town Times on March 20, 2025. A copy of the associated resolution is attached. Please feel free to contact me if you have any questions.

Sincerely,

Cameron Natusch
Assistant Zoning and Wetlands Officer
Watertown, CT

A. STANDARD CONDITIONS:

1. The permittee shall notify the Wetlands Enforcement Officer prior to the commencement of work onsite and upon its completion.
2. If the approved activities are not initiated on or before the expiration date of the permit, said activities shall cease and, if not previously revoked or specifically renewed or extended, this permit shall be null and void. Any request to renew or extend the expiration date of a permit should be filed in accordance with Section 11 of the Inland Wetlands and Watercourses Regulations of the Town of Watertown. Expired permits may not be renewed and the wetland agency may require a new application for regulated activities.
3. All work and all regulated activities conducted pursuant to this approval shall be consistent with the terms and conditions of this permit. Any structures, excavation, fill, obstructions, encroachment, or regulated activities not specifically identified and approved herein shall constitute a violation of this permit and may result in its modification, suspension, or revocation.
4. This permit is not transferable without the written consent of the Conservation Commission/ Inland Wetland Agency.
5. In evaluating this application, the Agency has relied on information provided by the applicant. If such information is subsequently proved to be false, incomplete, or misleading, this permit may be modified, suspended, or revoked and the permittee may be subject to any other remedies or penalties provided by law.
6. The permittee shall employ management practices, consistent with the terms and conditions of this permit, to control storm water discharges and to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands or watercourses.

   The permittee shall immediately inform agency staff of any problems involving wetlands or watercourses that have developed in the course of, or that are caused by the approved work.
7. 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 approved by this permit.
8. This permit is subject to and does not derogate any rights or powers of the Town of Watertown, conveys no property rights or exclusive privileges, and is subject to all public and private rights and to all applicable federal, state and local laws. In conducting and maintaining any activities approved herein, the permittee may not cause pollution, impairment, or destruction of the inland wetlands and watercourses of the Town of Watertown.
9. If the activity approved by the Inland Wetlands Permit also involves activity or a project that requires state or federal approval, zoning or subdivision approval, special permit, variance, or special exception, no work pursuant to the wetlands permit may begin until such approval is obtained.
10. The permittee shall maintain sediment and erosion controls at the site in such an operable condition as to prevent the pollution of wetlands and watercourses. Said controls are to be inspected by the permittee for deficiencies at least once per week and immediately after rains. The permittee shall correct any such deficiencies within 24 hours of finding any deficiency. The permittee shall maintain all control measures until all areas of disturbed soils at the site are stabilized.

Cc: Planning and Zoning Commission

RE: Oakville VFW 7330 Resolution for Conduct of Regulated Activities

Summary of Activities:

- Project Description:
  - The Applicant, Richard DiFederico, with assistance from Civil 1, is proposing to construct a 39 space satellite parking lot and pedestrian bridge, within the upland review area. The project will include the clearing of vegetation and landscaping of the area construction will take place, creation of a diffusion trench to accommodate sheet flow, fencing, access driveway off Maple Avenue, 39 space satellite parking lot, concrete bridge abutments, and pedestrian bridge.
- Description of Regulated Activities:
  - The site, comprising two parcels totaling approximately 57,664 SQ FT, has wetlands in the form of Wattles Brook running through the center of the site. In total approximately .5 acres of upland area are predicted to be altered, through the creation of the satellite parking lot and other alterations as described under the project description. No wetlands or watercourses are to be altered.

WHEREAS The Agency determined that regulated activities on the subject property include construction of the satellite parking lot and pedestrian bridge;

WHEREAS The total disturbance posed by the proposed development consists of approximately .5 acres in the upland area of the site for the proposed satellite parking lot and associated developments;

WHEREAS The town engineer commented on the proposal in a memo dated February 10, 2025;

WHEREAS The Agency has carefully considered all the evidence and testimony received from applicants' consultant, Civil 1, and staff as shown on plans titled:

Sheet #	Sheet Name	Original Plan Date	Last Revision Date
G-00	Cover Sheet	2/3/2025	5/5/2025
C-1.3	Supplemental Information Plan	2/3/2025	5/5/2025
C-2.2	Schematic Bridge Details	2/3/2025	3/10/2025

WHEREAS The Agency determined that the proposed activities located within the upland review area on the subject property do not constitute a significant activity as defined by IWWA regulations and the possible impacts to wetlands and watercourses are mitigated by the construction of stormwater management systems to pertinent state stormwater standards;

WHEREAS The proposed development is subject to approval from the Planning and Zoning Commission;

NOW THEREFORE, BE IT RESOLVED THAT THE WATERTOWN CONSERVATION COMMISSION / INLAND WETLAND AGENCY pursuant to Section 11 of the Watertown Inland Wetland and Watercourse Regulations as amended, approves Application #2024-24 with the following conditions:

1. All standard conditions of an CCIWA approval (attached)

APPROVED BY THE TOWN OF WATERTOWN

Chairman of Watertown Planning & Zoning Commission Date

APPLICANT

VETERANS OF FOREIGN WARS
POST 7330
85 DAVIS STREET
OAKVILLE, CT

ENGINEER

CIVIL 1
43 SHERMAN HILL ROAD, SUITE D-101
WOODBURY, CT

SHEET NUMBER	DESCRIPTION
S 1.0	ZONING LOCATION SURVEY
C 1.1	SITE PLAN
C 2.1	GRADING PLAN, DRAINAGE PLAN, UTILITY PLAN
C 3.1	SOIL EROSION CONTROL PLAN
C 4.1	PLANTING PLAN, LIGHTING PLAN
C 5.1	SCHEMATIC BRIDGE DETAILS
C 5.2	SCHEMATIC BRIDGE DETAILS
C 6.1	DETAILS
C 6.2	DETAILS
C 6.3	EROSION CONTROL NARRATIVE

CIVIL 1

CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266 - 0778 CONNECTICUT

FEBRUARY 3, 2025
REVISED SEPTEMBER 9, 2025

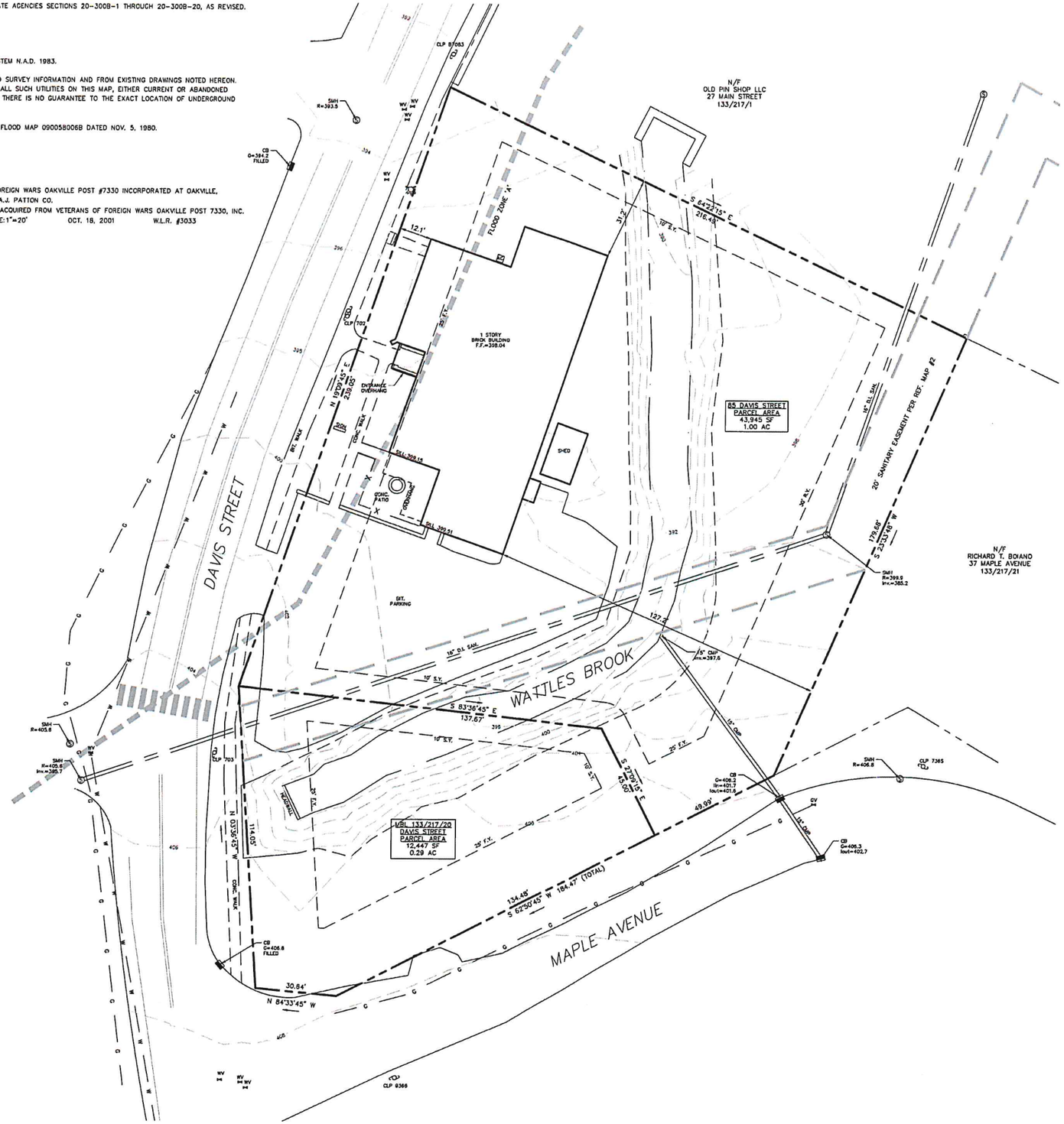
STATE OF CONNECTICUT · CURTIS C. JOHNSON · No. 27209 · LICENSED PROFESSIONAL ENGINEER

NOTES:

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20, AS REVISED.
2. THE TYPE OF SURVEY PERFORMED IS A ZONING LOCATION SURVEY.
3. THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY.
4. THIS MAP CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
5. THIS MAP CONFORMS TO VERTICAL ACCURACY CLASS V-2.
6. THIS MAP CONFORMS TO TOPOGRAPHIC ACCURACY CLASS T-2.
7. BEARINGS ON THIS MAP ARE BASED ON THE CONNECTICUT STATE PLANE COORDINATE SYSTEM N.A.D. 1983.
8. ELEVATIONS ON THIS MAP ARE BASED ON NAVD 88 DATUM.
9. THE UNDERGROUND UTILITIES SHOWN ON THIS MAP HAVE BEEN LOCATED BOTH FROM FIELD SURVEY INFORMATION AND FROM EXISTING DRAWINGS NOTED HEREON. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES ON THIS MAP, EITHER CURRENT OR ABANDONED ALTHOUGH EVERY ATTEMPT WAS MADE TO ACCURATELY DEPICT ALL UNDERGROUND UTILITIES. THERE IS NO GUARANTEE TO THE EXACT LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP.
10. THIS PARCELS ARE KNOWN AS BLOCK 217 LOTS 20 & 20A ON ASSESSOR'S MAP 133.
11. A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A FLOOD ZONE 'A' AS PER FEMA FLOOD MAP 0900580006B DATED NOV. 5, 1980.
12. ANY WETLANDS THAT MAY BE ON THE SUBJECT PROPERTY ARE NOT DEPICTED.

MAP REFERENCES:

1. "MAP OF LAND CONVEYED BY JOSEPH ZURAITIS JR. & ALICE ZURAITIS TO VETERANS OF FOREIGN WARS OAKVILLE POST #7330 INCORPORATED AT OAKVILLE, WATERTOWN CONN." SCALE:1"=20' MAR. 20, 1959 BY: A.J. PATTON CO.
2. "TOWN OF WATERTOWN WATER AND SEWER AUTHORITY SANITARY SEWER EASEMENT TO BE ACQUIRED FROM VETERANS OF FOREIGN WARS OAKVILLE POST 7330, INC. DAVIS STREET & MAPLE AVENUE OAKVILLE-WATERTOWN, CONNECTICUT" SCALE:1"=20' OCT. 18, 2001 W.L.R. #3033
3. W.L.R. #'S 173, 3031



20 0 10 20 40

1 inch = 20 feet



LOCATION MAP
NTS

WATERTOWN ZONING TABLE (R-G DISTRICT)			
STANDARDS	REQUIRED	85 DAVIS	MBL 133/217/20
MINIMUM LOT AREA	7,500 SF	43,945 SF	12,447 SF
MIN. FRONTAGE	50'	289.04'	279.17'
MIN. SQUARE	75'	> 75'	> 75'
MAXIMUM HEIGHT	35'	< 35'	-
MAXIMUM STORIES	3	1	-
BLDG. SETBACKS:			
FRONT YARD:	25'	12.1'	-
SIDE YARD:	10'	31.2'	-
REAR YARD:	30'	127.2'	-
ACCESSORY:			
FRONT YARD:	25'	> 25'	-
SIDE/REAR YARD:	5'	> 5'	-
MAXIMUM LOT COVERAGE	60 %	30.9 %	6.0 %
MAXIMUM BUILDING COV.	40 %	14.4 %	-

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- 500 EXISTING CONTOUR
- TOP OF BANK
- HYDRANT
- WATER VALVE
- W EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN
- EXISTING GAS VALVE
- G EXISTING GAS LINE
- EXISTING STORM SEWER
- X EXISTING FENCE
- CATCH BASIN
- SANITARY SEWER MANHOLE
- UTILITY POLE
- MONUMENT

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

THIS MAP IS NOT VALID UNLESS IT BEARS THE LIVE SIGNATURE AND SEAL OF THE UNDERSIGNED LAND SURVEYOR.

DANIEL C. LAFERRIERE
LICENSED LAND SURVEYOR, REG# 70492

ZONING LOCATION SURVEY

PREPARED FOR

OAKVILLE POST #7330 VFW

85 DAVIS STREET &

M/B/L 133/217/20 DAVIS STREET

WATERTOWN, CONNECTICUT

COPYRIGHT © 2025

SCALE: 1" = 20' FEBRUARY 27, 2025

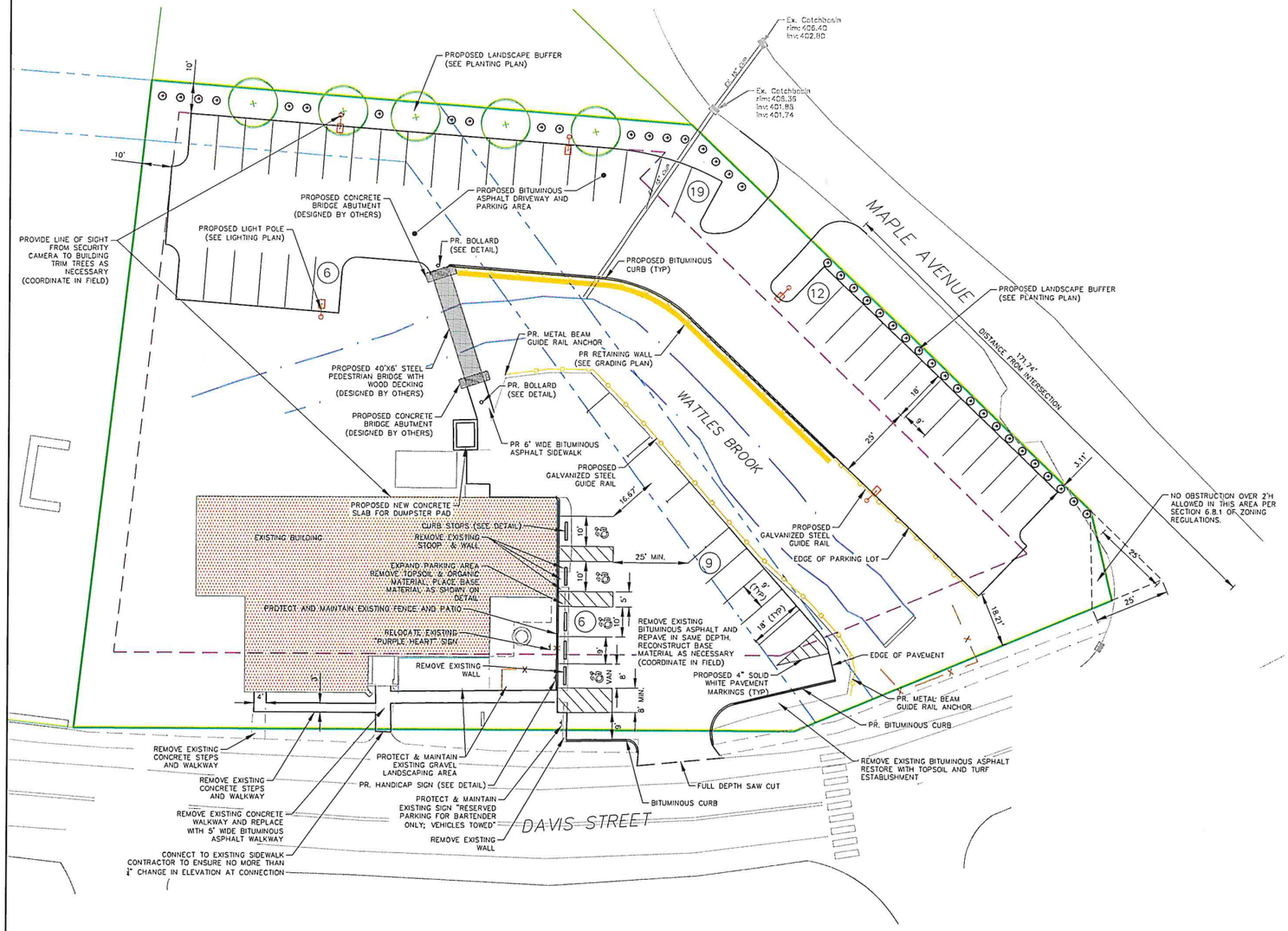
PROJ. NO.: 1039

ALL SEASONS Land Surveying

LAND SURVEYING - LAND PLANNING

44 Fair Street
Wallingford, CT 06492
1 John Street
Millerton, NY 12546

Phone: (860) 274-5053
dan@allseasonslandsurveying.com
allseasonslandsurveying.com



LEGEND

- PROPERTY LINE
- EXISTING SEWER EASEMENT
- BUILDING SETBACK
- EDGE OF WATER
- EDGE OF PAVEMENT
- BITUMINOUS CURB
- GALVANIZED STEEL GUIDE RAIL
- RETAINING WALL
- LIGHT POLE
- BITUMINOUS ASPHALT AREA
- GRASS/LANDSCAPED AREA

ZONING

R-G RESIDENTIAL DISTRICT	REQUIRED	EXISTING 85 DAVIS	EXISTING 133/217/20
MINIMUM LOT AREA IN SF.	7,500	43,945 SF	12,447 SF
MAX NUMBER OF STORIES FOR A BUILDING	3	1	–
MAX HEIGHT OF BUILDING OR STRUCTURE	35'	<35'	–
MIN. ROAD FRONTAGE	50'	289.04'	279.17'
MAX BUILDING COVERAGE	40%	14.4%	–
MAX IMPERVIOUS COVERAGE	60%	30.9%	6%
BUILDING SETBACKS:			
MIN FRONT YARD (DAVIS STREET)	50'	49.0'	49.0'
MIN FRONT YARD (MAPLE AVENUE)	50'	9.0'	9.0'
MIN SIDE YARD	20'	27.7'	27.7'
MIN REAR YARD			
PARKING SETBACKS:			
MIN FRONT YARD (DAVIS STREET)	50'	49.0'	49.0'
MIN FRONT YARD (MAPLE AVENUE)	50'	9.0'	9.0'
MIN SIDE YARD	5'	27.7'	27.7'
MIN REAR YARD	5'	27.7'	27.7'

NOTES:

1. THE PLANS ARE FOR BID PURPOSES ONLY.
2. THE SCOPE OF THIS PROJECT IS FOR THE REPAVING OF THE EXISTING DRIVEWAY AND SIDEWALK AREAS AND THE CONSTRUCTION OF A NEW SATELLITE PARKING AREA, PEDESTRIAN BRIDGE, AND THE ASSOCIATED IMPROVEMENTS AS SHOWN ON THE PLANS. EXISTING SUBBASE CONDITIONS ARE UNKNOWN AND ARE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY.
3. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AND MATCH EXISTING GRADES WHEN PAVING. THERE SHALL BE NO PONDING OF WATER IN THE PARKING AREAS.
4. CONTRACTOR SHALL PROVIDE TEMPORARY PARKING AREAS DURING THE PAVING PROCESS. CONTRACTOR SHALL PHASE THE PAVING PROCESS IF NEEDED AND ENSURE THERE ARE NO MAJOR DISRUPTIONS TO THE NORMAL OPERATIONS OF THE FACILITIES.
5. CONTRACTOR TO PROTECT AND MAINTAIN ALL UTILITIES.
6. CONTRACTOR TO PROTECT AND MAINTAIN ALL CATCH BASINS, UTILITY COVERS, AND MANHOLES AS NECESSARY. ALL COVERS/RIMS SHALL REMAIN AND BE RE-SET IN PLACE UNLESS OTHERWISE NOTED.
7. IF CONTRACTOR DAMAGES ANY CATCH BASIN, UTILITY COVER, OR MANHOLE COVER, THEY SHALL BE REPLACED TO MATCH THE EXISTING COVERS/RIMS.
8. THE LOCATION OF ALL EXISTING UTILITIES SHOULD BE CONFIRMED PRIOR TO BEGINNING CONSTRUCTION. CALL "CALL BEFORE YOU DIG", 811.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING UTILITY LOCATIONS IN THE FIELD AND TAKING ALL NECESSARY STEPS TO PROTECT THEM FROM DAMAGE. ANY UTILITY THAT IS DAMAGED THROUGH THE NEGLIGENCE OF THE CONTRACTOR SHALL BE REPAIRED BY THE CONTROLLING UTILITY COMPANY AT THE CONTRACTOR'S EXPENSE.
10. THE CONTRACTOR IS HEREBY REMINDED THAT THEY ARE REQUIRED TO NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION AT OR NEAR PUBLIC UTILITIES IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE LAWS.
11. ANY PUBLIC OR PRIVATE PROPERTY DISTURBED AS A RESULT OF CONSTRUCTION OPERATIONS SHALL BE RESTORED AS QUICKLY AS POSSIBLE AND TO THE SATISFACTION OF THE ENGINEER.

NO.	REVISION	
1.	REVISED PER ENGINEER & COMMISSION	10 MAR 25
2.	REVISED PER ENGINEER & COMMISSION	13 MAR 25
3.	REVISED PER STAFF COMMENTS	05 MAY 25
4.	REVISED FOR BIDDING	14 AUG 25
5.	REVISED LIGHTING & SECURITY	9 SEPT 25
	Previous Editions Obsolete	

20 0 10 20 40

1 inch = 20 feet

VETERANS OF FOREIGN WARS
POST 7330
85 DAVIS STREET
OAKVILLE, CT

SITE PLAN

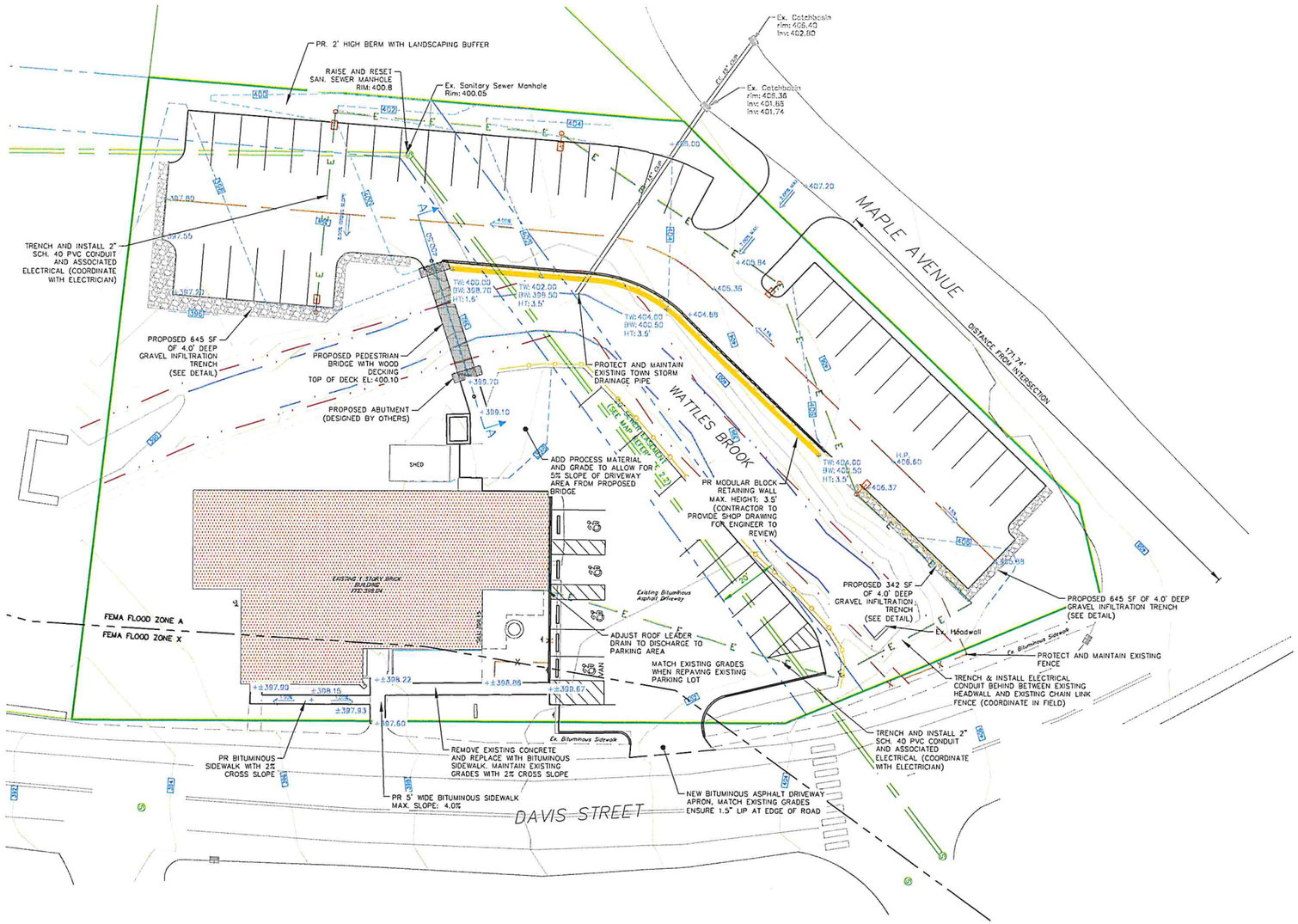
85 DAVIS STREET

OAKVILLE CONNECTICUT

CIVIL 1
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266-0778 CONNECTICUT

STATE OF CONNECTICUT CURTIS C. JOY No. 17208 LICENSED PROFESSIONAL ENGINEER

DRAWN: MM	APPROVED: CJ
SCALE:	1" = 20'
DATE:	4 AUG 25
PROJ. NO.:	4303
CADD FILE NAME:	4303
DRAWING NO.:	C-1.1



LEGEND

- PROPERTY LINE
- EXISTING SEWER EASEMENT
- EXISTING SANITARY SEWER
- EDGE OF WATER
- EXISTING CONTOUR
- PROPOSED CONTOUR
- WETLAND AREA
- 50' WETLAND REGULATED AREA
- 150' WETLAND REGULATED AREA
- FEMA FLOOD BOUNDARY
- ELECTRICAL CONDUIT
- GRAVEL INFILTRATION TRENCH
- RETAINING WALL

PARKING AREA WATER QUALITY VOLUME

STORM WATER QUALITY CALCULATIONS – WQV – WATER QUALITY VOLUME
AS DEFINED IN CHAPTER 7 OF THE "2004 CT STORMWATER QUALITY MANUAL"

WQV= WATER QUALITY VOLUME

$WQV = \frac{(1.3")(R)(A)}{12\ IN/FT.}$

AREA= PARKING DRAINAGE = 14,988 SF.

DRAINAGE AREA IN SQUARE FEET ENTERING SYSTEM:

$A = \frac{14,988}{43,560} = 0.344$ ACRES

PERCENT OF IMPERVIOUS COVER FOR DRIVEWAY DRAINAGE AREA:

$I = \frac{14,988}{14,988} \times 100 = 100.00$ % OF IMPERVIOUS AREA

VOLUMETRIC RUNOFF COEFFICIENT:
R= 0.05 + 0.009(I) = 0.9500 COEFFICIENT

WATER QUALITY VOLUME:

$WQV = \frac{1.3 \times R \times A}{12} = 0.0354$ ACRE FEET

1,542 CUBIC FEET STORAGE REQUIRED

1,579 CUBIC FEET STORAGE PROVIDED (987SFX4.0'X.40) (102% OF WQV PROVIDED)

NO.	REVISION	
1.	REVISED PER ENGINEER & COMMISSION	10 MAR 25
2.	REVISED PER ENGINEER & COMMISSION	13 MAR 25
3.	REVISED PER STAFF COMMENTS	05 MAY 25
4.	REVISED FOR BIDDING	19 AUG 25
5.	REVISED LIGHTING & SECURITY	9 SEPT 25
6.	REVISED EXISTING FENCE	22 MAY 26
	Previous Editions Obsolete	

20 0 10 20 40
1 inch = 20 feet

VETERANS OF FOREIGN WARS
POST 7330
85 DAVIS STREET
OAKVILLE, CT

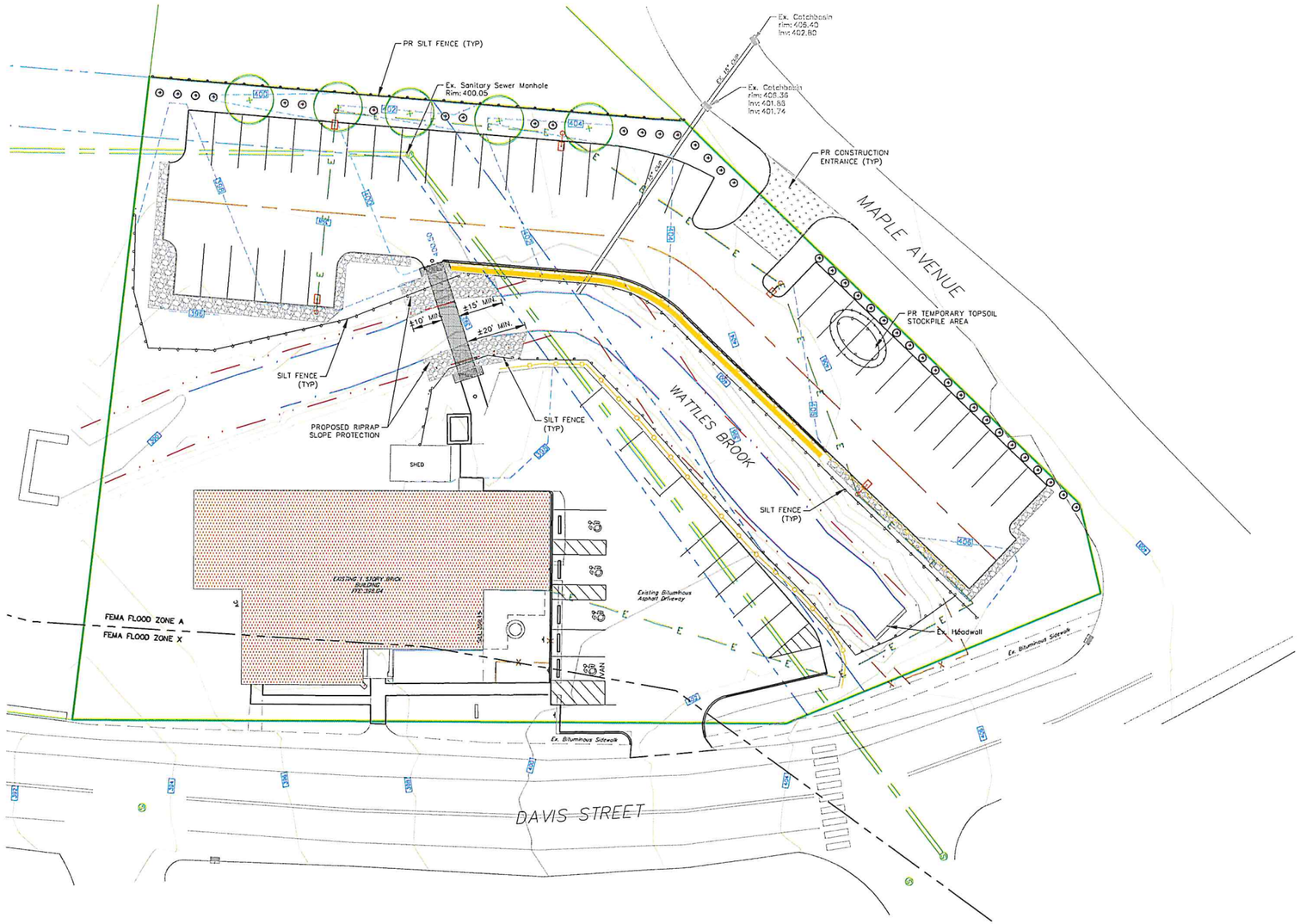
GRADING PLAN
DRAINAGE PLAN
UTILITY PLAN

85 DAVIS STREET
OAKVILLE CONNECTICUT

CIVIL 1
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266-0778 CONNECTICUT

STATE OF CONNECTICUT CURTIS O. JONES No. 22208 LICENSED PROFESSIONAL ENGINEER

DRAWN: MM	APPROVED: CJ
SCALE:	1" = 20'
DATE:	4 AUG 25
FINAL NO.:	4303
CADD FILE NAME:	4303
DRAWING NO.:	C-2.1



LEGEND

- PROPERTY LINE
- EXISTING SEWER EASEMENT
- EXISTING SANITARY SEWER
- EDGE OF WATER
- WETLAND AREA
- 50' WETLAND REGULATED AREA
- 150' WETLAND REGULATED AREA
- FEMA FLOOD BOUNDARY
- SILT FENCE
- CONSTRUCTION ENTRANCE
- MATERIAL STOCKPILE AREA

NO.	REVISION	
1.	REVISED PER ENGINEER & COMMISSION	10 MAR 25
2.	REVISED PER ENGINEER & COMMISSION	13 MAR 25
3.	REVISED PER STAFF COMMENTS	05 MAY 25
4.	REVISED FOR BIDDING	14 AUG 25
5.	REVISED LIGHTING & SECURITY	9 SEPT 25
6.	REVISED RIPRAP SLOPE PROTECTION	1 JUNE 26

Previous Editions Obsolete

20 0 10 20 40

1 inch = 20 feet

VETERANS OF FOREIGN WARS
POST 7330
85 DAVIS STREET
OAKVILLE, CT

SOIL EROSION CONTROL PLAN

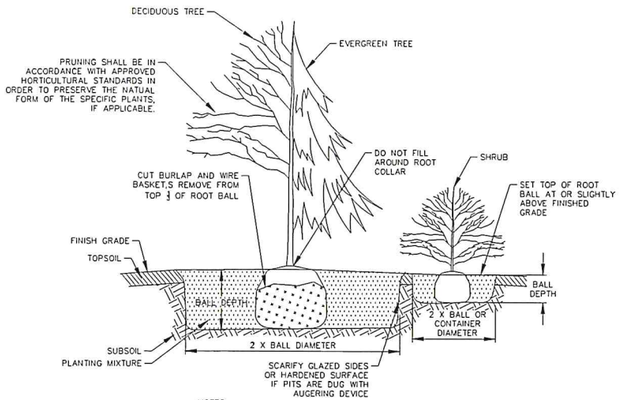
85 DAVIS STREET

OAKVILLE CONNECTICUT

CIVIL 1
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266-0778 CONNECTICUT

STATE OF CONNECTICUT · CURTIS C. JONES · No. 17208 · LICENSED PROFESSIONAL ENGINEER

DRAWN	MM
APPROVED	CJ
SCALE:	1" = 20'
DATE:	4 AUG 25
PROJ. NO.:	4303
CADD FILE NAME:	4303
DRAWING NO.:	C-3.1



NOTES:
1. PLANTING MIX FOR TREES AND SHRUBS SHALL BE AS FOLLOWS:
   - 3 PARTS SCREENED TOPSOIL
   - 1 PART CLEAN WASHED COARSE SAND
   - 1 PART PEAT HUMUS
   - 5 LBS. SUPER PHOSHATE PER CUBIC YARD OF MIX
2. TOPSOIL MIX SHALL INCLUDE
   - 3 PART SCREENED TOPSOIL
   - 1 PART SAND
   - 1 PART HUMUS
   - 5 LBS SUPER PHOSPHATE PER CUBIC YARD OF MIX

PLANTING DETAIL

N.T.S

LANDSCAPE NOTES

PROPOSED LANDSCAPE BUFFER:
- 2 STAGGERED ROWS OF THUJA PLICATA GREEN GIANT ARBORVITAE
- 48 TREES TOTAL
- 8 FOOT SPACING ON CENTER

LIGHTING NOTES

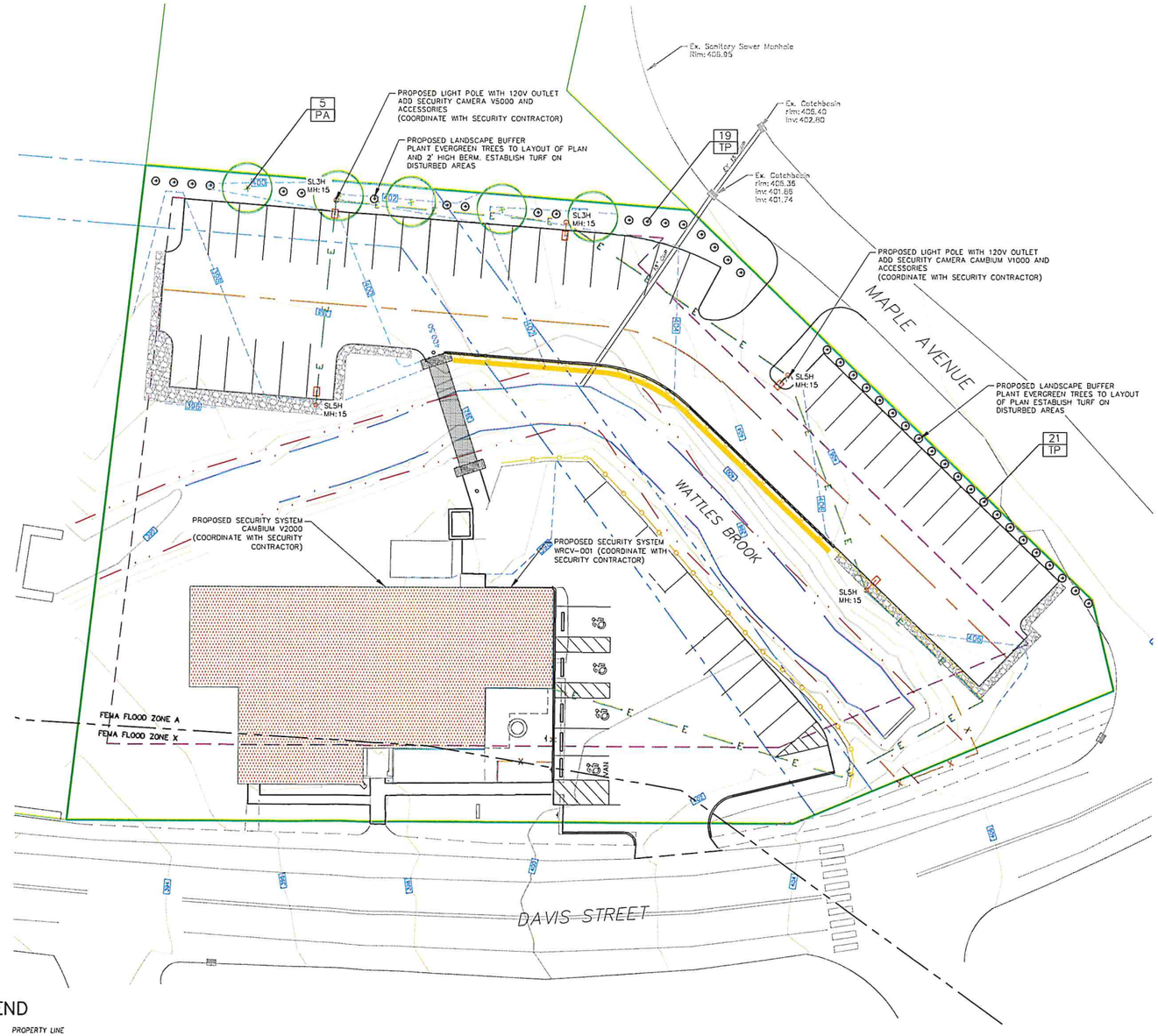
ALL LIGHTING FIXTURES SHALL BE EQUIPPED WITH ADJUSTABLE LIGHTING HEADS AND SHIELDS. UPON INSTALLATION, LIGHTING SHALL BE VERIFIED THAT LIGHT IS NOT TRESPASSING ON NEIGHBORING PROPERTIES AND ADJUSTED AS NECESSARY. SITE LIGHTING TEMPERATURE SHALL BE 30K. ALL LIGHTING SHALL BE FULL CUTOFF/DARK SKY COMPLIANT.

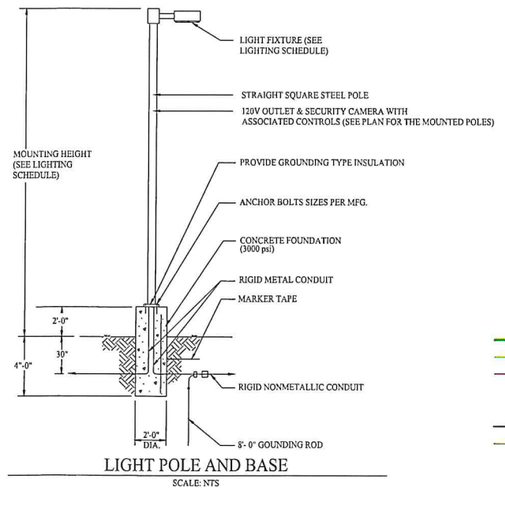
PLANT LIST

KEY	BOTANICAL / COMMON NAME	QTY.	SIZE	ROOT
	PROPOSED EVERGREEN TREES			
TP	THUJA PLICATA 'GREEN GIANT" GREEN GIANT ARBORVITE	40	7' HT.	B&B
PA	PICEA ABIES NORWAY SPRUCE	5	6' HT.	B&B

LIGHTING SCHEDULE – LITHONIA LIGHTING

QTY.	SYMBOL/LABEL	HT.	DESCRIPTION
2	SL3H	MOUNTING HT=15'	LITHONIA DSXO LED P1 30K 80CRI BLC3 MVOLT SPA PIR DBLXD -SSS 15 4C DM19AS FDLGFCIxxDBLXD 15FT POLE
3	SL5H	MOUNTING HT=15'	LITHONIA DSXO LED P4 30K 70CRI T5W MVOLT SPA PIR HS DBLXD -SSS 15 4C DM19AS FDLGFCIxxDBLXD 15FT POLE





LIGHT POLE AND BASE

SCALE: NTS

LEGEND

- PROPERTY LINE
- EXISTING SEWER EASEMENT
- WETLAND AREA
- 50' WETLAND REGULATED AREA
- 150' WETLAND REGULATED AREA
- FEMA FLOOD BOUNDARY
- E — E ELECTRICAL CONDUIT
- LIGHT POLE
- EVERGREEN TREES (SEE PLANT LIST)

NO.	REVISION	
1.	REVISED PER ENGINEER & COMMISSION	10 MAR 25
2.	REVISED FOR BIDDING	19 AUG 25
3.	REVISED PER STAFF COMMENTS	05 MAY 25
4.	REVISED FOR BIDDING	19 AUG 25
5.	REVISED LIGHTING & SECURITY	9 SEPT 25
	Previous Editions Obsolete	

VETERANS OF FOREIGN WARS
POST 7330
85 DAVIS STREET
OAKVILLE, CT

PLANTING PLAN
LIGHTING PLAN

85 DAVIS STREET

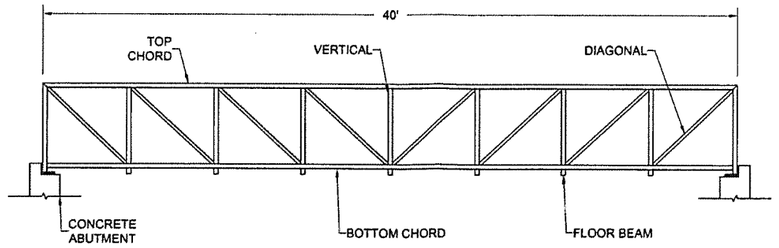
OAKVILLE CONNECTICUT

CIVIL 1
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266 - 0778 CONNECTICUT

STATE OF CONNECTICUT CURTIS G. JONES JR. No. 17238 LICENSED PROFESSIONAL ENGINEER

DRAWN: MM	APPROVED: CJ
SCALE:	1"=20'
DATE:	4 AUG 25
PROJ. NO.:	4303
CADD FILE NAME:	4303
DRAWING NO.:	C-4.1

BRIDGE SUMMARY
Connector Pedestrian Bridge 40' Span x 6' Width
Deck Type: 3x8 Southern Yellow Pine
Bridge Finish: Weathering Steel



BRIDGE ELEVATION

The graphic information and details contained in these plans is schematic in nature. The plans, elevations and sections have been developed automatically in a way that demonstrates your current input in a relative and proportional manner. The details included in these plans have been selected to represent commonly built construction assemblies. These are not Engineering drawings, and as such, the details may vary in the final design for your project depending on many variables that are selected in your final scope of work and specifications.

MARK	DATE	REVISION DESCRIPTION	BY

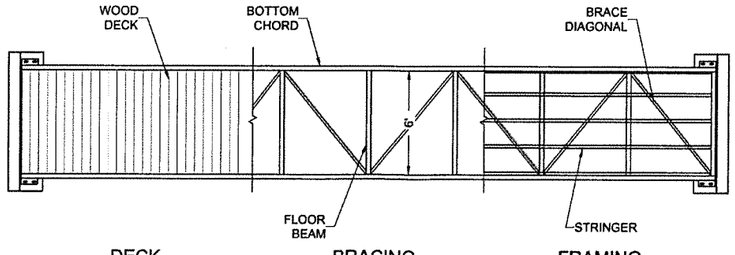
CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CONTINENTAL BRIDGE
CONTECH DYOB® DRAWING

Connector® 40' Span x 6' Width
Oakville Veterans of Foreign Wars (VFW) 7330 Pedestrian Bridge
Pedestrian Bridge
Oakville, Connecticut

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NUMBER:	DATE:
225462	1/29/2025
DESIGNED: DYOB	DRAWN: DYOB
CHECKED:	APPROVED:
SHEET NO.: 1 OF 4	



BRIDGE PLAN

The graphic information and details contained in these plans is schematic in nature. The plans, elevations and sections have been developed automatically in a way that demonstrates your current input in a relative and proportional manner. The details included in these plans have been selected to represent commonly built construction assemblies. These are not Engineering drawings, and as such, the details may vary in the final design for your project depending on many variables that are selected in your final scope of work and specifications.

MARK	DATE	REVISION DESCRIPTION	BY

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www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CONTINENTAL BRIDGE
CONTECH DYOB® DRAWING

Connector® 40' Span x 6' Width
Oakville Veterans of Foreign Wars (VFW) 7330 Pedestrian Bridge
Pedestrian Bridge
Oakville, Connecticut

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NUMBER: 225462	DATE: 1/29/2025
DESIGNED: DYOB	DRAWN: DYOB
CHECKED:	APPROVED:
SHEET NO.: 2 OF 4	

NO.	REVISION	
1.	REVISED PER ENGINEER & COMMISSION	10 MAR 25
2.	REVISED FOR BIDDING	14 AUG 25
3.	REVISED PER STAFF COMMENTS	05 MAY 25
4.	REVISED FOR BIDDING	19 AUG 25
5.	REVISED LIGHTING & SECURITY	9 SEPT 25

Previous Editions Obsolete

VETERANS OF FOREIGN WARS
POST 7330
85 DAVIS STREET
OAKVILLE, CT

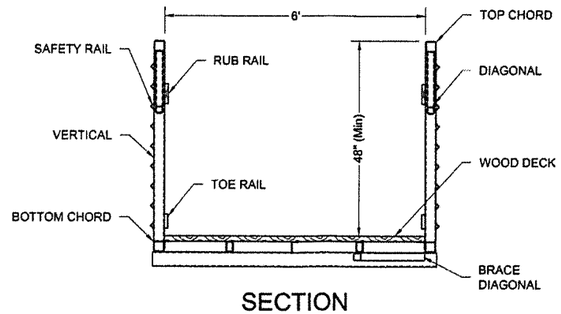
SCHEMATIC BRIDGE DETAILS

85 DAVIS STREET
OAKVILLE CONNECTICUT

CIVIL 1
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266 - 0778 CONNECTICUT

STATE OF CONNECTICUT
CURTIS C. WINES
No. 17258
LICENSED PROFESSIONAL ENGINEER

DRAWN: MM	APPROVED: CJ
SCALE:	AS NOTED
DATE:	4 AUG 25
PROJ. NO.:	4303
CADD FILE NAME:	4303
DRAWING NO.:	C-5.1



SECTION

The graphic information and details contained in these plans is schematic in nature. The plans, elevations and sections have been developed automatically in a way that demonstrates your current input in a relative and proportional manner. The details included in these plans have been selected to represent commonly built construction assemblies. These are not Engineering drawings, and as such, the details may vary in the final design for your project depending on many variables that are selected in your final scope of work and specifications.

PRELIMINARY
NOT FOR CONSTRUCTION

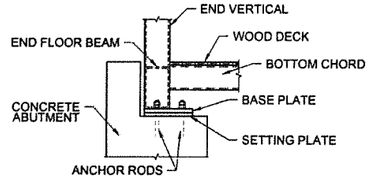
MARK	DATE	REVISION DESCRIPTION	BY

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CONTINENTAL BRIDGE
CONTECH DYOB® DRAWING

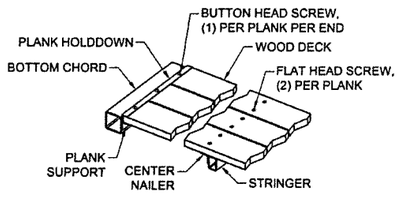
Connector® 40' Span x 6' Width
Oakville Veterans of Foreign Wars (VFW) 7330 Pedestrian Bridge
Pedestrian Bridge
Oakville, Connecticut

PROJECT NUMBER: 223482	DATE: 1/29/2026
DESIGNER: DYOB	DRAWN: DYOB
CHECKED:	APPROVED:
SHEET NO.: 3 OF 4	

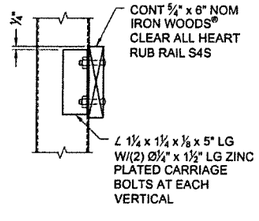


BEARING SIDE VIEW

INFORMATION PROVIDED FOR REPRESENTATION ONLY.
ACTUAL BEARING DIAGRAMS TO BE BASED ON FINAL DESIGN.



WOOD DECK DETAIL



RUB RAIL DETAIL

The graphic information and details contained in these plans is schematic in nature. The plans, elevations and sections have been developed automatically in a way that demonstrates your current input in a relative and proportional manner. The details included in these plans have been selected to represent commonly built construction assemblies. These are not Engineering drawings, and as such, the details may vary in the final design for your project depending on many variables that are selected in your final scope of work and specifications.

PRELIMINARY
NOT FOR CONSTRUCTION

CONTECH ENGINEERED SOLUTIONS LLC
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9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CONTINENTAL BRIDGE
CONTECH DYOB® DRAWING

Connector® 40' Span x 6' Width
Oakville Veterans of Foreign Wars (VFW) 7330 Pedestrian Bridge
Pedestrian Bridge
Oakville, Connecticut

PROJECT NUMBER: 223482	DATE: 1/29/2026
DESIGNER: DYOB	DRAWN: DYOB
CHECKED:	APPROVED:
SHEET NO.: 4 OF 4	

NO.	REVISION	
1.	REVISED PER ENGINEER & COMMISSION	10 MAR 25
2.	REVISED FOR BIDDING	14 AUG 25
3.	REVISED PER STAFF COMMENTS	05 MAY 25
4.	REVISED FOR BIDDING	19 AUG 25
5.	REVISED LIGHTING & SECURITY	9 SEPT 25
	Previous Editions Obsolete	

VETERANS OF FOREIGN WARS
POST 7330
85 DAVIS STREET
OAKVILLE, CT

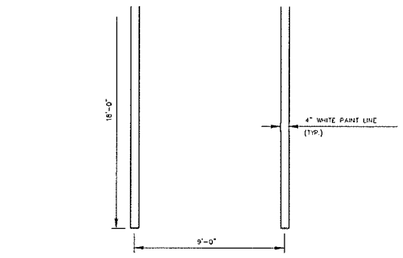
SCHEMATIC BRIDGE DETAILS

85 DAVIS STREET
OAKVILLE CONNECTICUT

CIVIL 1
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266 - 0778 CONNECTICUT

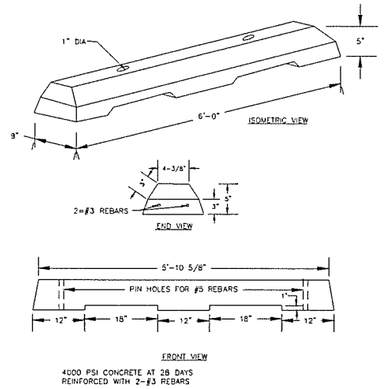
STATE OF CONNECTICUT
CURTIS C. MINOR
No. 19306
LICENSED PROFESSIONAL ENGINEER

DRAWN: MM	APPROVED: CJ
SCALE:	AS NOTED
DATE:	4 AUG 25
PROJ. NO.:	4303
CADD FILE NAME:	4303
DRAWING NO.:	C-5.2



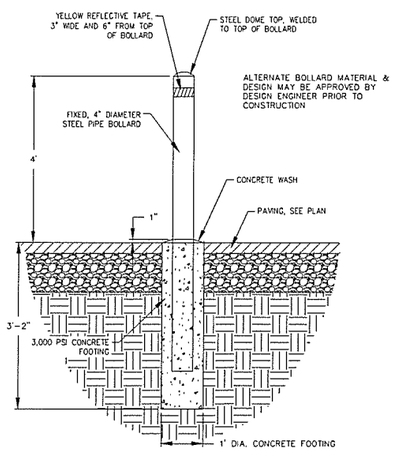
NOTE:
1. PROVIDE 2 COATS OF PAINT ON ALL SURFACES
2. SEE PLAN FOR ACTUAL SPACE LOCATIONS AND DIMENSIONS.

TYPICAL PARKING SPACE DETAIL
N.T.S.

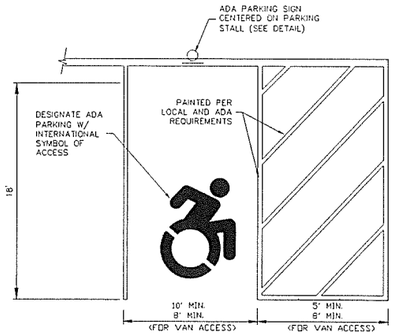


4000 PSI CONCRETE AT 28 DAYS
REINFORCED WITH 2-#3 REBARS

PRE-CAST CONCRETE WHEEL STOP
N.T.S.

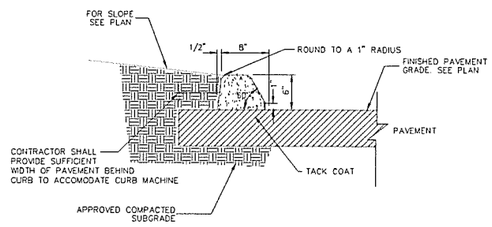


4" BOLLARD DETAIL
N.T.S.

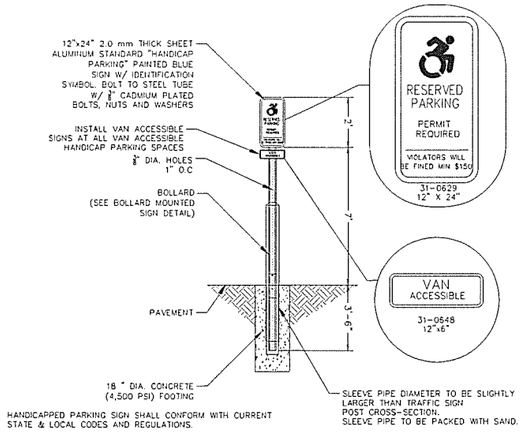


NOTES
1. ALL POSTS SHALL BE OF ADEQUATE LENGTH TO MEET THE REQUIREMENTS FOR ERECTION AS STATED IN THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".
2. ALL POSTS SHALL BE EMBEDDED 4'-6" MINIMUM BELOW GRADE.
3. ALL STEEL POSTS AND BRACKETS SHALL BE CUT, BENT, AND HOLES PUNCHED AND DRILLED BEFORE GALVANIZING. GALVANIZING SHALL BE IN CONFORMANCE WITH CURRENT A.S.T.M. SPECIFICATION A123-78 (OR LATEST REVISED).
4. POSTS SHALL BE BREAKAWAY TYPE II TWO-PIECE U-POST OR OTHER BREAKAWAY STRUCTURAL SUPPORT HARDWARE AS NOTED IN THE LATEST EDITION OF AASHTO'S "SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINARIES, AND TRAFFIC SIGNALS."
5. SIGN PANEL SIZES SHALL DETERMINE POST TYPE AND NUMBERS AS SHOWN ON THIS DETAIL AND DIRECTIONAL SIGN SHEET.
6. BOLTS SHALL NOT PROTRUDE MORE THAN 3/4" BEYOND THE NUT WHEN TIGHT BUT SHALL ENGAGE ALL THREADS IN THE NUT.

ACCESSIBLE PARKING STALL STRIPING
N.T.S.

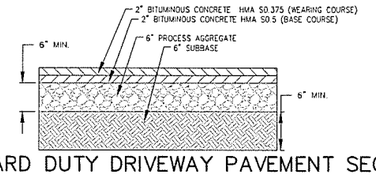


BITUMINOUS CONCRETE CURB DETAIL
N.T.S.

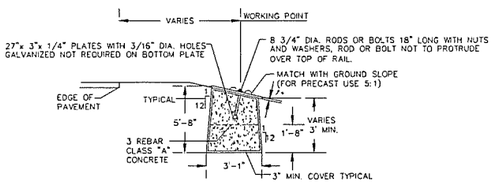


HANDICAPPED PARKING SIGN SHALL CONFORM WITH CURRENT STATE & LOCAL CODES AND REGULATIONS.

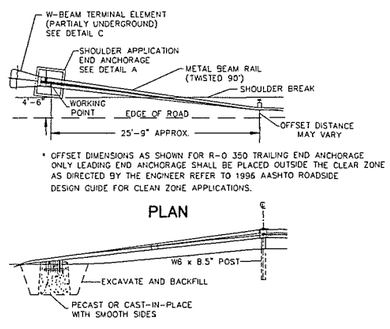
ADA ACCESSIBLE PARKING SIGN
N.T.S.



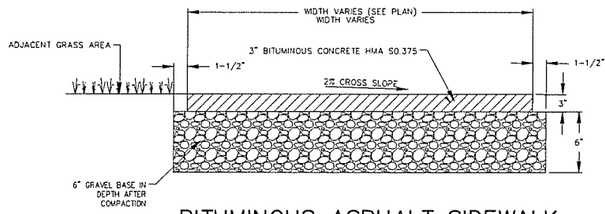
STANDARD DUTY DRIVEWAY PAVEMENT SECTION (PROPOSED SATELLITE PARKING AREA)
N.T.S.



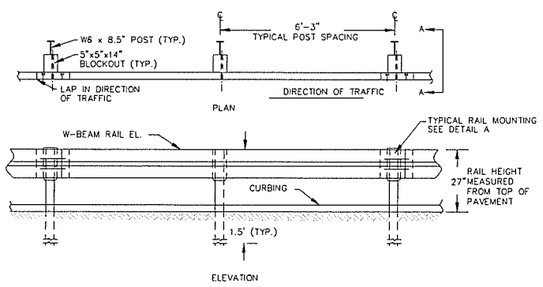
DETAIL A



R-B END ANCHORAGE TYPE I (SHOULDER APPLICATION)
N.T.S.



BITUMINOUS ASPHALT SIDEWALK
N.T.S.



METAL BEAM RAIL DETAIL (TYPE R-B 350)
N.T.S.

NO.	REVISION	
1.	REVISED PER ENGINEER & COMMISSION	10 MAR 25
2.	REVISED FOR BIDDING	14 AUG 25
3.	REVISED PER STAFF COMMENTS	05 MAY 25
4.	REVISED FOR BIDDING	19 AUG 25
5.	REVISED LIGHTING & SECURITY	9 SEPT 25
	Previous Editions Obsolete	

VETERANS OF FOREIGN WARS
POST 7330
85 DAVIS STREET
OAKVILLE, CT

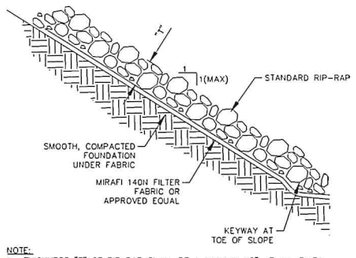
SITE DETAILS

85 DAVIS STREET
OAKVILLE CONNECTICUT

CIVIL 1
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266-0778 CONNECTICUT

STATE OF CONNECTICUT
CURTIS C. JONES
No. 17208
LICENSED PROFESSIONAL ENGINEER

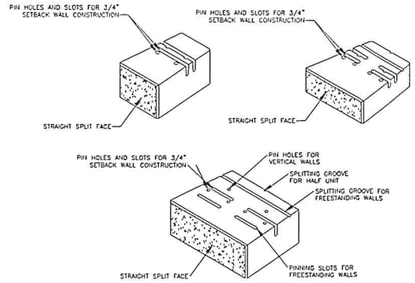
DRAWN: MM	APPROVED: CJ
SCALE:	AS NOTED
DATE:	4 AUG 25
PROJ NO.:	4303
CADD FILE NAME:	4303
DRAWING NO.:	C-6.1



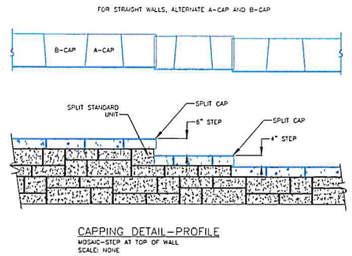
NOTE:
1. THICKNESS "T" OF RIP RAP SHALL BE A MINIMUM 15" AT ALL TIMES.
2. WIDTH OF RIPRAP SLOPE SHALL BE AS NEEDED AND DETERMINED IN FIELD, BUT SHOULD BE APPROXIMATELY 8 FEET FOR CONCENTRATED BLEED AREAS.
3. LOCATIONS OF RIPRAP WILL BE DETERMINED IN THE FIELD AT LOCATIONS WHERE GROUNDWATER IS BLEEDING SLOPE. RIPRAP QUANTITY WILL BE FIELD MEASURED AND PAID FFOR IN ACCORDANCE WITH CONTRACT DOCUMENTS FOR "MODIFIED RIPRAP".
4. EXCAVATION FOR RIPRAP SLOPE WILL NOT BE MEASURED FOR PAYMENT AND SHALL BE INCLUDED IN THE UNIT PRICE FOR RIPRAP SLOPE PROTECTION.

RIRRAP SLOPE PROTECTION

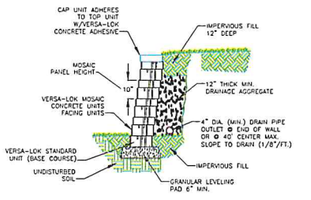
N.T.S



VERSA-LOK MOSAIC UNITS
UNIT DRAWINGS
SCALE: NONE



CAPPING DETAIL-PROFILE
MOSAIC-STEP AT TOP OF WALL
SCALE: NONE

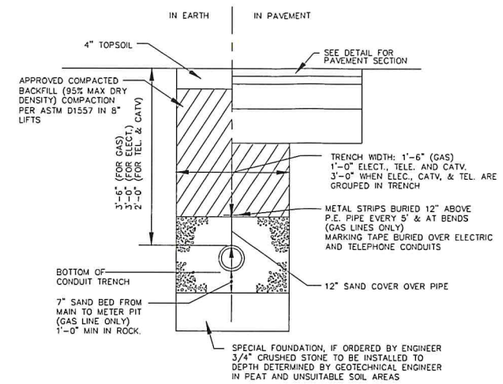


TYPICAL SECTION-UNREINFORCED RETAINING WALL
MOSAIC
SCALE: NONE

NOTE: CONTRACTOR TO PROVIDE ENGINEERED SHOP DRAWINGS FOR ENGINEER REVIEW

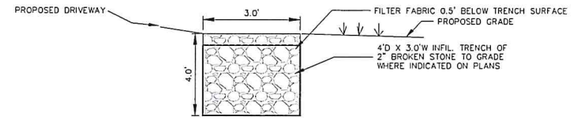
TYPICAL RETAINING WALL DETAIL

N.T.S.



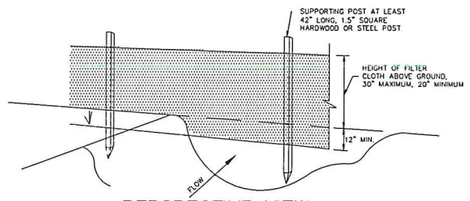
ELECTRICAL, TELEPHONE, AND GAS TRENCH DETAIL

N.T.S.

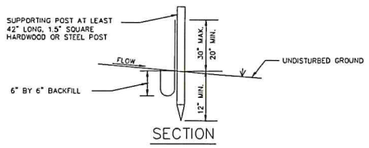


STONE INFILTRATION TRENCH

N.T.S.



PERSPECTIVE VIEW



SECTION

CONSTRUCTION NOTES FOR SILT FENCE

1. EXCAVATE A TRENCH A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE ON THE UP SIDE OF THE FENCE LOCATION.

2. DRIVE SUPPORT POSTS ON THE DOWN SLOPE SIDE OF THE TRENCH TO A DEPTH OF AT LEAST 12 INCHES INTO ORIGINAL GROUND.

3. STAPLE OR SECURE THE GEOTEXTILE TO THE SUPPORT POSTS PER MANUFACTURER'S INSTRUCTIONS SUCH THAT AT LEAST 6 INCHES OF GEOTEXTILE LIES WITHIN THE TRENCH.

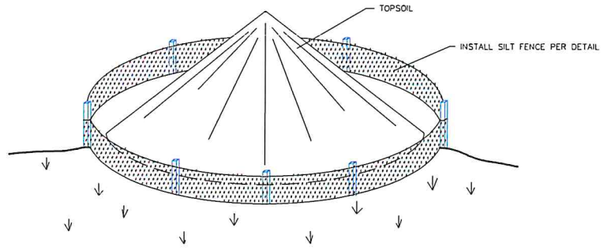
4. BACKFILL THE TRENCH WITH TAMPED SOIL OR AGGREGATE OVER THE GEOTEXTILE.

POSTS: 1.5" SQUARE HARDWOOD OR STEEL

FILTER CLOTH: MIRAFI 100X, ENVIROFENCE OR APPROVED EQUAL

SILT FENCE DETAIL

N.T.S.



STOCKPILE MANAGEMENT PER 2002 CT GUIDELINES FOR E & S CONTROL:

1. LOCATE STOCKPILE SO THAT NATURAL DRAINAGE IS NOT OBSTRUCTED.
2. DIVERT RUNOFF WATER AWAY FROM OR AROUND THE STOCKPILE.
3. INSTALL A GEOTEXTILE SILT FENCE OR HAY BALE BARRIER AROUND THE STOCKPILE AREA APPROXIMATELY 10 FEET FROM PROPOSED TOE OF THE SLOPE.
4. THE SIDE SLOPES OF STOCKPILED MATERIAL SHOULD BE NO STEEPER THAN 2:1.
5. STOCKPILES THAT ARE NOT TO BE USED WITHIN 30 DAYS NEED TO BE SEEDED AND MULCHED IMMEDIATELY AFTER FORMATION OF THE STOCKPILE.
6. AFTER STOCKPILE HAS BEEN REMOVED, THE SITE SHOULD BE GRADED AND PERMANENTLY STABILIZED.

TEMPORARY TOPSOIL STOCKPILE

N.T.S.

NO.	REVISION	
1.	REVISED PER ENGINEER & COMMISSION	10 MAR 25
2.	REVISED FOR BIDDING	14 AUG 25
3.	REVISED PER STAFF COMMENTS	05 MAY 25
4.	REVISED FOR BIDDING	19 AUG 25
5.	REVISED LIGHTING & SECURITY	9 SEPT 25
6.	REVISED RIPRAP SLOPE PROTECTION	1 JUNE 26
	Previous Editions Obsolete	

VETERANS OF FOREIGN WARS
POST 7330
85 DAVIS STREET
OAKVILLE, CT

SITE DETAILS

85 DAVIS STREET
OAKVILLE CONNECTICUT

CIVIL 1
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266-0778 CONNECTICUT

STATE OF CONNECTION
CURTIS C. JONES
No. 21208
LICENSED PROFESSIONAL ENGINEER

DRAWN: MM	APPROVED: CJ
SCALE:	AS NOTED
DATE:	4 AUG 25
PROJ. NO.:	4303
CADD FILE NAME:	4303
DRAWING NO.:	C-6.2

GENERAL PRINCIPLES

THE FOLLOWING GENERAL PRINCIPLES SHALL BE MAINTAINED AS EFFECTIVE MEANS OF MINIMIZING EROSION AND SEDIMENTATION DURING THE DEVELOPMENT PROCESS.

STRIPPING AWAY OF VEGETATION, REGRADING OR OTHER DEVELOPMENT SHALL BE DONE IN SUCH A WAY AS TO MINIMIZE EROSION.

GRADING AND DEVELOPMENT PLANS SHALL PRESERVE IMPORTANT NATURAL FEATURES, KEEP CUT AND FILL OPERATIONS TO A MINIMUM, AND INSURE CONFORMITY WITH TOPOGRAPHY SO AS TO CREATE THE LEAST EROSION POTENTIAL AND ADEQUATELY HANDLE THE VOLUME AND VELOCITY OF SURFACE WATER RUNOFF.

WHENEVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED, PROTECTED AND SUPPLEMENTED WHEREVER INDICATED ON THE SITE DEVELOPMENT PLAN.

THE UNDISTURBED AREA AND THE DURATION OF EXPOSURE SHALL BE KEPT TO A PRACTICAL MINIMUM.

DISTURBED SOILS SHALL BE STABILIZED AS QUICKLY AS POSSIBLE.

TEMPORARY VEGETATION AND/OR MULCHING SHALL BE USED TO PROTECT EXPOSED CRITICAL AREAS DURING DEVELOPMENT WHEN EXPECTED TO BE EXPOSED IN EXCESS OF 7 DAYS.

THE PERMANENT (FINAL) VEGETATION AND MECHANICAL EROSION CONTROL MEASURES SHALL BE INSTALLED AS SOON AS PRACTICAL DURING CONSTRUCTION.

SEDIMENT IN THE RUNOFF WATER SHALL BE TRAPPED UNTIL THE DISTURBED AREAS ARE STABILIZED BY THE USE OF DEBRIS BASINS, SEDIMENT BASINS, SILT TRAPS OR SIMILAR MEASURES.

ALL LOTS, TRACTS OR DEVELOPMENTS SHALL BE FINAL GRADED TO PROVIDE PROPER DRAINAGE AWAY FROM BUILDINGS AND DISPOSE OF IT WITHOUT PONDING, AND ALL LAND WITHIN A DEVELOPMENT SHALL BE GRADED TO DRAIN AND DISPOSE OF SURFACE WATER WITHOUT PONDING.

LAND DISTURBANCE WILL BE KEPT TO A MINIMUM. RESTABILIZATION WILL BE SCHEDULED AS SOON AS PRACTICAL. NOT MORE THAN 5 ACRES WILL BE DISTURBED AT ANY ONE TIME.

CATCH BASINS WILL BE PROTECTED WITH HAYBALE FILTERS THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED.

HAYBALE FILTERS WILL BE INSTALLED AT ALL OUTLETS AND ALONG THE TOE OF SLOPE OF ALL CRITICAL CUT AND FILL SLOPES.

ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.

THE RESPONSIBILITY FOR IMPLEMENTING THE EROSION AND SEDIMENT CONTROL PLAN WILL REST WITH THE DEVELOPER OF RECORD. HE ACKNOWLEDGES THAT HE IS RESPONSIBLE FOR INFORMING ALL CONCERNED OF THE REQUIREMENTS OF THE PLAN AND FOR NOTIFYING THE PLANNING ADMINISTRATION OF ANY TRANSFER OF RESPONSIBILITY.

ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING CONSTRUCTION IF NECESSARY OR REQUIRED.

CONCENTRATION OF SURFACE RUNOFF SHALL BE ONLY PERMITTED BY PIPING AND/OR THROUGH DRAINAGE SWALES OR NATURAL WATERCOURSES.

EXCAVATION AND FILLS --

SLOPES CREATED BY CUTS OR FILLS SHALL NOT BE STEEPER THAN 2:1 UNLESS NOTED SPECIFICALLY ON THE PLANS AND SHALL BE RESTABILIZED BY TEMPORARY OR PERMANENT MEASURES, AS REQUIRED DURING THE DEVELOPMENT PROCESS. EROSION CONTROL BLANKETS WILL BE USED ON SLOPES INTHE VICINITY OF WETLANDS REGULATED AREAS AND ON ADDITIONAL SLOPES AS NEEDED.

ADEQUATE PROVISIONS SHALL BE MADE TO PREVENT SURFACE WATER FROM DAMAGING THE CUT FACE OF EXCAVATIONS OR THE SLOPING SURFACES OF FILLS.

CUTS AND FILLS SHALL NOT ENDANGER ADJOINING PROPERTY.

ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIAL AND TO PREVENT UNDESIRABLE SETTLEMENT. THE FILL SHALL BE SPREAD IN A SERIES OF LAYERS EACH NOT EXCEEDING TWELVE (12) INCHES IN THICKNESS AND SHALL BE COMPACTED BY A MECHANICAL ROLLER OR OTHER APPROVED METHOD AFTER EACH LAYER IS SPREAD.

FILLS SHALL NOT ENCROACH ON NATURAL WATERCOURSES, CONSTRUCTED CHANNELS OR REGULATED FLOOD PLAIN AREAS, UNLESS PERMITTED BY LICENSE OR PERMIT FROM AUTHORITY HAVING JURISDICTION.

FILLS PLACED ADJACENT TO NATURAL WATERCOURSES, CONSTRUCTED CHANNELS OR FLOOD PLAINS SHALL HAVE SUITABLE PROTECTION AGAINST EROSION DURING PERIODS OF FLOODING.

GRADING SHALL NOT BE DONE IN SUCH A WAY AS TO DIVERT WATER ONTO THE PROPERTY OF ANOTHER LANDOWNER WITHOUT THEIR EXPRESS WRITTEN CONSENT.

DURING GRADING OPERATIONS, NECESSARY MEASURES FOR DUST CONTROL SHALL BE EXERCISED.

ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL (2024) - STATE OF CONNECTICUT DEP BULLETIN 34.

MAINTENANCE PLAN FOR STORM DRAINAGE SYSTEM

STORMWATER DETENTION AREA:
ANNUAL:
INSPECT GRAVEL INFILTRATION TRENCH AND CLEAR TOP OF DEBRIS, LEAVES AND SEDIMENTATION. ANY TRASH, DEBRIS OR SEDIMENT BUILD UP SHALL BE REMOVED BY A LICENSED CONTRACTOR.

RESPONSIBILITY:
THE ON-SITE STORMWATER RENOVATION AREAS AND ALL ASPECTS OF THE STORM DRAINAGE SYSTEM MUST BE MAINTAINED IN GOOD WORKING CONDITION IN ACCORDANCE WITH THE INTENT OF THESE SITE PLANS.

THE PROPERTY OWNER WILL BE RESPONSIBLE FOR THE LONG TERM MAINTENANCE OF THE STORM DRAINAGE SYSTEM AS LISTED ABOVE. MAINTENANCE REPORTS INDICATING THAT THE SYSTEM HAS BEEN MAINTAINED IN ACCORDANCE WITH THE INTENT OF THE PLAN SHALL BE SUBMITTED TO THE TOWN LAND USE OFFICES ON A SEMI-ANNUAL BASIS AFTER THE MAINTENANCE & INSPECTIONS HAVE OCCURRED.

CONSTRUCTION HOURS AND EQUIPMENT

HOURS OF OPERATION: 7 AM - 5 PM MONDAY-FRIDAY
NO CONSTRUCTION OPERATION ON SATURDAY OR SUNDAY

EQUIPMENT:
EARTH MOVING EQUIPMENT (LOADERS, BULL DOZERS, ETC) - QTY 2 TOTAL
PAVERS - QTY 1
HAUL TRUCKS - QTY 2

FILL MATERIAL & COMPACTION REQUIREMENTS

1. FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, LARGE ROCKS, LOGS, STUMPS, BUILDING DEBRIS AND OTHER OBJECTIONABLE MATERIAL THAT WOULD INTERFERE WITH, OR PREVENT CONSTRUCTION OF, SATISFACTORY FILLS, WHERE EMBANKMENTS ARE TO BE CONSTRUCTED ON SLOPES STEEPER THAN 3:1, DEEPLY SCARIFY THE EXISTING SLOPE OR CUT INTO STEPS BEFORE FILLING IS BEGUN.

2. PLACE AND COMPACT ALL FILL IN LAYERS NOT EXCEEDING 1 FOOT IN THICKNESS. NO FILL SHOULD BE PLACED ON SURFACES OF SNOW, ICE OR FROZEN OR UNSTABLE SURFACES. IF FILL PLACEMENT IS NOT COMPLETED WITHIN 1 DAY, THEN INSTALL TEMPORARY EROSION AND SEDIMENT CONTROLS SUCH AS A TEMPORARY FILL BERM TO REDIRECT RUNOFF WATER AWAY FROM THE UNSTABLE SLOPE UNTIL FILL PLACEMENT RESUMES.

3. NO FROZEN MATERIAL BE INCORPORATED INTO THE FILL ENVELOPE. MATERIAL SHALL BE PLACED IN HORIZONTAL LAYERS IN 12 INCH LOOSE LIFTS AND EACH LAYER COMPACTED. DURING CONSTRUCTION, THE SURFACE OF THE MATERIAL SHALL BE SLOPED TO DRAIN. THE MATERIAL SHALL BE FREE FROM LENSES, POCKETS, STREAKS, OR LAYERS OF MATERIAL DIFFERING SUBSTANTIALLY IN TEXTURE OR GRADATION FROM THE SURROUNDING MATERIAL.

4. THE MOISTURE CONTENT OF THE MATERIAL SHALL BE CONTROLLED TO MEET THE NECESSARY REQUIREMENTS OF COMPACTION. WHEN NECESSARY, MOISTURE SHALL BE ADDED BY THE USE OF APPROVED SPRINKLING EQUIPMENT. WATER SHALL BE ADDED UNIFORMLY AND EACH LAYER SHALL BE THOROUGHLY DISKED OR HARROWED TO PROVIDE PROPER MIXING. ANY LAYER FOUND TOO WET FOR COMPACTION SHALL BE ALLOWED TO DRY BEFORE ROLLING. PLACING OR ROLLING OF MATERIALS WILL NOT BE PERMITTED DURING OR IMMEDIATELY AFTER RAINFALLS WHICH INCREASE THE MOISTURE CONTENT BEYOND THE LIMIT OF SATISFACTORY COMPACTION.

5. THE MATERIAL SHALL BE BROUGHT UP UNIFORMLY AND ITS TOP SHALL BE KEPT GRADED AND SLOPED SO THAT A MINIMUM OF RAIN WATER WILL BE RETAINED THEREON. COMPACTED MATERIAL DAMAGED BY RUNOFF SHALL BE REPLACED IMMEDIATELY BY THE CONTRACTOR.

6. MATERIAL SHALL BE COMPACTED TO 95% OF THE STANDARD PROCTOR DENSITY AT OR NEAR OPTIMUM MOISTURE CONTENT AND BY THE COMPACTION EQUIPMENT SPECIFIED HEREIN. THE COMPACTION EQUIPMENT SHALL TRAVERSE THE ENTIRE SURFACE OF EACH LAYER OF MATERIAL. APPROVED TAMPING ROLLERS SHALL BE USED FOR COMPACTING. THE CONTRACTOR SHALL DEMONSTRATE THE EFFECTIVENESS OF THE ROLLER BY ACTUAL SOIL COMPACTION TEST RESULTS OF THE SOIL WITH LABORATORY WORK PERFORMED BY AN APPROVED SOIL TESTING LABORATORY. COMPACTION TESTS SHALL INCLUDE MODIFIED PROCTOR AND NUCLEAR DENSITY TESTS MADE AT THE ENGINEER'S DISCRETION.

TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES

THE FOLLOWING ARE PLANNED AS TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION:

1. A CRUSHED STONE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PLACED AT THE SITE ACCESS.

2. FILTER FABRIC SILT FENCE SHALL BE INSTALLED ALONG THE DOWN GRADIENT SIDE OF ALL FILL SECTIONS. SILT FENCE WILL BE MAINTAINED IN PLACE UNTIL THE TRIBUTARY AREA PROTECTED BY THE FENCE IS REVEGETATED OR STABILIZED BY PERMANENT MEASURES. SYNTHETIC FILTER FABRIC, POST MATERIAL, SPACING AND EMBEDMENT, AND TRENCH DETAILS, SHALL BE AS SHOWN ON THE DRAWINGS. FILTER BARRIER SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL GREATER THAN 0.1 INCH AND AT LEAST DAILY DURING PROLONGED RAINFALL. REFER TO THE CHAPTER 7 OF THE "GUIDELINES" FOR ADDITIONAL MAINTENANCE REQUIREMENTS.

3. DUST CONTROL SHALL BE USED TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES AND REDUCE THE PRESENCE OF DUST WHICH MAY CAUSE OFF-SITE DAMAGE, BE A HEALTH HAZARD TO HUMANS, WILDLIFE AND PLANT LIFE. THE NEED FOR DUST CONTROL WILL BE MINIMIZED BY REDUCING AREA OF LAND DISTURBANCE AT ANY ONE TIME, MAINTAINING AS MUCH VEGETATION AS PRACTICABLE, USE OF MULCHING AND TEMPORARY VEGETATIVE COVER. THE CONTRACTOR SHALL USE MECHANICAL SWEEPERS ON PAVED AREAS AND UTILIZE FINE WATER SPRAYS NEAR SOURCES OF DUST. THE EXPOSED SOIL AREAS SHALL BE PERIODICALLY MOISTENED. SPRAY-ON ADHESIVES DILUTED IN WATER MAY BE USED.

4. TEMPORARY SOIL STOCKPILES SHALL BE PROTECTED BY A SEDIMENT BARRIER. SIDE SLOPES OF THE STOCKPILES SHALL NOT EXCEED 2 TO 1. THE STOCKPILES SHALL BE STABILIZED WITHIN THIRTY DAYS OF FORMATION OF THE STOCKPILE BY TEMPORARY SEEDING OR COVERING WITH MULCH.

5. TEMPORARY VEGETATIVE COVERS SHALL BE INSTALLED ON ALL DISTURBED AREAS NOT INTENDED FOR PRIMARY CONSTRUCTION AND HAVING THE POTENTIAL TO PRODUCE SEDIMENT AND CAUSE ON- AND OFF-SITE DAMAGES. SUCH AREAS BASED ON RECOMMENDATIONS SHALL BE COVERED WITH TOPSOIL AND SEEDED OF FIGURE 6-1 OF THE "GUIDELINES". FOR ADDITIONAL SEEDING REQUIREMENTS REFER TO CHAPTER 6 OF THE "GUIDELINES".

6. STONE CHECK DAMS SHALL BE INSTALLED AT ANY EVIDENT CONCENTRATED FLOW DISCHARGE POINTS.

7. STORM DRAIN CATCH BASIN INLET PROTECTION SHALL BE PROVIDED THROUGH THE USE OF FILTER FABRIC FENCE OR STONE BARRIERS AROUND THE CATCH BASINS AS INDICATED ON THE SEDIMENT AND EROSION CONTROL DRAWINGS. THE BARRIERS SHALL ONLY BE REMOVED WHEN THE TRIBUTARY DRAINAGE AREA HAS BEEN STABILIZED.

CONSTRUCTION SEQUENCE

THE SEQUENCE OF CONSTRUCTION WILL BE AS FOLLOWS:

FIELD STAKEOUT THE LIMITS OF ALL CONSTRUCTION ACTIVITIES

INSTALL THE ANTI-TRACKING PAD AS SHOWN ON THE PLAN. AT THE END OF EACH WORKING DAY ANY ACCUMULATED SILT SHALL BE SWEPT FROM THE EXISTING TOWN ROADS.

CLEAR ALL VEGETATION WITHIN THE CONSTRUCTION AREA. DO NOT REMOVE STUMPS AT THIS TIME. ALL TREES/SHRUBS LESS THAN 6" IN DIAMETER SHALL BE CHIPPED AND STORED ON THE SITE.

HAYBALES AND/OR SILTATION FENCE AND OTHER EROSION CONTROL FEATURES WILL BE PLACED AS SHOWN ON THE ENCLOSED PLAN PRIOR TO THE START OF ANY CONSTRUCTION.

REMOVE STUMPS FROM THE AREA OF CONSTRUCTION.

STRIP TOPSOIL MATERIAL AND STOCKPILE PRIOR TO ROUGH GRADING OF DRIVEWAY.

STOCKPILE MATERIAL AT LOCATION SHOWN ON THE PLANS. ENSURE ADEQUATE EROSION CONTROL MEASURES ARE IN PLACE AROUND ANY STOCKPILE AREA.

MASS EXCAVATION OF EXCESS MATERIAL WILL OCCUR DURING THIS TIME.

INSTALL RETAINING WALL.

THE CUTS AND FILLS WILL BE MADE AND MATERIAL PROCESS ON SITE AS NECESSARY. ALL SLOPES LOAMED, SEEDED AND MULCHED.

THE BRIDGE ABUTMENTS WILL BE EXCAVATED AND CONSTRUCTED.

THE BRIDGE WILL BE CONSTRUCTED.

THE DRAINAGE PIPING AND STRUCTURES WILL NOW BE INSTALLED. HAYBALES SHALL BE PLACED AROUND THE CATCH BASINS TO STOP SILT FROM ENTERING THE DRAINAGE SYSTEM. THE GRAVEL AROUND THE CATCH BASIN RIM SHALL BE GRADED TO ENSURE THAT NO WATER ENTERS THE CATCH BASIN UNTIL PAVEMENT IS INSTALLED. USE ADDITIONAL WATER BARS TO DIVERT SURFACE RUNOFF AWAY FROM CATCH BASINS, IF NECESSARY. THE HAYBALES AROUND THE CATCH BASINS SHALL BE KEPT IN PLACE UNTIL THE ROAD IS PAVED AND THE AREA HAS SUFFICIENT GROUND COVER TO CONTROL EROSION.

INSTALL UNDERGROUND UTILITIES AND LIGHT POLES.

ROUGH GRADE THE DRIVEWAY AND PARKING AREAS.

PLACE GRAVEL ON DRIVEWAY AND PARKING AREAS.

WATER BREAKS WILL BE INSTALLED TO CONTROL LATERAL RUNOFF ALONG BOTH SIDES OF THE PROPOSED DRIVEWAY PRIOR TO PAVING.

PAVE DRIVEWAY AND PARKING AREAS.

PROVIDE TEMPORARY SEEDING MEASURES ON ALL EXPOSED SOILS WHICH WERE DAMAGED DUE TO CONSTRUCTION ACTIVITIES AND ARE NOT TO BE PERMANENTLY RESTORED OR ARE OUTSIDE OF CONSTRUCTION TRAFFIC ZONES FOR A PERIOD IN ACCESS OF 30 DAYS.

SEED ALL DISTURBED AREAS.

CLEAN ALL SILT FROM DRAINAGE STRUCTURES.

FINISH GRADE AND SEED ALL DISTURBED AREAS.

THE STARTING TIME FOR THE CONSTRUCTION IS ANTICIPATED TO BE FALL 2025/SPRING 2026 WITH CONSTRUCTION ENDING IN SUMMER 2026

THE FOLLOWING GENERAL SPECIFICATIONS WILL ALSO BE ADHERED TO:

LAND DISTURBANCE WILL BE KEPT TO A MINIMUM. RESTABILIZATION WILL BE SCHEDULED AS SOON AS PRACTICAL.

ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE GUIDELINES FOR EROSION AND SEDIMENT CONTROL (2024) OF THE STATE OF CONNECTICUT.

EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE.

ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.

RESPONSIBILITY FOR THE PLAN

THE RESPONSIBILITY FOR IMPLEMENTING AND MAINTAINING THE EROSION AND SEDIMENTATION CONTROL PLAN RESTS WITH THE DEVELOPER, WHERE ANY DEVELOPMENT OF THE PARCEL GIVES CAUSE TO EROSION AND SEDIMENTATION. THE DEVELOPER SHALL BE HELD RESPONSIBLE FOR INFORMING ALL CONCERNED REGARDING RESPONSIBILITY OF THE PLAN.

THE RESPONSIBILITY OF ALL DRAINAGE, EROSION AND SEDIMENTATION CONTROL MEASURES WILL THEREFORE REST WITH THE DEVELOPER.

WHENEVER SEDIMENTATION IS CAUSED BY STRIPPING VEGETATION AND/OR GRADING, IT SHALL BE THE RESPONSIBILITY OF THE PERSON, CORPORATION OR OTHER ENTITY HAVING RESPONSIBILITY TO REMOVE SEDIMENTATION FROM ALL LOWER PROPERTIES, DRAINAGE SYSTEMS AND WATERCOURSES AND TO REPAIR ANY DAMAGE AT THEIR EXPENSE AS QUICKLY AS POSSIBLE.

MAINTENANCE OF ALL DRAINAGE FACILITIES AND WATERCOURSES WITHIN ANY LAND DEVELOPMENT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER UNTIL THEY ARE ACCEPTED BY THE TOWN. ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. SURFACE INLETS SHALL BE KEPT OPEN AND FREE OF SEDIMENT AND DEBRIS. THE SYSTEM SHALL BE CHECKED AFTER EVERY MAJOR STORM AND SEDIMENT SHALL BE DISPOSED OF AT AN APPROVED LOCATION CONSISTENT WITH THE PLAN.

IT SHALL BE THE RESPONSIBILITY OF ANY PERSON, CORPORATION OR OTHER ENTITY ENGAGING IN ANY ACT ON OR NEAR ANY STREAM, WATERCOURSE OR SWALE OR UPON THE FLOOD PLAIN OR RIGHT-OF-WAY THEREOF TO MAINTAIN AS NEARLY AS POSSIBLE IN ITS PRESENT STATE THAT SAME STREAM, WATERCOURSE, SWALE, FLOOD PLAIN OR RIGHT-OF-WAY FOR THE DURATION OF THE ACTIVITY AND TO RETURN IT TO ITS ORIGINAL OR EQUAL CONDITION AFTER SUCH ACTIVITY IS COMPLETED.

MAINTENANCE OF DRAINAGE FACILITIES OR WATERCOURSES ORIGINATING AND COMPLETELY ON PRIVATE PROPERTY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO THEIR POINT OF OPEN DISCHARGE AT THE PROPERTY LINE OR AT A COMMUNAL WATERCOURSE WITHIN THE PROPERTY.

NO PERSON, CORPORATION OR OTHER ENTITY SHALL BLOCK, IMPEDE THE FLOW OF, ALTER, CONSTRUCT ANY STRUCTURE OR DEPOSIT ANY MATERIAL OR THING OR COMMIT ANY ACT WHICH AFFECTS NORMAL OR FLOOD FLOW IN ANY COMMUNAL STREAM OR WATERCOURSE WITHOUT HAVING OBTAINED PRIOR APPROVAL FROM THE TOWN.

AN ADEQUATE RIGHT-OF-WAY AND/OR EASEMENT SHALL BE PROVIDED FOR ALL DRAINAGE FACILITIES AND WATERCOURSES WHICH ARE PROPOSED EITHER FOR ACCEPTANCE BY THE TOWN OR PROVIDED BY OTHER PROPERTY OWNERS FOR THE CONVENIENCE OF THE OWNER.

SEEDING AND PLANTING REQUIREMENTS

SEEDBED PREPARATION
FINE GRADE AND RAKE SURFACE TO REMOVE STONES LARGER THAN 2" IN DIAMETER. INSTALL NEEDED EROSION CONTROL DEVICES SUCH AS SURFACE WATER DIVERSIONS. GRADE STABILIZATION STRUCTURES, SEDIMENT BASINS OR DRAINAGE CHANNELS TO MAINTAIN GRASSED AREAS. APPLY LIMESTONE AT A RATE OF 2 TONS/AC. OR 90 LBS/1000 SF UNLESS OTHERWISE REQUIRED ACCORDING TO SOIL TEST RESULTS. APPLY FERTILIZERS WITH 10-10-10 AT A RATE OF 300 LBS./AC. OR 7.5 LBS/1000 SF. AT LEAST 50% OF THE NITROGEN SHALL BE FROM ORGANIC SOURCES. WORK LIME AND FERTILIZER INTO SOIL UNIFORMITY TO A DEPTH OF 4" WITH A WHISK, SPRINGTOOTH HARROW OR OTHER SUITABLE EQUIPMENT FOLLOWING THE CONTOUR LINES.

SEED APPLICATION
APPLY GRASS MIXTURES AT RATES SPECIFIED BY HAND, CYCLONE SEEDER OR HYDROSEEDER. INCREASE SEED MIXTURE BY 10% IF HYDROSEEDER IS USED. LIGHTLY DRAG OR ROLL THE SEEDED SURFACE TO COVER SEED. SEEDING FOR SELECTED FINE GRASSES SHOULD BE DONE BETWEEN APRIL 1 AND JUNE 1 OR BETWEEN AUGUST 15 AND OCTOBER 15. IF SEEDING CANNOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE BELOW UNTIL SEEDING CAN TAKE PLACE OR SEED WITH A QUICK GERMINATING SEED MIXTURE TO STABILIZE SLOPES. A QUICK GERMINATING SEED MIXTURE (DOMESTIC RYE) CAN BE APPLIED BETWEEN JUNE 15 THROUGH AUGUST 15 AS APPROVED BY THE ENGINEER.

MULCHING
IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDED SURFACE WITH STRAW, HAY OR WOOD FIBER AT A RATE OF 1.5 TO 2 TONS/AC. EXCEPT AS OTHERWISE SPECIFIED ELSEWHERE. MULCHES SHOULD BE FREE OF WEEDS AND COARSE MATTER. SPREAD MULCH BY HAND OR MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE WITH TRACK MACHINE OR DISK HARROW SET STRAIGHT UP. MULCH MATERIAL SHOULD BE "TUCKED" APPROXIMATELY 2- 3" INTO THE SOIL SURFACE. CHEMICAL MULCH BINDERS OR NETTING, IN COMBINATION WITH THE STRAW, HAY OR WOOD FIBERS, WILL BE USED WHERE DIFFICULT SLOPES DO NOT ALLOW HARROWING BY MACHINES.

GRASS SEED MIXTURES

TEMPORARY COVERS		PERMANENT COVERS	
PERENNIAL RYEGRASS	20 LBS/AC.	CREEPING RED FESCUE	40 LBS/AC.
ANNUAL RYEGRASS	20 LBS/AC.	CANADA BLUEGRASS	20 LBS/AC.

IN CASE OF AN EMERGENCY (E.G. SEVERE FLOODING, RAINS, OR OTHER ENVIRONMENTAL PROBLEMS): THE PARTY RESPONSIBLE AND THE TOWN'S WEO SHALL BE NOTIFIED.

NO.	REVISION	
1.	REVISED PER ENGINEER & COMMISSION	10 MAR 25
2.	REVISED FOR BIDDING	14 AUG 25
3.	REVISED PER STAFF COMMENTS	05 MAY 25
4.	REVISED FOR BIDDING	19 AUG 25
5.	REVISED LIGHTING & SECURITY	9 SEPT 25
	Previous Editions Obsolete	

VETERANS OF FOREIGN WARS
POST 7330
85 DAVIS STREET
OAKVILLE, CT

EROSION CONTROL
NARRATIVE

85 DAVIS STREET

OAKVILLE CONNECTICUT

CIVIL 1
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266-0778 CONNECTICUT

STATE OF CONNECTICUT
CURTIS C. JONES
No. 17208
LICENSED PROFESSIONAL ENGINEER

DRAWN: MM	APPROVED: CJ
SCALE:	AS NOTED
DATE:	4 AUG 25
PROJ. NO.:	4303
CADD FILE NAME:	4303
DRAWING NO.:	C-6.3

Town of Watertown Connecticut
Conservation Commission/ Inland Wetland Agency
Watertown Municipal Center
61 Echo Lake Road
Watertown, CT 06795
(860) 945-5266
www.watertownct.org

Conservation Commission / Inland Wetland Agency
Town of Watertown, Connecticut

Application for Permit

Permit Application Number: CCIWA 2026 - 46

Property location: 224 Lovley Drive

INSTRUCTIONS

All applicants must complete Section 1 of this application form for preliminary review. If the Agency determines that the activity described constitutes a significant activity in accordance with the definition provided in Section 2.1 of the Regulations, then a public hearing shall be scheduled, and additional information requested. In addition to the information supplied in Section 1, the applicant may submit any other supporting documents or facts which may assist the commission in its evaluation of the proposal. Incomplete applications will be rejected by the commission.

1. **Name of Applicant:** David Aurigemma
   Business or Home Address: 224 Lovley Drive
   Telephone #: 860-406-5044 Mobile#: 860-406-5044
   Email: david@RegencyHomesCT.com

2. **Applicants' Interest in Land:**
   ☑ Owner ◯ Lessee ◯ Contract Purchases ◯ Other – Please Describe

3. **Name of Property Owner:** David Aurigemma
   Address: 224 Lovley Drive, Watertown, CT 06795
   Telephone #: 860-406-5044 Mobile 860-406-5044
   Email: david@RegencyHomesCT.com

4. **Name of Authorized Agent:** Gennaro Genca Get Good Lawn Care
Address: 1278 Main Street, Watertown, CT 06795 Suite #7

Telephone #: 475-559-3312 Mobile

Email: info@getgoodlawncare.com

5. **Property owner's consent to the activities proposed in this application:**
David Aurigemma Date: Oct. 15, 2026

6. **Geographical Location of subject property:**
provided directly to zoning comm. at town meeting on 10/6/26.

A. Attach a vicinity map prepared at a scale of one-inch equals 1,000 feet, or larger, which is of sufficient detail to allow identification of the property on the Inland Wetlands and Water Courses Map, Town of Watertown, Connecticut.

B. Is the property located within 500 feet of any adjoining town or city boundary?
Yes ◯ **or No** ⊘

If yes, identify municipalities:

◯ Bethlehem ◯ Middlebury ◯ Morris ◯ Thomaston ◯ Waterbury ◯ Woodbury

7. **Purpose and Description of the Proposed Activities, Use or Operation.**

A. List below or attach a narrative describing the proposal including area computations of all wetlands, watercourses, and upland review areas to be altered; type and volume of material to be deposited or removed, separating distances between proposed regulated activities and wetlands and/or top of bank of any watercourses. Attach a site development plan.

See # 6 above clearing .05 acres and grading with 100 cubic yards.

B. Provide a narrative describing the alternatives to the proposal which have been considered, and state why these alternatives were rejected in favor of the requested activity. Attach drawings or diagrams which show the alternatives considered.

detailed on previous application

C. Steps taken to avoid or minimize impacts to wetlands and upland review area.

wattles will be put in place close to the wetlands and in between the clearing

D. List any mitigation or enhancement measures if avoidance is not possible.

E. Provide a report from a qualified soil scientist.

F. Describe the proposed erosion and sediment control plan.

see item C above

PLEASE ANSWER THE FOLLOWING STATEMENTS

8. **The applicant shall certify the following information by circling the appropriate word(s).**

   A. Traffic attributable to the completed project on the site (will/(will not) use streets within an adjoining municipality to enter the site. **YES ◯ OR NO ◯**

   B. Sewer or water drainage from the project site (will/(will not) flow through and impact the sewage or drainage system of another municipality. **YES ◯ OR NO ◯**

   C. Water run-off from the improved site (will/(will not) impact streets or other municipal or private property within another municipality. **YES ◯ OR NO ◯**

9. **Complete the following section if the purpose of this application is to transfer, amend/ modify a previously issued permit:**

   A. Name of current permittee: _____

   B. Agency number of existing permit: _____

   C. Initiation date of existing permit: _____

   D. Expiration date of existing permit: _____

10. **Complete the attached D.E.E.P. reporting form.**

11. **The undersigned hereby consents to necessary and proper inspections of above referenced property by members or agents of the Inland Wetlands Agency at reasonable times, both before and after the permit in question has been acted upon by the Agency.**

David Quigmire — OCT 15, 2026

Signature of Property Owner — Date:

12. **The undersigned attest that the information supplied in the completed application is accurate, to the best of his or her knowledge and belief and is aware of the penalties for obtaining a permit through deception, inaccurate or misleading information.**

David Quigmire — OCT 15, 2026

Signature of Applicant — Date:

Town of Watertown Connecticut
Conservation Commission/ Inland Wetland Agency
Watertown Municipal Center
61 Echo Lake Road
Watertown, CT 06795
(860) 945-5266
www.watertownct.org

Conservation Commission / Inland Wetland Agency
Town of Watertown, Connecticut

Application for Permit

Permit Application Number: CC/WA 2026-47

Property location: 217 Hinman Road

INSTRUCTIONS

All applicants must complete Section 1 of this application form for preliminary review. If the Agency determines that the activity described constitutes a significant activity in accordance with the definition provided in Section 2.1 of the Regulations, then a public hearing shall be scheduled, and additional information requested. In addition to the information supplied in Section 1, the applicant may submit any other supporting documents or facts which may assist the commission in its evaluation of the proposal. Incomplete applications will be rejected by the commission.

1. **Name of Applicant**: Peter Maddox
   Business or Home Address: ~~100 Hinman Road, Watertown, CT~~
   Telephone #: 860-459-1422 Mobile#:
   Email: pmaddox@richardscorp.com

2. **Applicant's Interest in Land:**
   ☑ Owner ☐ Lessee ☐ Contract Purchases ☐ Other – Please Describe

3. **Name of Property Owner:** Peter Maddox
   Address: ~~100 Hinman Road, Watertown, CT 06795~~
   Telephone #: 860-459-1422 Mobile
   Email: pmaddox@richardscorp.com

4. **Name of Authorized Agent:** Same
Address: _____

Telephone #: _____ Mobile _____
Email: _____

5. **Property owner's consent to the activities proposed in this application:**
_____ Date: 10-23-26

6. **Geographical Location of subject property:** 217 HINMAN ROAD

A. Attach a vicinity map prepared at a scale of one-inch equals 1,000 feet, or larger, which is of sufficient detail to allow identification of the property on the Inland Wetlands and Water Courses Map, Town of Watertown, Connecticut.

B. Is the property located within 500 feet of any adjoining town or city boundary?
Yes ☐ **or No** ☑

If yes, identify municipalities:

☐ Bethlehem ☐ Middlebury ☐ Morris ☐ Thomaston ☐ Waterbury ☐ Woodbury

7. **Purpose and Description of the Proposed Activities, Use or Operation.**

A. List below or attach a narrative describing the proposal including area computations of all wetlands, watercourses, and upland review areas to be altered; type and volume of material to be deposited or removed, separating distances between proposed regulated activities and wetlands and/or top of bank of any watercourses. Attach a site development plan.

attached plan shows a 36x60 detached garage containing 2 parking bays and a workshop. no plumbing is proposed.

B. Provide a narrative describing the alternatives to the proposal which have been considered, and state why these alternatives were rejected in favor of the requested activity. Attach drawings or diagrams which show the alternatives considered.

the location was selected to be close to the house so it is functional as a residential garage, the house currently has no garage. other areas of the property have already been protected by a conservation easement

C. Steps taken to avoid or minimize impacts to wetlands and upland review area.

the property has had the majority of the acreage set-aside as a conservation easement to protect the wetlands and much of the upland area.

D. List any mitigation or enhancement measures if avoidance is not possible.

a double row of silt fence has been shown down gradient of the construction area. the proposed grading pitches away from the wetlands and directs runoff away from the wetlands

E. Provide a report from a qualified soil scientist.

wetlands limits were identified by Thomas W. Pietras, Certified Soil Scientist on this property for the record subdivision map which was last revised following approval on 4-23-2018

F. Describe the proposed erosion and sediment control plan.

a double row of silt fence will be maintained surrounding the proposed construction. all disturbed soil will be seeded and mulched with hay within 30 days of disturbance.

PLEASE ANSWER THE FOLLOWING STATEMENTS

8. **The applicant shall certify the following information by circling the appropriate word(s).**

   A. Traffic attributable to the completed project on the site (will/will not) use streets within an adjoining municipality to enter the site. ☐ **YES OR NO** ☑

   B. Sewer or water drainage from the project site (will/will not) flow through and impact the sewage or drainage system of another municipality. ☐ **YES OR NO** ☑

   C. Water run-off from the improved site (will/ will not) impact streets or other municipal or private property within another municipality. ☐ **YES OR NO** ☑

9. **Complete the following section if the purpose of this application is to transfer, amend/ modify a previously issued permit:**

   A. Name of current permittee: _____

   B. Agency number of existing permit: _____

   C. Initiation date of existing permit: _____

   D. Expiration date of existing permit: _____

10. **Complete the attached D.E.E.P. reporting form.**

11. **The undersigned hereby consents to necessary and proper inspections of above referenced property by members or agents of the Inland Wetlands Agency at reasonable times, both before and after the permit in question has been acted upon by the Agency.**

_____ 10-23-26

Signature of Property Owner Date:

12. **The undersigned attest that the information supplied in the completed application is accurate, to the best of his or her knowledge and belief and is aware of the penalties for obtaining a permit through deception, inaccurate or misleading information.**

_____ 10-23-26

Signature of Applicant Date:

Town of Watertown Connecticut

Planning and Zoning, Zoning Board of Appeals,
Conservation Commission/Inland Wetland Agency
Watertown Municipal Center
61 Echo Lake Road
Watertown, CT 06795
Telephone: (860) 945-5266

Website: www.watertownct.org

SITE WALK/FIELD INSPECTION REQUIREMENTS

Dear Applicant/ Applicant Representative:

Please be advised that pursuant to Section 7 Article VII of the By-laws of Conservation Commission/ Inland Wetland Agency of Town of Watertown (the Agency) when the Agency determines that a field inspection/ site walk is appropriate, the Agency will set a time and place at the convenience of its members to gain on site knowledge of the proposed activities. The applicant or his agent/ representative, the design engineer and the Soil Scientist who delineated and flagged the wetlands/watercourses shall be present and the following shall be provided:

1. Adequate and safe access to the property

2. All wetlands and watercourses (permanent and intermittent) on the site shall be delineated and flagged by a certified Soil Scientist. Soil Scientist report shall be submitted with the application.

3. All building locations, access ways, onsite septic system locations and other regulated activities shall be marked on the site.

4. A copy of the proposed Site Plan shall be available on the site during the site walk/field inspection.

No testimony may be taken on the site walk/field inspection by the Commission.

Signature of Applicant:..... **Date:** 10-26-26

Signature of Property Owner:..... **Date:** 10-26-26

Connecticut Department of
ENERGY & ENVIRONMENTAL PROTECTION

GIS CODE #: _ _ _ _ _ _ _ _ _ _
For DEEP Use Only

79 Elm Street • Hartford, CT 06106-5127 www.ct.gov/deep Affirmative Action/Equal Opportunity Employer

Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete this form in accordance with the instructions on pages 2 and 3 and mail to:
DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3rd Floor, Hartford, CT 06106
Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

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

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

5. TOWN IN WHICH THE ACTIVITY IS OCCURRING (print name): WATERTOWN
   does this project cross municipal boundaries (check one)? yes ☐ no ☒
   if yes, list the other town(s) in which the activity is occurring (print name(s)): _____, _____
6. LOCATION (see instructions for information): USGS quad name: 48 or number: _____
   subregional drainage basin number: _____
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): PETER MADDOX
8. NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): 217 HIRMAN ROAD
   briefly describe the action/project/activity (check and print information): temporary ☐ permanent ☒ description: BARN/GARAGE
9. ACTIVITY *PURPOSE* CODE (see instructions - one code only): A
10. ACTIVITY *TYPE* CODE(S) (see instructions for codes): 12, _____, _____, _____
11. WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):
    wetlands: 0 acres open water body: 0 acres stream: 0 linear feet
12. UPLAND AREA ALTERED (must provide acres): 0.049 acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0 acres

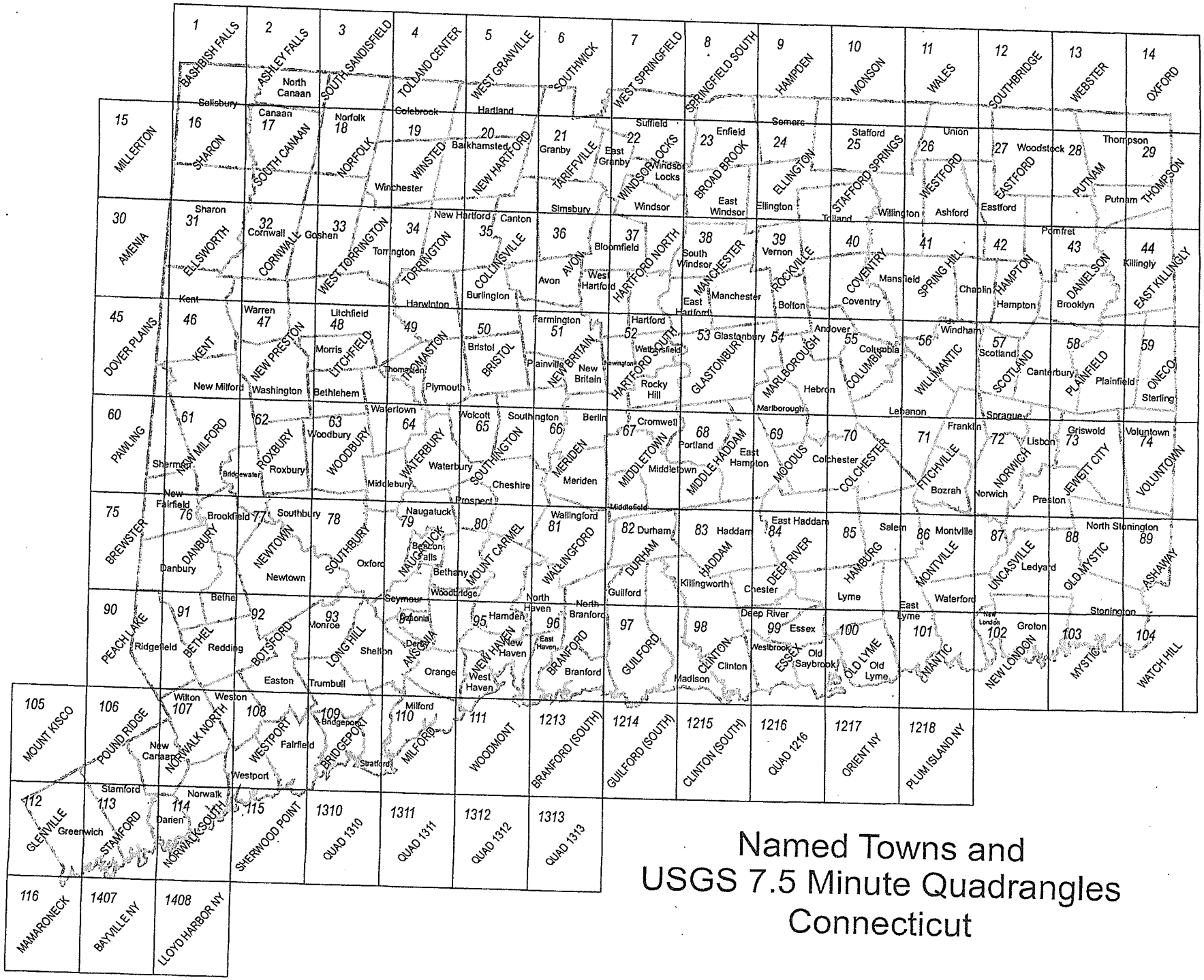
DATE RECEIVED:

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO



Named Towns and USGS 7.5 Minute Quadrangles Connecticut

INSTRUCTIONS FOR COMPLETING

THE STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM

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

PART I: Must Be Completed By The Inland Wetlands Agency

1. Choose the year and month the Inland Wetlands Agency took the action being reported. If multiple actions were taken regarding the same project or activity then multiple forms need to be completed.

2. Choose ONE code letter to describe the final action or decision taken by the Inland Wetlands Agency. Do NOT submit a reporting form for withdrawn actions. Do NOT enter multiple code letters (for example, if the same project or activity had both a permit issued and enforcement action, submit two forms for the two separate actions).

   A = A Permit Granted by the Inland Wetlands Agency (not including map amendments, see code D below)
   B = Any Permit Denied by the Inland Wetlands Agency
   C = A Permit Renewed or Amended by the Inland Wetlands Agency
   D = A Map Amendment to the Official Town Wetlands Map - or -
   An Approved/Permitted Wetland or Watercourse Boundary Amendment to a Project Site Map
   E = An Enforcement Action: Permit Revocation, Citation, Notice of Violation, Order, Court Injunction, or Court Fines
   F = A Jurisdictional Ruling by the Inland Wetlands Agency (activities "permitted as of right" or activities considered non-regulated)
   G = An Agent Approval pursuant to CGS 22a-42a(c)(2)
   H = An Appeal of Agent Approval Pursuant to 22a-42a(c)(2)

3. Check "yes" if a public hearing was held in regards to the action taken; otherwise check "no".

4. Enter the name of the Inland Wetlands Agency official verifying that the information provided on this form is accurate and that it reflects the FINAL action of the agency.

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

5. Enter the name of the municipality for which the Inland Wetlands Agency has jurisdiction and in which the action/project/activity is occurring.
   Check "yes" if the action/project/activity crosses municipal boundaries and enter the name(s) of the other municipality(ies) where indicated. Check "no" if it does not cross municipal boundaries.

6. Enter the USGS Quad Map name or number (1 through 115) as found on the Connecticut Town and Quadrangle Index Map (the directory to all USGS Quad Maps) that contains the location of the action/project/activity. USGS Quad Map information is available at: https://portal.ct.gov/-/media/deep/gis/resources/IndexNamedQuadTownpdf.pdf
   ALSO enter the four-digit identification number of the corresponding Subregional Drainage Basin in which the action/project/activity is located. If located in more than one subregional drainage basin, enter the number of the basin in which the majority of the action/project/activity is located. Town subregional drainage basin maps can be found at UConn CLEAR's website: https://media.clear.uconn.edu/data/watershed_maps/index.htm (no roads depicted) or at CTECO: http://www.cteco.uconn.edu/map_catalog.asp (depicts roads, choose town and a natural drainage basin map).

7. Enter the name of the individual applying for, petitioning, or receiving the action.

8. Enter the name and address or location of the action/project/activity. Check if the action/project/activity is TEMPORARY or PERMANENT in nature. Also provide a brief DESCRIPTION of the action/project/activity. It is always best to provide as much information as possible (for example, don't state "forestry," provide details such as "20 acre forest harvest, permit required for stream crossing.")

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

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

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

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

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

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

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

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

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

Inland Wetland Fee Schedule

Residential uses means activities carried out on property developed for permanent housing or being developed to be occupied by permanent housing.

Commercial and industrial uses means activities carried out on property developed for industry, commerce, trade, recreation or business or being developed to be occupied for such purposes, for profit or nonprofit.

An additional $60.00 State fee must be added to all application costs per Public Act 92-235 Section (4) enacted by the Connecticut State Legislature.

Other uses means activities other than residential, commercial or other industrial uses.

Permitted uses as of right	$0.00
No regulated uses	$35.00

REGULATED USES

Residential Uses

Single Lot	$125.00
Proposed Subdivisions Plus $50.00 per each proposed lot	$250.00

Commercial and Industrial Uses

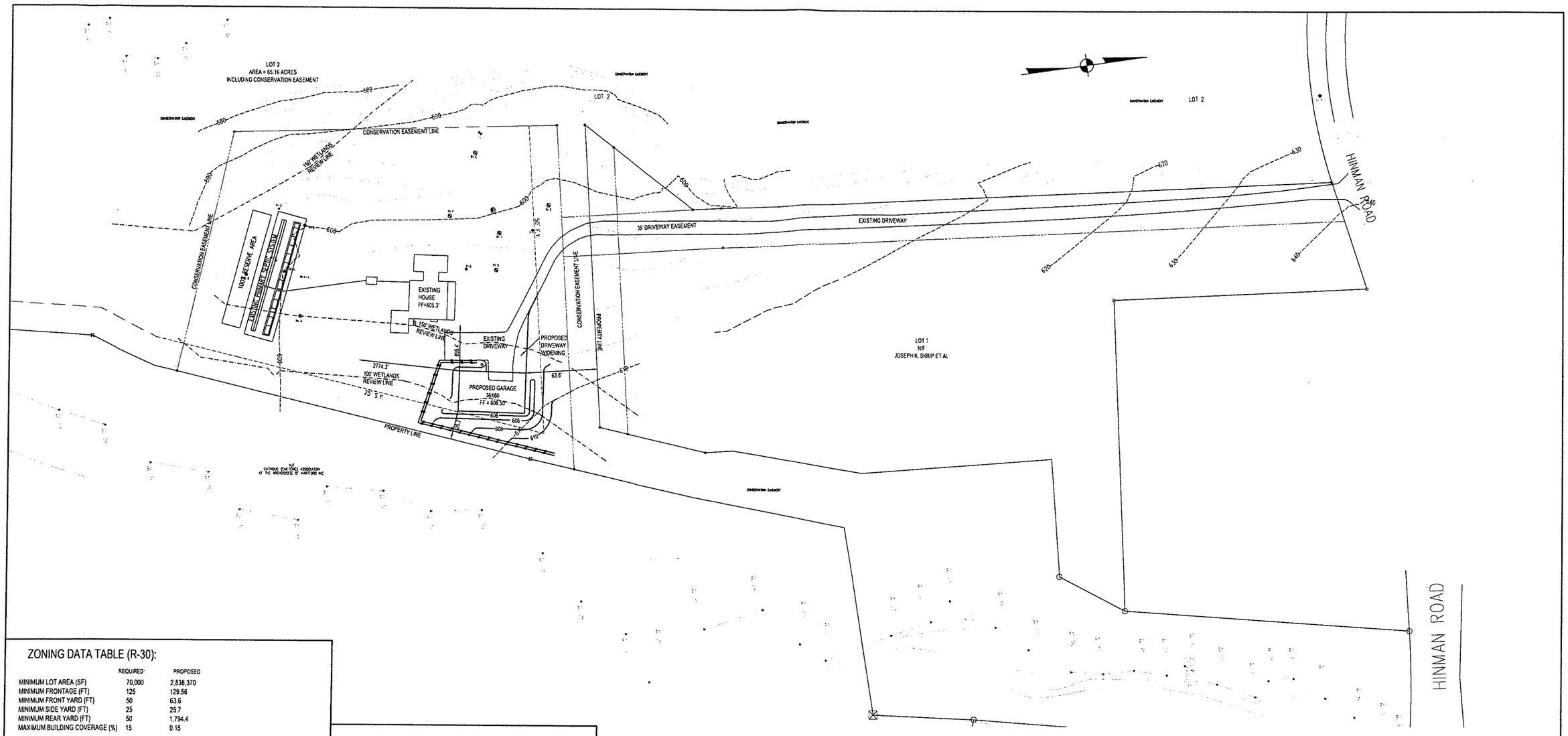
Regulated Area Plus $25.00 per acre of regulated area	$250.00
All other uses	$150.00
Significant Activity fee/ Public Hearing Fee	$350 .00
Map Amendment Petitions	$200.00 plus $25.00/acre
Modification of Previous Approval	$100.00 (Permit Approval)
Transferal of an Existing Permit	$50

No application shall be granted or approved by the Conservation Commission/ Inland Wetland Agency unless the correct application fee is paid in full or unless a waiver has been granted by the Conservation Commission/ Inland Wetland Agency pursuant to subsection 4.14 of the Town Fee Ordinance #09-20-93-134.

The application fee is not refundable. Fees shall be paid by either cash, check or creditcard.

All checks should be made payable to the 'Town of Watertown. Prior to holding a public hearing, the $350.00 significant activity fee (public hearing fee) must be paid to the Planning and Zoning Office prior to the public hearing being scheduled and advertised in the newspaper.

An application will be considered incomplete if all the required fees are not paid.



ZONING DATA TABLE (R-30):

	REQUIRED:	PROPOSED
MINIMUM LOT AREA (SF)	70,000	2,838,370
MINIMUM FRONTAGE (FT)	125	129.56
MINIMUM FRONT YARD (FT)	50	63.6
MINIMUM SIDE YARD (FT)	25	25.7
MINIMUM REAR YARD (FT)	50	1,794.4
MAXIMUM BUILDING COVERAGE (%)	15	0.15

THERE IS NO PROPOSED ACTIVITY WITHIN THE CONSERVATION EASEMENT

GENERAL NOTES:

1. THE PROPOSED GARAGE IS A POLE BARN STYLE STRUCTURE
2. TOPOGRAPHY, PROPERTY LINES, EASEMENT LINES, AND ALL EXISTING CONDITIONS WERE TAKEN FROM MAP ENTITLED ZONING LOCATION SURVEY AS BUILT PLOT PLAN BY ROBERT GREEN ASSOC., AUGUST 7, 2026
3. SEPTIC SYSTEM AND RESERVE AREA FOR B-100A COMPLIANCE SHOWN FROM PLAN ENTITLED SEPTIC SYSTEM AS BUILT BY ROBERT GREEN ASSOCIATES, SEPTEMBER 22, 2026
4. ASSESSORS LOT 59-09-1C, SUBDIVISION LOT 2
5. CONTRACTOR TO CONTACT "CBYD" ATLEAST 3 DAYS PRIOR TO EXCAVATION WORK
6. THE PROPOSED GARAGE HAS NO PLUMBING
7. PROPOSED STRUCTURE HEIGHT IS 24 FEET

MAP LEGEND:

EXISTING CONTOUR
PROPOSED CONTOUR
SILT FENCE - DOUBLE ROW < 150' OF WETLAND
WETLAND LIMIT
WETLAND REVIEW LIMIT
EASEMENT LINE

B100a SEPTIC SYSTEM NOTES:

PROPOSED STRUCTURE CONTAINS NO PLUMBING OR BEDROOMS AND PROPOSES NO CHANGE IN USE TO THE CURRENT SUBSURFACE SEWAGE DISPOSAL SYSTEM

DESIGN PLAN BY ROBERT GREEN ASSOC. DATED JULY 30, 2018 AND APPROVED FOR CONSTRUCTION BY TAHD AS PERMIT # 15167 IDENTIFIED A 100% RESERVE AREA. THE PROPOSED CONSTRUCTION DOES NOT IMPACT THE AREA SET-ASIDE FOR THE 100% RESERVE AREA.

SOIL DATA:
TEST HOLE "D" - MOTTLING AT 16"
PERC "2" - RATE = 10 MIN/INCH

DESIGN DATA:
4 BEDROOM SINGLE FAMILY RESIDENCE

MLSS REQUIRED = 85 LF
MLSS PROVIDED = 102 LF

LEACHING AREA REQUIRED = 900.0 SF
LEACHING AREA PROVIDED = 907.8 SF

SEPTIC TANK REQUIRED: 1500 GALLON
SEPTIC TANK PROVIDED: 1500 GALLON

PROPOSED SEPTIC SYSTEM: ONE ROW OF 12.5 - 12" LEACHING GALLEYS WITH 1.0 FT OF STONE ON EACH END AND ONE ROW OF 102 FT OF 12" HIGH BY 4.0 FT WIDE LEACHING TRENCH.
12" GALLEYS = 102 FT X 5.9 SF/FT = 601.8 SF
12" HIGH BY 4.0 FT WIDE LEACHING TRENCH X 3.0 SF/FT = 306.0 SF
TOTAL LEACHING AREA = 907.8 SF

TABLE OF DRAWING REVISIONS		
	ISSUED FOR PERMITTING	OCTOBER 23,2026

STATE OF CONNECTICUT
PETER G. MADDOX
No. 27455
LICENSED PROFESSIONAL ENGINEER
Peter G. Maddox, PE

PLAN SHOWING PROPOSED GARAGE

217 HINMAN ROAD
WATERTOWN, CT

PETER G. MADDOX, PE
100 HINMAN ROAD, WATERTOWN, CT 06795
860 601 2847

SHEET 1 OF 1

Town of Watertown Connecticut
Conservation Commission/ Inland Wetland Agency
Watertown Municipal Center
61 Echo Lake Road
Watertown, CT 06795
(860) 945-5266
www.watertownct.org

Conservation Commission / Inland Wetland Agency
Town of Watertown, Connecticut

Application for Permit

Permit Application Number: CCIWA2026-45

Property location: 225 Hamilton Ave

INSTRUCTIONS

All applicants must complete Section 1 of this application form for preliminary review. If the Agency determines that the activity described constitutes a significant activity in accordance with the definition provided in Section 2.1 of the Regulations, then a public hearing shall be scheduled, and additional information requested. In addition to the information supplied in Section 1, the applicant may submit any other supporting documents or facts which may assist the commission in its evaluation of the proposal. Incomplete applications will be rejected by the commission.

1. **Name of Applicant**: William Schafer
   Business or Home Address: 225 Hamilton Ave Watertown CT 06795

   Telephone #: 203-206-4913 Mobile#: 203-206-4913
   Email: wrschaferandsons@gmail.com

2. **Applicants' Interest in Land:**
   (X) Owner ( ) Lessee ( ) Contract Purchases ( ) Other – Please Describe

3. **Name of Property Owner:** William Schafer
   Address: 225 Hamilton Ave Watertown CT 06795

   Telephone #: 203-206-4913 Mobile 203-206-4913
   Email: wrschaferandsons@gmail.com

4. **Name of Authorized Agent:** _____
   Address: _____
   _____
   Telephone #: _____ Mobile _____
   Email: _____

5. **Property owner's consent to the activities proposed in this application:**
   William Schafer Date: 10/19/2026

6. **Geographical Location of subject property:**
   Back of house, back yard, 100ft from wetlands

   A. Attach a vicinity map prepared at a scale of one-inch equals 1,000 feet, or larger, which is of sufficient detail to allow identification of the property on the Inland Wetlands and Water Courses Map, Town of Watertown, Connecticut.

   B. Is the property located within 500 feet of any adjoining town or city boundary?
   Yes ◯ **or No** ◯

   If yes, identify municipalities:

◯ Bethlehem ◯ Middlebury ◯ Morris ◯ Thomaston ◯ Waterbury ◯ Woodbury

7. **Purpose and Description of the Proposed Activities, Use or Operation.**

   A. List below or attach a narrative describing the proposal including area computations of all wetlands, watercourses, and upland review areas to be altered; type and volume of material to be deposited or removed, separating distances between proposed regulated activities and wetlands and/or top of bank of any watercourses. Attach a site development plan.

This is an addition to a kitchen out the back of the house. Due to being close to another property going out back is the only way to extend the kitchen in relation to where the kitchen is related on the property.

B. Provide a narrative describing the alternatives to the proposal which have been considered, and state why these alternatives were rejected in favor of the requested activity. Attach drawings or diagrams which show the alternatives considered.

There are no other options as where to put the addition.

C. Steps taken to avoid or minimize impacts to wetlands and upland review area.

This will not impact wetlands. Silt fence.

D. List any mitigation or enhancement measures if avoidance is not possible.

E. Provide a report from a qualified soil scientist.

F. Describe the proposed erosion and sediment control plan.

This will not impact wetlands.

Connecticut Department of

li: ENTAL
-- PROTECTION

79 Elm Street • Hartford, CT 06106-5127 www.ct.gov/deep Affirmative Action/Equal Opportunity Employer

GISCODE#: _____
ForDEEP Use Only

Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete this form in accordance with the instructions on pages 2 and 3 and mail to:
DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3rd Floor, Hartford, CT 06106
Incomplete or incomprehensible forms *will be mailed back to the inland wetlands agency.*

PART I: Must Be Completed By The Inland Wetlands Agency

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

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

5. TOWN IN WHICH THE ACTIVITY IS OCCURRING (print name): Watertown, CT
   does this project cross municipal boundaries (check one)? yes ◯ no ⊗
   if yes, list the other town(s) in which the activity *is* occurring (print name(s)): _____
6. LOCATION (see instructions for information): USGS quad name: Woodbury or number: 63
   subregional drainage basin number: _____
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): William Schafer
8. NAME & ADDRESS OF ACTIVITY/ PROJECT SITE (print information): 225 Hamilton Ave, Watertown CT
   briefly describe the action/project activity (check and print information): temporary ◯ permanent ⊗ description: Kitchen addition
9. ACTIVITY *PURPOSE* CODE (see instructions - one code only): A
10. ACTIVITY *TYPE* CODE(S) (see instructions for codes): 12 _____ _____ _____
11. WETLAND /WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):
    wetlands: 0 acres open water body: 0 acres stream: 0 linear feet
12. UPLAND AREA ALTERED (must provide acres): >.01 acres
13. AREA OF WETLANDS /WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0 acres

PART III: To Be Completed By The DEEP

DATE RECEIVED: DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO FORM CORRECTED/ COMPLETED: YES NO

AFFIDAVIT

I, William Schafer of, 225 Hamilton Ave Watertown CT 06795 hereby depose and say:

1. That I am over the age of 18 and believe in the obligation of an oath;
2. That I am the owner of 225 Hamilton Ave Watertown CT 06795

3. That I have an application pending before the Conservation Commission/ Inland Wetlands Agency which is subject to Section 9.4.a. to 9.4.i. of the Watertown Inland Wetlands and Watercourses Regulations concerning the posting of public hearing notices;

4. That I have fully complied with the regulation concerning posting of public hearing notices.

Subscribed and sworn to before me, this 19 day of October, 2026

William Schafer
Print Applicant Name

Applicant Signature

Commissioner of the Superior Court
Notary Public
My Commission Expires:

MORGAN RAE RUBINO
NOTARY PUBLIC
STATE OF CONNECTICUT
MY COMMISSION EXPIRES JULY 31, 2031

Town of Watertown Connecticut

Planning and Zoning, Zoning Board of Appeals,
Conservation Commission/Inland Wetland Agency
Watertown Municipal Center
61 Echo Lake Road
Watertown, CT 06795
Telephone: (860) 945-5266

Website: www.watertownct.org

SITE WALK/FIELD INSPECTION REQUIREMENTS

Dear Applicant/ Applicant Representative:

Please be advised that pursuant to Section 7 Article VII of the By-laws of Conservation Commission/ Inland Wetland Agency of Town of Watertown (the Agency) when the Agency determines that a field inspection/ site walk is appropriate, the Agency will set a time and place at the convenience of its members to gain on site knowledge of the proposed activities. The applicant or his agent/ representative, the design engineer and the Soil Scientist who delineated and flagged the wetlands/watercourses shall be present and the following shall be provided:

1. Adequate and safe access to the property

2. All wetlands and watercourses (permanent and intermittent) on the site shall be delineated and flagged by a certified Soil Scientist. Soil Scientist report shall be submitted with the application.

3. All building locations, access ways, onsite septic system locations and other regulated activities shall be marked on the site.

4. A copy of the proposed Site Plan shall be available on the site during the site walk/field inspection.

No testimony may be taken on the site walk/field inspection by the Commission.

Signature of Applicant: ..... **Date:** 10/19/2026

Signature of Property Owner: ..... **Date:** 10/19/2026

PLEASE ANSWER THE FOLLOWING STATEMENTS

8. **The applicant shall certify the following information by circling the appropriate word(s).**

   A. Traffic attributable to the completed project on the site (will/will not) use streets within an adjoining municipality to enter the site. **YES ◯ OR NO ◯**

   B. Sewer or water drainage from the project site (will/will not) flow through and impact the sewage or drainage system of another municipality. **YES ◯ OR NO ◉**

   C. Water run-off from the improved site (will/ will not) impact streets or other municipal or private property within another municipality. **YES ◯ OR NO ◯**

9. **Complete the following section if the purpose of this application is to transfer, amend/ modify a previously issued permit:**

   A. Name of current permittee: _____

   B. Agency number of existing permit: _____

   C. Initiation date of existing permit: _____

   D. Expiration date of existing permit: _____

10. **Complete the attached D.E.E.P. reporting form.**

11. **The undersigned hereby consents to necessary and proper inspections of above referenced property by members or agents of the Inland Wetlands Agency at reasonable times, both before and after the permit in question has been acted upon by the Agency.**

Signature of Property Owner _____ Date: 10/22/2026

12. **The undersigned attest that the information supplied in the completed application is accurate, to the best of his or her knowledge and belief and is aware of the penalties for obtaining a permit through deception, inaccurate or misleading information.**

Signature of Applicant _____ Date: 10/19/2026

Inland Wetland Fee Schedule

Residential uses means activities carried out on property developed for permanent housing or being developed to be occupied by permanent housing.

Commercial and industrial uses means activities carried out on property developed for industry, commerce, trade, recreation or business or being developed to be occupied for such purposes, for profit or nonprofit.

Other uses means activities other than residential, commercial or other industrial uses.

Permitted uses as of right	$0.00
No regulated uses	$35.00
Regulated Uses	
Residential Uses	
Single lot	$125.00
Proposed Subdivisions Plus $50.00 per each proposed lot	$250.00
Commercial and Industrial Uses	
Regulated area Plus $25.00 per acre of regulated area	$250.00
All other uses	$150.00
Significant Activity Fee/ Public Hearing Fee	$350.00
Map Amendment Petitions	$200.00 plus $25.00/ acre
Modification of Previous Approval	$100.00 (Permit Approval)
Transfer of an Existing Permit	$50.00

No application shall be granted or approved by the Conservation Commission/ Inland Wetland Agency unless the correct application fee is paid in full or unless a waiver has been granted by the Conservation Commission/ Inland Wetland Agency pursuant to subsection 4.14 of the Town Fee Ordinance #09-20-93-134.

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

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

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

1 = Filling
2 = Excavation
3 = Land Clearing {Grubbing (no other activity)
4 = Stream Channelization
5 = Stream Stabilization (includes lakeshore stabilization)
6 = Stream Clearance (removal of debris only)
7 = Culverting (not for roadways)
8 = Underground Utilities Only (no other activities)
9 = Roadway/ Driveway Constructio11 (including related culverts)
10 = Drainage Improvements
11 = Pond, Lake Dredging/ Dam Construction
12 = Activity in an Established Upland Review Area
14 = Activity in Upland

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

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

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

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

PART 111: To Be Completed By The DEEP - Please leave this area blank. Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

INSTRUCTIONS FOR COMPLETING

THE STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM

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

PART I: Must Be Completed By The Inland Wetlands Agency

1. Choose the year and month the Inland Wetlands Agency took the action being reported. If multiple actions were taken regarding the same project or activity then multiple forms need to be completed.

2. Choose ONE code letter to describe the final action or decision taken by the Inland Wetlands Agency. Do NOT submit a reporting form for withdrawn actions. Do NOT enter multiple code letters (for example, if the same project or activity had both a permit issued and enforcement action, submit two forms for the two separate actions).

   A = A Permit Granted by the Inland Wetlands Agency (not including map amendments, see code D below)
   B = Any Permit Denied by the Inland Wetlands Agency
   C = A Permit Renewed or Amended by the Inland Wetlands Agency
   D = A Map Amendment to the Official Town Wetlands Map - or -
   An Approved/Permitted Wetland or Watercourse Boundary Amendment to a Project Site Map
   E = An Enforcement Action: Permit Revocation, Citation, Notice of Violation, Order, Court Injunction, or Court Fines
   F = A Jurisdictional Ruling by the Inland Wetlands Agency (activities "permitted as of right" or activities considered non-regulated)
   G = An Agent Approval pursuant to CGS 22a-42a(c)(2)
   H = An Appeal of Agent Approval Pursuant to 22a-42a(c)(2)

3. Check "yes" if a public hearing was held in regards to the action taken; otherwise check "no".

4. Enter the name of the Inland Wetlands Agency official verifying that the information provided on this form is accurate and that it reflects the FINAL action of the agency.

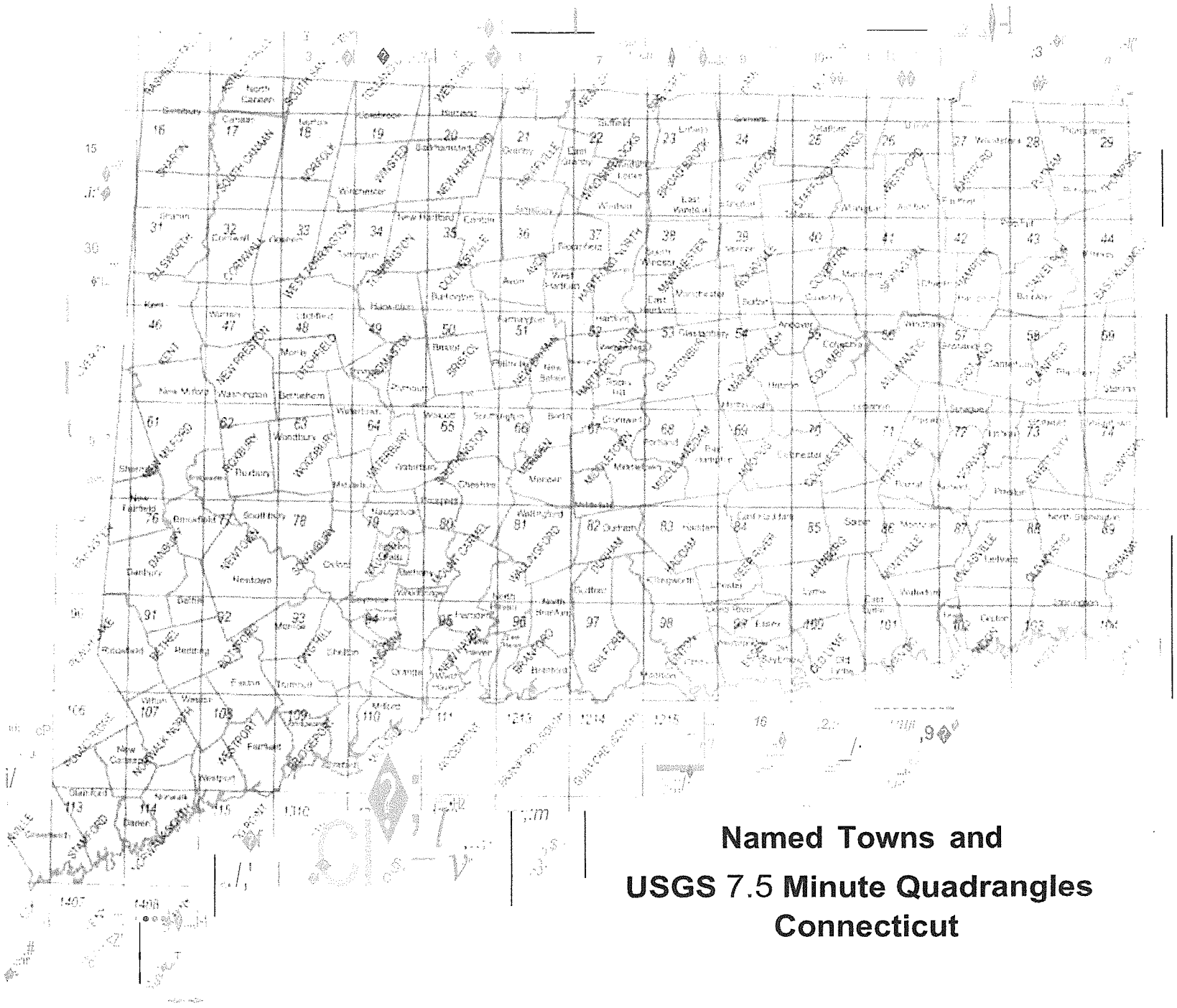
PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant - If Part II is completed by the applicant, the applicant MUST return the form to the Inland Wetlands Agency. The Inland Wetlands Agency MUST ensure that the information provided is accurate and that it.reflects the FINAL action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

5. Enter the name of the municipality for which the Inland Wetlands Agency has jurisdiction and in which the action/project/activity is occurring.
   Check "yes" if the action/project/activity crosses municipal boundaries and enter the name(s) of the other municipality(ies) where indicated. Check "no" if it does not cross municipal boundaries.

6. Enter the USGS Quad Map name or number (1 through 115) as found on the Connecticut Town and Quadrangle Index Map (the directory to all USGS Quad Maps) that contains the location of the action/project/activity. USGS Quad Map information is available at: https://portal.ct.gov/-/media/deep/gis/resources/IndexNamedQuadTownpdf.pdf
   ALSO enter the four-digit identification number of the corresponding Subregional Drainage Basin in which the action/project/activity is located. If located in more.than one subregional drainage basin, enter the number of the basin in which the majority of the action/project/activity is located. Town subregional drainage basin maps can be found at UConn CLEAR's website: https://media.clear.uconn.edu/data/watershed_maps/index.htm (no roads depicted) or at CTECO: http://www.cteco.uconn.edu/map_catalog.asp (depicts roads, choose town and a natural drainage basin map).

7. Enter the name of the individual applying for, petitioning, or receiving the action.

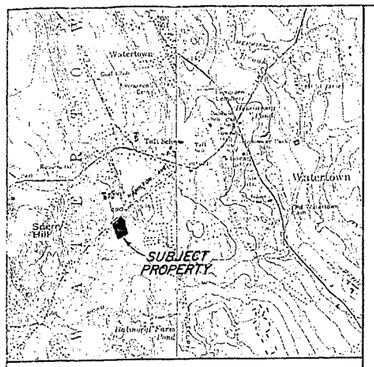
8. Enter the name and address or location of the action/project/activity. Check if the action/project/activity is TEMPORARY or PERMANENT in nature. Also provide a brief DESCRIPTION of the action/project/activity. It is always best to provide as much information as possible (for example,-don't state "forestry," provide details such as "20 acre forest harvest, permit required for stream crossing.")



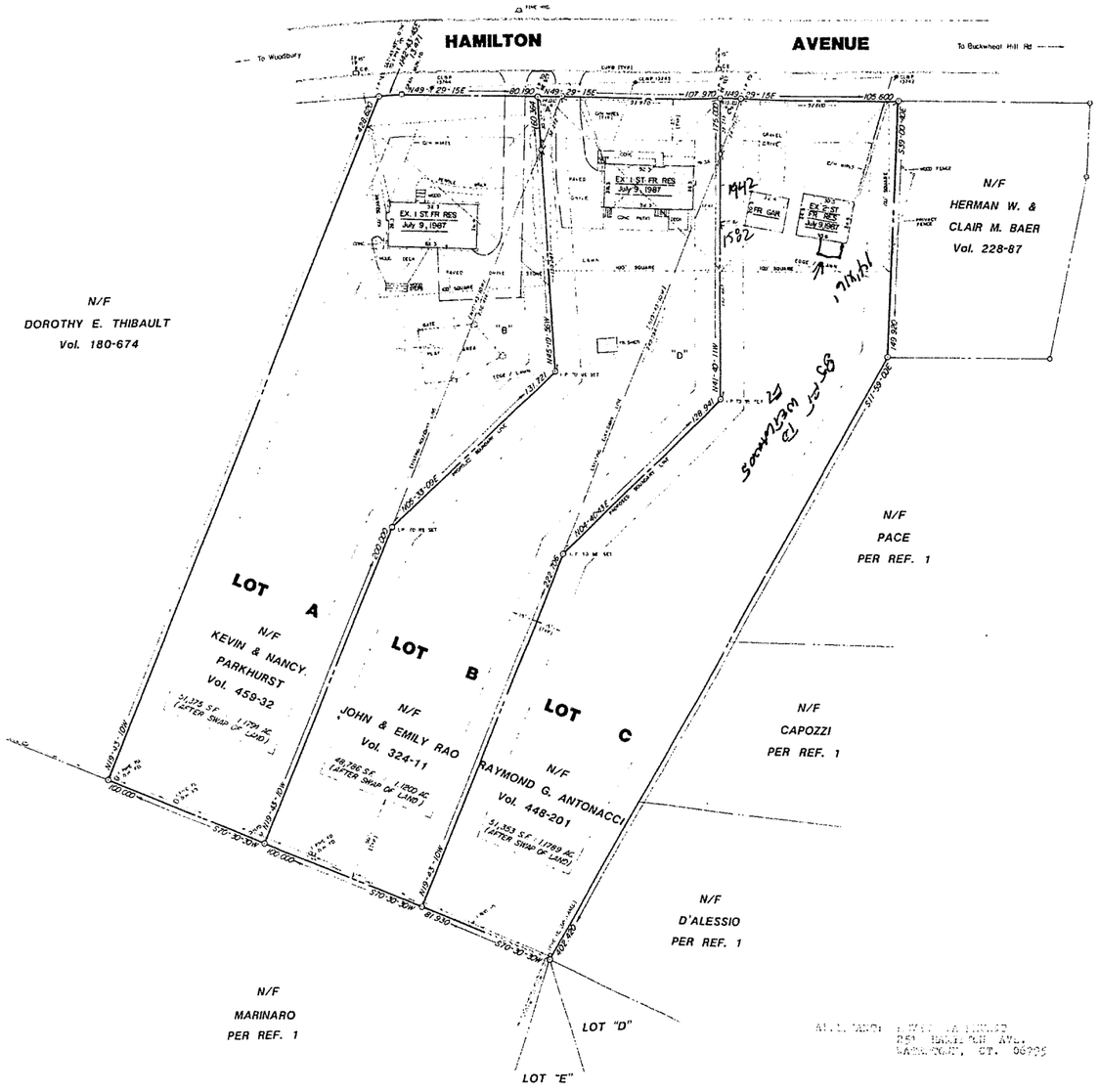
Named Towns and

USGS 7.5 Minute Quadrangles

Connecticut



LOCATION MAP *SCALE 1" : 1,000'*


HAMILTON AVENUE
To Woodbury
To Buckwheat Hill Rd
N49°-29'-15E 80.190
N49°-29'-15E 107.970
N49°-29'-15E 105.600
EX. 1 ST. FR. RES July 9, 1987
EX. 1 ST. FR. RES July 9, 1987
EX. 1 ST. FR. RES July 9, 1987
1 FR GAR
1582
N/F HERMAN W. & CLAIR M. BAER Vol. 228-87
N/F DOROTHY E. THIBAULT Vol. 180-674
"B"
"D"
LOT A
N/F KEVIN & NANCY PARKHURST Vol. 459-32
21,375 S.F. (AFTER SWAP OF LAND) 1.179 AC.
LOT B
N/F JOHN & EMILY RAO Vol. 324-11
48,726 S.F. (AFTER SWAP OF LAND) 1.1190 AC.
LOT C
N/F RAYMOND G. ANTONACCI Vol. 448-201
21,353 S.F. (AFTER SWAP OF LAND) 1.1789 AC.
N/F PACE PER REF. 1
N/F CAPOZZI PER REF. 1
N/F D'ALESSIO PER REF. 1
N/F MARINARO PER REF. 1
LOT "D"
LOT "E"
PER REF. 1
N19°-53'-10W 100.00
S70°-30'-30W 60.00
S70°-30'-30W 81.930
S70°-30'-30E 102.480
S19°-53'-10E 100.00
S19°-53'-10E 149.991
S71°-59'-10E 105.33'-10E 131.721
100' SQUARE
100' SQUARE
100' SQUARE
PRIVATE FENCE
WOOD FENCE
GRAVEL DRIVE
CONC. WALK
PAVED DRIVE
LAWN
GATE
SHED
FIRE HYD.
GAS GATE
GAS METER
SEPTIC TANK
LEACH PIT
SEPTIC TANK
LEACH PIT
SEPTIC TANK
LEACH PIT

Town of Watertown Connecticut
Conservation Commission/ Inland Wetland Agency
Watertown Municipal Center
61 Echo Lake Road
Watertown, CT 06795
(860) 945-5266
www.watertownct.org

Conservation Commission / Inland Wetland Agency
Town of Watertown, Connecticut

Application for Permit

Permit Application Number: CCINA2026-49

Property location: 147 Beach Ave, Watertown CT 06795

INSTRUCTIONS

All applicants must complete Section 1 of this application form for preliminary review. If the Agency determines that the activity described constitutes a significant activity in accordance with the definition provided in Section 2.1 of the Regulations, then a public hearing shall be scheduled, and additional information requested. In addition to the information supplied in Section 1, the applicant may submit any other supporting documents or facts which may assist the commission in its evaluation of the proposal. Incomplete applications will be rejected by the commission.

1. **Name of Applicant:** Jeffrey and Marie Grillo
   Business or Home Address: 147 Beach Ave Watertown Ct.
   Telephone #: 860-274-6541 Mobile#: 860-417-9799
   Email: jazzyjeffgrillo@gmail.com

2. **Applicant's Interest in Land:**
   (✓) Owner ( ) Lessee ( ) Contract Purchases ( ) Other – Please Describe

3. **Name of Property Owner:** Jeff and Marie Grillo
   Address: 147 Beach Ave Watertown Ct. 06795
   Telephone #: 860-274-6541 Mobile 860-417-9799
   Email: jazzyjeffgrillo@gmail.com

4. **Name of Authorized Agent:** N/A
Address: _____

Telephone #: _____ Mobile _____
Email: _____

5. **Property owner's consent to the activities proposed in this application:**
Jeffrey and Marie Grillo Date: 10/29/26

6. **Geographical Location of subject property:**
~~[illegible]~~ 41.600705° N 73.22031° W
~~Latitude~~ Latitude Longitude

A. Attach a vicinity map prepared at a scale of one-inch equals 1,000 feet, or larger, which is of sufficient detail to allow identification of the property on the Inland Wetlands and Water Courses Map, Town of Watertown, Connecticut. See attached map

B. Is the property located within 500 feet of any adjoining town or city boundary?
Yes or (No)

If yes, identify municipalities:

( ) Bethlehem ( ) Middlebury ( ) Morris ( ) Thomaston ( ) Waterbury ( ) Woodbury

7. **Purpose and Description of the Proposed Activities, Use or Operation.**

A. List below or attach a narrative describing the proposal including area computations of all wetlands, watercourses, and upland review areas to be altered; type and volume of material to be deposited or removed, separating distances between proposed regulated activities and wetlands and/or top of bank of any watercourses. Attach a site development plan.

See Attached paper

#7A removal of 9 trees, present a hazard to house and power lines stumps will be left in place and all trees ~~w~~ that are cut down will be removed no heavy machinery will not enter the wet soil
the work has minimal impact
and a few trees pruned.
We had 3 trees fall on our property already one fell on our gutter had to be replaced, two fell on our pool, pool had to be replaced. my concern is the power lines and house, when the trees are in full bloom they are very close to the power lines and house

B. Provide a narrative describing the alternatives to the proposal which have been considered, and state why these alternatives were rejected in favor of the requested activity. Attach drawings or diagrams which show the alternatives considered.

N/A

C. Steps taken to avoid or minimize impacts to wetlands and upland review area.

Will not remove stumps after trees have been cut

D. List any mitigation or enhancement measures if avoidance is not possible.

E. Provide a report from a qualified soil scientist. N/A

F. Describe the proposed erosion and sediment control plan. N/A

PLEASE ANSWER THE FOLLOWING STATEMENTS

8. **The applicant shall certify the following information by circling the appropriate word(s).**

   A. Traffic attributable to the completed project on the site (will/will not) use streets within an adjoining municipality to enter the site. **YES OR NO**

   B. Sewer or water drainage from the project site (will/will not) flow through and impact the sewage or drainage system of another municipality. **YES OR NO**

   C. Water run-off from the improved site (will/ will not) impact streets or other municipal or private property within another municipality. **YES OR NO**

9. **Complete the following section if the purpose of this application is to transfer, amend/ modify a previously issued permit:**

   A. Name of current permittee: N/A

   B. Agency number of existing permit: N/A

   C. Initiation date of existing permit: N/A

   D. Expiration date of existing permit: N/A

10. **Complete the attached D.E.E.P. reporting form.**

11. **The undersigned hereby consents to necessary and proper inspections of above referenced property by members or agents of the Inland Wetlands Agency at reasonable times, both before and after the permit in question has been acted upon by the Agency.**

Jeffrey Hills — 10-29-26

Signature of Property Owner — Date:

12. **The undersigned attest that the information supplied in the completed application is accurate, to the best of his or her knowledge and belief and is aware of the penalties for obtaining a permit through deception, inaccurate or misleading information.**

Jeffrey Hills — 10-29-26

Signature of Applicant — Date:

AFFIDAVIT

I, Jeffrey Grillo of, 147 Beach Ave Watertown Ct hereby depose and say:

1. That I am over the age of 18 and believe in the obligation of an oath;

2. That I am the joint owner of 147 Beach Ave, Watertown Ct

3. That I have an application pending before the Conservation Commission/ Inland Wetlands Agency which is subject to Section 9.4.a. to 9.4.i. of the Watertown Inland Wetlands and Watercourses Regulations concerning the posting of public hearing notices;

4. That I have fully complied with the regulation concerning posting of public hearing notices.

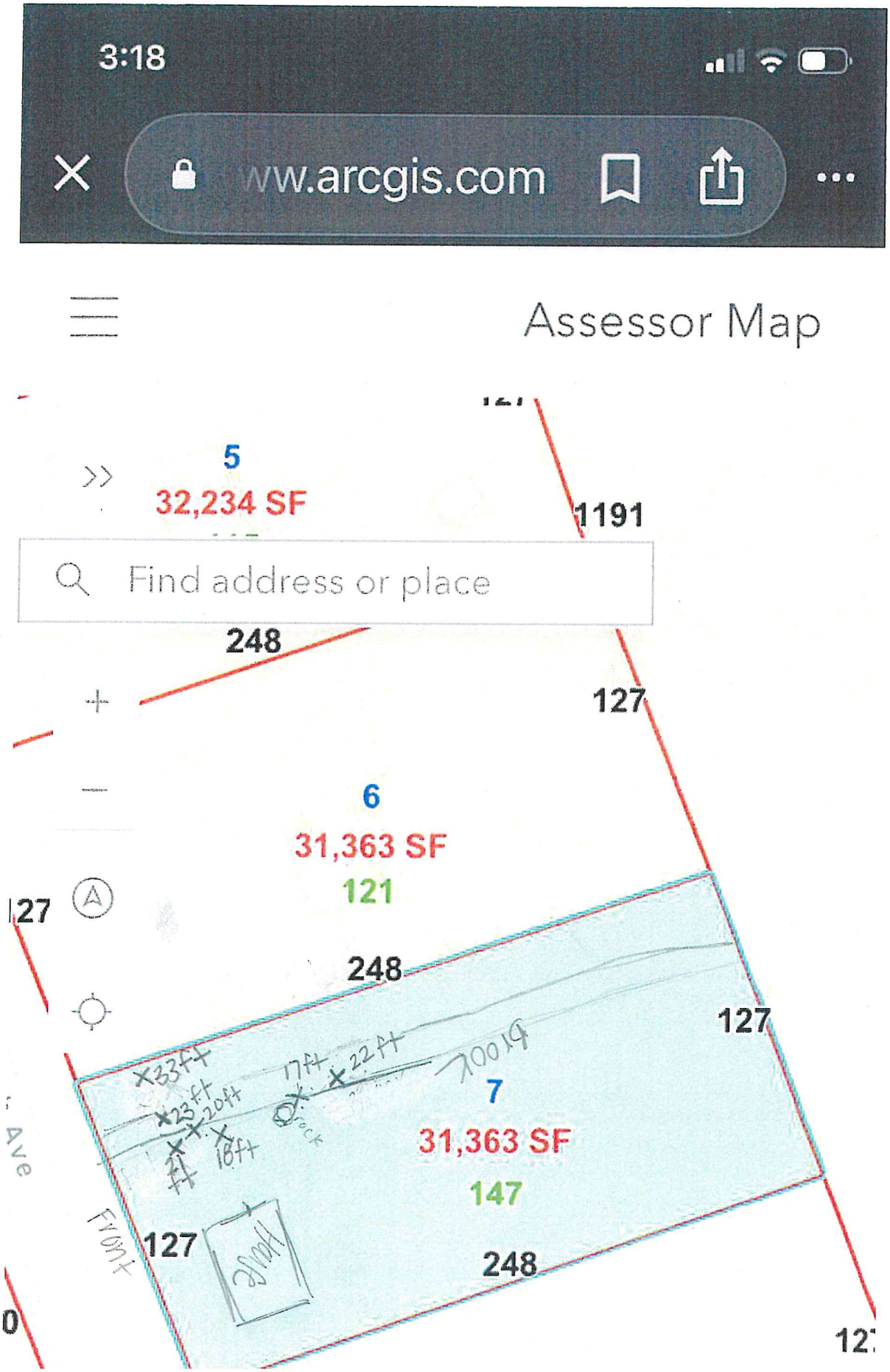
Subscribed and sworn to before me, this 2nd day of November, 20 26

Nicole Marie Grillo
Notary Public-Connecticut
My Commission Expires
June 30, 2030

Jeffrey Grillo
Applicant Name

Jeffrey Grillo
Applicant Signature

Nicole Marie Grillo
Commissioner of the Superior Court
Notary Public
My Commission Expires:


3:18
ww.arcgis.com
Assessor Map
Find address or place
5
32,234 SF
1191
248
127
6
31,363 SF
121
127
248
127
7
31,363 SF
147
127
248
0
Front
Ave

Town of Watertown Connecticut

Planning and Zoning, Zoning Board of Appeals,
Conservation Commission/Inland Wetland Agency
Watertown Municipal Center
61 Echo Lake Road
Watertown, CT 06795
Telephone: (860) 945-5266

Website: www.watertownct.org

SITE WALK/FIELD INSPECTION REQUIREMENTS

Dear Applicant/ Applicant Representative:

Please be advised that pursuant to Section 7 Article VII of the By-laws of Conservation Commission/ Inland Wetland Agency of Town of Watertown (the Agency) when the Agency determines that a field inspection/ site walk is appropriate, the Agency will set a time and place at the convenience of its members to gain on site knowledge of the proposed activities. The applicant or his agent/ representative, the design engineer and the Soil Scientist who delineated and flagged the wetlands/watercourses shall be present and the following shall be provided:

1. Adequate and safe access to the property

2. All wetlands and watercourses (permanent and intermittent) on the site shall be delineated and flagged by a certified Soil Scientist. Soil Scientist report shall be submitted with the application.

3. All building locations, access ways, onsite septic system locations and other regulated activities shall be marked on the site.

4. A copy of the proposed Site Plan shall be available on the site during the site walk/field inspection.

No testimony may be taken on the site walk/field inspection by the Commission.

Signature of Applicant: Jeffrey Drills **Date:** 10-28-26

Signature of Property Owner: Jeffrey Drills **Date:** 10-29-26

Inland Wetland Fee Schedule

Residential uses means activities carried out on property developed for permanent housing or being developed to be occupied by permanent housing.

Commercial and industrial uses means activities carried out on property developed for industry, commerce, trade, recreation or business or being developed to be occupied for such purposes, for profit or nonprofit.

An additional $60.00 State fee must be added to all application costs per Public Act 92-235 Section (4) enacted by the Connecticut State Legislature.

Other uses means activities other than residential, commercial or other industrial uses.

Permitted uses as of right	$0.00
No regulated uses	$35.00

REGULATED USES

Residential Uses

Single Lot	$125.00
Proposed Subdivisions Plus $50.00 per each proposed lot	$250.00

Commercial and Industrial Uses

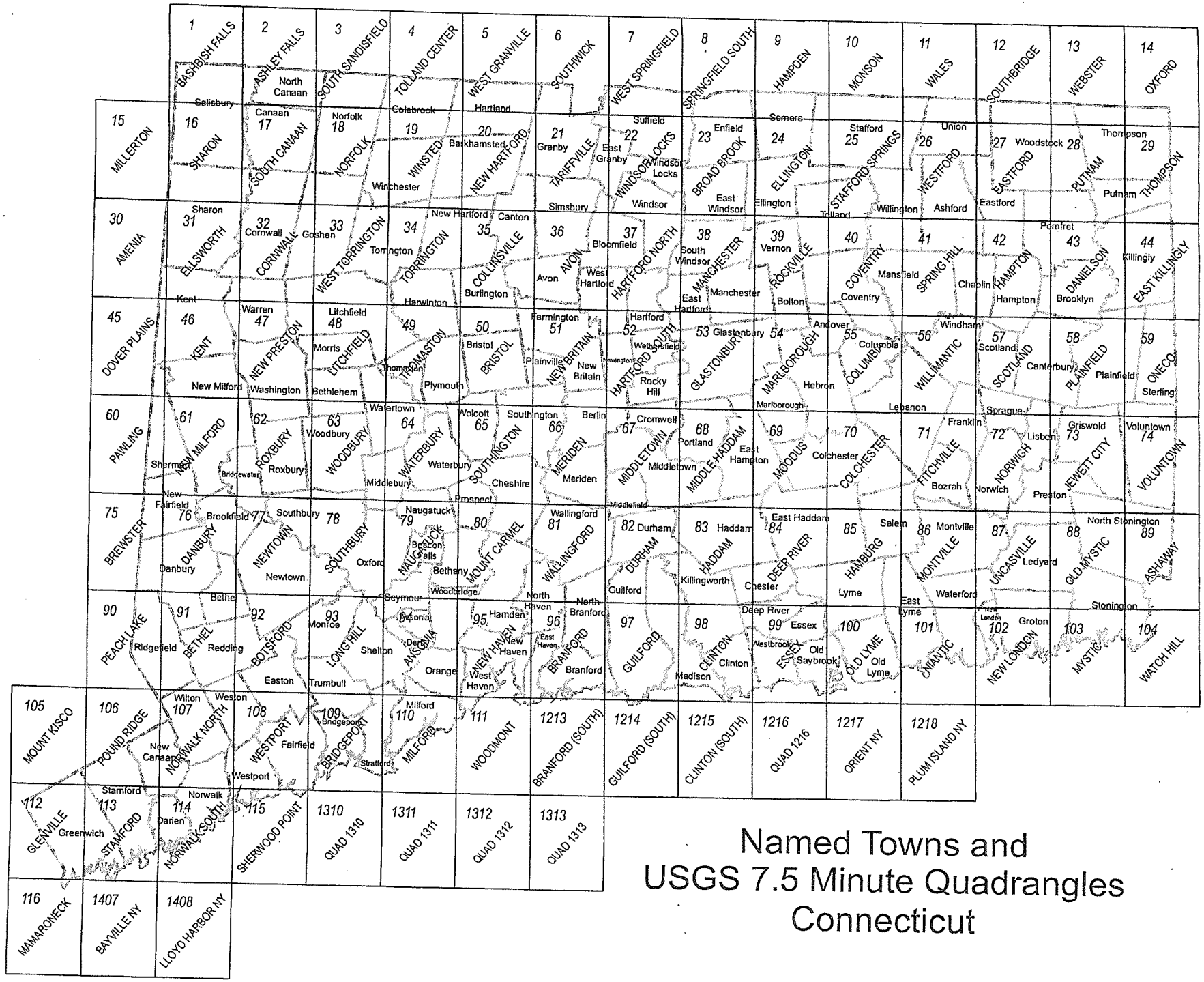
Regulated Area Plus $25.00 per acre of regulated area	$250.00
All other uses	$150.00
Significant Activity fee/ Public Hearing Fee	$350 .00
Map Amendment Petitions	$200.00 plus $25.00/acre
Modification of Previous Approval	$100.00 (Permit Approval)
Transferal of an Existing Permit	$50

No application shall be granted or approved by the Conservation Commission/ Inland Wetland Agency unless the correct application fee is paid in full or unless a waiver has been granted by the Conservation Commission/ Inland Wetland Agency pursuant to subsection 4.14 of the Town Fee Ordinance #09-20-93-134.

The application fee is not refundable. Fees shall be paid by either cash, check or creditcard.

All checks should be made payable to the 'Town of Watertown. Prior to holding a public hearing, the $350.00 significant activity fee (public hearing fee) must be paid to the Planning and Zoning Office prior to the public hearing being scheduled and advertised in the newspaper.

An application will be considered incomplete if all the required fees are not paid.



Named Towns and USGS 7.5 Minute Quadrangles Connecticut

INSTRUCTIONS FOR COMPLETING

THE STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM

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

PART I: Must Be Completed By The Inland Wetlands Agency

1. Choose the year and month the Inland Wetlands Agency took the action being reported. If multiple actions were taken regarding the same project or activity then multiple forms need to be completed.

2. Choose ONE code letter to describe the final action or decision taken by the Inland Wetlands Agency. Do NOT submit a reporting form for withdrawn actions. Do NOT enter multiple code letters (for example, if the same project or activity had both a permit issued and enforcement action, submit two forms for the two separate actions).

   A = A Permit Granted by the Inland Wetlands Agency (not including map amendments, see code D below)
   B = Any Permit Denied by the Inland Wetlands Agency
   C = A Permit Renewed or Amended by the Inland Wetlands Agency
   D = A Map Amendment to the Official Town Wetlands Map - or -
   An Approved/Permitted Wetland or Watercourse Boundary Amendment to a Project Site Map
   E = An Enforcement Action: Permit Revocation, Citation, Notice of Violation, Order, Court Injunction, or Court Fines
   F = A Jurisdictional Ruling by the Inland Wetlands Agency (activities "permitted as of right" or activities considered non-regulated)
   G = An Agent Approval pursuant to CGS 22a-42a(c)(2)
   H = An Appeal of Agent Approval Pursuant to 22a-42a(c)(2)

3. Check "yes" if a public hearing was held in regards to the action taken; otherwise check "no".

4. Enter the name of the Inland Wetlands Agency official verifying that the information provided on this form is accurate and that it reflects the FINAL action of the agency.

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

5. Enter the name of the municipality for which the Inland Wetlands Agency has jurisdiction and in which the action/project/activity is occurring.
   Check "yes" if the action/project/activity crosses municipal boundaries and enter the name(s) of the other municipality(ies) where indicated. Check "no" if it does not cross municipal boundaries.

6. Enter the USGS Quad Map name or number (1 through 115) as found on the Connecticut Town and Quadrangle Index Map (the directory to all USGS Quad Maps) that contains the location of the action/project/activity. USGS Quad Map information is available at: https://portal.ct.gov/-/media/deep/gis/resources/IndexNamedQuadTownpdf.pdf
   ALSO enter the four-digit identification number of the corresponding Subregional Drainage Basin in which the action/project/activity is located. If located in more than one subregional drainage basin, enter the number of the basin in which the majority of the action/project/activity is located. Town subregional drainage basin maps can be found at UConn CLEAR's website: https://media.clear.uconn.edu/data/watershed_maps/index.htm (no roads depicted) or at CTECO: http://www.cteco.uconn.edu/map_catalog.asp (depicts roads, choose town and a natural drainage basin map).

7. Enter the name of the individual applying for, petitioning, or receiving the action.

8. Enter the name and address or location of the action/project/activity. Check if the action/project/activity is TEMPORARY or PERMANENT in nature. Also provide a brief DESCRIPTION of the action/project/activity. It is always best to provide as much information as possible (for example, don't state "forestry," provide details such as "20 acre forest harvest, permit required for stream crossing.")

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

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

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

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

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

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

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

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

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

Connecticut Department of
ENERGY & ENVIRONMENTAL PROTECTION

GIS CODE #: _ _ _ _ _ _ _ _ _ _
For DEEP Use Only

79 Elm Street • Hartford, CT 06106-5127 www.ct.gov/deep Affirmative Action/Equal Opportunity Employer

Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete this form in accordance with the instructions on pages 2 and 3 and mail to:
DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3rd Floor, Hartford, CT 06106
Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

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

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

5. TOWN IN WHICH THE ACTIVITY IS OCCURRING (print name): Watertown
   does this project cross municipal boundaries (check one)? yes ☐ no ☒
   if yes, list the other town(s) in which the activity is occurring (print name(s)): _____, _____
6. LOCATION (see instructions for information): USGS quad name: _____ or number: 64
   subregional drainage basin number: _____
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Jeffrey Grillo
8. NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): 147 Beach Ave, Watertown Ct
   briefly describe the action/project/activity (check and print information): temporary ☐ permanent ☒ description: _____
9. ACTIVITY *PURPOSE* CODE (see instructions - one code only): A
10. ACTIVITY *TYPE* CODE(S) (see instructions for codes): 12, _____, _____, _____
11. WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):
    wetlands: 0 acres open water body: 0 acres stream: 0 linear feet
12. UPLAND AREA ALTERED (must provide acres): 0 acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0 acres

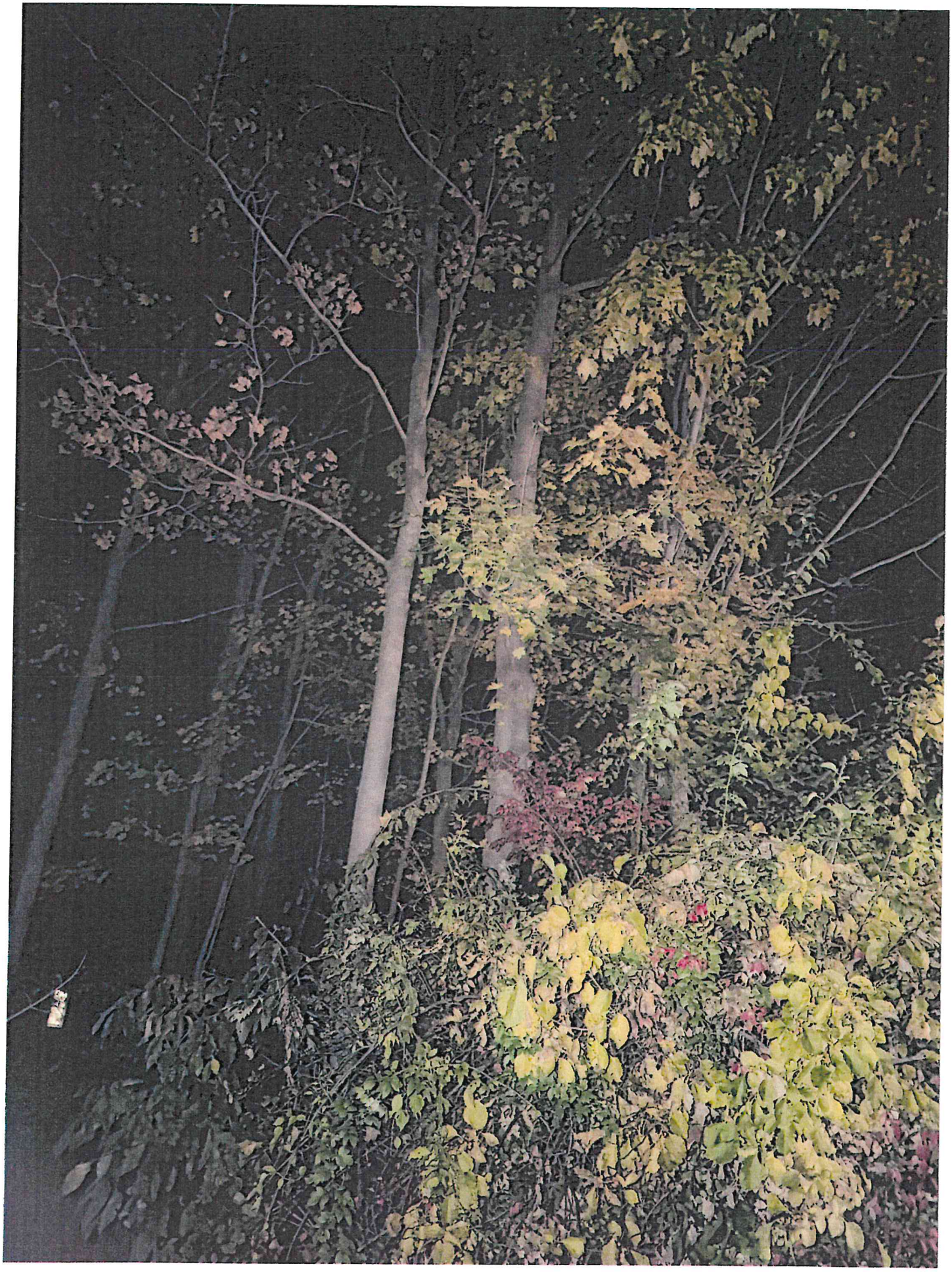
DATE RECEIVED:

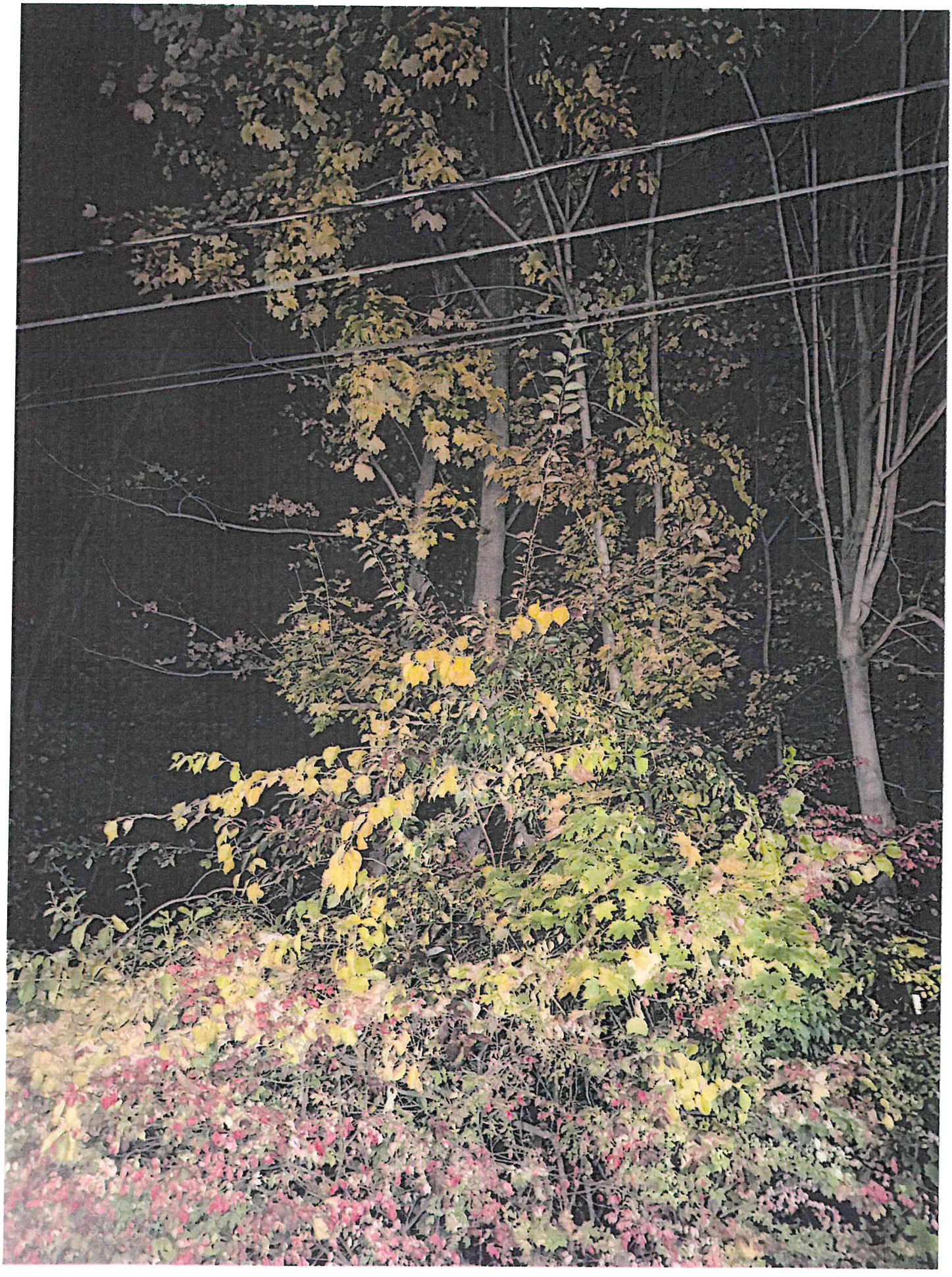
PART III: To Be Completed By The DEEP

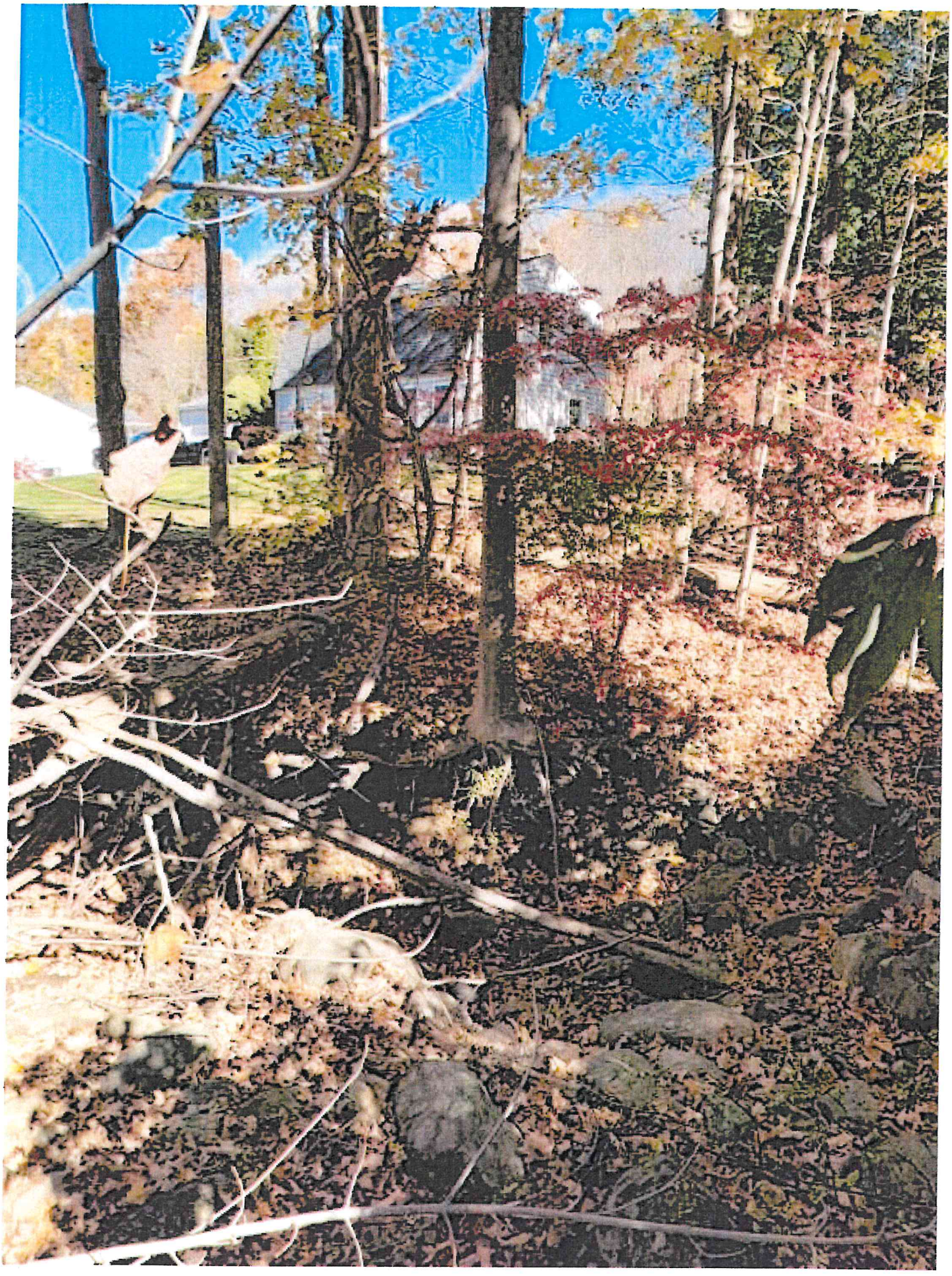
DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO

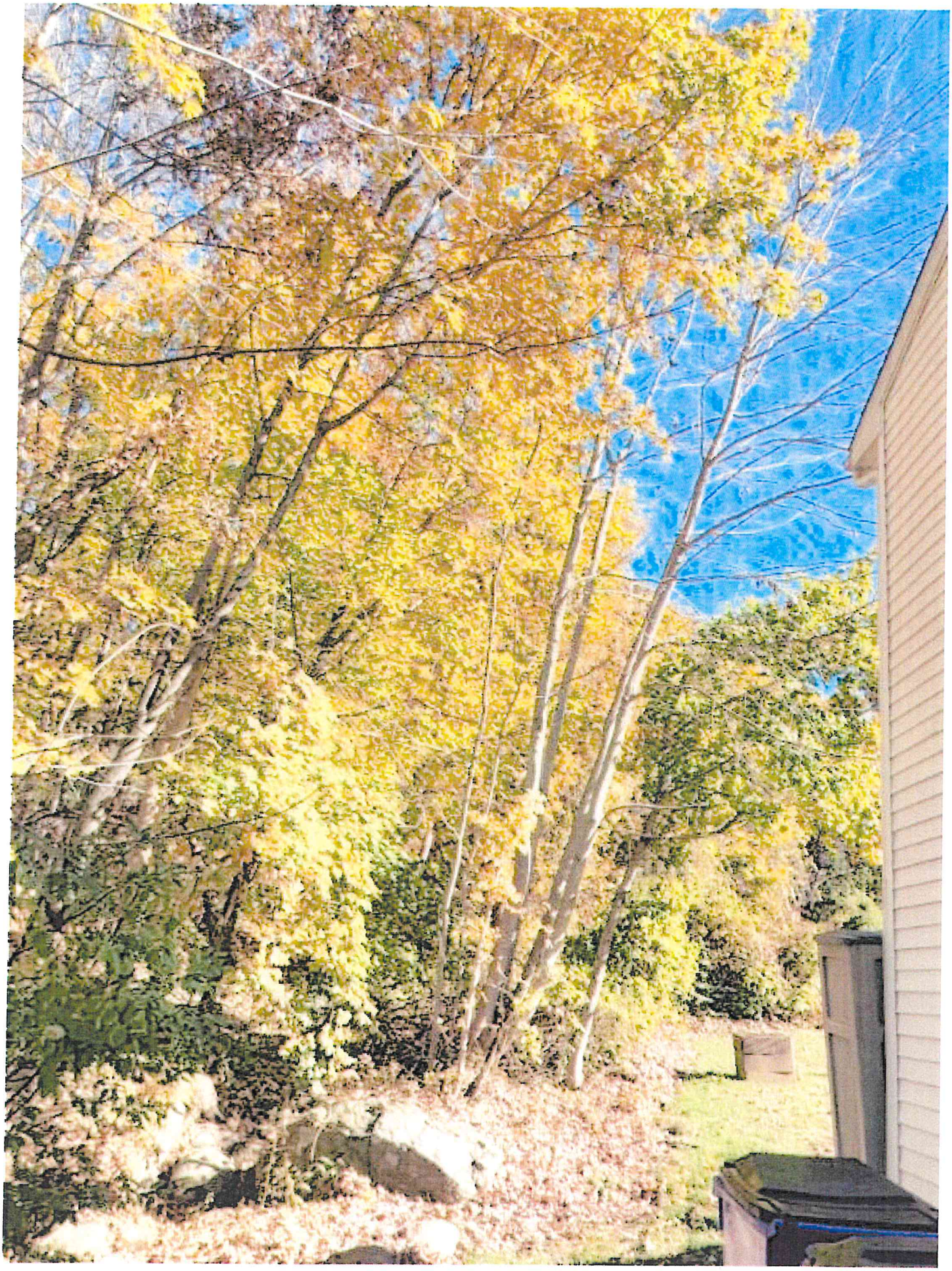












INCORPORATED 1780

TOWN OF WATERTOWN

Land Use Office

Planning & Zoning Commission Zoning Board of Appeals Conservation Commission / Inland Wetlands Agency

Watertown Municipal Center 61 Echo Lake Road Watertown, CT 06795
Tel (860) 945-5266 www.watertownct.org

To: Conservation Commission Inland Wetland Agency
From: Spencer Musselman, Administrator For Land Use
Date: November 4, 2026
Subject: Conservation Commission Inland Wetland Agency Meting Dates for ` Calendar Year 2027

The following are proposed Conservation Commission Inland Wetland Agency meeting dates for calendar year 2027. Meetings will be held in the Watertown Town Hall, Town Council Chambers, 61 Echo Lake Road, Watertown, CT at 6:30PM.

January 14, 2027
February 11, 2027
March 11, 2027
April 8, 2027
May 13, 2027
June 10, 2027
No Meeting in July, 2027
August 12, 2027
September 9, 2027
October 14, 2027
November 11, 2027
December 9, 2027

INCORPORATED 1780

TOWN OF WATERTOWN

Land Use Office

Planning & Zoning Commission · Zoning Board of Appeals · Conservation Commission / Inland Wetlands Agency

Watertown Municipal Center · 61 Echo Lake Road · Watertown, CT 06795
Tel (860) 945-5266 · www.watertownct.org

TO	Members of the Watertown Town Council
FROM	Conservation Commission / Inland Wetlands Agency
DATE	October 29, 2026
SUBJECT	Letter of Support — Ban on Rodenticide Use on Town-Owned Property

Dear Members of the Town Council:

At its October 8, 2026 regular meeting, the Conservation Commission / Inland Wetlands Agency heard a presentation by Cassandra McKenna and Jay Markwell on the environmental harm caused by rodenticides. The Commission then voted unanimously to recommend that the Town Council adopt the proposed Rodenticide Control Plan and ban rodenticide use on all Town-owned property.

Rodenticides harm far more than rodents. Poisoned rodents become easy prey for owls, hawks, foxes, and bobcats, which accumulate the toxins and can die as a result. Pets and other wildlife can also eat bait directly. These predators provide natural, no-cost rodent control, and many live along the wetlands and watercourses that border Town parks, open space, and facilities.

Connecticut has recognized this risk. Since January 1, 2026, a state license has been required to purchase second-generation anticoagulant rodenticides. A Town ban would go further and remove these products from Town property entirely, and other communities, including Newtown, are pursuing similar measures. Sanitation, exclusion, and trapping remain effective alternatives.

The Commission respectfully recommends that the Town Council adopt the Rodenticide Control Plan, banning rodenticide use on all Town-owned property by Town departments and contractors alike. Please let me know if you have any questions or would like more information.

Respectfully,

Spencer Musselman, CZEO
Land Use Administrator

cc: M. Raimo, Town Manager
N. Dalton, Chairman, CCIWA
C. McKenna

CONNECTICUT FEDERATION OF PLANNING & ZONING AGENCIES
QUARTERLY NEWSLETTER

Fall 2026 Volume XXX, Issue 4

CHANGE FROM NONCONFORMING HEMP OPERATION TO CANNABIS UPHELD BY COURT

The issue of whether the cultivation and processing of cannabis was a lawful continuation of the nonconforming cultivation and processing of hemp was answered in the affirmative by a Superior Court judge. The zoning board of appeals had reached the opposite conclusion based upon the reasoning that since Connecticut law treated hemp and cannabis differently, then the change of processing and cultivating hemp to cannabis would amount to a change of use.

The property in question had been used for the manufacture of tobacco products, a use no longer permitted at the site. When the use of the property was changed to the cultivation and processing of hemp, the town's zoning enforcement officer found this to be a continuation of the existing nonconforming tobacco activity. An opposite finding was made when the change was to be from hemp to cannabis.

The court found that the zoning board's sole reliance on the different treatment the law applied to cannabis and hemp was an insufficient basis to find that the processing and cultivation of cannabis could not be a lawful extension of the existing nonconforming use. Instead, the board should have determined whether the change from hemp to cannabis changed the character of the use. In this case, the processing was identical except that the end product would have a differing concentration of THC. *Lasa Extract LLC v. Zoning Board of Appeals, 355 Conn. 426 (2026).*

WHAT IS A MATERIAL CHANGE OR INTENSIFICATION OF USE

A zoning permit was approved to allow for certain changes to an approved special exception use. The permit holder wanted to make some interior changes to a building on the property. Neighbors appealed the issuance of the permit to the zoning board of appeals on the issue of whether the zoning permit violated a condition of approval for the special exception. This condition stated that 'there shall be no material change to the approved use or intensification of any use'.

On appeal, the question before the court was whether the changes allowed by the zoning permit resulted in an intensification or material change to the use approved by the special exception. The court refused to apply the legal analysis for whether a nonconforming use had expanded or intensified. The reason was that a nonconforming use is a use not permitted by the zoning regulations while a special exception use is an approved use. This resulted in a less strict analysis.

For purposes of determining whether a special exception use had

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CONNECTICUT FEDERATION OF PLANNING & ZONING AGENCIES
QUARTERLY NEWSLETTER
Fall 2026 Volume XXX, Issue 4

materially changed or intensified, the court applied the standard that for there to be a material change, the change in use must be significant to such a degree that the commission would change its mind as to whether it would approve the special exception. Similarly, intensification is equated to mean growing stronger.

Interior changes to a building did not amount to a material change or intensification as the type of use would not change. For example, the number of people working at the building would not increase. *Markatos v. Zoning Board of Appeals, 355 Conn. 143 (2026).*

APPLICANT CANNOT ALWAYS BE REQUIRED TO PAY COMMISSION'S ATTORNEY FEES

Connecticut General Statutes Sec. 8-1c provides that a municipality can establish a schedule of fees for the processing of land use applications. This fee schedule is established by ordinance and can require an applicant to pay the reasonable fees for consultants with land use expertise hired by the land use agency. The question raised in this case was whether the commission's attorney qualified as a consultant with land use expertise so that the applicant could be required to pay his fees.

Without evidence that there were any legal issues presented to the commission which required his legal expertise, the attorney's fees fell outside of this statute and the municipal fee ordinance. The application before the commission concerned a special permit for a home occupation. The legal issue presented by the application could have been addressed by the commission and its staff in the court's opinion. *Sherman Building Design LLC v. Planning & Zoning Commission, DBD-CV-25-6055215 (7.16.2026).*

TIME-TESTED INTERPRETATION OF REGULATONS

The owner of a nonconforming private golf club sought approval to construct tennis courts on its property. The applicable zoning regulation stated in part that permitted uses included unilluminated tennis, basketball and other outdoor sports courts. The application was denied by the Commission based on its long-held interpretation of this regulation that tennis courts, as well as other listed permitted uses such as swimming pools, patios, generators and accessory buildings are only permitted as accessory uses to a permitted use. Since the golf course was a nonconforming use, the application was denied.

On appeal, the Court found that the Commission's interpretation of the zoning regulations whereby certain listed uses were permitted solely as accessory uses to a permitted use followed long standing policy of the Commission. When reviewing a land use agency's application of a zoning regulation, courts afford considerable weight to a board's

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CONNECTICUT FEDERATION OF PLANNING & ZONING AGENCIES
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Fall 2026 Volume XXX, Issue 4

reasonable time-tested interpretation of a zoning regulation. *Washington Club Inc. v. Zoning Commission, LLI-CV-25-6040494 (4.27.26).*

REDUCTION IN NONCONFORMITY MAY NOT JUSTIFY VARIANCE

It has been long established that the reduction of a nonconforming use to a less nonconforming use constitutes an independent ground for granting a variance. This includes the situation when the overall nonconforming nature of a property would be reduced. Doubt has now been imposed on this rule.

An application for 6 variances was approved by a zoning board of appeals on the basis that the overall nonconforming characteristics of the property would be reduced. Older nonconforming structures would be removed and replaced by new structures, such as a swimming pool, that while nonconforming as to location were more in conformity with setback requirements than the old structures.

In reviewing this decision on appeal, the Court ruled that since the new structures created new nonconformities, the variances could only be approved upon a showing of unusual hardship. This decision has been appealed to the Appellate Court. *Connecticut River Gateway Commission v. Zoning Board of Appeals, MMX-CV-24-6042449.*

BUILDING PERMIT VALID FOR 9 YEARS

A Superior Court confirmed that any open building permit 9 years old or older is deemed closed pursuant to Connecticut General Statutes Sec. 29-265(c). Prior to the enactment of this law, a building permit could remain open indefinitely provided that work under the permit was not stopped for a continuous period of 180 days. *Lunney v. Palkimas, FST-CV-23-6061948 (3.31.26).*

ANNOUNCEMENTS

Workshops

Four hours of Commissioner training must be completed once every four years or once each term of a commissioner. At the price of $185.00 per session for each agency attending, our workshops are an affordable way for your board to 'stay legal'. **Email us at contact.cfpza@gmail.com to schedule a workshop.**

ABOUT THE EDITOR

Steven Byrne is an attorney with an office in Farmington, Connecticut. A principal in the law firm of Byrne & Byrne LLC, he maintains a strong focus in the area of land use law and is available for consultation and representation in all land use matters both at the administrative and court levels.

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contact.cfpza@gmail.com

BOOK ORDER FORM

Name of Agency: _____

Person Making Order: _____

Address: _____

_____

Purchase Order No.: _____

"PLANNING AND ZONING IN CONNECTICUT"
at $ 35.00 each for members Copies _____ $ _____
at $ 40.00 each for nonmembers

"CONNECTICUT ZONING BOARD OF APPEALS"
at $ 30.00 each for members Copies _____ $ _____
at $ 35.00 each for nonmembers

"WORKSHOP BOOKLETS" at $12.00 each for members & $16.00 each for nonmembers

Planning & Zoning Commissions	Copies _____	$ _____
Zoning Board of Appeals	Copies _____	$ _____
Inland Wetlands & Watercourses	Copies _____	$ _____
Historic District Commissions	Copies _____	$ _____

TOTAL DUE: $ _____

Please make check payable to:
Connecticut Federation of Planning & Zoning Agencies

CONNECTICUT FEDERATION OF
PLANNING & ZONING AGENCIES
P.O. Box 1065
270 Farmington Avenue
Farmington CT 06034



Watertown Planning & Zoning Commission
61 Echo Lake Road
Watertown, CT 06795

Town of Watertown Connecticut
Conservation Commission/ Inland Wetland Agency
Watertown Municipal Center
61 Echo Lake Road
Watertown, CT 06795
(860) 945-5266
www.watertownct.org

7-13

Conservation Commission / Inland Wetland Agency
Town of Watertown, Connecticut

Application for Permit

Permit Application Number: CCIWA2026-41

Property location: 224 Loxley Dr. Watertown, CT 06795

INSTRUCTIONS

All applicants must complete Section 1 of this application form for preliminary review. If the Agency determines that the activity described constitutes a significant activity in accordance with the definition provided in Section 2.1 of the Regulations, then a public hearing shall be scheduled, and additional information requested. In addition to the information supplied in Section 1, the applicant may submit any other supporting documents or facts which may assist the commission in its evaluation of the proposal. Incomplete applications will be rejected by the commission.

1. **Name of Applicant:** David Aurigemma
   Business or Home Address: 224 Loxley Dr. Watertown, CT 06795
   Telephone #: 203-509-3714 Mobile#: ← Same
   Email: david@regencyhomesct.com

2. **Applicant's Interest in Land:**
   (X) Owner ( ) Lessee ( ) Contract Purchases ( ) Other – Please Describe

3. **Name of Property Owner:** David Aurigemma
   Address: 224 Loxley Dr, Watertown, CT 06795
   Telephone #: _____ Mobile 203-509-3714
   Email: _____ ← Same

. numbers consistent with the ecological balance of the area.

The Grantor reserves to himself, his heirs and assigns, the following rights in the Protected Property:

1. To continue the use of the Protected Property for all purposes not inconsistent with this Conservation Restriction;

2. To cut dead trees, brush and underbrush, to clear or restore forest cover damaged or disturbed by fire, wind or other natural forces, to gather and use dead wood and with the express written consent of the Grantee, to prune and selectively thin trees;

3. To provide screening by the planting of trees, provided such trees shall be limited to varieties consistent with the habitat; and

The Grantor agrees that the terms, conditions, restrictions, and purposes of this Conservation Restriction will be inserted by the Grantor in any subsequent deed, or other legal instrument, by which the Grantor divests himself of either the fee simple title to or his possessory interest in the Protected Property.

The grant of this Conservation Restriction shall not change the character of private ownership of the Protected Property and the public shall have no right to use the same, unless otherwise permitted by law.

The foregoing reserved rights shall be exercisable not only by the Grantor, but where appropriate, by all of those persons owning property interests derived by grant from the Grantor.

The grant of this Conservation Restriction shall in no way grant anyone other than the parties and their heirs, successors and assigns, the right to enter the Protected Property for any purpose.

If the Protected Property or any part thereof shall be taken by condemnation, this Conservation Restriction shall terminate automatically as to that property taken, so that the Grantor, his successors and assigns, may be as fully compensated as though this Conservation Restriction had never been granted.

The Grantee may enter the Protected Property at all reasonable times for the purpose of inspecting the Protected Property to determine compliance with the terms thereof.

The Grantor, for himself and his heirs and assigns, agrees to pay any real estate taxes for assessments levied by competent authorities on the Protected Property and to maintain the Protected Property.

TO HAVE AND TO HOLD the granted and bargained Conservation Restriction,

and its appurtenances, to the Grantee and to its successors and assigns forever, to its and their own use and benefit.

IN WITNESS THEREOF, Grantor has executed this instrument on the 23rd day of March, 2005.

Signed and delivered
In the presence of:

Franklin G. Pilicy

Deborah Major

GRANTOR:

MARK LOVLEY, PRESIDENT
LOVLEY DEVELOPMENT, INC.

STATE OF CONNECTICUT)
) ss. Watertown March 23, 2005
COUNTY OF LITCHFIELD)

On this the 23rd day of March, 2005, before me, the undersigned officer, personally appeared Mark Lovely, who acknowledged himself to be the President of the Lovely Development, Inc., a Connecticut corporation, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by himself as such officer.

Franklin G. Pilicy
Commissioner of the Superior Court
~~Notary Public~~
~~My commission expires~~

WATERTOWN, CT
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