TOWN OF WATERTOWN
CONSERVATION COMMISSION & INLAND WETLANDS AGENCY
REGULAR MEETING AGENDA
Thursday September 10, 2026 at 6:30 p.m.
Planning and Zoning Conference Room
61 Echo Lake Road

1. **CALL TO ORDER & ROLL CALL**
2. **PUBLIC PARTICIPATION**
3. **APPROVAL OF MINUTES**

   Regular Meeting – August 13, 2026
4. **PUBLIC HEARINGS**
5. **PENDING APPLICATIONS**

   a. **App #2026-19 – Daddona – Thomaston Road** – Construction of a mixed-use structure with associated parking, drainage, and utility connections. MBL# 072-087-09C. *Received 8/13/26*

   b. **App 2#026-23 – Misiolek – 121 Beach Avenue** – Tree removal within upland review area. MBL# 089-42A-006. *Received 8/13/26 Sitewalk held 8/29/26*

   c. **App #2026-12 – Soliwocki – 250 Old Baird Road** – Three (3) lot re-subdivision. MBL# 107-013-032 *Received 8/13/26 Sitewalk held 8/29/26*

6. **NEW APPLICATIONS & REQUESTS**

   a. **Jurisdicational Ruling -555 Northfield Road – Mucciacciaro** – Creation of 2 farm roads across Smith Pond Brook for access of animals to pasture/wetland land.

   b. **Application #2026 – 555 Northfield Road – Mucciacciaro** – Stumping of trees within wetlands, and planting of alfalfa grass for animals. *Received 9/2/26 Sitewalk held 8/29/26*

7. **COMMUNICATION & BILLS**

8. REPORTS

a) Agent Approvals

a. App #2026-30 – Town of Watertown – Construction of a handicap ramp and sidewalk located at 311 Falls Ave, Oakville, CT

b. App #2026-31 – Burr Hall Farm - Construction of a farm stand located at 288 Aunt Olive Road, Watertown, CT

c. App #2026-21 – Miko – Construction of a patio at 54 Rockdale Ave, Oakville, CT

9. PUBLIC PARTICIPATION

10. ADJOURNMENT

- ***Next Meeting Date: October 8, 2026***

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

9/16/2026

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, August 13, 2026, 6:30 p.m.
Watertown Town Hall, Town Council Chambers
61 Echo Lake Road

1. **CALL TO ORDER & ROLL CALL**

Chairman Ned Dalton called the meeting to order at 6:30pm and took attendance.

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

Members Absent: T. Murphy, M. Jedd Jr., A. Lampart

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

Appointment of Alternates: J. Noyd was seated for T. Murphy

2. **PUBLIC PARTICIPATION**

- Andrew Quirk and Mark Lovley – Turnberry Estates: Discussed issues concerning the Turnberry subdivision project due to the large amount of rain this summer. The presenters listed the ways they were working to prevent water and silt from leaving the site including, extra berms, temporary detention basins, seed matting, and more.

3. **APPROVAL OF MINUTES**

   a. Regular Meeting – April 9, 2026
   b. Regular Meeting – May 14, 2026
   c. Regular Meeting- June 11, 2026

J. Polletta moved to accept and approve the April, May, and June regular meeting minutes. J. Noyd seconded and the motion to accept and approve carried unanimously.

4. **PUBLIC HEARINGS:** None.

5. **PENDING APPLICATIONS**

   a. **App #2026-15 – Mottillo – Stonybrook Lane –** Construction of a single-family home and associated site development within upland review area. MBL# 014-26C-001. *Received 6/11/26. Site walk held August 13, 2026 5:30pm*

Severino Bovino, P.E., was present for the application along with applicant Lisa Motillo. S. Bovino presented plans to the Commission that were updated to reflect changes requested by the Town Engineer at the last meeting. An existing conservation easement exists surrounding the wetlands with a 25 ft buffer. Due to concerns about future clearing near the wetlands the commission requested a 2' tall farm stone wall be constructed at the limit of disturbance, to which S. Bovino agreed.

L. Cavallo moved to approve application #2026-15 with standard conditions, and that a farm stone wall be constructed at the limit of disturbance, and that the plan be reviewed by the town engineer subject to his comments. J. Noyd seconded and the motion to approve carried unanimously.

6. NEW APPLICATIONS & REQUESTS

a. **App #2026-19 – Daddona – Thomaston Road –** Construction of a mixed-use structure with associated parking, drainage, and utility connections. MBL# 072-087-09C.

Robert Green, P.E., was present for the application along with the applicant John Daddona and gave a presentation on the proposal to construct a mixed-use development. A previously approved subdivision plan for the property showed a potential building sited on the property. This design was modified by the applicant to lessen impact to the wetlands. Proposed on site underground detention basin will be connected to stormwater infrastructure in the roadway. B. Green responded to concerns about up-gradient stormwater discharge raised by C. Palmer that these calculations were taken into consideration when designing the on-site drainage system. The application proposes crossing the western wetlands on site with a sewer line. The wetlands to the east of the development will be increased through the site's drainage infrastructure.

C. Palmer made a motion to accept and table application #2026-19 to the September 11, 2026, meeting. L. Cavallo seconded and the motion to accept and table carried unanimously.

b. **App #2026-21 – Miko – 54 Rockdale Avenue –** Installation of a 24'x26' permeable paver patio behind existing dwelling. MBL# 123-200A-007.

Geoffery Miko was present for the application to install a pervious patio behind his home. After discussion the Commission agreed that an impervious patio would be more cost effective for the applicant and wouldn't have any impact on the wetlands and as such would allow the applicant, G. Miko, to decide what material he would like to use for the patio's construction. A permit for a garage addition was approved by the Commission earlier in the summer for G. Miko and this work will be done adjacent to

the garage addition build. Commissioners agreed that due to the project's small scale and lack of impact on the wetlands that an agent determination would be prudent.

C. Palmer moved to have C. Natusch issue an agent determination for application #2026-21. L. Cavallo seconded and the motion to issue an agent determination carried unanimously.

c. **App 2026-23 – Misiblek – 121 Beach Avenue –** Tree removal within upland review area. MBL# 089-42A-006.

Kimberly Misiblek was present for the after-the-fact application. K. Misiblek informed the commission that over 30 trees have been cut down as they were a danger to her home and property. The stumps farther from the wetlands were removed with a stump grinder while those closer in proximity were left in the ground.

C. Palmer made a motion to accept and table the application to the September 11, 2026, meeting and to hold a site walk before the next meeting, date to be determined. L. Cavallo seconded and the motion to accept and table carried unanimously.

d. **App 2026-12 – Soliwocki – 250 Old Baird Road –** Three (3) lot re-subdivision. MBL# 107-013-032

Attorney Franklin Pilicy and applicant Mark Soliwicki were present for the application and gave an overview of the proposal to re-subdivide 250 Old Baird Road into 3 parcels. Commissioners asked questions regarding the wetland's disturbance to Lot B. F. Pilicy stated that due to slope of the site, other driveway locations for Lot B might cause more disturbance to the wetlands. P. Bunevich raised concerns that the existing property's access is a driveway and not a town accepted road therefore the application couldn't meet frontage requirements for the new lots. F. Pilicy responded and submitted a letter that he claimed proved that the accessway is a town accepted road. Staff will research this ahead of the next meeting and S. Musselman stated that this is a planning and zoning requirement that will have to be settled during the re-subdivision application with the PZC. The Commission determined the proposed 3-lot re-subdivision to be a significant activity and as such a public hearing will be required.

C. Palmer moved to accept the application and set a public hearing for application #2026-12 for the September 11, 2026, meeting and that a site walk be scheduled prior to the next meeting, date to be determined. L. Cavallo seconded and the motion to accept the application and set a public hearing carried unanimously.

e. **567 Sunnyside Avenue – Nygren –** Request for a Jurisdictional Ruling for the construction of an addition to an existing barn for agricultural use within an upland review area. MBL# 136-099-09A.

Ricardo Elder was present for the discussion and explained that the request is actually for the construction of a new 30' x 40' barn in the back pasture and a 10' x 40' addition to the existing barn. R. Elder also shared the issues that his property faces from stormwater runoff from Sunnyside Avenue and litter that makes the wetlands toxic to his horses. A separate application has been filed for the pond and drainage watercourse reclamation to address these concerns; this work is not permissible under a jurisdictional ruling and requires a full permit from the Commission.

C. Plamer moved to approve the request for a jurisdictional ruling for the construction of a new 30' x 40' barn in the back pasture and a 10' x 40' addition to the existing barn at 567 Sunnyside Avenue. L. Cavallo seconded and the motion to approve carried unanimously.

f. **702 Woodbury Road – Young's Farm** – Request for a jurisdictional ruling for the re-construction of a barn for agricultural use within an upland review area. MBL# 096-009-009.

No representative was present for Young's Farm. The request is for a jurisdictional ruling for the re-construction of a barn that was lost in a fire within the upland review area.

C. Palmer moved to approve the request for a jurisdictional ruling for 702 Woodbury Road. L. Cavallo seconded and the motion to approve carried unanimously.

g. **Notice of Violation – 555 Northfield Road – Mucciacciaro** – Alleged conduct of un-permitted activities within a regulated area including the removal of vegetation and infill of sediment.

Matthew Mucciacciaro informed the commission he was unaware he needed wetlands permit to do earth work activities within the wetlands to make more area for his farm. He was informed, by staff, that he would need to submit an after-the-fact wetlands application for the next meeting.

C. Palmer moved to schedule a site walk for 5:30 p.m. before the September 11, 2026, regular meeting on the after-the-fact activity within a regulated area. L. Cavallo seconded and the motion carried unanimously.

C. Palmer moved to add an agenda item **6.h.** for *App 2026-24 – Nygren – 567 Sunnyside Avenue - Application to reclaim a skating pond and roadway drainage watercourse with the installation of a culvert pipe for conversion to horse pasture.* L. Cavallo seconded and the motion to add item **6.h.** carried unanimously.

h. **App 2026-24 – Nygren – 567 Sunnyside Avenue** – Application to reclaim a skating pond and roadway drainage watercourse with the installation of a culvert pipe for conversion to horse pasture. MBL# 136-099-09A.

Ricardo Elder was present again for the application and gave a brief overview of the properties history and reasoning for requesting the application. The Commission discussed that they understood the reasons why R. Elder would like to reclaim and convert this area into horse pasture, that they felt the application was incomplete and would require an engineered plan and description of methodology and materials proposed to be used (i.e. pipe size, etc.). S. Musselman noted that the applicant has also considered just adding a culvert to a section of the watercourse to allow for roadway access to the back pastures and could re-file for this proposal as a jurisdictional ruling. This would not permit the reclamation of the entire area as proposed by this application.

J. Polletta moved to deny the application without prejudice and waive the fee for a potential subsequent application re-filing. L. Cavallo seconded and the motion to deny without prejudice carried unanimously.

7. **COMMUNICATION & BILLS:** None.

8. **REPORTS**

a. **Open Wetland Applications**

C. Natusch prepared a list of the currently open wetland applications as requested by the Commission at the last meeting. C. Palmer asked the Commission to discuss the ongoing erosion and sedimentation control issues at the Turnberry Estates development. The Commission directed staff to ask for a 3rd party engineering review of Phase III to determine compliance with the approved plans and to develop a recommendation by this engineering report to establish additional E&S controls during construction and post site stabilization. Commissioners also asked staff to prepare a report on their activities and any costs to the Town crews that have occurred from cleaning up after rainstorms. The 3rd party engineering report will need be submitted to the Commission at the September 11, 2026, meeting at the developers' cost. Commissioners initially discussed calling the project's bond and revoking its permit but ultimately decided to wait until the September meeting to allow for the developer to address site conditions.

C. Palmer moved to request the developer to obtain a 3rd party engineering report and to appear before the Commission at the September meeting for further discussion. A staff report from Land Use and Engineering / Public Works was also requested. L. Cavallo seconded and the motion carried unanimously.

9. PUBLIC PARTICIPATION: None.

10. ADJOURNMENT

J. Polletta moved to adjourn at 8:59 p.m. L. Cavallo seconded and the motion to adjourn carried unanimously.

- ***Next Meeting Date: September 11th, 2026***

Respectfully submitted,

Spencer Musselman, CZEO
Land Use Administrator
Town of Watertown

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: _____

Property location: 800 Thomaston Road 72/87/9C

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:** John Daddona Jr.
   Business or Home Address: 7 Beal Dr.
   Southington, Conn. 06489
   Telephone #: _____ Mobile#: 203-985-5622
   Email: jmdaddona@gmail.com

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

3. **Name of Property Owner:** 720 Thomaston Road LLC
   Address: 7 Beale Street
   Spouthington, Conn. 06489
   Telephone #: _____ Mobile 203-985-5622
   Email: jmdaddona@gmail.com

4. **Name of Authorized Agent:** John Daddona Jr.
Address: 7 Beal Dr.
WSouthington, Conn. 06489
Telephone #: _____ Mobile 203-985-5622
Email: jmdaddona%gmail.com

5. **Property owner's consent to the activities proposed in this application:**
John Daddona Date: 7/13/26

6. **Geographical Location of subject property:**
U.S. Route 6, 1,500 ft northeast of Buckingham Street

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.

1. Proposal to construct a mixed use structure with associated parking, required drainage and utility connections. for further description, see Project Description in the Drainage Report..

2. Area of wetlands-0.19 Ac. Area of Wetlands Disturbed-0.02 Ac. Area of Activity within ~~100'~~ 150' Bufffer-0.62 Ac. Area of Wetlands Created-0.15 Ac. Nearest Activity to Wetlands -0 Ft.

3. Activity within wetlands, trench excavation for sanitary sewer lateral installation to existing sewer main

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.

1. Alternative considered is a septic system. Not feasible because of limited soil profile to ledge.
2. Alternative considered is sewer lateral in Route 6 Pavement. Not feasible because of existing underground utilities (Storm drainage, Fibre optics)

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

The proposal is the only location to minimize impacts to wetlands

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

An area northeast of the driveway access point will be mitigated by regrading

During installation of the sanitary sewer lateral, the contractor will separate and stockpile the organic material to be replaced after trench work is completed.

E. Provide a report from a qualified soil scientist.

F. Describe the proposed erosion and sediment control plan.

E. See Attached

F. See Plan Set

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.**

John McCall — 7/13/26

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.**

John McCall — 7/13/26

Signature of Applicant — Date:

AFFIDAVIT

I, John Daddona of, 7 Beal Dr. Southington CT 06489 -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/principal of 720 Thomaston Rd 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 28 day of July, 20 26

John M. Daddona
John Daddona 7/28/26

Natalie Lewis
Commissioner of the Superior Court
Notary Public
My Commission Expires:

Subscribed and sworn to before me
This 28 day of July, 2026
NOTARY PUBLIC
MY COMMISSION TO EXPIRE FEBRUARY 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:** 7/13/26

Signature of Property Owner: ..... **Date:** 7/13/26

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): 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: Thomaston Rd or number: __ _
   subregional drainage basin number: 49
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): John Daddona Jr.
8. NAME & ADDRESS OF ACTIVITY/ PROJECT SITE (print information): 800 Thomaston Road 720 9C.
   briefly describe the action/projecUactivity (check and print information): temporary ◯ permanent ◉ description: _____
   Proposed Construction of a mixed use building and associated grading, drainage and tuility installation
9. ACTIVITY *PURPOSE* CODE (see instructions - one code only): D
10. ACTIVITY *TYPE* CODE(S) (see instructions for codes): 2 13 14 _____
11. WETLAND /WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):
    wetlands: 0 acres open water body: _____ acres stream: _____ linear feet
12. UPLAND AREA ALTERED (must provide acres): 0.62 acres
13. AREA OF WETLANDS /WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0.015 acres

DATE RECEIVED:

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED/ COMPLETED: YES NO

Inland Wetland Fee Schedule

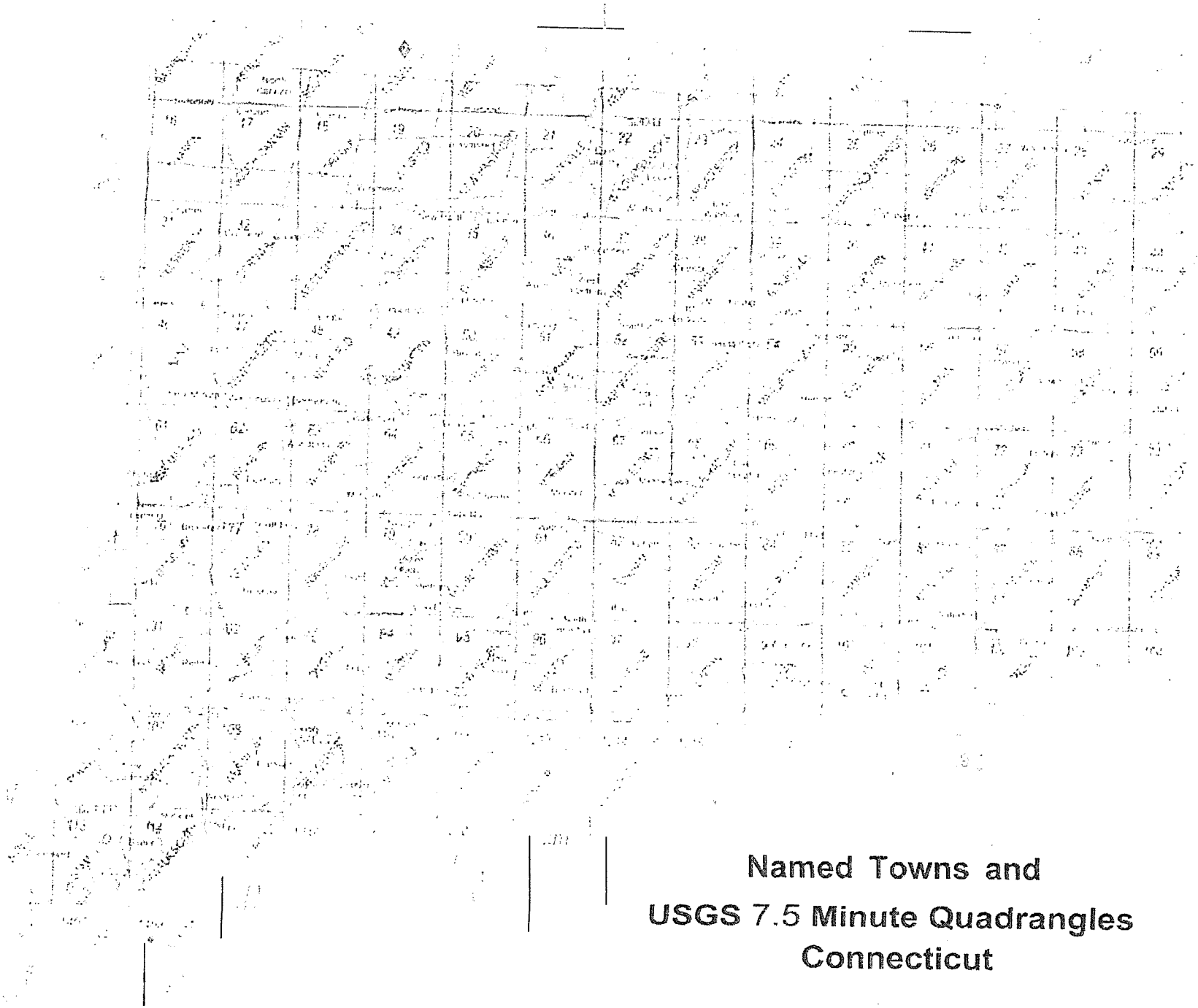
Residential uses means activities carried out on property developed for permanent housing or being developed to be occupied by permanent housing.

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 than 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.

SITE PLAN - MIXED USE

LOT 9C BLACK ROCK NOTCH SUBDIVISION

ASSESSORS MAP: 72 BLOCK 87 LOT 9C

800 THOMASTON ROAD

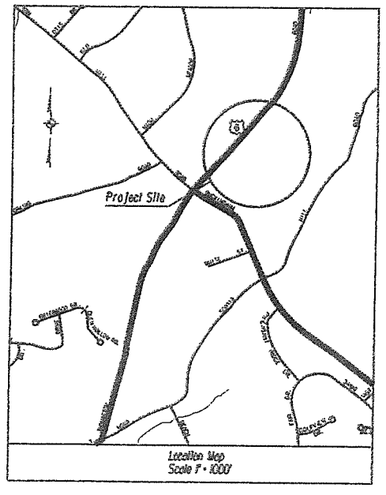
WATERTOWN, CONNECTICUT

APRIL 2, 2026

REV.	DATE	REVISION DESCRIPTION
1	7-14-2026	Sewer Detail Added & Miscellaneous Modifications

LEGEND

- NORTH ARROW
- UTILITY POLE
- UTILITY POLE W/ LUMINAIRE
- MANHOLE
- CATCH BASIN
- SIGN
- GATE VALVE (TYPE AS NOTED)
- HYDRANT
- DECIDUOUS TREE
- EVERGREEN TREE
- SHRUB / BUSH
- +000.0 EXISTING SPOT ELEVATION
- 000.0 PROPOSED SPOT ELEVATION
- CURBING (TYPE AS NOTED)
- CHAIN LINK FENCE
- ZONING SETBACK LINE
- 000 EXISTING CONTOUR
- 000 PROPOSED CONTOUR
- APPROX. LOCATION EXISTING SEWER MAIN
- APPROX. LOCATION EXISTING WATER MAIN
- APPROX. LOCATION EXISTING GAS MAIN
- APPROX. LOCATION EXISTING COMMUNICATION LINE
- PROPOSED 8" D.I.P. WATER MAIN
- PROPOSED 2" COPPER DOMESTIC WATER SERVICE
- PROPOSED 4" D.I.P. WATER SERVICE
- PROPOSED GAS SERVICE
- PROPOSED ELECTRIC CONNECTION
- PROPOSED 4" PERF. PVC UNDERDRAIN
- PROPOSED ROOF LEADER CONNECTION
- SAWCUT LINE
- SEDIMENTATION AND EROSION CONTROL FENCE
- WHITE PAINTED PAVEMENT ARROW
- ACCESSIBLE ROUTE



LIST OF DRAWINGS

Owner/Applicant

720 Thomaston Road LLC
c/o John Daddona Jr.
7 Beal Drive
Southington, Connecticut 06489
(203)985-5622

Surveyor/Civil Engineer:

Robert Green Associates LLC
6 Old Waterbury Road
Terryville, CT 06786
(860) 589-0135

Landscaping:

Development Planning Solutions LLC
225 North Main Street, Suite 207
Bristol, CT 06010
(860) 506-4268

2461 Litchfield Road
Watertown, Ct. 06795

N/F Litchfield Rd.
Watertown, Ct. 06795

N/F Kenneth R. Swanson Et al
815 Thomaston Rd.
Watertown, Ct. 06795

Thomaston Road (U.S. Route 6)

MATCH MARK TO BE SET

I.P. To Be Set

354.21'

S56°00'46"W

164.55'

15" RC Pipe

CL&P 13662

DUH
TF-761.52
INV-758.5 E
INV-735.3 N.SW

D-G EW
TF-760.85
INV-758.5

15" RC Pipe

CHD Fd.

R=1,735.17'

L (Total) = 410.04'

Δ (Total) = 3°32'22"

CL&P 13663

CL&P 13555

D-G EW
TF-768.65
INV-766.4

CHD Fd.

CHD Fd.

WL 9
WL 10
WL 11
WL 12
WL 13
WL 14
WL 15
WL 16
WL 17
WL 18
WL 19
WL 20
WL 21
WL 22
WL 23
WL 24
WL 25
WL 26
WL 27
WL 28
WL 29
WL 30
WL 31
WL 32
WL 33
WL 34
WL 35
WL 36
WL 37

760
770
780
790
800
810
820

Lot 9C Area = 142,445 S.F. or 3.27 Ac.

Old Land of N.F. 720 Thomaston Road LLC
Southington, Ct. 06489

S.S.I.S.W.E.

I.P. Fd.

I.P. To Be Set
25.91'
N29°20'51"E

N.S.I.S.W.E.

N/F Timothy R. Weyers Et al
41 Gertrude Avenue
Waterbury, Ct. 06708

N/F Mildred P. Fleming Et al
85 Peck Lane
Watertown, Ct. 06795

N/F Enos Hayes INC.
20 Main Street
Oakville, Ct. 06779

150' Wetland Setback

361.74'
N18°17'48"E

N.S.I.S.W.E.

37.51'
N37°40'55"E

REBAR Fd.

REBAR Fd.

True North

Magnetic North

S.M.H.
TF-740.0
E-730.9

Type C-L CB

18" RC Pipe

DUH
TF-749.16
INV-746.2 E
INV-744.0 N.SW

15" RC Pipe

CL&P 13660

CL&P 13661

354.21'

S56°00'46"W

WL 1
WL 2
WL 3
WL 4
WL 19
WL 20
WL 121

SURVEYORS NOTES:

1. This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on August 29, 2003.
2. Boundary Determination Category - Resurvey
3. Horizontal Accuracy Class - A-2
4. Topographic Accuracy Class - T-2
5. Underground features have been compiled, in part, based upon information furnished by others. This information is to be considered approximate and Robert Green Associates does not take responsibility for subsequent errors or omissions which may have been incorporated into this plan as a result.

1	7-14-2026	Sewer Detail Added & Miscellaneous Modifications

DATE: APRIL 2, 2026

SCALE:

SURVEYOR SIGNATURE/BLOCK:

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

Robert Green Associates L.L.C.
604 Waterbury Rd. Terryville, CT. 06786
Phone: (860)-589-8135 Fax: (860)-589-1342

ENGINEER SIGNATURE/BLOCK:

PROJECT TITLE:

IMPROVEMENT LOCATION SURVEY - PROPOSED
LOT 72-87-9C
800 THOMASTON ROAD

ASSESSOR'S MAP/BLOCK/LOT:

MAP 72 BLOCK 87 LOT 9C

DRAWING TITLE:

DR.

SH

1. ASSESSORS MAP 72 BLOCK 87 LOT 9C

2. PROPERTY ADDRESS: 800 THOMASYTON ROAD

3. OWNER NAME: 720 THOMASTON ROAD LLC

4. PREPARED FOR: JOHN DADDONA Jr.

5. ZONE: BL

6. AREA • 142,445 S.F. (3.27 ACRES)

7. TOTAL AREA OF WETLANDS/WATERCOURSES ON SITE: 0.19 ACRES
AREA OF WETLANDS/WATERCOURSES TO BE DISTURBED: 0.02 ACRES
LINEAR FEET OF STREAM TO BE ALTERED: 0 FT
AREA OF WETLANDS/WATERCOURSES TO BE CREATED: 0.015 ACRES
AREA OF ACTIVITY WITHIN 150' BUFFER ZONE: 1.2 ACRES
CLOSEST DISTANCE TO WETLANDS: 0'

8. LEFT BLANK INTENTIONALLY

9. THE PROPERTY IS "NOT" LOCATED WITHIN AN AQUIFER PROTECTION AREA

10. EXISTING AND PROPOSED CONTOURS AT 2' INTERVALS EXCEPT AS NOTED

11. PROPOSED BUILDINGS TO BE SERVICED BY WELL AND PUBLIC SEWER

12. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT "CALL-BEFORE-YOU-DIG" AT 811 PRIOR TO THE COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL PERFORM CAREFUL EXPLORATORY EXCAVATIONS TO IDENTIFY AND VERIFY ALL LOCATIONS WHERE UTILITIES MAY BE ENCOUNTERED AND MAY INTERFERE WITH THE PROPOSED WORK, WHETHER SHOWN ON THE EXISTING CONDITIONS DRAWINGS OR NOT.

13. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, QUANTITIES AND DETAILS PRIOR TO ANY CONSTRUCTION

14. TECHNICAL SPECIFICATIONS ARE THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION (FORM 819) AND ALL LATEST SUPPLEMENTAL SPECIFICATIONS THERETO, INCLUDING ANY SPECIAL PROVISIONS.

15. CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS AND PROVIDE ADDITIONAL DETAILS NECESSARY FOR THE CONSTRUCTION OF SANITARY SEWER LATERAL ALONG THE ROUTE 6 RIGHT OF WAY

PARKING CALCULATION:

PROPOSED USE: MULTI-USE

RESIDENTIAL PARKING REQUIRED: 1.5/UNIT (1 BEDROOM)

6 UNITS X 1.5 • 9 SPACES

COMMERCIAL PARKING REQUIRED: RETAIL AT 1/250 S.F.

4694/250 • 18.7 Say 19 SPACES

PARKING REQUIRED: 28 SPACES

PARKING PROVIDED 26 SPACES.

Zoning Data Table - Zone B-L	Required	Provided
A. Minimum Lot Requirements		
1. Minimum Lot Area	10,000 S.F.	142,445 S.F.
2. Minimum Lot Frontage	50'	574.59'
B. Minimum Building/Structure Setbacks		
1. Front Yard Abutting a Non-Residential District	25'	65.7'
2. Rear Yard Abutting a Residential District	25'	146.5'
3. Side Yard Abutting a Non-Residential District	No Minimum	210.2'
C. Minimum Parking/Loading Setbacks		
1. Front Yard Abutting a Non-Residential District	10'	12.7'
2. Side and Rear Yard		
Abutting a Non-Residemntial District	10'	201.0'
Abutting a Residential District	25'	90.2'
D. Maximum Coverage		
1. Building Coverage	30%	3.3%
2. Impervious Surface Coverage	75%	16.2%
E. Maximum Floor Area Ratio		
1. Maximum Floor Area Ratio	0.4	0.07
F. Maximum Height		
1. Stories	2	2
2. Feet	30'	See Arch. Dwgs

1. FLAG THE LIMITS OF CONSTRUCTION NECESSARY TO FACILITATE THE PRECONSTRUCTION MEETING.

2. HOLD PRECONSTRUCTION MEETING WITH THE OWNER, ENGINEER, CONTRACTOR AND APPROPRIATE TOWN STAFF. REVIEW FLAGGED CLEARING LIMITS AND DETERMINE TOPSOIL STOCKPILE AREA. (REMEMBER TO CALL BEFORE YOU DIG AT 811).

3. FLAG REMAINDER OF THE LIMITS OF CONSTRUCTION AND TREE PROTECTION ZONES IF REQUIRED.

4. INSTALL CONSTRUCTION ENTRANCE PAD.

5. INSTALL PERIMETER EROSION AND SEDIMENT CONTROLS AND TREE PROTECTION DEVICES IN ACCORDANCE WITH THE E&S PLAN.

6. CUT TREES WITHIN THE DEFINED CLEARING LIMITS AND REMOVE CUT WOOD CHIP BRUSH AND SLASH. STOCKPILE CHIPS FOR FUTURE USE OR REMOVE OFF SITE.

7. LEFT BLANK INTENTIONALLY

8. STRIP AND STOCKPILE ALL TOPSOIL THAT IS WITHIN THE FOOTPRINT OF THE CONSTRUCTION SITE AND REFERENCE STOCKPILE MANAGEMENT FOR EROSION AND SEDIMENT CONTROLS. EITHER REMOVE TREE STUMPS TO AN APPROVED DISPOSAL SITE OR CHIP IN PLACE AS INDICATED ON THE PLANS.

9. MAKE ALL CUTS AND FILLS REQUIRED. ESTABLISH THE SUBGRADE FOR THE PARKING LOT AND DRIVEWAY AS REQUIRED AND BENCH THE BUILDING TO A SUBGRADE. ALLOW A REASONABLE AMOUNT OF AREA AROUND THE FOOT-PRINT OF THE PROPOSED BUILDING FOR THE CONSTRUCTION ACTIVITIES.

10. BEGIN CONSTRUCTION OF THE PROPOSED BUILDINGS.

11. PRIOR TO INSTALLING SURFACE WATER CONTROLS SUCH AS TEMPORARY DIVERSIONS AND STONE DIKES, INSPECT EXISTING CONDITIONS TO ENSURE DISCHARGE LOCATIONS ARE STABLE. IF NOT STABLE, REVIEW DISCHARGE CONDITIONS WITH THE DESIGN ENGINEER AND IMPLEMENT ADDITIONAL STABILIZATION MEASURES PRIOR TO INSTALLING WATER SURFACE CONTROLS.

12. INSTALL ALL UTILITIES AND DRAINAGE SYSTEMS TO WITHIN 5 FEET OF THE BUILDING OR AS OTHERWISE MODIFIED BY THE DESIGN ENGINEER TO ADJUST FOR UNFORESEEN SITE CONDITIONS.

13. PREPARE SUB-BASE, SLOPES, PARKING AREAS, SHOULDER AREAS, ACCESS DRIVES AND ANY OTHER DISTURBANCE FOR FINAL GRADING.

14. INSTALL PROCESS AGGREGATE IN PARKING AREAS.

15. PLACE TOPSOIL WHERE REQUIRED. COMPLETE THE PERIMETER LANDSCAPE PLANTINGS.

16. FINE GRADE, RAKE, SEED AND MULCH TO WITHIN 2 FEET OF THE CURBING.

17. UPON SUBSTANTIAL COMPLETION OF THE PROPOSED BUILDINGS. COMPLETE THE BALANCE OF SITE WORK AND STABILIZATION OF ALL OTHER DISTURBED AREAS. INSTALL FIRST COURSE OF PAVING.

18. WHEN ALL OTHER WORK HAS BEEN COMPLETED, REPAIR AND SWEEP ALL PAVED AREAS FOR THE FINAL COURSE OF PAVING. INSPECT THE DRAINAGE SYSTEM AND CLEAN AS NEEDED.

19. INSTALL FINAL COURSE OF PAVEMENT.

20. AFTER THE SITE IS STABILIZED REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS.

SIGNING AND PAVEMENT MARKING NOTES:

1. SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO MUTCD OR CONNDOT STANDARDS AS DEPICTED.

2. SIGNS SHALL BE INSTALLED WITH A BREAKAWAY FEATURE.

3. ALL PAVEMENT MARKINGS SHALL BE EPOXY RESIN.

ACCESSIBILITY NOTES:

1. ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2% IN ANY DIRECTION.

2. ALL ACCESSIBLE EGRESSES SHALL BE FLUSH WITH THE ADJOINING MATERIAL UNLESS OTHERWISE NOTED ON THE PLANS.

3. WALKWAYS ALONG ACCESSIBLE ROUTES ARE NOT TO EXCEED 5% RUNNING SLOPE OR 2% CROSS SLOPE UNLESS OTHERWISE SPECIFICALLY NOTED ON THE PLANS.

4. ALL RAMPS SHALL NOT EXCEED 1:12 OR 2% CROSS PITCH.

UTILITY AND DRAINAGE NOTES:

1. TOP OF FRAME ELEVATIONS SHOWN ON THESE PLANS REFLECT THE 2" STANDARD DEPRESSION FROM GUTTER LINE FOR TYPE 'C' CATCH BASINS.

2. ALL CATCH BASINS SHALL HAVE A 2FT SUMP UNLESS OTHERWISE NOTED ON THE PLANS.

3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES REGARDING A FINAL DESIGN, MEANS OF CONSTRUCTION AND AN EXACT LOCATION AND SIZE OF THE UTILITY PRIOR TO THE START OF CONSTRUCTION.

4. ALL PROPOSED UTILITY SERVICES ARE TO BE UNDERGROUND.

5. SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "TOWN OF PLYMOUTH WATER POLLUTION CONTROL AUTHORITY SANITARY SEWER REGULATIONS."

6. WHEN SEWER AND WATER ARE WITHIN 10' HORIZONTALLY, THE WATER MAIN SHALL BE LOCATED IN A SEPARATE TRENCH OR ON AN UNDISTURBED SHELF AND AT LEAST 12" HORIZONTALLY (18" RECOMMENDED), MEASURED EDGE TO EDGE AND 18" ABOVE THE TOP OF THE SEWER, MEASURED FROM CROWN TO INVERT. FINAL LOCATIONS SHALL BE APPROVED BY THE APPROPRIATE UTILITY COMPANY.

7. IF THE CONTRACTOR ENCOUNTERS UNDERGROUND DRAINAGE AND/OR UTILITIES DURING CONSTRUCTION THAT ARE NOT SHOWN ON THE PLANS, HE/SHE SHALL CONTACT THE ENGINEER FOR EVALUATION AND AS-BUILT.

OPERATION AND MAINTENANCE PLAN (POST CONSTRUCTION)

1. ALL DRAINAGE SHOULD BE INSPECTED TWO TIMES PER YEAR AND SEDIMENT REMOVED WHEN IT EXTENDS TO WITHIN 12 INCHES OF THE OUTLET PIPE INVERT. NOT LESS THAN ONCE PER YEAR. THE SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED LOCATION.

2. ALL PAVED AREAS SHALL BE SWEPT TWICE ANNUALLY. TYPICALLY, SWEEPING SHOULD OCCUR IN THE SPRING, AFTER WINTER SANDING, AND IN THE FALL, AFTER ALL LEAVES HAVE FALLEN.

3. A VEGETATIVE OR IMPROVED COVER SHALL BE MAINTAINED ON ALL EARTH SURFACES TO MINIMIZE SOIL EROSION. USE OF FERTILIZER SHOULD BE MINIMIZED AND APPLIED USING PRUDENT APPLICATION PROCEDURES. (USE ONLY ORGANIC FERTILIZER)

4. DURING CONSTRUCTION AND FOR THREE MONTHS AFTER PROJECT COMPLETION INSPECTION OF SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MADE ON A WEEKLY BASIS AND AFTER RAINFALL EVENTS OF 1/2" OR GREATER. A LOG OF SUCH INSPECTIONS SHALL BE MAINTAINED AT THE SITE.

GENERAL NOTES FOR EROSION AND SEDIMENTATION CONTROL

1. THIS PLAN OF DEVELOPMENT PROPOSES EROSION CONTROL MEASURES WHICH WILL PERFORM ONE OR MORE OF THE FOLLOWING FUNCTIONS: MINIMIZATION OF SOIL EXPOSURE, CONTROL OF RUNOFF, SHIELDING OF THE SOILS AND BINDING OF THE SOILS. PROPER EROSION MANAGEMENT WILL MINIMIZE THE NEED FOR EXTENSIVE SEDIMENTATION CONTROLS.

2. ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.

3. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD AN FOR A PERIOD AFTERWARDS UNTIL ALL AREAS ARE STABILIZED. THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROL MEASURES AFTER EACH STORM EVENT (½" OR MORE) OR ONCE A WEEK AND IMMEDIATELY MAKE ANY CORRECTIVE ACTION REQUIRED.

4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATIONS OF THE EROSION AND SEDIMENTATION CONTROL HANDBOOK.

5. RUNOFF SHALL ALSO BE CONTROLLED BY THE STAGING OF CONSTRUCTION ACTIVITY AND THE PRESERVATION OF NATURAL VEGETATION WHENEVER POSSIBLE.

6. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM AND RESTABILIZATION SHALL BE SCHEDULED AS SOON AS POSSIBL THE AREAS WHICH ARE LEFT EXPOSED FOR MORE THAN 30 DAYS. TEMPORARY SEEDING FOR STABILIZATION SHALL BE UTILIZED OR AN APPROVED EQUAL.

A) SEED BED PREPARATION:
- REMOVE STONES LARGER THAN 2"
- APPLY LIMESTONE AT 90# / 1000 S.F.
- WORK LIME AND FERTILIZER INTO SOIL

B) SEED APPLICATION:
- APPLY GRASS MIXTURE BY HAND OR CYCLONE SEEDER, LIGHTLY DRAG OR ROLL THE SEED SURFACE TO COV OPTIMAL SEEDING SEASON IS BETWEEN MARCH 15TH AND JUNE 30TH OR BETWEEN AUGUST 15TH AND OC
- IF SEEDING CAN NOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE STATED BELOW UNTI CAN TAKE PLACE.

C) SEED MIX:
- CREEPING RED FESCUE 49# / ACRE
- TALL FESCUE 20# / ACRE

D) MULCHING:
- IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDED SURFACE WITH STRAW OR HAY AT A RATE OF 1-1/2 SPREAD MULCH BY HAND OR MULCH BLOWER.
- PUNCH MULCH INTO SOIL SURFACE WITH TRACK MACHINE OR DISK HARROW STRAIGHT UP. MULCH MATERIAL "TUCKED" APPROXIMATELY 2" - 3" INTO SOIL SURFACE.

E) TREE PROTECTION:
- LIMIT CONSTRUCTION ACTIVITIES THAT MIGHT CAUSE DAMAGE TO TREES. THE AREA ADJACENT TO, AND TREE BE PROTECTED, WILL BE IDENTIFIED AND CLEARLY MARKED. EXCAVATION SHOULD NOT OCCUR WITHIN THE RO TREES THAT ARE TO REMAIN. IN ADDITION, RAISING OR LOWERING THE GRADE NEAR REMAINING TREES SHOU

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY EROSION AND SEDIMENTATION CONTROL MEASURES DU TO UNFORESEEN FIELD CONDITIONS. ADDITIONAL CONTROL MEASURES MAY ALSO BE INSTALLED DURING THE CONSTRUCTI PERIOD IF DEEMED NECESSARY BY THE ENGINEER, ENVIRONMENTAL SUPERVISOR AND/OR TOWN ENGINEER.

8. ANY CHANGE TO THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN BY THE CONTRICTOR SHALL BE SUBMITT BY THE CONTRACTOR IN WRITING AND APPROVED BY THE ENGINEER.

9. ANTI-TRACKING PADS SHALL BE INSTALLED WHERE CONSTRUCTION ACCESS MEETS A PAVED ACCESS POINT, OR AS DIRE BY THE ENGINEER.

10. STOCKPILE LOCATIONS SHALL BE DETERMINED PRIOR TO THE START OF CONSTRUCTION AND IF A STOCKPILE IS LOCA OFF-SITE, THE LOCATION SHALL HAVE EROSION CONTROL MEASURES IN PLACE AND MEET ALL LOCAL REQUIREMENTS.

11. SLOPES SHALL BE RESTRICTED TO 2' HORIZONTAL TO 1' VERTICAL OR FLATTER THROUGH GRADING AND/OR RETAINING W WHERE LEDGE IS ENCOUNTERED, THE MAXIMUM CUT SLOPE MAY BE INCREASED TO 1 HORIZ.:1 VERT. A 4FT HIGH PERM SAFETY FENCE (e.g. CHAIN LINK FENCE) SHALL BE ADDED TO ALL ROCK CUTS GREATER THAN 4FT HIGH.

12. ALL SLOPES OR DISTURBED AREAS (EXCEPT PAVED AREAS) ARE TO BE STABILIZED WITH 4" OF TOPSOIL AND TURF U ESTABLISHED UNLESS OTHERWISE NOTED ON THE PLANS. STABILIZATION SHALL INCLUDE INSTALLATION OF EROSION CO MATTING WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

13. SEDIMENTATION BARRIERS TO BE HARRIS SILT FENCE, OR APPROVED EQUAL. ANY DAMAGED BARRIERS SHALL BE REPLA AND/OR RESET IMMEDIATELY FOLLOWING DAMAGE.

14. TEMPORARY PERVIOUS BARRIERS, USING SILT FENCE AND HAYBALES HELD IN PLACE WITH WOODEN STAKES, SHALL BE AT ALL AREAS WHERE STORM WATER CONTAINING SUSPENDED SEDIMENT COULD DRAIN OFF-SITE.

15. JOHN DADDONA Jr. OR HIS DULY AUTHORIZED AGENT (860) 985-5622 IS RESPONSIBLE FOR NOTIFYING THE MUNICIPAL P ENGINEERING DEPARTMENTS AT LEAST 24 HOURS IN ADVANCE TO THE START OF ANY CONSTRUCTION ACTIVITY.

16. JOHN DADDONA Jr. OR HIS DULY AUTHORIZED AGENT (860) 985-5622 IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMEN EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYIN OFFICE OF ANY TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENTATI PLAN IF THE TITLE OF THE LAND IS TRANSFERRED.

17. THESE PLANS WERE PREPARED IN ACCORDANCE WITH THE 2024 GUIDELINES FOR SOIL EROSION AND SEDIMENTATION AS AMENDED. AN ADDITIONAL REFERENCE IS THE 1994 CONNDOT PUBLICATION "ON-SITE MITIGATION FOR CONSTRUCTION

EROSION AND SEDIMENTATION CONTROL MAINTENANCE REQUIREMENTS

TOPSOIL STOCKPILES:

THE SIDE SLOPES SHALL NOT EXCEED A SLOPE GREATER THAN 2:1. STOCKPILES THAT WILL NOT BE USED WITHIN 30 DA SHOULD BE SEEDED AND MULCHED. A SEDIMENTATION FENCE SHALL BE INSTALLED APPROX. 10FT FROM THE TOE OF SLO

IF THE TOPSOIL STOCKPILE LOCATION IS RELOCATED, IT SHALL BE LOCATED SO AS NOT TO OBSTRUCT THE NATURAL DRAINAGE PATTERN OF THE SITE. IT SHALL BE LOCATED AS FAR AS PRACTICAL FROM ANY WETLANDS, WATER COURSES DRAINAGE WAYS AND STEEP SLOPES. IF THE LOCATION IS DOWNGRADIENT FROM A LONG SLOPE, DIVERT RUNOFF AROUND THE STOCKPILE.

CONSTRUCTION ENTRANCE PAD / ANTI-TRACKING PAD:

THE CONSTRUCTION ENTRANCE SHALL BE KEPT CLEAN OF ANY DEBRIS OR CONSTRUCTION MATERIALS. A PERIODIC TOP DR OF STONE SHALL BE ADDED AS MAY BE REQUIRED TO KEEP THE ENTRANCE PAD WORKING EFFECTIVELY. IF A SEDIMENT OCCURS ON THE ROAD, IT SHALL BE CLEANED UP IMMEDIATELY.

SEDIMENTATION CONTROL FENCE:

THE SEDIMENTATION CONTROL FENCE SHALL BE INSPECTED AT LEAST ONCE A WEEK AND WITHIN 24 HRS OF A RAIN EVE 0.5 INCHES OR MORE. IF A FAILURE OCCURS, REPAIR OR REPLACE THE FENCE WITHIN 24 HRS. ANY SEDIMENT DEPOSITS REACH HALF THE HEIGHT OF THE FENCE SHALL BE REMOVED.

DUST CONTROL:

PERIODICALLY MOISTEN THE EXPOSED SOIL SURFACE TO KEEP TRAVELWAYS DAMP. AFTER THE TRAVELWAY HAS BEEN PAV SWEEPING MAY BE REQUIRED TO REMOVE DUST AND FINE MATERIALS ACCUMULATED FROM TRUCK TRAFFIC.

TREE PROTECTION:

TREES TO BE PROTECTED WILL BE IDENTIFIED AND CLEARLY MARKED. CONSTRUCTION ACTIVITIES WITHIN THE ADJACENT A CAUSE DAMAGE TO THE TREE SHALL BE LIMITED AND TRUNK ARMORING PROVIDED.

DATE: APRIL 2, 2026

SCALE:

SURVEYOR SIGNATURE/BLOCK:
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Robert Green Associates L.L.C.
6 Old Waterbury Rd. Terryville, CT. 06786
Phone: (860) 589-0135 Fax: (860) 589-1342

STATE OF CONNECTICUT JOSEPH M. GREEN

ENGINEER SIGNATURE/BLOCK:

PROJECT TITLE:
IMPROVEMENT LOCATION SURVEY - PROPOSED
LOT 72-87-9C

ASSESSOR'S MAP/BLOCK/LOT:
MAP 72 BLOCK 87 LOT 9C

DRAWING TITLE:

Thomaston Road (U.S. Route 6)

246 Litchfield Road
Watertown, Ct. 06795

119 Litchfield Rd.
Watertown, Ct. 06795

N/F Kenneth R. Swanson Et al
815 Thomaston Rd.
Watertown, Ct. 06795

N/F Timothy R. Meyers Et al
41 Gertrude Avenue
Waterbury, Ct. 06708

N/F Frank Vegas, Inc.
20 Main Street
Oakville, Ct. 06779

N/F Mitchell P. Floating Et al
85 Peck Lane
Watertown, Ct. 06795

Other Land of N/F T20 Thomaston Road LLC
Southington, Ct. 06489

MATCH MARK TO SL

I.P. To Be Set

I.P. Fd.

CHD Fd.

REBAR Fd.

185 L.F. Precast Concrete Block Retaining Wall

End Bit. Curbing

12" Stop Line

Begin Bit. Curbing

End Monolithic Curb w/ 0" Reveal

Begin Curb Transition

"STOP" Sign
CONNDOT #31-0552

Bit. Island w/Curbing

Begin Monolithic Curb w/ 0" Reveal

End 5' Concrete Sidewalk w/Monolithic Curb-6" Reveal

End Curb Transition

Mailbox Kiosk on Conc. Pad

Begin 5' Concrete Sidewalk w/Monolithic Curb-6" Reveal

Begin Curb Transition

End Curb Transition

Begin Monolithic Curb w/ 0" Reveal

End Monolithic Curb w/ 0" Reveal

Conc. Pad for Elec. Transformer

End 5' Concrete Sidewalk w/Monolithic Curb-6" Reveal

Begin Curb Transition

End Curb Transition

End 5' Concrete Sidewalk w/Monolithic Curb

Begin Conc. Curbing

End Conc. Curbing

End Curb Transition

Begin Bit. Curbing

8'x20' Concrete Pad and Dumpster Enclosure

4" White Painted Pavement Markings

Bit. Island w/Curbing

150' Wetland Setback

S89°X18'-45"

S88°X18'-16"

S89°X18'-54"

S89°X18'-63"

210.2'

127'

251.3'

188.3'

146.5'

Lot 9C Area = 142,445 S.F. or 3.27 Ac.

1	7-14-2026	Sewer Detail Added & Miscellaneous Modifications

DATE: APRIL 2, 2026

SCALE: SCALE IN FEET SCALE 1"=30'

SURVEYOR SIGNATURE BLOCK:

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

Robert Green Associates L.L.C.
6 Old Waterbury Rd. Terryville, CT. 06786
Phone: (860) 589-8135 Fax: (860) 589-1342

ENGINEER SIGNATURE BLOCK:

PROJECT TITLE:
IMPROVEMENT LOCATION SURVEY - PROPOSED
LOT 72-87-9C

ASSESSOR'S MAP/BLOCK/LOT:
MAP 72 BLOCK 87 LOT 9C

MATCH MARK: TO BE

240 Thomaston Road
Watertown, Ct. 06795

115 Thomaston Rd.
Watertown, Ct. 06795

N/F Kenneth R. Swanson Et al
815 Thomaston Rd.
Watertown, Ct. 06795

Thomaston Road (U.S. Route 6)

18" RC Pipe

15" RCPipe

CL&P 13662

DUH
TF-761.52
INV-752.5 E
INV-756.3 N.SaW

D-G EW
TF-760.85
INV-758.6

Outlet Control Structure
T.F.-762.63
Inv.-764.29

WOS #1
Water Quality Structure
See Notes Below

16 LF.12" HDPE @ S=1.23%

Type C Catch Basin #2
T.F.-768.78
Inv.-765.36

Type C Catch Basin #1
T.F.-770.34
Inv.-765.16

C.O. F-752.04

C.O. F-759.5

15" End Section
Inv.-758.5

131 L.F.-8" PVC Sch.35 @ S=4.59%

46 L.F.-8" PVC Sch.35 @ S=12.5%

45 LF.15" HDPE @ S=12.5%

CL&P 13663

CL&P 19355

10 LF.15" HDPE @ S=0.0%

Type C Catch Basin #9
T.F.-771.38
Inv.-766.45

57 LF.12" HDPE @ S=3.79%

28 LF.12" HDPE @ S=4.69%

D-G EW
TF-768.65
INV-765.4

Inv.-764.29

Inv.-764.29

Inv.-764.29

Inspection Port (Typ.)

Underground Detention System
See Notes Below

36 LF.15" HDPE @ S=0.69%

18 LF.12" HDPE @ S=1.23%

Type C Catch Basin #3
T.F.-769.83
Inv.-765.58

Type C Catch Basin #5
T.F.-771.35
Inv.-767.93

C.O. F-765.25

30 L.F.-8" PVC Sch.35 @ S=12.6%

22 LF.15" HDPE @ S=8.51%

19 LF.12" HDPE @ S=1.42%

Type C Catch Basin #6
T.F.-771.71
Inv.-768.10
Inv.-769.0 U/Drain

C.O. F-769.0

127'

Type C-L Catch Basin #4
T.F.-771.00
Inv.-776.75 In
Inv.-766.50 Out

10 LF.12" HDPE @ S=10.32%

C.O. Inv-782.1

124 L.F.-8" PVC Roof Leader Trunk Line @ S=2.0%

See Drawing WISC-003 for Details

108 LF.12" HDPE @ S=10.80%

C.O. Inv-779.92

14 LF.6" U/Drain @ S=9.05%

Proposed Well

See Drawing WISC-003 for Details

Type C Catch Basin #8
T.F.-784.10
Inv.-780.85

49 L.F.-8" PVC Roof Leader Trunk Line @ S=2.0%

152 L.F.-8" U/Drain @ S=1.32%

153 L.F.-12" HDPE @ S=1.37%

54 LF.6" U/Drain @ S=6.11%

Type C Catch Basin #7
T.F.-782.05
Inv.-777.58
Inv.-779.00 U/Drain
Inv.-778.56 8" Roof Leader Trunk

150' Wetland Setback

Lot 9C Area = 142,445 S.F.or 3.27 Ac.

DUH Land of N.F. 220 Thomaston Road LLC
Book 0000 Page 0000

N/F Fence Homes INC.
20 Main Street
Oakville, Ct. 06779

N/F Michael P. Fleming Et al
86 Pool Lane
Watertown, Ct. 06795

N/F Timothy R. Meyers Et al
41 Gertrude Avenue
Waterbury, Ct. 06708

True North

Magnetic North

WOS #1 - Water Quality Structure

Contech CDS 1515-3-C (or Approved Equal)
T.F.- 771.7
Inv.-764.94 In N
Inv.-764.54 In E
Inv.-764.54 Out

Underground Detention System

CULTEC Recharger 330XLHD
3 Rows of 7 Units Each
Inv.In - 764.29
Bottom of Units Elev.-764.29
Bottom of Stone Elev.-763.29

Sewer Lateral Summary

Cleanout No.	T.F.	Flowline	Segment	Length (Ft.)	Slope (%)
CO #1	746.0	741.0	Ex. Lateral - CO#1	96	9.89
CO #2	759.0	754.0	CO #1 - CO #2	246	5.28
CO #3	765.0	760.0	CO #2 - CO #3	131	4.58
CO #4	772.0	765.52	CO #3 - CO #4	46	12.0
CO #5	775.0	769.12	CO #4 - CO #5	30	12.0

Type C-L CB

S.M.H.
T.F.-740.0
E-730.9

Ex. Lateral
E = 731.5 (V. I. F.)

Match F-731.5

96 L.F.-8" PVC Sch.35 @ S=6.79%

C.O. F-739.02

245 L.F.-8" PVC Sch.35 @ S=5.72%

10" RC Pipe

DUH
TF-749.16
INV-746.2 E
INV-744.0 N.SaW

15" RCPipe

CL&P 13660

CL&P 13651

1	7-14-2026	Sewer Detail Added & Miscellaneous Modifications	

DATE: APRIL 2, 2026

SCALE: SCALE IN FEET SCALE 1"=20'

SURVEYOR SIGNATURE/BLOCK:

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

Robert Green Associates L.L.C.
6 Old Waterbury Rd. Terryville, CT. 06786
Phone: (860)-589-0135 Fax: (860)-589-1342

ENGINEER SIGNATURE/BLOCK:

PROJECT TITLE:
IMPROVEMENT LOCATION SURVEY - PROPOSED
LOT 72-87-9C
800 THOMASTON ROAD

ASSESSORS MAP/BLOCK/LOT:
MAP 72 BLOCK 87 LOT 9C

DRAWING TITLE:

MATCH WORK TO BL

16" RC Pipe

CL&P 13662

DAH TF-761.52 INV-758.5 E INV-756.3 N.S&W

15" RCPipe

D-G EW TF-760.85 INV-759.5

Thomaston Road (U.S. Route 6)

185 L.F. Precast-Concrete Block Retaining Wall

T.W.=774.0

T.W.=775.0

T.W.=774.0

T.W.=773.0

T.W.=774.0

12" Stop Line

CL&P 19355

"STOP" Sign CONNDOT #31-0552

D-G E.P. TF-760.85 INV-766.4

T.C.=778.8 B.C.=773.3

T.C.=778.8 B.C.=773.3

T.C.=778.8 B.C.=773.8

T.C.=778.8 B.C.=773.8

T.C.=778.8 B.C.=773.3

T.C.=778.8 B.C.=773.3

Wall Box/Post on Conc. Pad

FF1=774.0

FF2=786.0

T.C.=785.8 B.C.=785.3

T.C.=785.8 B.C.=785.3

T.C.=785.8 B.C.=785.8

T.C.=785.8 B.C.=785.8

T.C.=785.8 B.C.=785.3

T.C.=785.8 B.C.=784.7

T.C.=785.8 B.C.=785.3

BC-784.4

785.4

BC-784.3

HP-785.3

HP-783.5

Striping, Painted Pavement Markings

150' Wetland Setback

150' Wetland Setback

Magnetic North

True North

S.M.H. TF-740.0 IE-730.9

Type C-L CB

18" RC Pipe

CL&P 13660

CL&P 13661

DMH TF-749.16 INV-746.2 E INV-744.0 N.S&W

15" RCPipe

WL 1

WL 2

WL 3

WL 19

WL 20

WL 1/21

1	7-14-2026	Sewer Detail Added & Miscellaneous Modifications	

DATE: APRIL 2, 2026

SCALE: SCALE IN FEET SCALE 1"=20'

SURVEYOR SIGNATURE/BLOCK:

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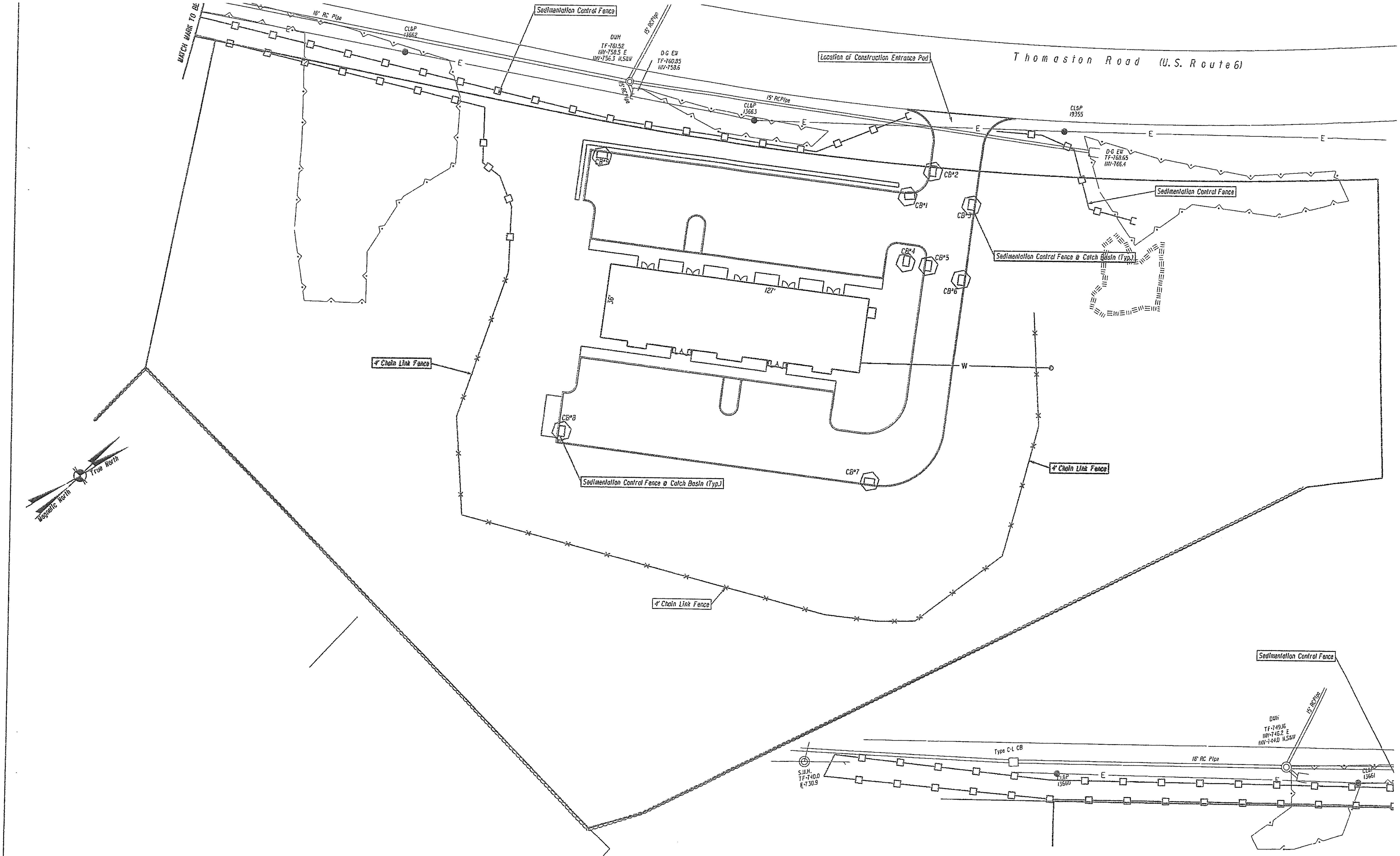
ENGINEER SIGNATURE/BLOCK:

PROJECT TITLE:

IMPROVEMENT LOCATION SURVEY - PROPOSED LOT 72-87-9C

ASSESSORS MAP/BLOCK/LOT:

MAP 72 BLOCK 87 LOT 9C



1	7-14-2026	Sewer Detail Added & Miscellaneous Modifications

DATE: APRIL 2, 2026

SCALE: SCALE IN FEET SCALE 1"=20'

SURVEYOR SIGNATURE/BLOCK: TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

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6 Old Waterbury Rd. Phone: (860)-589-0135
Terryville, CT. 06786 Fax: (860)-589-1342

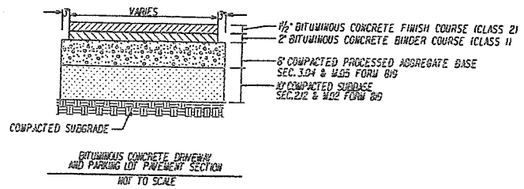
STATE OF CONNECTICUT

ENGINEER SIGNATURE/BLOCK:

PROJECT TITLE:
IMPROVEMENT LOCATION SURVEY - PROPOSED
LOT 72-87-9C
800 THOMASTON ROAD

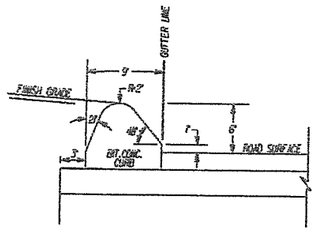
ASSESSOR'S MAP/BLOCK/LOT:
MAP 72 BLOCK 87 LOT 9C

DRAWING TITLE:



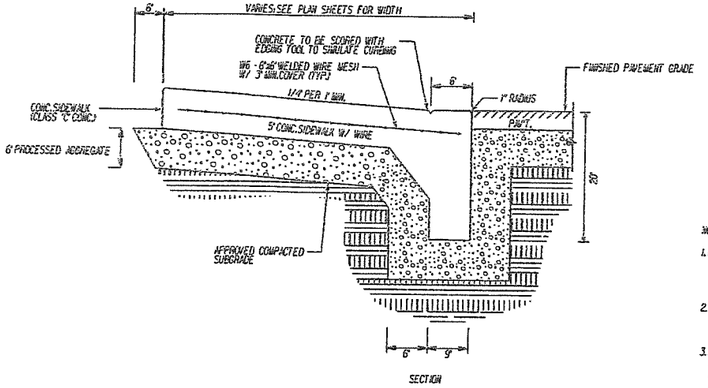
BITUMINOUS CONCRETE DRIVEWAY AND PARKING LOT PAVEMENT SECTION

NOT TO SCALE



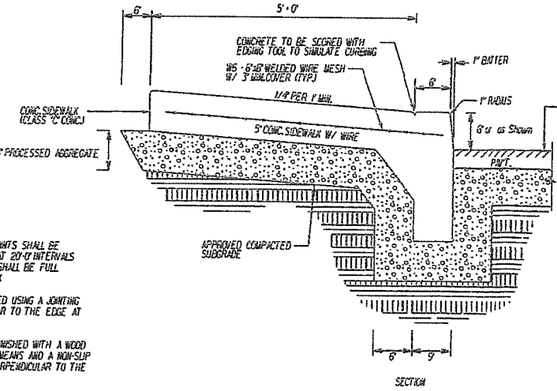
BITUMINOUS CONCRETE LIP CURBING

NOT TO SCALE



MONOLITHIC CONCRETE CURB AND SIDEWALK W/ NO CURB REVEAL

NOT TO SCALE

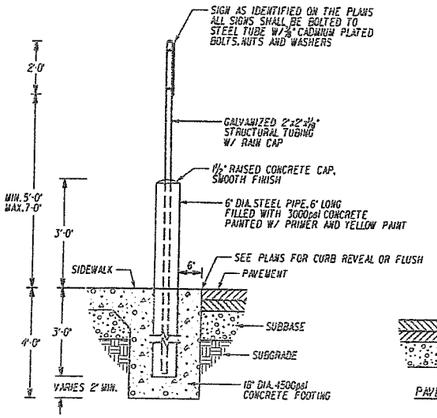


NOTES:

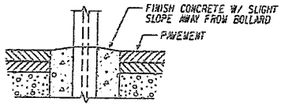
1. PREMOLDED MASTIC EXPANSION JOINTS SHALL BE PLACED AT MATCH JOINTS AND AT 20'-0" INTERVALS FOR CONTINUOUS POURS. JOINTS SHALL BE FULL DEPTH OF FOUR AND A ½" THICK
2. DUMMY JOINTS SHALL BE INSTALLED USING A JOINTING TOOL AS DIRECTED, PERPENDICULAR TO THE EDGE AT 5'-0" ON CENTER.
3. CONCRETE SURFACE SHALL BE FINISHED WITH A WOOD FLOAT OR BY OTHER APPROVED MEANS AND A NON-SLIP LIGHT BROOM FINISH APPLIED PERPENDICULAR TO THE EDGE OF WALK.
4. OUTSIDE EDGES AND ALL JOINTS SHALL BE EDGED WITH A ½" RADIUS EDGING TOOL.

MONOLITHIC CONCRETE CURB AND SIDEWALK W/ 6" CURB REVEAL

NOT TO SCALE



SIDEWALK INSTALLATION



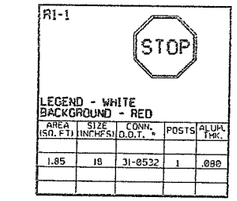
PAVEMENT INSTALLATION

NOTES:

1. 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 VERSION.
2. BOLTS SHALL NOT PROTRUDE MORE THAN ¾" BEYOND THE NUT WHEN TIGHT, BUT SHALL FULLY ENGAGE ALL THREADS ON THE NUT.
3. SEE PLANS FOR TYPE OF INSTALLATION AND WHETHER TO BE INSTALLED WITH OR WITHOUT A SIGN.

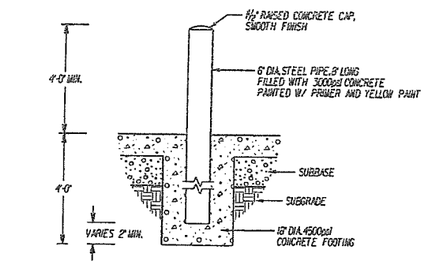
BOLLARD / SIGN BOLLARD

NOT TO SCALE



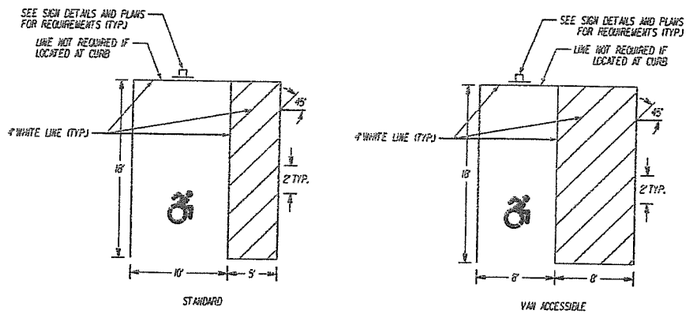
SYMBOL OF ACCESS PARKING SPACE MARKING
(TO COMPLY WITH CT.P.A.#16-7.8)

NOT TO SCALE



BOLLARD

NOT TO SCALE



NOTE: SEE PLAN FOR CROSS HATCH LOCATION

PARKING STALLS FOR HANDICAPPED

NOT TO SCALE

R1-1

STOP

LEGEND - WHITE
BACKGROUND - RED

AREA (SQ. FT.)	SIZE (INCHES)	CONN. D.O.T. #	POSTS	ALUM. THK.
1.85	18	M-8532	1	.080

SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS

RESERVED PARKING PERMIT REQUIRED

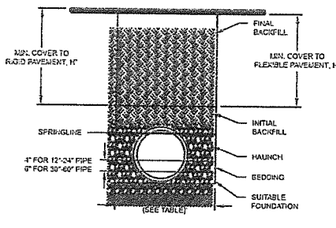
SIGNING SHALL BE PLACED ON RIGHT SIDE

LEGEND - WHITE
BACKGROUND - BLUE

AREA (SQ. FT.)	SIZE (INCHES)	CONN. D.O.T. #	POSTS	ALUM. THK.
2.20	12X24		1	.059

VAN ACCESSIBLE

AREA (SQ. FT.)	SIZE (INCHES)	CONN. D.O.T. #	POSTS	ALUM. THK.
	12X6	M-8648		.059



RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
4" (100mm)	21" (533mm)
6" (150mm)	23" (584mm)
8" (200mm)	26" (660mm)
10" (250mm)	28" (711mm)
12" (300mm)	30" (762mm)
15" (375mm)	33" (838mm)
18" (450mm)	39" (991mm)
24" (600mm)	48" (1219mm)
30" (750mm)	59" (1422mm)
36" (900mm)	71" (1625mm)
42" (1050mm)	77" (1829mm)
48" (1200mm)	89" (2032mm)
60" (1500mm)	95" (2438mm)

MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS*

	SURFACE LIVE LOADING CONDITIO	
PIPE DIAM.	H-25	HEAVY CONSTRUCT (75T AXLE LOAD)
12" - 48"	12"	48"
(300mm - 1200mm)	(300mm)	(1219mm)
60"	24"	60"
(1500mm)	(610mm)	(1524mm)

* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL
** SEE BACKFILL REQUIREMENTS IN NOTE 6.

MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS

PIPE DIAM.	CLASS I		CLASS II	
	COMPACTED	DUMPED	95%	90%
4" (100mm)	24 (10.4m)	18 (4.6m)	23 (7.0m)	16 (4.9m)
6" (150mm)	40 (12.2m)	19 (5.8m)	27 (8.2m)	19 (5.8m)
8" (200mm)	30 (9.1m)	14 (4.3m)	21 (6.4m)	14 (4.2m)
10" (250mm)	34 (10.4m)	19 (4.9m)	23 (7.0m)	16 (4.6m)
12" (300mm)	35 (10.7m)	17 (5.2m)	24 (7.3m)	17 (5.2m)
15" (375mm)	37 (11.3m)	18 (5.5m)	25 (7.6m)	18 (5.5m)
16" (400mm)	32 (9.8m)	15 (4.6m)	22 (6.7m)	15 (4.6m)
24" (600mm)	27 (8.2m)	13 (4.0m)	19 (5.8m)	13 (4.0m)
30" (750mm)	22 (6.7m)	11 (3.4m)	16 (4.9m)	11 (3.4m)
36" (900mm)	25 (7.6m)	12 (3.7m)	18 (5.5m)	12 (3.7m)
42" (1050mm)	24 (7.3m)	11 (3.4m)	17 (5.2m)	11 (3.4m)
48" (1200mm)	23 (7.0m)	11 (3.4m)	13 (4.0m)	11 (3.4m)
60" (1500mm)	20 (7.9m)	12 (3.7m)	18 (5.5m)	12 (3.7m)

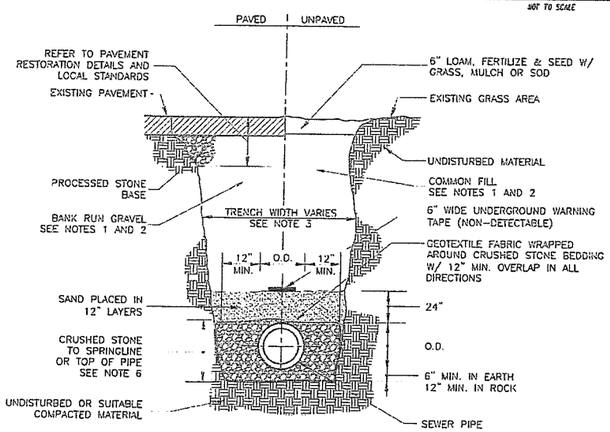
FILL HEIGHT TABLE GENERATED USING AASHTO SECTION LOAD RESISTANCE FACTOR DESIGN (LRFD) PROCEDURE V
THE FOLLOWING ASSUMPTIONS:
NO HYDROSTATIC PRESSURE
UNIT WEIGHT OF SOIL (γ_s) = 120 PCF

NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm), 6" (150mm) FOR 30"-60" (750mm-1500mm).
5. WITHIN BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING TO THE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT. FOR TRAFFIC APPLICATIONS WITH LESS THAN FOUR FEET OF COVER, EGRESSMENT OF THE PIPE SHALL BE USING ONLY A CLASS I OR CLASS II BACKFILL.

TYPICAL TRENCH DETAIL FOR HDPE PIPE

NOT TO SCALE



NOTES:

1. ALL EXCAVATED MATERIAL SHALL BE RE THE SITE AND DISPOSED.
2. BACKFILL MATERIAL SHALL BE APPROVE GRAVEL IN PAVED AREAS (INCLUDING D SIDEWALK(S) OR COMMON FILL IN UNPA
3. TRENCH WIDTH VARIES BASED ON PIPE DEPTH.
4. TRENCHES LOCATED IN THE ROAD SHO BE TREATED THE SAME AS TRENCHES I ROADWAY EXCEPT FOR PAVEMENT AND RESTORATION WORK.
5. PROVIDE IMPERVIOUS TRENCH DAM(S) I BEDDING AS DIRECTED BY THE ENGINEE TRENCH DAM DETAIL.
6. CRUSHED STONE SHALL BE INSTALLED PIPE FOR PVC AND DI PIPE AND TO S RC PIPE.

SEWER TRENCH

1	7-14-2026	Sewer Detail Added & Miscellaneous Modifications

DATE: APRIL 2, 2026

SCALE: AS NOTED

SURVEYOR SIGNATURE/BLOCK:

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

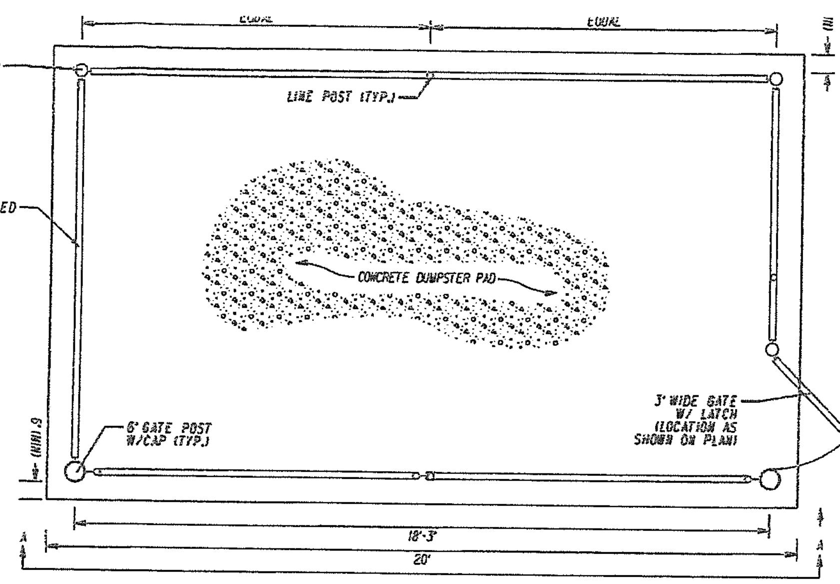
Robert Green Associates L.L.C.
6 Old Taugwonk Rd.
Phone: (860)-500-0175
Stonington, CT. 06378
Fax: (860)-599-1322

ENGINEER SIGNATURE/BLOCK:

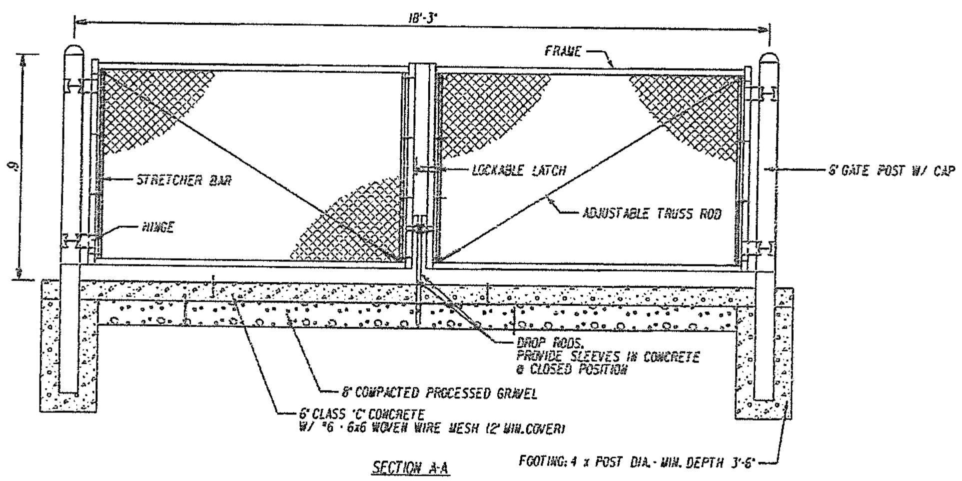
PROJECT TITLE:
IMPROVEMENT LOCATION SURVEY - PROPOSED
LOT 72-87-9C
800 THOMASTON ROAD

ASSESSOR'S MAP/BLOCK/LOT:
MAP 72 BLOCK 87 LOT 9C

DRAWING TITLE:

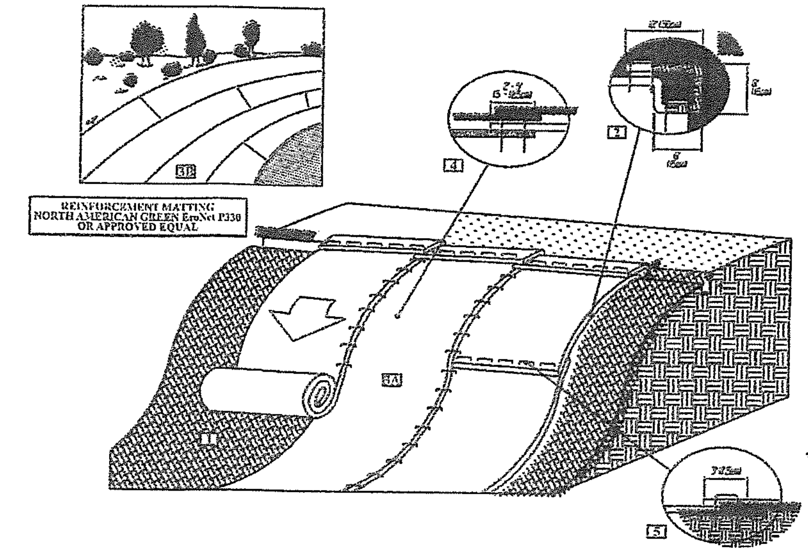


PLAN



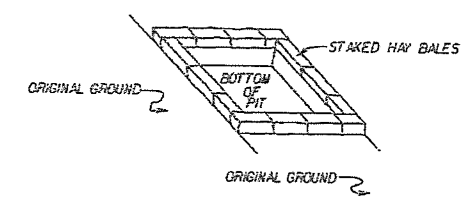
SECTION A-A

DUMPSTER PAD DETAIL
NOT TO SCALE



ROLLED EROSION CONTROL MATTING DETAIL

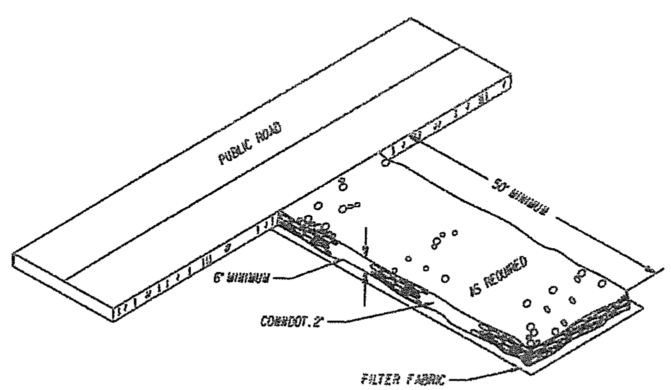
REQUIRED FOR ALL SLOPES 3:1 OR STEEPER AND IN EXCESS OF 6' HEIGHT IMMEDIATELY FOLLOWING FINAL GRADING.



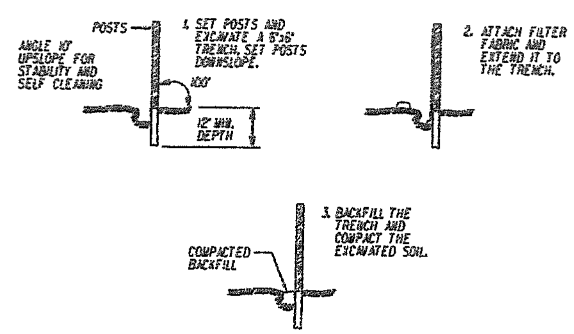
BOTTOM - 9' x 8'
DEPTH - 1/2'
SIDE SLOPES - 1:1

VOLUME BASED ON SINGLE FLUSHING OF ENTIRE WELL CAVITY AT 300'
IF SETTLING PIT BECOMES FILLED WITH SLUDGE, DRILLING OPERATION SHALL CEASE AND PIT WILL BE CLEANED OR EXPANDED
AT NO TIME WILL WATER OR SLUDGE EXCEED A DEPTH OF 1 1/2 FT

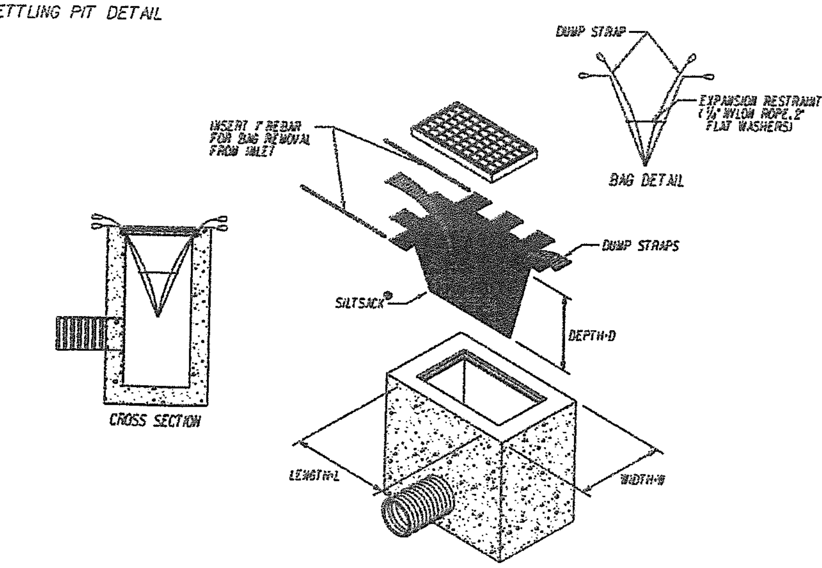
SETTLING PIT DETAIL



CONSTRUCTION ENTRANCE PAD
NOT TO SCALE

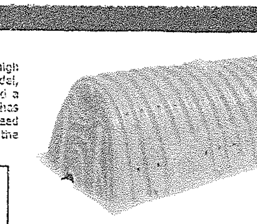


PLACEMENT AND CONSTRUCTION OF A SEDIMENTATION CONTROL FENCE
NOT TO SCALE



SEDIMENTATION CONTROL AT CATCH BASIN
NOT TO SCALE

The Recharger® 330XLHD is a 30.5" (775 mm) tall, high capacity chamber. Typically when using this model, fewer chambers are required resulting in less labor and a smaller installation area. The Recharger® 330XLHD has the side portal internal manifold feature. HVLV® FC-24 Feed Connectors are inserted into the side portals to create the internal manifold.



Size (L x W x H)	8.5' x 52" x 30.5"
	2.59 m x 1321 mm x 775 mm
Installed Length	7'
	2.13 m
Length Adjustment per Run	1.50'
	0.46 m
Chamber Storage	7.46 ft³/ft
	0.69 m³/m
	52.21 ft³/unit
	1.48 m³/unit
Min. Installed Storage	11.32 ft³/ft
	1.05 m³/m
	79.26 ft³/unit
	2.24 m³/unit
Min. Area Required	33.83 ft²
	3.14 m²
Chamber Weight	73.0 lbs
	33.11 kg
Shipping	30 chambers/skid
	2,335 lbs/skid
	10 skids/48' flatbed
Min. Center-to-Center Spacing	4.83'
	1.47 m
Max. Allowable Cover	12'
	3.66 m
Max. Inlet Opening in End Wall	24" HDPE, PVC
	600 mm HDPE, PVC
Max. Allowable O.D. in Side Portal	10" HDPE, 12" PVC
	250 mm HDPE, 300 mm PVC
Compatible Feed Connector	HVLV FC-24 Feed Connector

Calculations are based on installed chamber length.
All above values are nominal.
Min. installed storage includes 6" (152 mm) stone base, 6" (152 mm) stone above crown of chamber and typical stone surround at 58" (1473 mm) center-to-center spacing.

Chamber and Stone Storage Per Chamber	79.26 ft³	86.03 ft³	92.79 ft³
	2.24 m³	2.44 m³	2.63 m³
Min. Effective Depth	3.54'	4.04'	4.54'
	1.08 m	1.23 m	1.39 m
Stone Required Per Chamber	2.50 yd³	3.13 yd³	3.76 yd³
	1.91 m³	2.39 m³	2.87 m³

Calculations are based on installed chamber length.
Includes 6" (152 mm) stone above crown of chamber and typical stone surround at 58" (1473 mm) center-to-center spacing and stone foundation as listed in table.
Stone void calculated at 40%.

Recharger® 330XLHD Bare Chamber Storage Volu

30.5	775	0.003	0.000	0.001	0.000	52.213
30	762	0.019	0.002	0.133	0.004	52.210
29	737	0.051	0.005	0.357	0.010	52.080
28	711	0.081	0.008	0.568	0.017	51.723
27	686	0.124	0.012	0.869	0.025	51.155
26	660	0.153	0.014	1.07	0.030	50.287
25	635	0.173	0.016	1.211	0.034	49.217
24	610	0.191	0.018	1.337	0.038	48.006
23	584	0.207	0.019	1.449	0.041	46.669
22	559	0.221	0.021	1.547	0.044	45.220
21	533	0.231	0.022	1.671	0.046	43.673
20	508	0.244	0.023	1.708	0.047	[illegible]
19	483	0.254	0.024	1.778	0.050	40.334
18	457	0.264	0.025	1.848	0.052	38.556
17	432	0.271	0.025	1.897	0.054	36.708
16	406	0.281	0.026	1.981	0.056	34.811
15	381	0.290	0.027	2.033	0.058	32.830
14	356	0.296	0.027	2.072	0.059	[illegible]
13	330	0.299	0.028	2.093	0.059	[illegible]
12	305	0.301	0.028	2.107	0.060	[illegible]
11	279	0.303	0.028	2.121	0.060	[illegible]
10	254	0.304	0.028	2.128	0.060	[illegible]
9	229	0.306	0.028	2.142	0.061	20.251
8	203	[illegible]	0.029	2.191	0.062	[illegible]
7	178	0.321	0.030	2.247	[illegible]	[illegible]
6	152	0.322	0.030	2.254	0.064	13.671
5	127	0.323	0.030	2.261	0.064	11.417
4	102	0.324	0.030	2.268	[illegible]	9.156
3	76	0.325	0.030	2.275	0.064	[illegible]
2	51	0.327	0.030	2.289	0.065	4.613
1	25	0.332	0.031	2.324	0.066	2.324
Total		7.459	[illegible]	[illegible]	1.478	[illegible]

Calculations are based on installed chamber length.

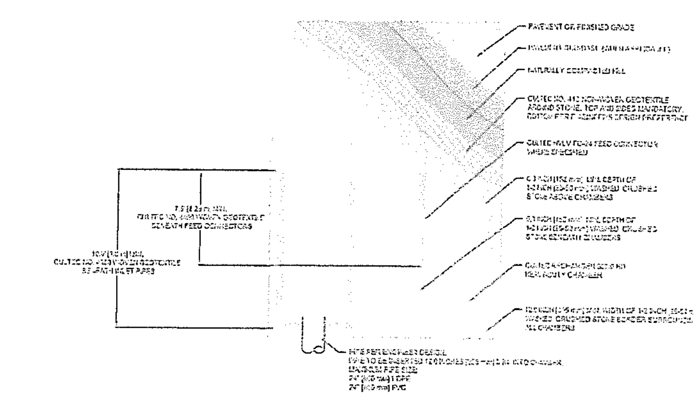
Visit http://cultec.com/downloads/ for Product Downloads and CAD details

For more information, contact CULTEC at (203) 775-4416 or visit www.cultec.com.

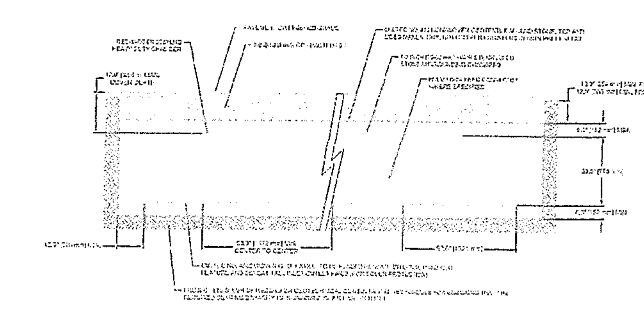
© CULTEC, Inc., June 2020

CULTEC Recharger® 330XLHD Stormwater Chamber

Plan View Drawing

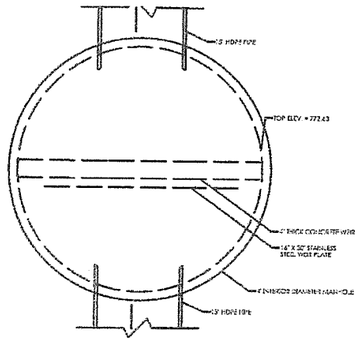


Typical Cross Section for Traffic Application

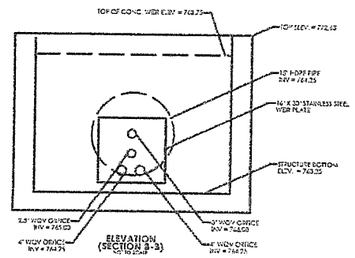


For more information, contact CULTEC at (203) 775-4416 or visit www.cultec.com.

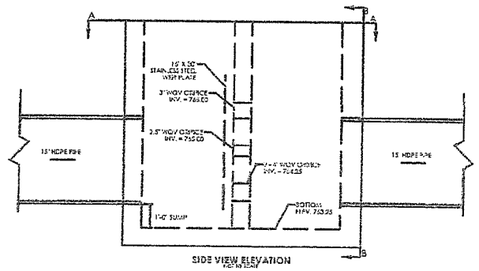
1	7-14-2026	Sewer Detail Added & Miscellaneous Modifications	DATE: APRIL 2, 2026 SCALE: AS NOTED	SURVEYOR SIGNATURE/BLOCK: TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.	Robert Green Associates L.L.C. 6 Old Waterbury Rd. Terryville, CT 06786 Phone: (860)-589-0135 Fax: (860)-589-1342	ENGINEER SIGNATURE/BLOCK:	PROJECT TITLE: IMPROVEMENT LOCATION SURVEY - PROPOSED LOT 72-87-9C	ASSESSOR'S MAP/BLOCK/LOT: MAP 72 BLOCK 87 LOT 9C DRAWING TITLE:



PLAN
(SECTION A-A)
N.T.S.

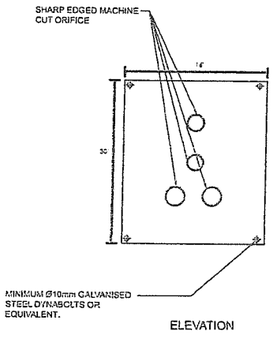


ELEVATION
(SECTION B-B)
N.T.S.

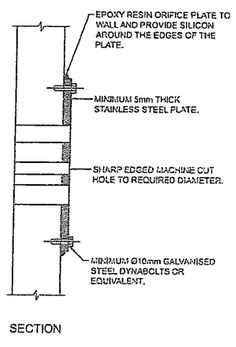


SIDE VIEW ELEVATION
NOT TO SCALE

OUTLET CONTROL STRUCTURE

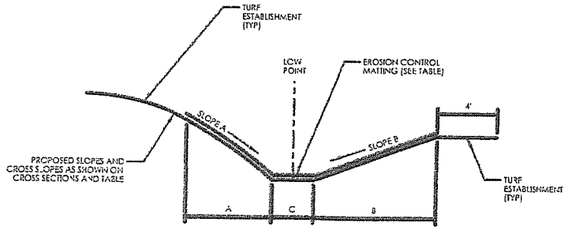


ELEVATION



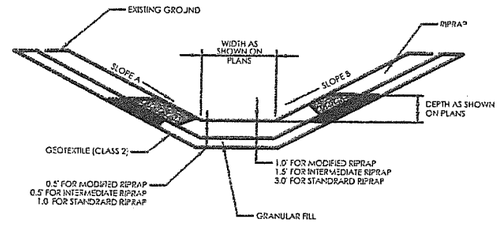
SECTION

ORIFICE PLATE
NOT TO SCALE



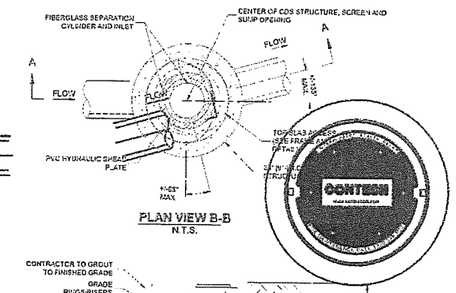
TYPICAL GRASS SWALE WITH TEMPORARY EROSION CONTROL MATTING
NOT TO SCALE

GRASS DITCH SUMMARY						
LOCATION	TEMPORARY EROSION CONTROL MATTING TYPE	SIDE SLOPES		LINEAR WIDTH		
		SLOPE A	SLOPE B	A	B	C
EAST OF BUILDING	F	2	2	2	2	2

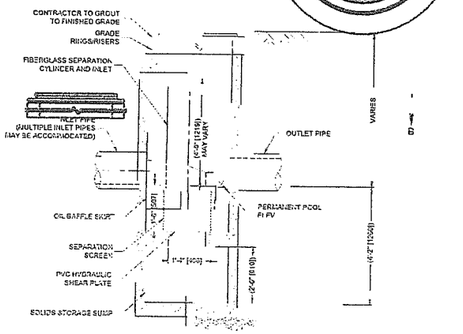


RIPRAP DITCH
NOT TO SCALE

RIPRAP DITCH SUMMARY				
LOCATION	TYPE	SIDE SLOPES		BOTTOM WIDTH
		SLOPE A	SLOPE B	
WEST OF BUILDING	MODIFIED	4	4	2



PLAN VIEW B-B
N.T.S.



ELEVATION A-A
N.T.S.

CDS1515-3-C DESIGN NOTES

CDS1515-3-C RATED TREATMENT CAPACITY IS 1.5 CFS, OR PER LOCAL REGULATIONS.

THE STANDARD CDS1515-3-C CONFIGURATION IS SHOWN.

SITE SPECIFIC DATA REQUIREMENTS			
STRUCTURE ID			
WATER QUALITY FLOW RATE (cfs [L/s])			
PEAK FLOW RATE (cfs [L/s])			
RETURN PERIOD OF PEAK FLOW (yrs)			
RIM ELEVATION			
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
NOTES / SPECIAL REQUIREMENTS:			

FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS			
STRUCTURE ID			
WATER QUALITY FLOW RATE (cfs [L/s])			
PEAK FLOW RATE (cfs [L/s])			
RETURN PERIOD OF PEAK FLOW (yrs)			
RIM ELEVATION			
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1	764.25 E	HDPE	18"
INLET PIPE 2	764.25 E	HDPE	18"
OUTLET PIPE	762.25	HDPE	48"
RIM ELEVATION			
NOTES / SPECIAL REQUIREMENTS:			

* PER ENGINEER OF RECORD

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO H20 LOAD RATING, ASSUMING EARTH COVER OF 2' - 0", AND GROUNDWATER ELEVATION AT, OR BELOW THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
6. CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL AND GROUT IN INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT. HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

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

CDS1515-3-C
ONLINE CDS
STANDARD DETAIL

1	7-14-2026	Sewer Detail Added & Miscellaneous Modifications

DATE: APRIL 2, 2026

SCALE: AS NOTED

SURVEYOR SIGNATURE/BLOCK:
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Robert Green Associates L.L.C.
6 Old Hartshorn Rd. Terryville, CT. 06786
Phone: (860)-589-9133 Fax: (860)-589-1322

ENGINEER SIGNATURE/BLOCK:

PROJECT TITLE:
IMPROVEMENT LOCATION SURVEY - PROPOSED
LOT 72-87-9C
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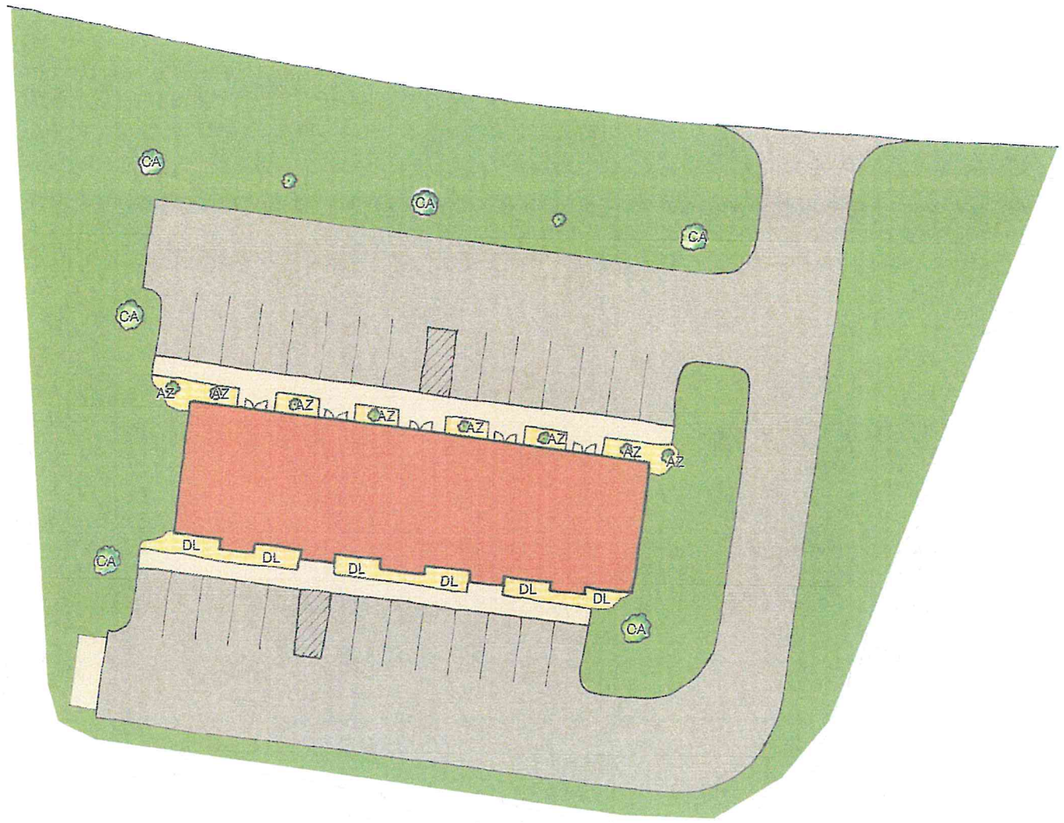
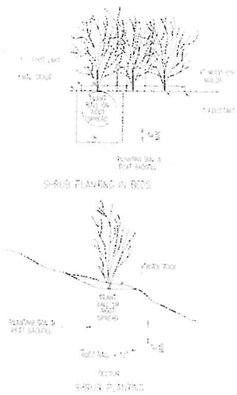
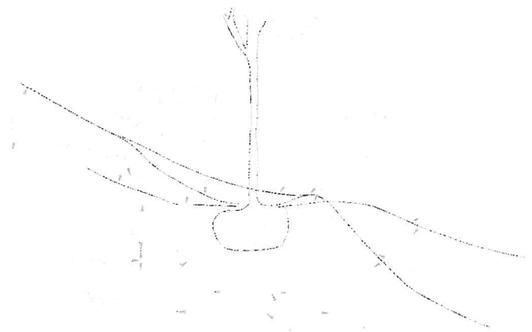






Planting Key				
Key	Quantity	Botanical Name Common Name	Size	Condition
CA	6	Malus x Prariefire Prariefire Crab Apple	6 Foot	Height
AZ	8	Rododendron / Rebelzea Autumn Bonfire Azalea	3	Gallon
DL	6	Hemerocallis Daylilly	1	Gallon

Graphic Scale

20 10 0 20 40

Prepared For
John Daddona

Scale
1" = 20'-0"

DPS
DEVELOPMENT PLANNING SOLUTIONS LLC

Landscaping Plan
720 Thomaston Road
Watertown Connecticut
May 7,2026

Development Planning Solutions LLC
225 North Main Street Suite 207
Bristol Ct 06010
(860) 506-4268

DPS_Daddona_Watertown_Thomaston R

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: 2026-23

Property location: 121 Beach Avenue, 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:** Kimberly Misiolek
   Business or Home Address: 121 Beach Ave
   Watertown, CT 06795
   Telephone #: NA Mobile#: (203) 470-5146
   Email: K.misiolek2@sbcglobal.net

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

3. **Name of Property Owner:** Kimberly Misiolek and Andrew Misiolek
   Address: 121 Beach Ave
   Watertown CT 06795
   Telephone #: NA Mobile (203) 470-5146
   Email: K.misiolek@sbcglobal.net

K.misiolek@sbcglobal.net

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

Telephone #: _____ Mobile _____
Email: _____

5. **Property owner's consent to the activities proposed in this application:**
Kimberly Miniuk _____ Date: 7/23/26

6. **Geographical Location of subject property:**
41.610610 73.106304
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.

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.

Did not remove stumps of trees taken down on side that possibly borders and the trees in backyard.
Removed all wood, that was cut, from the property and was carted away.

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

N/A

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.** N/A

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: 7/23/24

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: 7/23/24

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:** 7/31/24

Signature of Property Owner:..... **Date:** 7/31/24

AFFIDAVIT

I, Kim Misiolek of, 121 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;

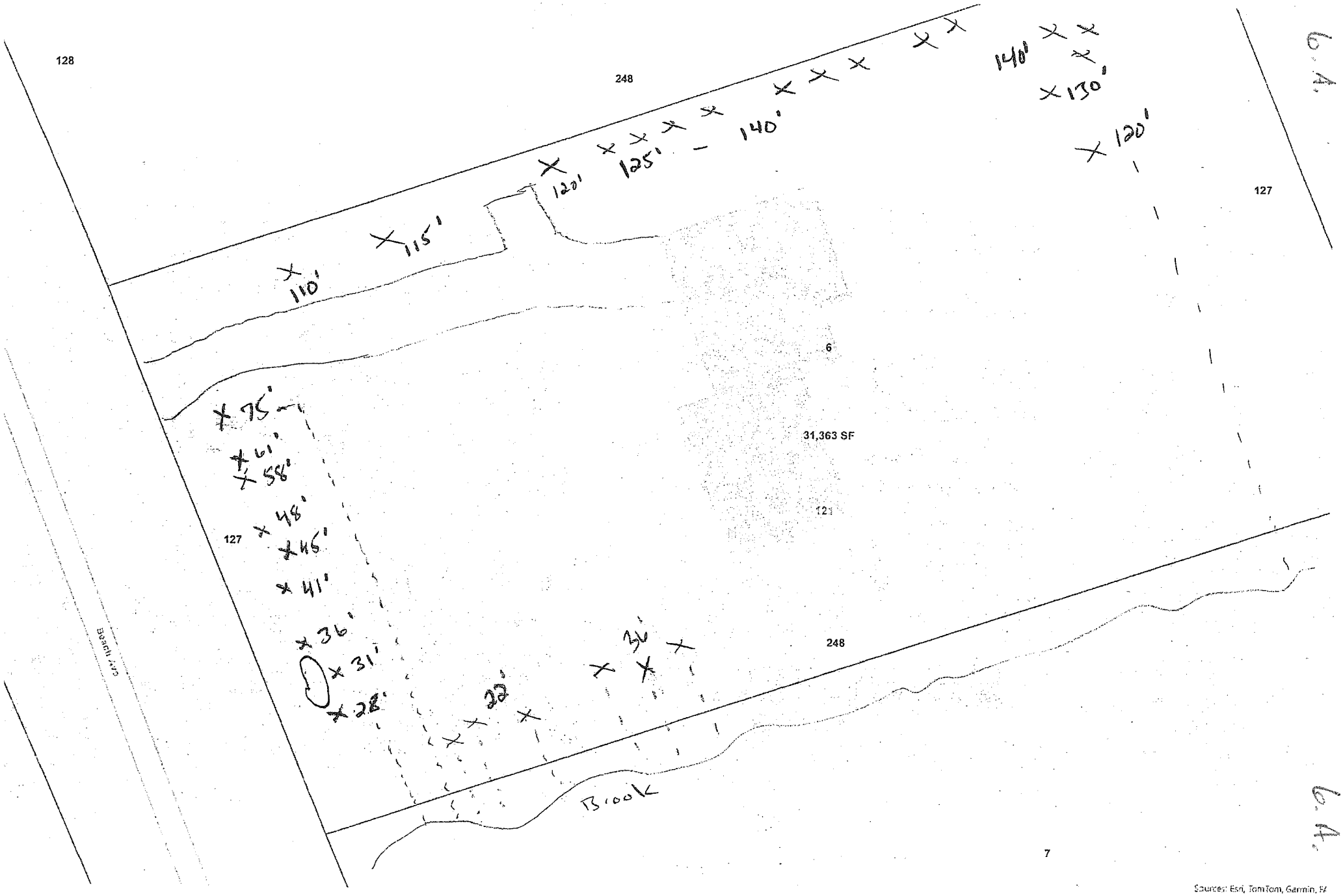
2. That I am the joint owner of 121 Beach Ave, Watertown, CT.

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 31st day of July, 2026.

Christopher P. Norris
Commissioner of the Superior Court
Notary Public
My Commission Expires:


128
248
127
6
31,363 SF
121
248
7
Beech Ave
Brook
110'
115'
120'
125'
140'
140'
130'
120'
75'
61'
58'
48'
46'
41'
36'
31'
28'
22'
36'
Sources: Esri, TomTom, Garmin, SI

7.A.

Property owner has had extensive damage done to their house and yard due to trees falling in the past; three very large trees have fallen on the house, one large tree across our driveway, one on the neighbor's garage and some in our back yard. A large number of trees on and around our property present a high degree of danger to our house, property and to people, pets and animals. The trees are very tall and very mature in age; most have doubled in size since we purchased the property. Due to their size and their extensive roots, we have damage to our driveway and garage foundation.

The trees taken down for this project (more than the majority were pine trees) posed a hazardous threat to our property, our house, to people, animals, and to the town power lines on the street bordering our property. A good portion of the extremely high trees taken down were leaning towards the direction of our house, presenting a very hazardous situation. Other trees posed a hazardous threat to our neighbor's house and some a threat to our power lines. We have not removed any stumps on the side of our property nor in the backyard to not disrupt any of the surrounding soil, and to avoid and/or minimize any impact on this wetland area. All cut wood was removed from the premises and carted out.

This brook, in concern, clearly shows, over the 19 years we have been residing there, it has become all overgrown with fallen trees, rocks and brush that overtime has crowded the brook, basically causing its own natural deterioration and erosion at no fault of ours, and prior to any work being done on our property. A person would not be able to tell if there is an actual brook there with all the overgrowth that exists, without actually clearing all the brush and walking into the woods.

We clearly and humbly were not aware that a permit was needed for this type of tree work. We were focused on the safety aspect and felt it was paramount to take these high overgrown trees down sooner rather than later. Storms and weather patterns seem to be increasing in frequency and strength over the past few years and presently.

If you look at our past with the repairs and improvements to our home, a permit has always been submitted to the town and approved/closed out.

Over the 19 years we have resided at 121 Beach Avenue, we have greatly improved our lot by maintaining all the overgrowth and clearing out all the rubbish (metal, plastic, glass) that was dumped in the tree line and brook by a prior owner. We have had numerous large branches and trees fallen on our property of which we cut and cleared by ourselves.

To summarize the purpose of this project: We were focused on the safety of our home, people, animals and power lines; and on the actual improvement of the property by removing very hazardous trees.

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): Kimberly Misiolek
8. NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): 121 Beech Ave, Watertown, CT
   briefly describe the action/project/activity (check and print information): temporary ☐ permanent ☒ description:
   Removal / cutting down of trees
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): 0.1 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

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

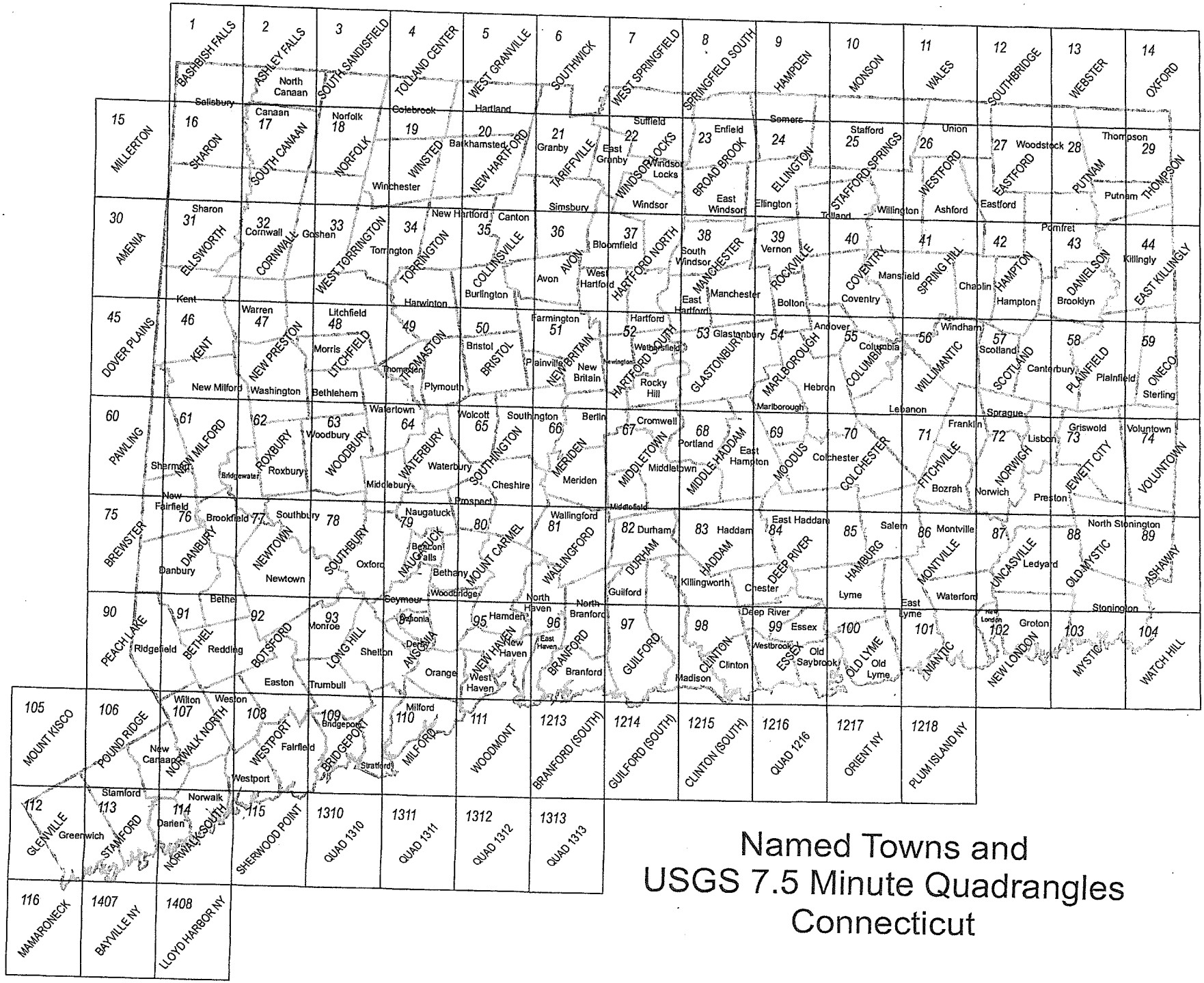
Regulated Area Plus $25.00 per acre of regulated area	$250.00
All other uses	$150.00
Significant Activity fee/ Public Hearing Fee	$350 .00
Map Amendment Petitions	$200.00 plus $25.00/acre
Modification of Previous Approval	$100.00 (Permit Approval)
Transferal of an Existing Permit	$50

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.")

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: CCINA2026-12 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 FBSC3 @sbcglobal.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

4. **Name of Authorized Agent:** Pilicy & Ryan PC Attorney Franklin G. Pilicy
Address: 235 Main Street Watertown CT 06795

Telephone #: 860 274 0018 Mobile 203 228 3990 Judy Pilicy Contact
Email: jpilicy@pilicy.com

5. **Property owner's consent to the activities proposed in this application:**
Approved Date: 7/29/2026

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

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 proposal is for the resubdivision of 250 Old Baird Road into 3 lots. Lot 32A contains the existing house drive and other site improvements. No proposed activities are planned for Lot 32 A. Lot 32B, a 10 +/ proposed lot shows a potential layout for the construction of a single family residence and related improvements. The proposed driveway as shown crosses a small section of wetlands as shown on the plans (695 +/ SF). Lastly, Lot 32C, a 4+/ Acre parcel shows the potential development of a single family residence with related improvements. Refer to the attached plans for additional information.

SEE Attached Schedule "A"

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.

Lot 32A has not proposed activities. On Lot 32B, the proposed driveway was reviewed to avoid the small wetland crossing but it would require excavation into the hill side and would have more impact on the environment as the proposed driveway location follows a more natural path and along the path of an old wood road. For Lot 32C, the septic area could be shifted west to be outside the regulated area but the existing site conditions lends itself to the proposed location and downgradient topography is sloping away from the nearby wetlands.

SEE Attached Schedule "A"

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

Planning of the proposed houses and related improvements were laid out to minimize impacts.

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.

Refer to the attached plan showing the erosion and sediment controls

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 Mark Soliwocki Date: 8/3/2021

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 Mark Soliwocki Date: 8/3/2021

Connecticut Department of
ENERGY &
ENVIRONMENTAL
PROTECTION

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

STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM

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

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

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

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

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

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

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INSTRUCTIONS FOR COMPLETING

THE STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM

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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).

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   B = Any Permit Denied by the Inland Wetlands Agency
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   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

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

GIS CODE #: ___ ___ ___ ___ ___ ___ ___ ___ ___
For DEEP 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
   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: 6912
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Mark Soliwocki
8. NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): 250 Old Baird Road-Watertown
   briefly describe the action/project/activity (check and print information): temporary ☐ permanent ☒ description:
   Resubdvision of property into three lots
9. ACTIVITY *PURPOSE* CODE (see instructions - one code only): B
10. ACTIVITY *TYPE* CODE(S) (see instructions for codes): 1, 2, 12, 14
11. WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):
    wetlands: 0.02 acres open water body: 0 acres stream: 0 linear feet
12. UPLAND AREA ALTERED (must provide acres): 0.4 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

Schedule "A"

7A

This proposal is for the resubdivision of 250 Old Baird Road into 3 lots. Lot 32A contains the existing house drive and other site improvements. No proposed activities are planned for Lot 32A. Lot 32B, a 10 +/- acre proposed lot, shows a potential layout for the construction of a single-family residence and related improvements. The proposed driveway as shown crosses a small section of wetlands as shown on the plans (695 +/- SF). Lastly, Lot 32C, a 4+/- acre parcel, shows the potential development of a single-family residence with related improvements. Refer to the attached plans for additional information.

7B

Lot 32A has not proposed activities. On Lot 32B, the proposed driveway was reviewed to avoid the small wetland crossing but it would require excavation into the hillside and would have more impact on the environment as the proposed driveway location follows a more natural path and along the path of an old wood road. For Lot 32C, the septic area could be shifted west to be outside the regulated area, but the existing site conditions lend itself to the proposed location and downgradient topography is sloping away from the nearby wetlands.

JMM
Wetland Consulting Services, LLC

23 Horseshoe Ridge Road
Newtown, CT 06482
Office: 203-364-0345
james@jmmwetland.com
Jmmwetland.com

REPORT DATE: June 30, 2026

ON-SITE SOIL INVESTIGATION REPORT

PROJECT NAME & SITE LOCATION:
Project Site
250 Old Baird Road
Watertown, Connecticut

JMM Job No.: 26-3925-WTR-1
Field Investigation Date(s): 5/27 & 6/30/2026
Field Investigation Method(s):
- ☒ Spade and Auger
- ☐ Backhoe Test Pits
- ☐ Other:

REPORT PREPARED FOR:
Mr. Mark Solowocki
250 Old Baird Road
Watertown, CT 06795

Field Conditions:
Weather: Sunny, 60's/80's
Soil Moisture: Moist
Snow Depth: N/A
Frost Depth: N/A

Purpose of Investigation:
- ☒ Wetland Delineation/Flagging in Field
- ☐ Wetland Mapping on Sketch Plan or Topographic Plan
- ☐ High Intensity Soil Mapping by Soil Scientist
- ☒ Medium Intensity Soil Mapping from USDA-NRCS Web Soil Survey Maps
- ☐ Other:

Base Map Source: USDA-NRCS Web Soil Survey (attached)

Wetland Boundary Marker Series: JMM-1 to JMM-20, JMM-A-1 to JMM-A-6, JMM-1A-1 to JMM-1A-8, JMM-B-1 to JMM-B-13, JMM-1B-1 to JMM-1B-13, JMM-2B-1 to JMM-2B-14, and JMM-3B-1 to JMM-3B-12

General Site Description/Comments: The subject site is located east of Old Baird Road in Watertown, CT. This +/- 26.2-acre parcel is comprised of a single-family residence, gravel driveway, maintained lawn, open areas, scattered trees and shrubs, bedrock outcrops, and forested upland and wetland areas, which includes intermittent watercourses (see Figure 1, attached). The soil types were found to be a mix of undisturbed and disturbed. The undisturbed soils are derived from glacial till (i.e., unstratified sand, silt, and rock) deposits. The undisturbed upland soils are comprised of the excessively to somewhat excessively drained Hollis-Chatfield (75) soil series complex and the moderately well drained Sutton (50) soil series. The disturbed upland soils were mapped as the Udorthents (308) mapping unit while any disturbed wetland soils were mapped as the Aquents (308w) mapping unit. The undisturbed wetland soils would be identified as the poorly to very poorly drained Ridgebury, Leicester, and Whitman (3) soil series complex. The regulated areas associated with the site consist of wooded swamp and a portion of a larger off-site pond located in the southeastern part of the site (JMM-#-series), an intermittent watercourse that comes from the pond and its associated narrow fringe wooded swamp located along the southeastern part (JMM-A/1A-series), and a mix of wooded swamp and wet meadow with an intermittent watercourse that flows to a CMP under the Old Baird Road located in the northwestern portion (JMM-B/1B/2B/3B-series). Typical vegetation observed within the regulated areas included such species as red maple, sugar maple, American Beech, black birch, swamp white oak, highbush blueberry, spicebush, Japanese barberry, winterberry, witch hazel, skunk cabbage, sedges, jewelweed, cinnamon fern, sensitive fern, jewelweed, Jack-in-the-pulpit, Asiatic bittersweet, and poison ivy, to name a few.

DATE: 6/30/2026

ON-SITE SOIL INVESTIGATION REPORT (CONTINUED)

PROJECT NAME & SITE LOCATION: Project Site
250 Old Baird Road, Watertown, CT

SOIL MAP UNITS

Wetland Soils

Ridgebury fine sandy loam (3). This soil series consists of deep, poorly, and somewhat poorly drained soils formed in a coarse-loamy mantle underlain by firm, compact glacial till on uplands. They are nearly level to moderately steep soils on till plains, low ridges and drumloidal landforms. The soils formed in acid glacial till derived mainly from schist, gneiss, or granite. Typically, these soils have a black sandy loam surface layer 6 inches thick. The mottled subsoil from 6 to 16 inches is olive gray sandy loam. The mottled substratum from 16 to 60 inches is a light olive brown and olive, very firm and brittle gravelly sandy loam.

Leicester fine sandy loam (3). This series, which is some Connecticut counties is found only in complex with the Ridgebury and Whitman series, consists of deep, poorly drained loamy soils formed in friable glacial till on uplands. They are nearly level to gently sloping soils in drainage ways and low-lying positions on till covered uplands. The soils formed in acid glacial till derived mainly from schist, gneiss, or granite. Typically, these soils have a surface layer of black fine sandy loam 6 inches thick. The subsoil from 6 to 23 inches is grayish brown, mottled fine sandy loam. The substratum from 26 to 60 inches or more is dark yellowish brown, mottled, friable, gravelly fine sandy loam.

Whitman fine sandy loam (3). This series, which is some Connecticut counties is only mapped in complex with the Ridgebury and Leicester series, consists of deep, very poorly drained soils formed in a coarse-loamy mantle underlain by firm, compact glacial till on uplands. They are nearly level and gently sloping soils on till plains, low ridges and drumloidal landforms. The soils formed in acid glacial till derived mainly from schist, gneiss, or granite. Typically, these soils have a black fine sandy loam surface layer 8 inches thick. The mottled subsoil from 8 to 15 inches is gray sandy loam. The mottled substratum from 15 to 60 inches is firm, olive gray to gray dense glacial till.

Aquents (308w). This soil map unit consists of poorly drained and very poorly drained disturbed land areas. They are most often found on landscapes, which have been subject to prior filling and/or excavation activities. In general, this soil map unit occurs where two or more feet of the original soil surface has been filled over, graded, or excavated. The *Aquents* are characterized by a seasonal to prolonged high ground water table and either support or are capable of supporting wetland vegetation. *Aquents* are recently formed soils, which have an aquic moisture regime. An aquic moisture regime is associated with a reducing soil environment that is virtually free of dissolved oxygen because the soil is saturated by groundwater or by water of the capillary fringe. The key feature is the presence of a ground water table at or very near to the soil surface for a period of fourteen days or longer during the growing season.

Upland Soils

Hollis fine sandy loam (75). This series consists of shallow, well drained and somewhat excessively drained; loamy soils formed in a thin mantle of friable glacial till over ledge. Depth to bedrock ranges from 10 to 20 inches. They occur on till plains and hills. The soils formed in acid glacial till derived mainly from schist, gneiss or granite. Typically, these soils have a surface layer of dark grayish brown fine sandy loam 3 inches thick. The subsoil from 3 to 14 inches is yellowish brown fine sandy loam. Hard and unweathered bedrock lies under the subsoil.

DATE: 6/30/2026

ON-SITE SOIL INVESTIGATION REPORT (CONTINUED)

PROJECT NAME & SITE LOCATION: Project Site
250 Old Baird Road, Watertown, CT

SOIL MAP UNITS

Chatfield fine sandy loam (75). This series consists of moderately deep, well drained, and somewhat excessively drained soils formed in till. They are nearly level to very steep soils on glaciated plains, hills, and ridges. Slope ranges from 0 to 70 percent. Crystalline bedrock is at depths of 20 to 40 inches. Permeability is moderate or moderately rapid.

Sutton stony fine sandy loam (50). This series consists of deep, moderately well drained loamy soils formed in friable, glacial till on uplands. They are nearly level to steeply sloping soils on till plains, low ridges, and hills, being typically located on lower slopes and in slight depressions. The soils formed in acid glacial till derived mainly from schist, gneiss, or granite. Typically, these soils have a surface layer of dark brown fine sandy loam 8 inches thick. The subsoil from 8 to 28 inches is yellowish brown, mottled fine sandy loam and sandy loam. The substratum from 28 to 60 inches or more is light olive brown fine sandy loam.

Udorthents (308). This soil mapping unit consists of well drained to moderately well drained soils that have been altered by cutting, filling, or grading. The areas either have had two feet or more of the upper part of the original soil removed or have more than two feet of fill material on top of the original soil. *Udorthents* or Made Land soils can be found on any soil parent material but are typically fluvial on glacial till plains and outwash plains and stream terraces.

Any accompanying soil logs and soil maps, and the on-site soil investigation narrative are in accordance with the taxonomic classification of the National Cooperative Soil Survey of the USDA Natural Resource Conservation Service, and with the Connecticut Soil Legend (DEP Bulletin No.5, 1983). Jurisdictional wetland boundaries were delineated pursuant to the Connecticut General Statutes (CGS Sections 22a-36 to 22a-45), as amended. The site investigation was conducted and/or reviewed by the undersigned Registered Soil Scientist(s) [registered with the Society of Soil Scientists of Southern New England (SSSSNE) in accordance with the standards of the Federal Office of Personnel Management].

All wetland boundary lines established by the undersigned Soil Scientist are subject to change until officially adopted by, local, state, and federal regulatory agencies.

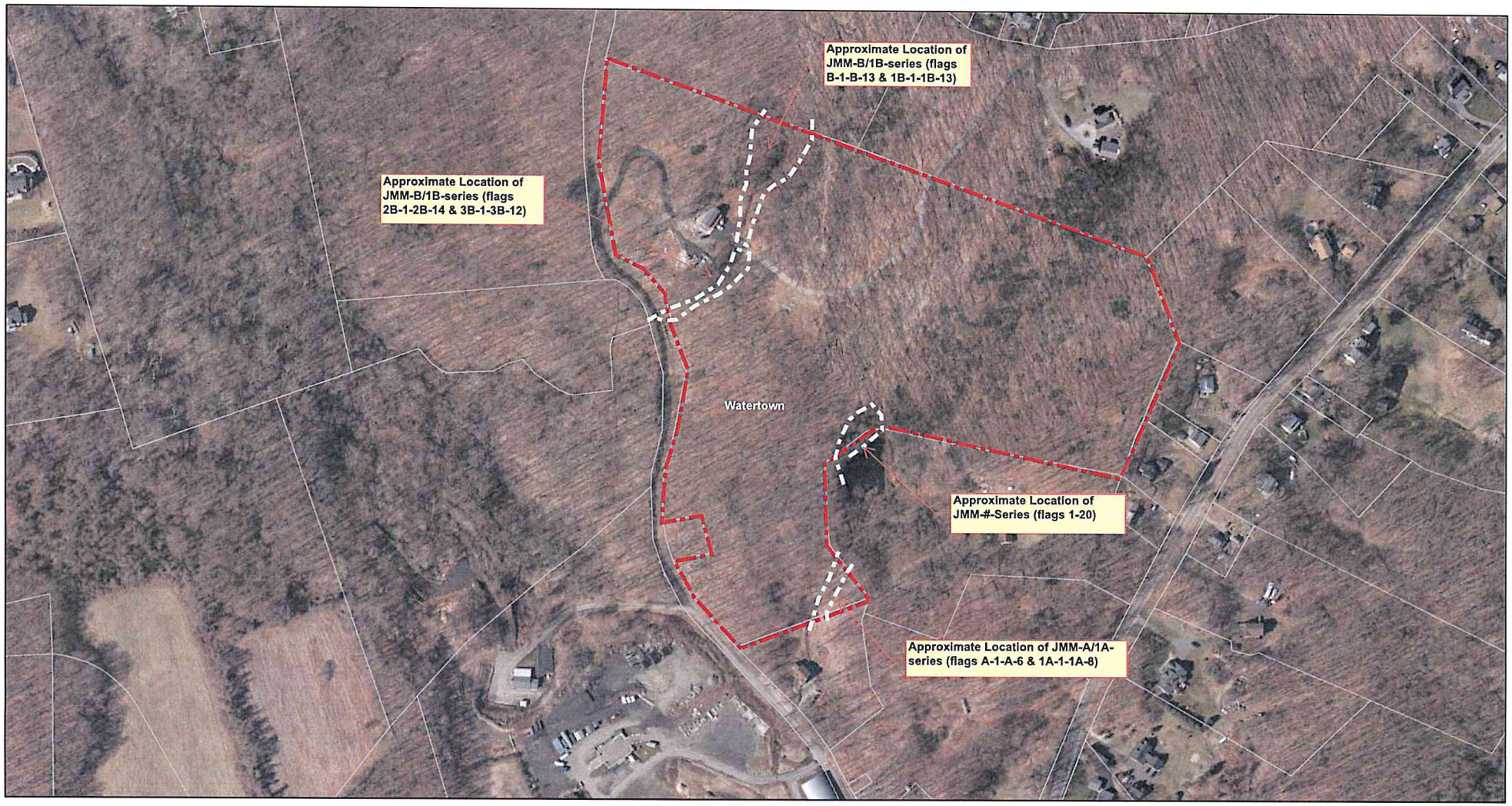
Respectfully submitted,

JMM WETLAND CONSULTING SERVICES, LLC

James M. McManus, MS, CPSS
Certified Professional Soil Scientist
Field Investigator/Reviewer

FIGURE 1: 250 Old Baird Road, Watertown, CT
Aerial Showing the Approximate Location of Wetland and Property Boundaries.

CT ECO Map



4/22/2026, 4:38:03 PM

CT Municipalities
Parcels with CAMA

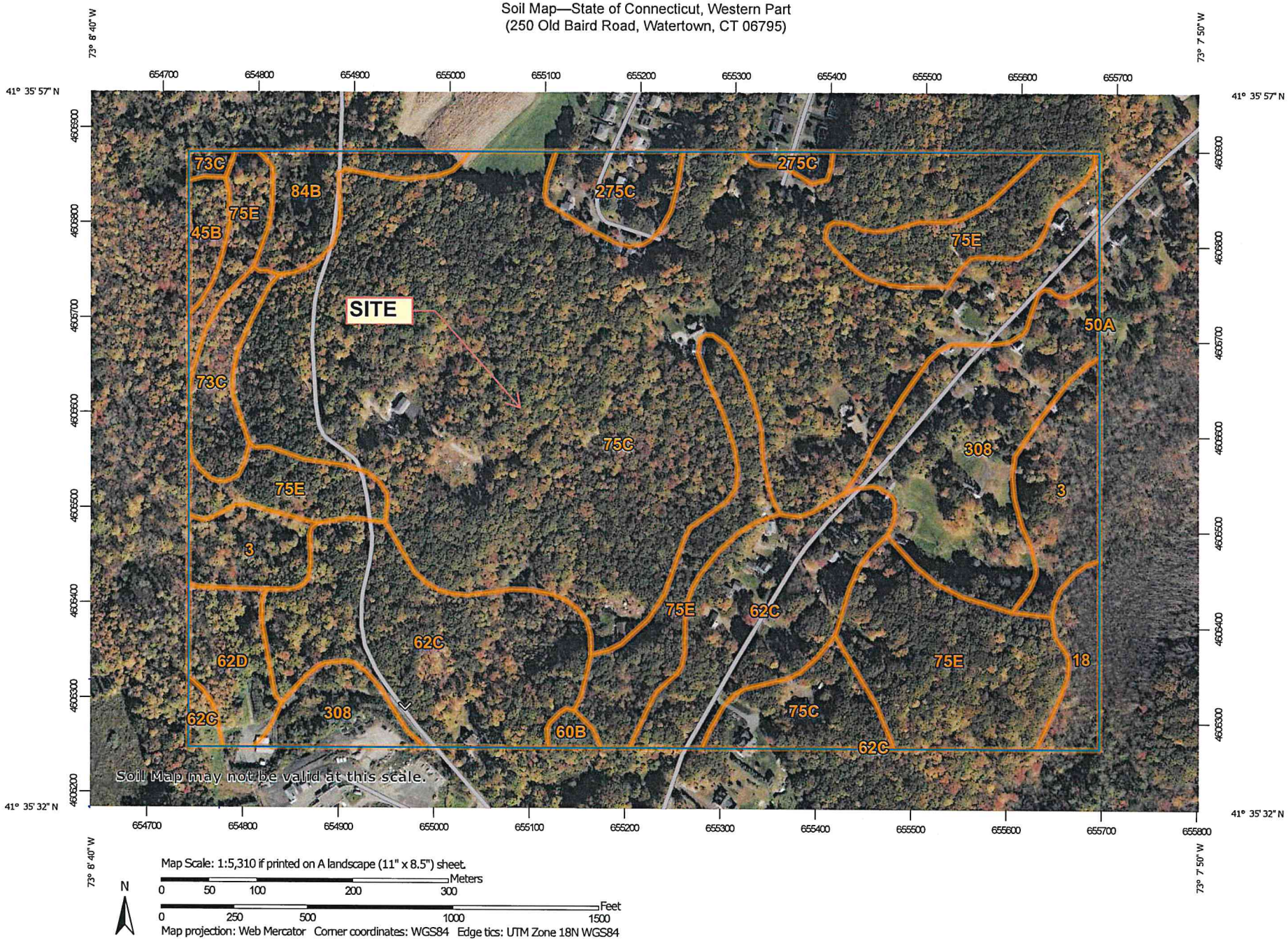
2023 Spring 3 inch
Red: Band_1
Green: Band_2
Blue: Band_3
World_Hillshade

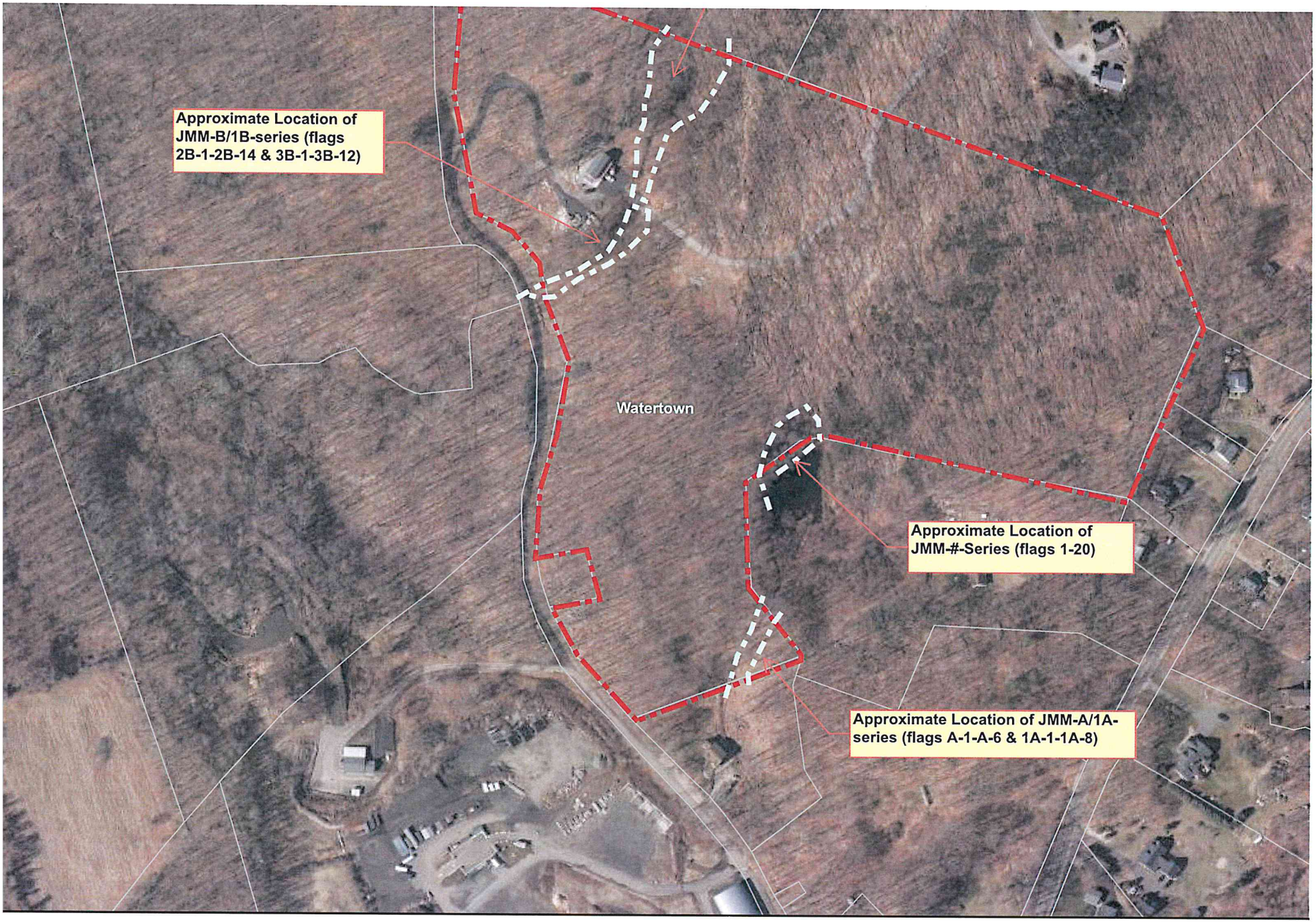
1:3,895

0 0.04 0.07 0.14 mi
0 0.05 0.1 0.2 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland,

Soil Map—State of Connecticut, Western Part
(250 Old Baird Road, Watertown, CT 06795)





ring 3 inch

Blue: Band_3

0 0.04

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: State of Connecticut, Western Part
Survey Area Data: Version 6, Sep 16, 2025

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

Date(s) aerial images were photographed: Oct 21, 2022—Oct 27, 2022

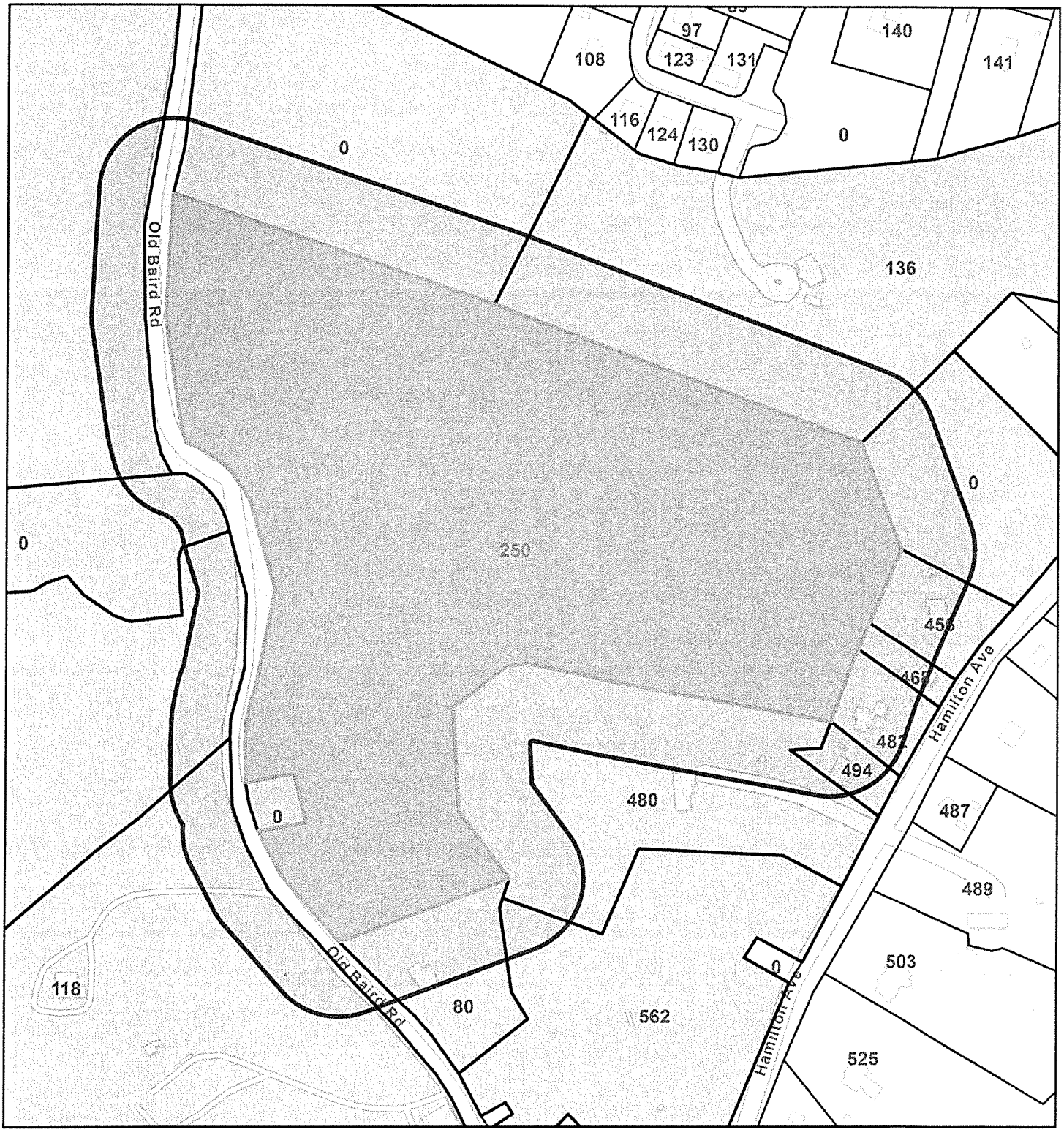
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony	6.6	4.5%
18	Catden and Freetown soils, 0 to 2 percent slopes	2.1	1.4%
45B	Woodbridge fine sandy loam, 3 to 8 percent slopes	1.1	0.8%
50A	Sutton fine sandy loam, 0 to 3 percent slopes	0.0	0.0%
60B	Canton and Charlton fine sandy loams, 3 to 8 percent slopes	0.4	0.3%
62C	Canton and Charlton fine sandy loams, 3 to 15 percent slopes, extremely stony	21.5	14.5%
62D	Canton and Charlton fine sandy loams, 15 to 35 percent slopes, extremely stony	3.0	2.0%
73C	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	2.8	1.9%
75C	Hollis-Chatfield-Rock outcrop complex, 3 to 15 percent slopes	69.0	46.5%
75E	Hollis-Chatfield-Rock outcrop complex, 15 to 45 percent slopes	22.4	15.1%
84B	Paxton and Montauk fine sandy loams, 3 to 8 percent slopes	3.0	2.0%
275C	Urban land-Chatfield complex, rocky, 3 to 15 percent slopes	3.2	2.2%
308	Udorthents, smoothed	13.2	8.9%
Totals for Area of Interest		**148.5**	**100.0%**

MBL	Owner Name	Owner Address	City State Zip Code
107 13 31	SAAVEDRA OSVALDO	80 OLD BAIRD RD	WATERTOWN, CT, 06795
118 13 26B	LUKOS CAROL ANN L/U & SAMOJEDNY SANDRA J	562 HAMILTON AVE	WATERTOWN, CT, 06795
107 13 29	TOWN OF WATERTOWN	61 ECHO LAKE RD	WATERTOWN, CT, 06795
107 13 26C	SAMOJEDNY SANDRA L & ROBERT J	480 HAMILTON AVE	WATERTOWN, CT, 06795
~~107 14 8~~	~~TOWN OF WATERTOWN~~	61 ECHO LAKE RD	WATERTOWN, CT, 067952231
107 13 25	LEE DARRYL & LEE LUCILLE	494 HAMILTON AVE	WATERTOWN, CT, 067952392
107 13 23	PALLADINO JOAN M.	482 HAMILTON AVE	WATERTOWN, CT, 067952392
107 13 22	DUNLEAVY KYLE & KAREN	468 HAMILTON AVE	WATERTOWN, CT, 06795
107 13 21	PARKER LINDA G	456 HAMILTON AVE	WATERTOWN, CT, 067952392
~~107 14 7~~	~~TOWN OF WATERTOWN~~	61 ECHO LAKE RD	WATERTOWN, CT, 06795
107 13 32C	BELLERIVE BRUCE M	1966 MAIN ST N APT A	WOODBURY, CT, 06798
107 13 32	SOLIWOCKI MARK	250 OLD BAIRD RD	WATERTOWN, CT, 06795
97A 13 20A	POULIN THOMAS J & ROBIN A	93 HILLSIDE AVE	OAKVILLE, CT, 067791737
107 13 20	SOLIWOCKI PAUL	136 GRANDVIEW AVE	WATERTOWN, CT, 067951705
97A 14 5	SOLLA SALVATORE	159 WINDING BROOK FARM RD	WATERTOWN, CT, 06795
~~97A 14A 4~~	~~TOWN OF WATERTOWN~~	61 ECHO LAKE RD	WATERTOWN, CT, 06795

Watertown CT, Web Map



8/26/2026, 10:55:38 AM

Parcel Polygons

1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

ArcGIS Web AppBuilder

Parcel lines are not A2 survey and may show errors. This map is only to be used as an approximate guide

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. 272
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 JWM 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	437,051 Sq. Feet 10.034 +/- Acres	174,912± Sq. Feet 4.015 ± Acres
Minimum Square Dimension	150	150	150	150
Minimum Lot Frontage	125	856.08±	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±	263.5±	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%	2.8%	3.6%

LEGEND

- EXISTING DRAINAGE
- BUILDING SETBACK LINES
- WETLANDS REVIEW AREA LIMIT
- PROPERTY LINE
- HEDGE
- STONEWALL
- METAL FENCE
- WOOD FENCE
- OVERHEAD UTILITY WIRES
- 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

N/F
Salvatore Solla
Old Baird Road

N/F
Edward M. Pogodzienski
OLD BAIRD ROAD

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

N/F
Paul Soliwocki
135 GRANDVIEW AVE.

32A
453674 Sq. Feet
10.415 +/- Acres

79,755± Sq. Feet
1.831± Acres

32B
437051 Sq. Feet
10.034 +/- Acres

700

PROPOSED LOT LINE

OLD BAIRD ROAD

N/F
Rezeart Hoxha &
Edion JT GJuzi Surv
HAMILTON AVE.

N/F
Nathan Peck
456 HAMILTON AVE

N/F
Sherry Pardy &
Ronald (JT) Brattain
468 HAMILTON AVE

N/F
Joan M. Palladino
482 HAMILTON AVE

N/F
Darryl & Lucille Lee
494 HAMILTON AVE

N/F
Sandra L. & Robert J. Samojedny
480 HAMILTON AVE.

N/F
Town of Watertown
Old Baird Road

32C
174,9122 Sq. Feet
4.015 ± Acres

N/F
Town of
Watertown
Old Baird Road

TO HAMILTON AVE.

N/F
Zachary Buesser &
Brooke Grabowski Surv
80 OLD BAIRD ROAD

SITE

VICINITY MAP
SCALE 1"=1000'

REDUCED COPY - NOT TO SCALE

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

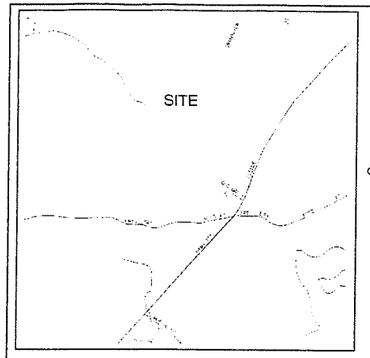
Charles Spath, Jr. L.S. CT No. 70056

NO	DATE	DESCRIPTION
		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	MSF	SC-165	XXXX

SMITH & Company
Surveyors & Engineers



VICINITY MAP
SCALE 1"=1000'

N/F
Salvatore Solla
Old Baird Road

LEGEND

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

N/F
Edward M. Pogodzienski
OLD BAIRD ROAD

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

N/F
Paul Soliwocki
136 GRANDVIEW AVE

78,729± SQ. Feet
1.81± Acres

32A
45,967± Sq. Feet
1.055 ± Acres

32B
45,067± Sq. Feet
1.034 ± Acres

32C
74,912± Sq. Feet
1.015 ± Acres

OLD BAIRD ROAD

PROPOSED LOT LINE

PROPOSED LOT LINE

TO HAMILTON AVE

N/F
Rezeart Hoxha &
Edion JT GJuzi Surv
HAMILTON AVE

N/F
Nathan Peck
456 HAMILTON AVE

N/F
Sherry Pardy &
Ronald (JT) Brattain
455 HAMILTON AVE

N/F
Joan M. Palladino
462 HAMILTON AVE

N/F
Sandra L. & Robert J. Samojedny
480 HAMILTON AVE

N/F
Darryl & Lucille Lee
494 HAMILTON AVE

N/F
Town of Watertown
Old Baird Road

N/F
Town of Watertown
Old Baird Road

N/F
Zachary Buesser &
Brooke Grabowski Surv
85 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 ORP unless approved otherwise by the public works.
14. Erosion control matting shall be utilized where the need is 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 dissipaters 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-100S SQ.FT. 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 SQ.FT. At least 50 % of nitrogen from organic sources. Work lime and fertilizer into soil uniformly to a depth of 4" with a whirl, spring tooth harrow, 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 seedbed 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 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.
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 (left anker being installed on top) over 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 vegetal on becomes established. Remove or level and grade to the extent required to present a sightly 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 12.5 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 OR CONSTRUCTION CONTACT -
"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. RIEFENHAUSER P.E. CT No. 21714

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 #
04-06-2026	1" =80	MSR	SC-165	XXXX

SMITH & Company

LEGEND

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

OLD BAIRD ROAD

N 03°36'13" E
247.45'

S 70°37'19" E
676.65'

PROPOSED LOT LINE
N 19°22'41" W
190.00'

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

S 70°37'19" E
450.45'

S 70°37'19" E
232.05'

S 68°23'32" E
267.25'

S 70°37'19" E
418.72'

PROPOSED LOT LINE

32A
457974 Sq. Feet
10.415 +/- Acres

32B
457081 Sq. Feet
10.034 +/- Acres

R 30 ZONE
R-10 ZONE

PROF. TANK'S

EXIST. HOUSE

EAST WELL

4 C.O.

150' REGULATED AREA

N 15°41'13" W
46.97'

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= 106.83'
CB N 37°05'59" W
CD 189.88'

N 17°41'56" W
128.08'

700'

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

N 65°17'36" E
269.19'

C.L.&F. G-934

C.L.&F. G-933

C.L.&F. G-931

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 FIXED 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 indeterminable circumstances of nature, phenomenon beyond the scope of normal investigation.

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

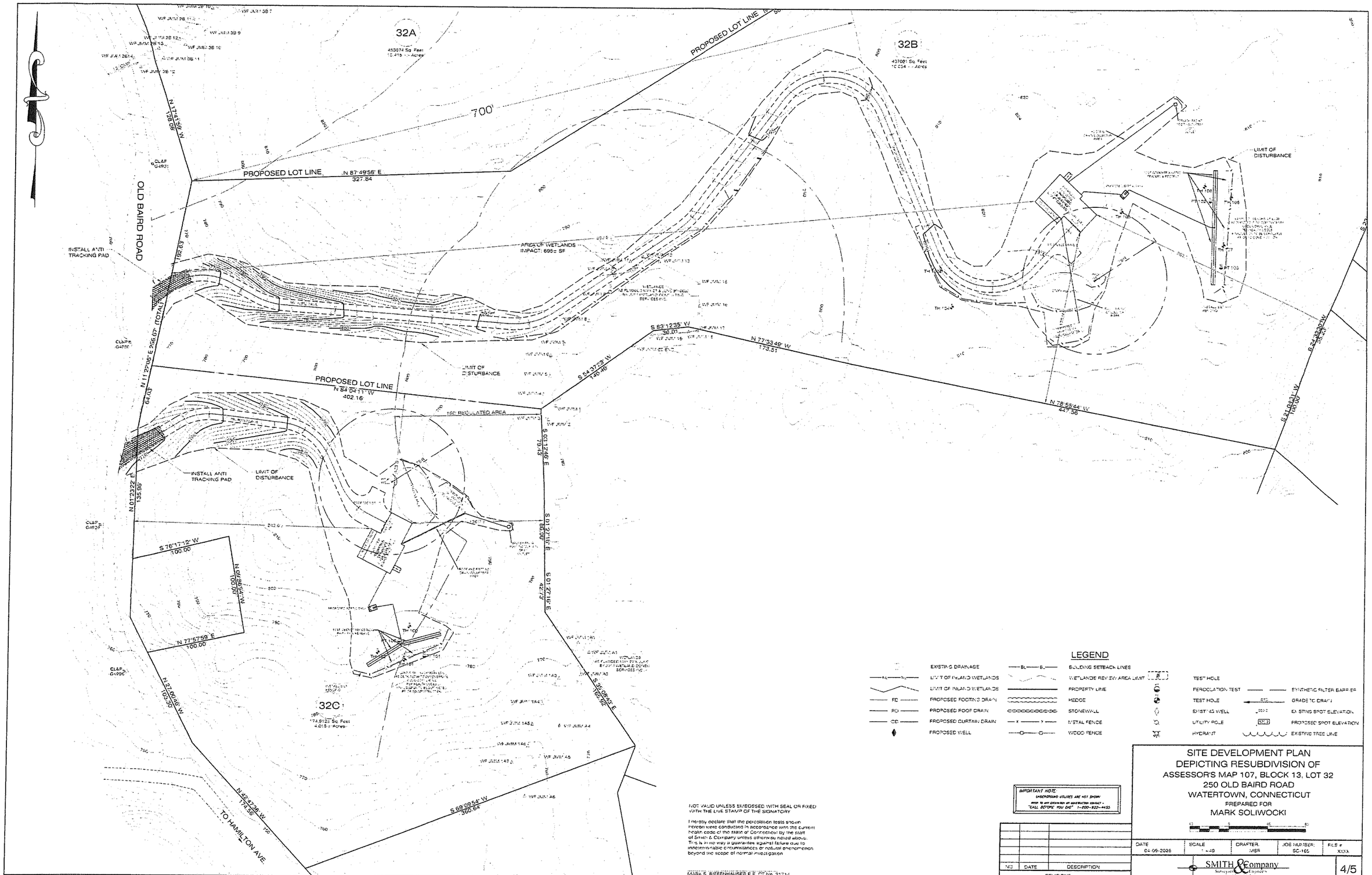
NO	DATE	DESCRIPTION
		REVISIONS

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 #
04-09-2026	1"=40'	MSR	SC-185	XXXX

SMITH & Company
Surveying & Engineering

3/5



LEGEND

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

IMPORTANT NOTE:
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MARK S. RIEFENHAUSER P.E. CT No. 21714

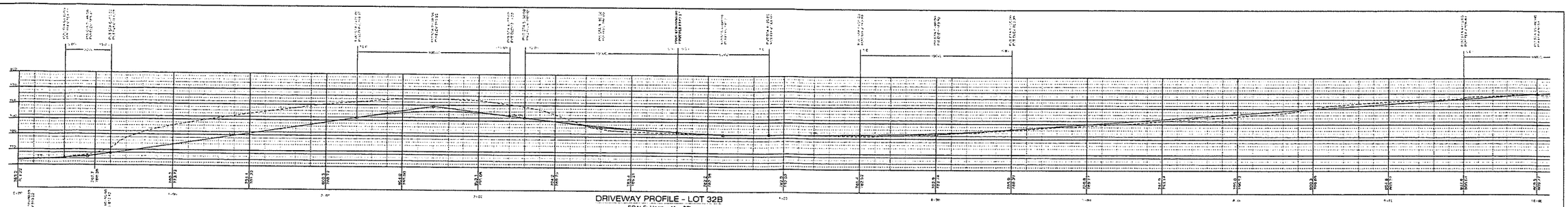
NO	DATE	DESCRIPTION
REVISIONS		

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

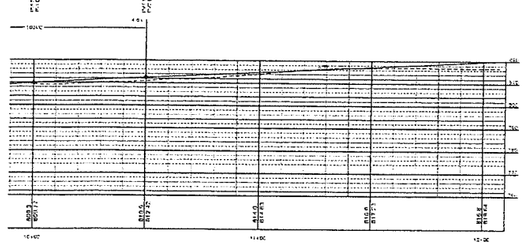
PREPARED FOR
MARK SOLIWOCKI

DATE	SCALE	CRAFTER	JOB NUMBER	FILE #
04-09-2026	1" = 40'	MSR	SC-165	XXXX

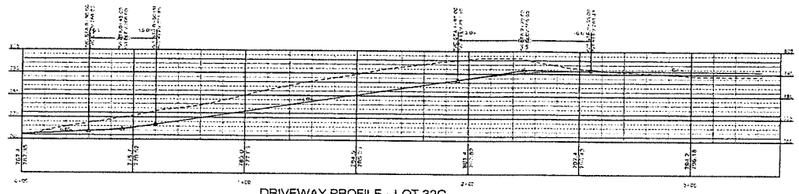
SMITH & Company
Surveyors Engineers



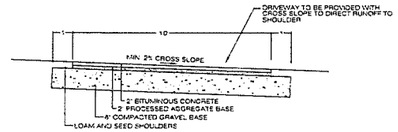
DRIVEWAY PROFILE - LOT 32B
SCALE: Horiz. : 1" = 30'
Vert. : 1" = 30'



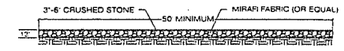
DRIVEWAY PROFILE - LOT 32B
SCALE: Horiz. : 1" = 30'
Vert. : 1" = 30'



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"
Mottling @ 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	8			
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

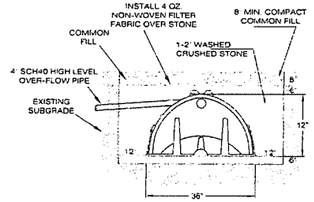
Pre-soak @ 10:55 AM
test @ 12:51 PM
PRESOAK TIME 1:56
depth of hole= 21 inches

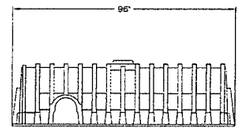
time	reading	drop (")	interval (minutes)	rate (min./inch)
12:51	7 1/2			
1:01	9 1/2	2	10.00	5.00
1:11	11 1/4	1 3/4	10.00	5.71
1:21	12 1/2	1 1/4	10.00	8.00
1:31	13 1/2	1	10.00	10.00
1:41	14 1/2	1	10.00	10.00
1:51	15 1/2	1	10.00	10.00

PERCOLATION RATE
1"/ 10 minutes

MLSS CALCULATIONS

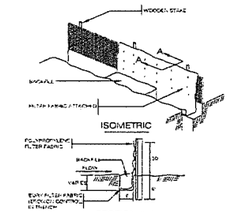
PROPERTY	DEEPS	PERC #	PERC RATE	PF	R.S. DEPTH	SLOPE	HF	FF	MLSS	DESIGN REQ'D SQ FT LEACHING	PROPOSED LEACHING SYSTEM
LOT 32B-4 BR's	100-103	100, 101	10.1-20.0	1.25	24	>15.0	24	1.75	52.5	787.5	1 Row 60 LF GST 6212 (800 sf)
LOT 32C-4 BR's	106-108	102, 103	>10.1	1.0	26	<1	66	1.75	115.5	577.5	1 Row 116 LF GST 6206 (684.4 sf)



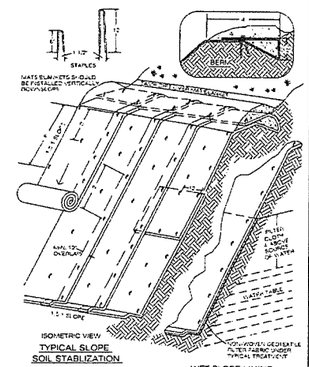


CULTEC RECHARGER 100HD CHAMBER STORAGE
14 CF per Unit
House: 1800 SF roof area.
1800 SF/12 = 150 CF. 150 CF/14 CF = 11 Units
Use 12 Units
Install 3 rows 32 LF of Cultec 100HD

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 OR CONSTRUCTION CONTACT -
"CALL BEFORE YOU DIG" 1-800-922-4455

NO.	DATE	DESCRIPTION
		REVISIONS

NOTES AND DETAILS

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

DATE:	SCALE:	DRAFTER:	JOB NUMBER:	FILE #:
04-09-2026	1"=40	MSR	SC-165	XXXX

SMITH & Company
Surveyors & Engineers

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: 2026-33

Property location: 555 Northfield Rd. 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:** Matthew Mucciacciaro
   Business or Home Address: 555 Northfield Rd. Watertown CT
   Telephone #: _____ Mobile#: 203-437-1535
   Email: matt_mucc@yahoo.com

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

3. **Name of Property Owner:** same as above
   Address: _____
   _____
   Telephone #: _____ Mobile _____
   Email: _____

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

Telephone #: _____ Mobile _____
Email: _____

5. **Property owner's consent to the activities proposed in this application:**
Matthew Mucciacciaro Date: 8/21/26

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

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.

Restoring pre-existing pasture
- leveling off pasture with 3 inch of sand
- adding culvert to Smith Pond Brook to enter pasture
- Re plant with grass to pasture

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.**

Matthew Mucciacciaro — 8/21/26

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.**

Matthew Mucciacciaro — 8/21/26

Signature of Applicant — Date:

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.

Install Silt fencing or Hay bail around disturbed areas until the grass is germinated

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

AFFIDAVIT

I, Matthew Mucciacciaro of, 555 Northfield Rd. 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 owner of 555 Northfield Rd 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 21st day of August, 2026

Matthew Mucciaccaro
Applicant Name

Applicant Signature

Commissioner of the Superior Court
Notary Public
My Commission Expires:

DEBORAH M MAZZAMARO
NOTARY PUBLIC
STATE OF CONNECTICUT
MY COMM. EXP. 5-31-30

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: Matthew C. Mancini **Date:** 8/21/26

Signature of Property Owner: Matthew C. Mancini **Date:** 8/21/26

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

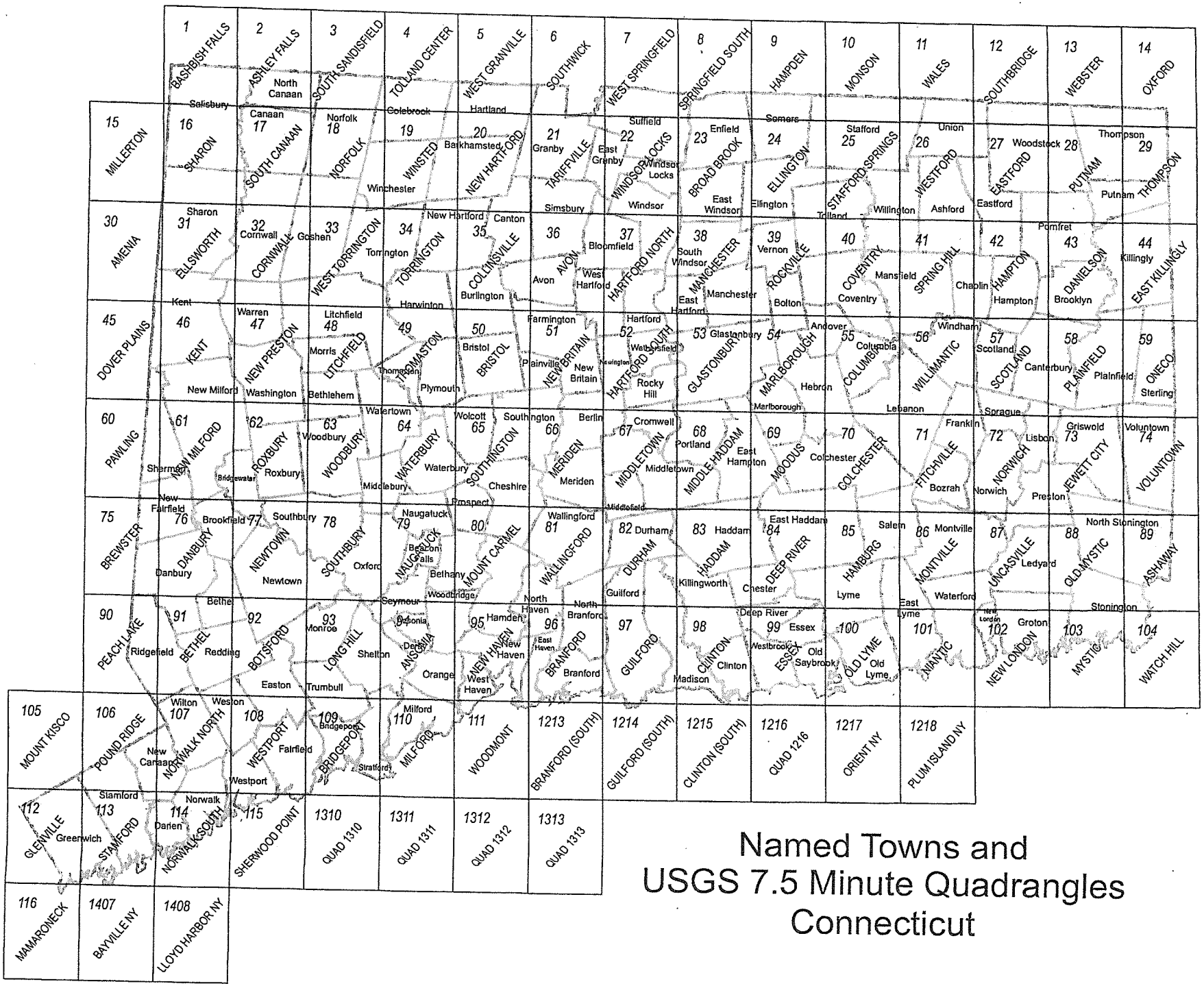
Regulated Area Plus $25.00 per acre of regulated area	$250.00
All other uses	$150.00
Significant Activity fee/ Public Hearing Fee	$350 .00
Map Amendment Petitions	$200.00 plus $25.00/acre
Modification of Previous Approval	$100.00 (Permit Approval)
Transferal of an Existing Permit	$50

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

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.

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.")

Connecticut Department of
ENERGY & ENVIRONMENTAL PROTECTION

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

GIS CODE #: ___ ___ ___ ___ ___ ___ ___ ___ ___
For DEEP 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
   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): Matthew Mucciacciaro
8. NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): 555 Northfield Rd. Watertown, CT
   briefly describe the action/project/activity (check and print information): temporary ☐ permanent ☐ description: Restoring pre-existing pasture - Agricultural Use
9. ACTIVITY *PURPOSE* CODE (see instructions - one code only): G
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: 1.10 acres open water body: _____ acres stream: 30 linear feet
12. UPLAND AREA ALTERED (must provide acres): _____ acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): _____ acres

PART III: To Be Completed By The DEEP

DATE RECEIVED: DATE RETURNED TO DEEP:

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


Watertown, CT Web Map
with ArcGIS Web AppBuilder
Measurement
Acres
Measurement Result
1.13 Acres
Clear
Press CTRL to enable snapping
741
261
531
270
99
329
575
246
209
664
302
9F
3.30 AC
575
9G
5.80 AC
555
153
163
164
184
673
673
223
64
388
18


555 Northfield Rd