

Agenda

Tolland Inland Wetlands Commission

Thursday, January 19, 2023 at 7:00 p.m.

Council Chambers, 6th level, 21 Tolland Green, Tolland, CT 06084

1. Call to Order
2. Seating of Alternate(s)
3. Public Participation – Issues of concern not on the Agenda (2 minute limit)
4. Additions/Changes to Agenda
5. New Business
 - 5.1 **IWC 18-1, 131 Tolland Stage Road Extension**– Applicant: Couzens Centre II, LLC.
 - 5.2 Show Cause Hearing to consider a Cease & Correct Order issued to the property owner of 12 Goose Lane (MBL 28/C/007) for the deposition of material/filling activities within the wetland and upland review area without a permit.
6. Old Business
7. Wetlands Agent Report
8. Other Business
9. Correspondence
 - 9.1 Connecticut Bar Association Education and Training.
 - 9.2 Solitude Lake Management Permit Application to DEEP
10. Approval of Minutes – December 15, 2022 Regular Meeting
11. Adjournment

To join the Zoom Meeting, either click:

<https://us02web.zoom.us/j/8608713602?pwd=cXZLNjZU9NYUxTd2xiUT09>

One tap mobile: +16469313860,,8608713602#,,,*06084#

Or call: 1-929-205-6099 and input:

Meeting ID: 860 871 3602

Passcode: 06084

Any party needing an accommodation contact the Planning & Development Department at
(860) 871-3601 or via email @mdamato@tolland.org

The Town of Tolland is an Equal Opportunity/Affirmative Action Employer.

GARDNER & PETERSON ASSOCIATES, LLC

PROFESSIONAL ENGINEERS • LAND SURVEYORS

178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT 06084

KENNETH R. PETERSON, L.S.
ERIC R. PETERSON, P.E., L.S.
MARK A. PETERSON, P.E.

TELEPHONE: (860) 871-0808
www.GardnerPeterson.com
info@GardnerPeterson.com

January 5, 2023

Mr. Raymond Culver, Chairman
Tolland Inland Wetland Commission
21 Tolland Green
Tolland, Connecticut 06084

Re: 131 Tolland Stage Road

Dear Chairman Culver and commissioners,

On March 15, 2018 the commission granted an inland wetland approval on behalf of my client, Couzens Centre II, LLC for activities associated with the construction of a new building. The Permit will expire on March 15, 2023 and I hereby request a 5 year extension for Couzens Centre II, LLC.

Please contact me with any questions.



Mark A. Peterson P.E.



**TOWN OF TOLLAND, CONNECTICUT
WETLAND/WATERCOURSE PERMIT**

Inland Wetland Commission Application No.: 18-1

Approved: 3/15/2018
Expires: 3/15/2023

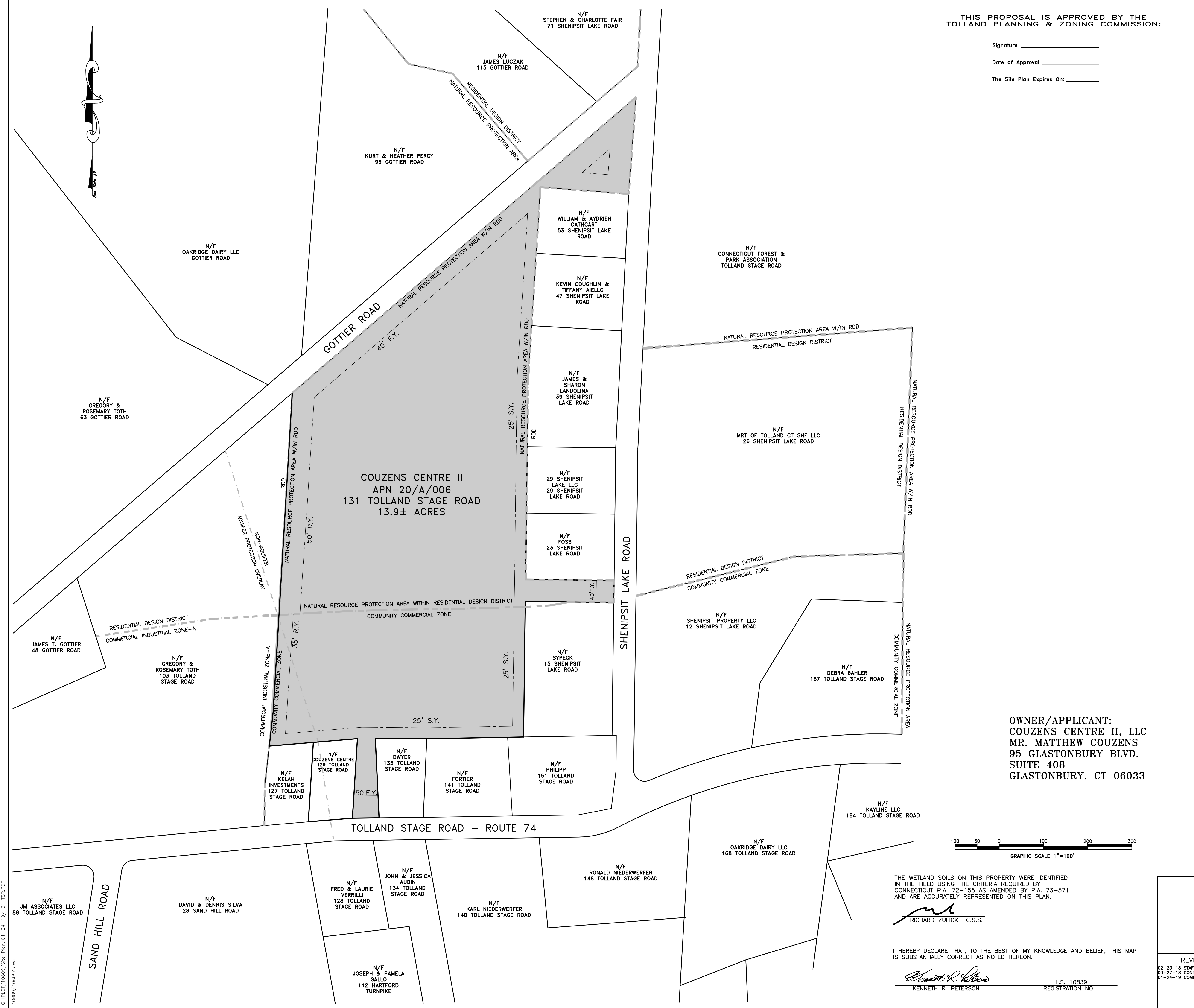
The Tolland Inland Wetlands Commission has approved this permit for the following activity with the conditions stated in this permit. The permittee is subject to the provisions stated in Section 11 of the Tolland Wetlands and Watercourses Regulations.

- Location:** 131 Tolland Stage Road, Tolland, CT 06084 (20/A/006)
- Permittee:** Couzens Centre II, LLC
- Regulated Activity:** Temporary wetland crossing for the installation of a water service and site grading within the regulated area for the proposed construction of a new building.
- Conditions:** Install erosion and sediment control as specified in plans submitted with the Inland Wetland and Watercourse application. Conduct water service installation activity during a period of low ground and surface water flow.
- Follow-up Inspection Required:** Notify Inland Wetland Agent when erosion and sediment control measures have been installed and when site work will begin.

This permit may be revoked at a later date by the Inland Wetlands and Watercourses Commission or its agent if the stipulations mentioned above are not followed or if an inspection shows that the environmental impact is more severe than anticipated. The penalty clause, Section 22a-44 of the Connecticut General Statutes, provides for a fine of up to one thousand (\$1000) dollars for each day that these requirements are violated.

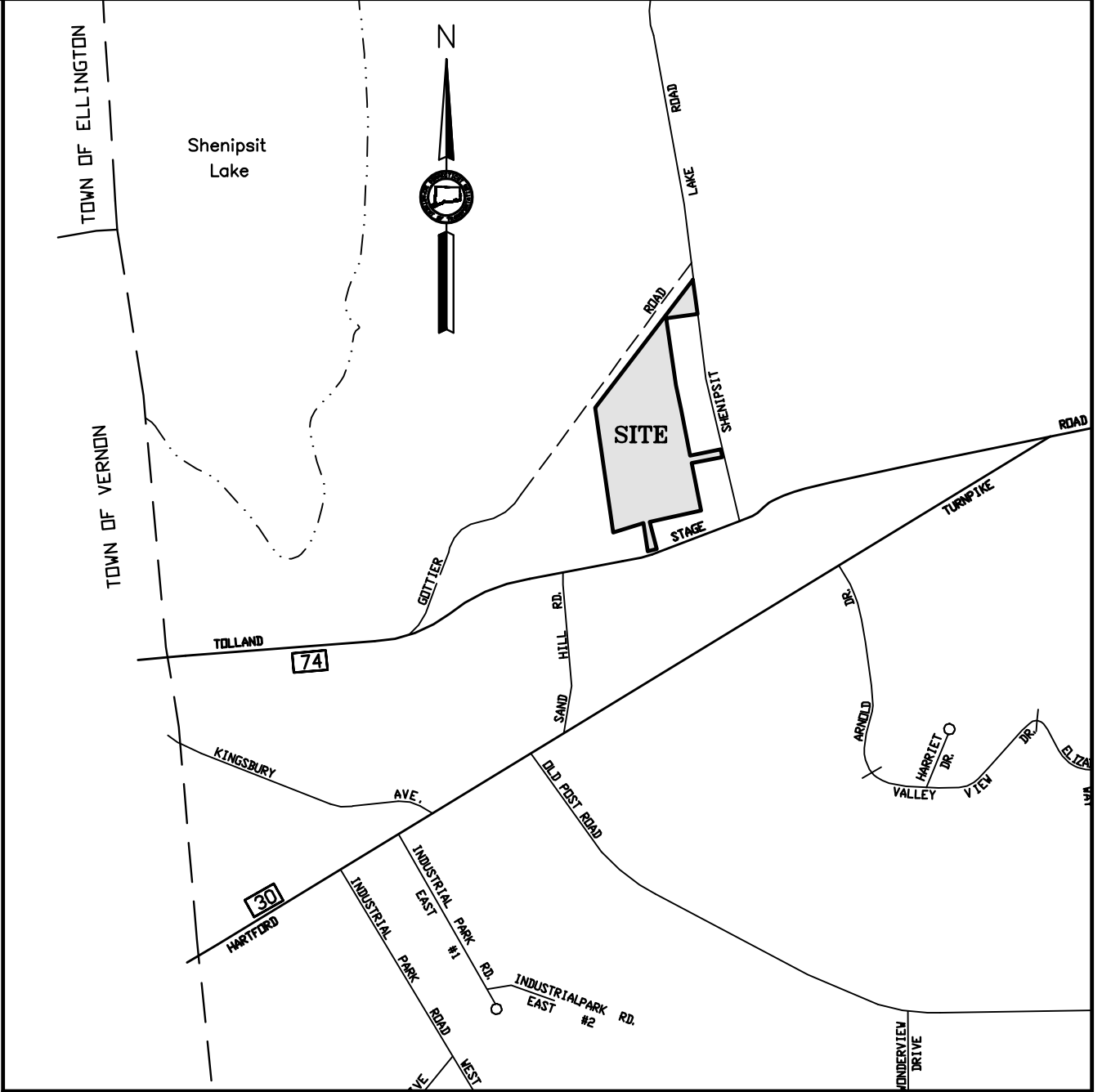
The applicant shall have the permit readily available, and shall produce it for inspection by Commission's representative upon request.

Inland Wetland Agent: Alan Kojan
 Date: 3/19/2018



THIS PROPOSAL IS APPROVED BY THE TOLLAND PLANNING & ZONING COMMISSION:

Signature _____
 Date of Approval _____
 The Site Plan Expires On: _____



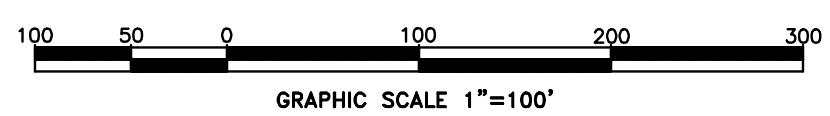
KEY MAP - SCALE: 1"=1,000'

- NOTES:
- THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20. THIS IS AN IMPROVEMENT LOCATION SURVEY, BASED ON A DEPENDENT RESURVEY, CONFORMING TO HORIZONTAL ACCURACY CLASS A-2, AND TOPOGRAPHIC ACCURACY CLASS T-2.
 - BEARINGS DEPICTED ON THIS PLAN ARE BASED UPON THOSE DEPICTED IN MAP REFERENCE 3B. ELEVATIONS DEPICTED HEREON ARE BASED ON THOSE DEPICTED IN MAP REF. 3C.
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 B. SITE PLAN PREPARED FOR EXPRESSIVE GROUNDS TOLLAND, CONNECTICUT" SCALE: 1"=20' DATED: 1-3-1985 REV. THROUGH 2-8-86 BY: GARDNER & PETERSON ASSOC.
 C. "IMPROVEMENT LOCATION SURVEY EXISTING CONDITIONS PLAN WOODLAKE AT TOLLAND SHENIPSIT LAKE ROAD TOLLAND, CONNECTICUT" BY: GARDNER & PETERSON ASSOC., DATED 2-26-2001 SCALE: 1"=40'
 D. SUBDIVISION PLAN COUZENS CENTRE II 131 TOLLAND STAGE ROAD TOLLAND, CONNECTICUT BY: GARDNER & PETERSON ASSOCIATES, LLC DATE: 02-20-18 MAP NO. 10609S.
 - UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING, OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO GARDNER & PETERSON ASSOCIATES, LLC. THE EXISTENCE, SIZE AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.
 - THE PHASE II BUILDING AND PARKING EXPANSION WILL REQUIRE ADDITIONAL ZONING APPROVALS THROUGH THE STORM DRAINAGE SYSTEM HAS BEEN DESIGNED TO ACCOMMODATE THE PHASE I & PHASE II PARKING IMPROVEMENTS AS SHOWN.
 - 1.7 ACRES WILL BE DISTURBED OR 12.2% OF THE SITE. LIMIT OF WORK ON SITE WILL BE CONTAINED WITHIN THE EXISTING/PROPOSED TREELINE AND WITHIN THE TWO RIGHT OF WAYS TO SHENIPSIT LAKE ROAD AND TOLLAND STAGE ROAD. OFF SITE IMPROVEMENTS CONSIST OF THE PUBLIC WATER CONNECTION, DRIVEWAY WITHIN THE RIGHT OF WAY AND THE PARKING IMPROVEMENTS AT 129 TOLLAND STAGE ROAD.
 - PER FIRM FLOOD INSURANCE RATE MAP TOWN OF TOLLAND, CONNECTICUT TOLLAND COUNTY PANEL 15 OF 20 COMMUNITY-PANEL NUMBER 090171 0015A EFFECTIVE DATE: APRIL 1, 1982 THE PARCEL IS LOCATED WITHIN FLOOD ZONE C, AREAS OF MINIMAL FLOODING.
 - THE PARCEL HAS MULTIPLE FRONT LOT LINES, ONE ON TOLLAND STAGE ROAD, TWO ON SHENIPSIT LAKE ROAD AND ONE ON GOTTIER ROAD.
 - ON NOVEMBER 16, 2017 THE ZBA GRANTED A VARIANCE AT 129 TOLLAND STAGE ROAD TO ALLOW PARKING WITHIN THE FRONT YARD.

OWNER/APPLICANT:
 COUZENS CENTRE II, LLC
 MR. MATTHEW COUZENS
 95 GLASTONBURY BLVD.
 SUITE 408
 GLASTONBURY, CT 06033

LEGEND

BOUNDARY LINE	—————
ZONING SETBACK	- - - - -
ZONE LINE
AQUIFER LINE



THE WETLAND SOILS ON THIS PROPERTY WERE IDENTIFIED IN THE FIELD USING THE CRITERIA REQUIRED BY CONNECTICUT P.A. 72-155 AS AMENDED BY P.A. 73-571 AND ARE ACCURATELY REPRESENTED ON THIS PLAN.

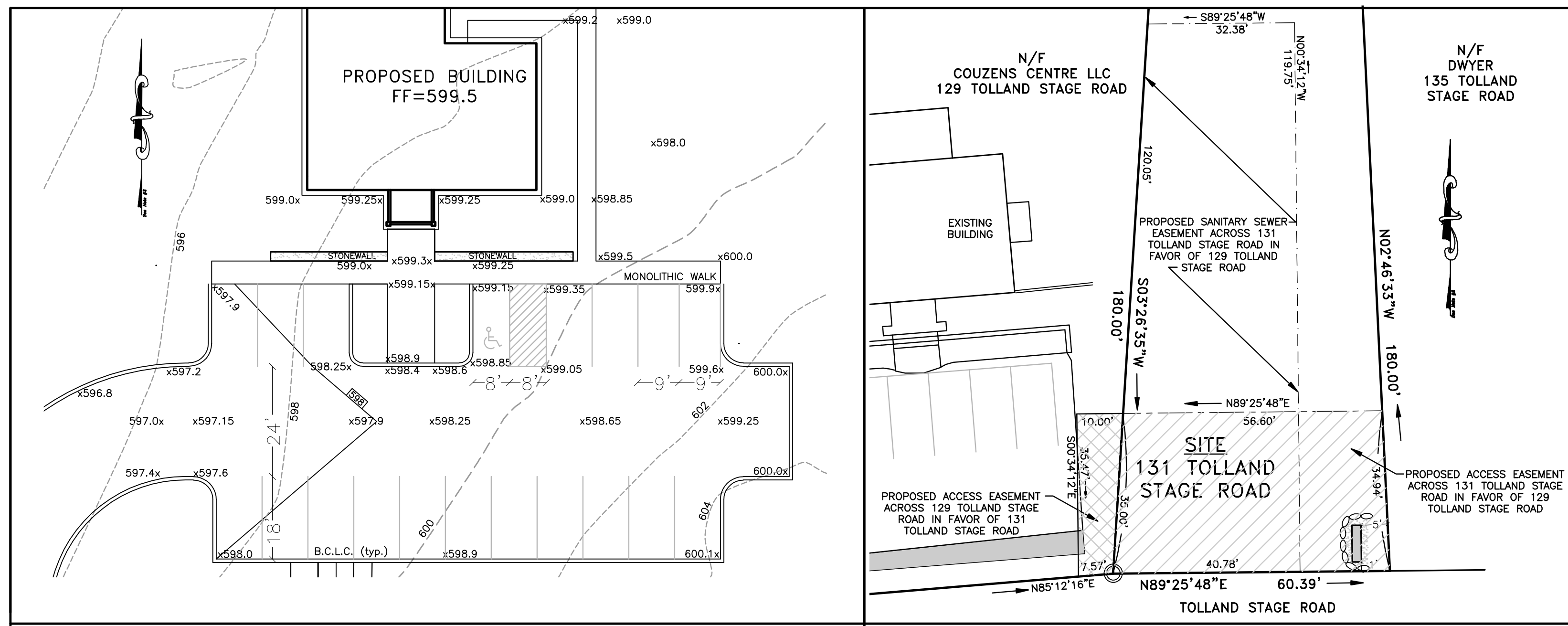
Richard Zulick
 RICHARD ZULICK C.S.S.

I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Kenneth R. Peterson
 KENNETH R. PETERSON L.S. 10839 REGISTRATION NO.

IMPROVEMENT LOCATION SURVEY

SITE PLAN COUZENS CENTRE II 131 TOLLAND STAGE ROAD TOLLAND, CONNECTICUT				
GARDNER & PETERSON ASSOCIATES, LLC 178 HARTFORD TURNPIKE TOLLAND, CONNECTICUT				
REVISIONS		PROFESSIONAL ENGINEERS		
02-23-18 STAFF COMMENTS 03-27-18 CONDITIONS OF APPROVAL 01-24-19 COMMERCIAL AREA & ZONE		LAND SURVEYORS		
BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	1"=100'	12-12-17	1 OF 6	10609



PARKING TABLE:

131 TOLLAND STAGE ROAD
2,300 S.F. OFFICE/SMALL MEETING SPACE

WHILE OFFICE SPACE IS OUTLINED UNDER THE ZONING REGULATIONS, SMALL BUSINESS WORKSHOPS/CONVENTIONS ARE NOT. DURING NORMAL BUSINESS HOURS THE STRUCTURE WILL BE USED AS AN OFFICE. ON A FEW OCCASIONS A MONTH THE OFFICE WILL HOST FINANCIAL PLANNING WORKSHOPS AND OTHER SMALL DISCUSSIONS WHICH ARE NOT OUTLINED IN THE PARKING STANDARDS. WE ANTICIPATE THE FOLLOWING NEEDS:

PARKING REQUIRED PER REGULATIONS: 2-5 SPACES PER 1,000SF FOR GENERAL OFFICE BUILDING
5-12 SPACES REQUIRED

PARKING REQUIRED PER APPLICANT: 18 SPACES AND ONE HANDICAP PARKING SPACE

PARKING PROVIDED: 18 SPACES AND ONE HANDICAP PARKING SPACE

SOILS LEGEND-WEB SOIL SURVEY

3 Ridgebury, Leicester and Whitman, 0 to 8 percent slopes

13 Walpole sandy loam, 0 to 3 percent slopes

45B Woodbridge fine sandy loam, 3 to 8 percent slopes

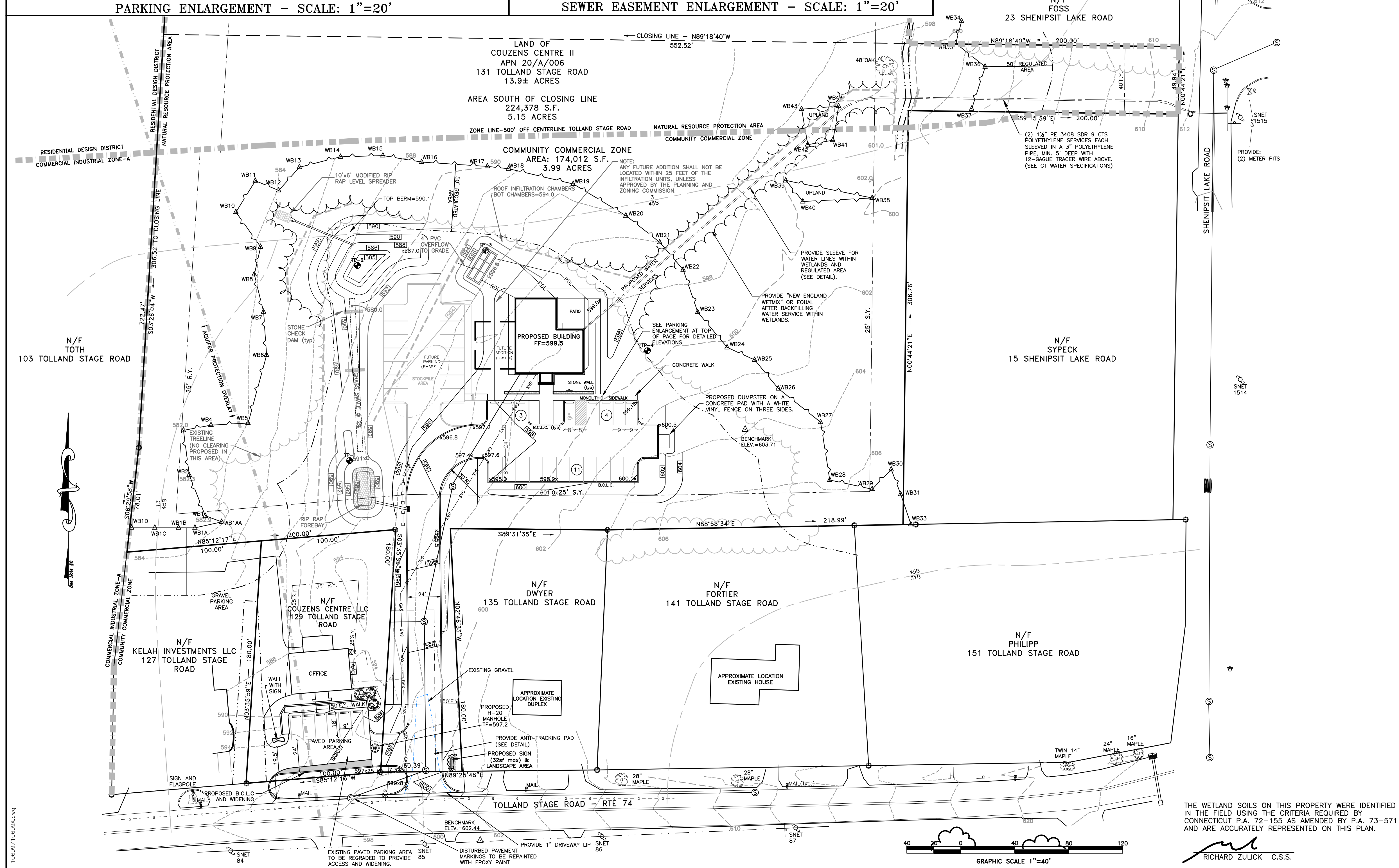
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Kenneth R. Peterson
KENNETH R. PETERSON L.S. 10839
REGISTRATION NO.

LEGEND

EXISTING PIN OR PIPE	○
BOUNDARY	—
ZONING SETBACK	- - - - -
WETLAND	~ ~ ~ ~ ~
REGULATED AREA	▭
EXISTING CONTOUR	598
PROPOSED CONTOUR	598
UTILITY POLE / GUY WIRE	⊥
EXISTING TREETLINE	~ ~ ~ ~ ~
PROPOSED TREETLINE	~ ~ ~ ~ ~
GAS GATE	⊕
STORM SEWER & MANHOLE	⊕
CATCH BASIN	⊕
TREE	⊕
APPROX. UNDERGROUND GAS	G
WATER GATE	⊕
SIGN	⊕
DRAINAGE SWALE	- - - - -
APPROX. UNDERGROUND UTIL.	- - - - -
SOIL LINE	—
PROPOSED WATER LINE	—
SILTFENCE	—
PROPOSED CURB	—
PAINTED LINE	—
ROOF DRAIN LEADER	—
EXISTING WELL	⊕
GUIDELINE	—
PROPOSED SEWER EASEMENT	—
PROPOSED GAS SERVICE	—

IMPROVEMENT LOCATION SURVEY



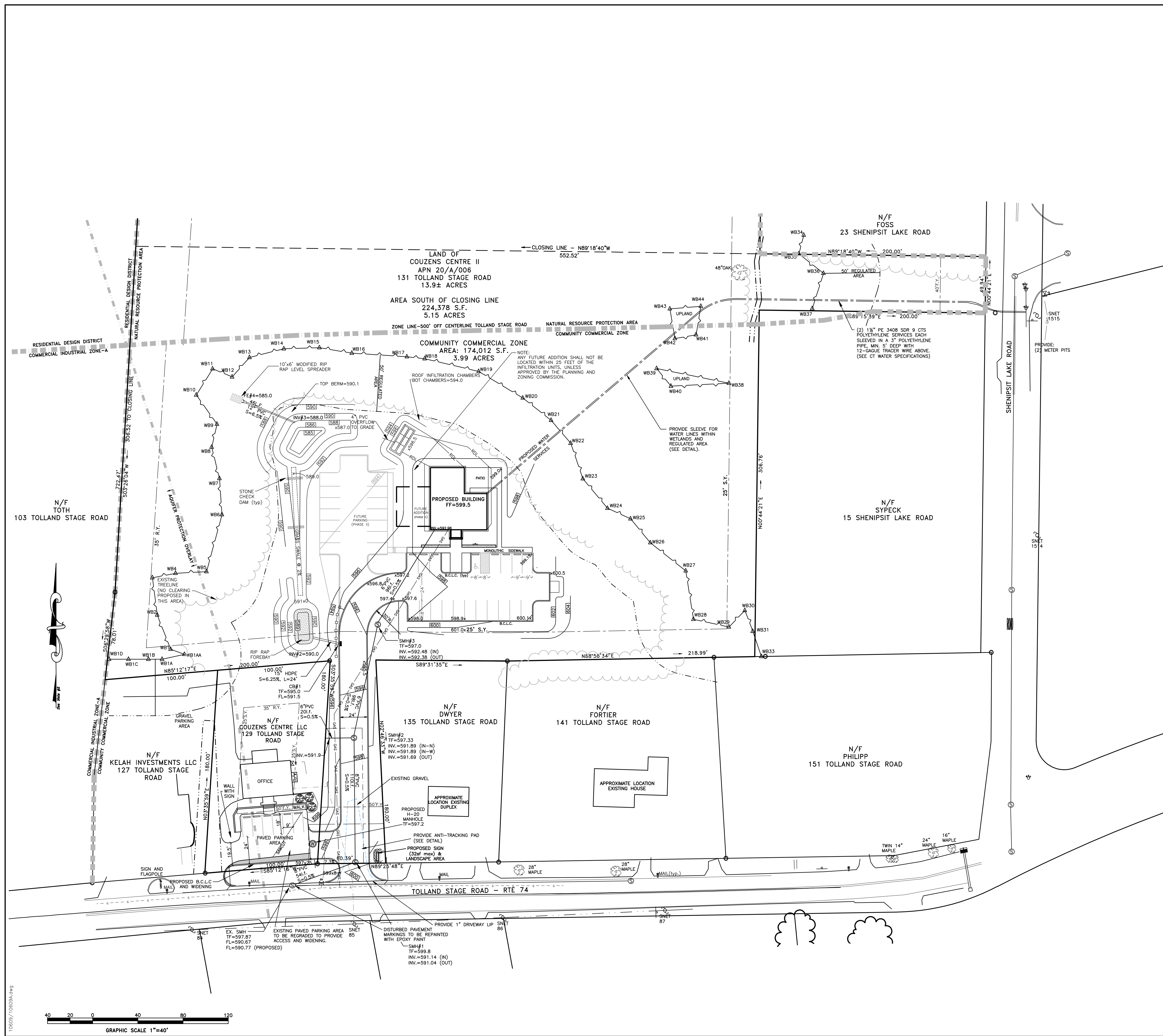
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RICHARD ZULICK C.S.S.

**SITE PLAN
COUZENS CENTRE II
131 TOLLAND STAGE ROAD
TOLLAND, CONNECTICUT**

GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT

REVISIONS		DATE		SHEET NO.		MAP NO.	
22-23-18 STAFF COMMENTS		12-12-17		2 OF 6		10609	
03-27-18 CONDITIONS OF APPROVAL							
01-24-18 COMMERCIAL AREA & ZONE							
BY	SCALE	DATE	SHEET NO.	MAP NO.			
M.A.P.	1"=40'	12-12-17	2 OF 6	10609			



LEGEND

EXISTING PIN OR PIPE	○
BOUNDARY	—
ZONING SETBACK	- - - -
WETLAND	~ ~ ~ ~
REGULATED AREA	- · - · -
EXISTING CONTOUR	598
PROPOSED CONTOUR	598
UTILITY POLE / GUY WIRE	⊕
EXISTING TREELINE	~ ~ ~ ~
PROPOSED TREELINE	~ ~ ~ ~
GAS GATE	⊗
STORM SEWER & MANHOLE	⊕
CATCH BASIN	⊕
TREE	⊕
APPROX. UNDERGROUND GAS	⊕
WATER GATE	⊕
SIGN	⊕
DRAINAGE SWALE	⊕
APPROX. UNDERGROUND UTIL.	⊕
SOIL LINE	⊕
PROPOSED WATER LINE	⊕
SILT FENCE	⊕
PROPOSED CURB	⊕
PAINTED LINE	⊕
ROOF DRAIN LEADER	⊕
EXISTING WELL	⊕
GUIDERAIL	⊕
PROPOSED SEWER EASEMENT	⊕

IMPROVEMENT LOCATION SURVEY

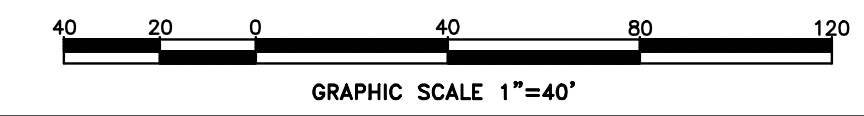
**UTILITY PLAN
 COUZENS CENTRE II
 131 TOLLAND STAGE ROAD
 TOLLAND, CONNECTICUT**

GARDNER & PETERSON ASSOCIATES, LLC
 178 HARTFORD TURNPIKE
 TOLLAND, CONNECTICUT

PROFESSIONAL ENGINEERS LAND SURVEYORS

REVISIONS
 02-23-18 STAFF COMMENTS
 03-27-18 CONDITIONS OF APPROVAL
 01-24-19 COMMERCIAL AREA & ZONE

BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	1"=40'	12-12-17	3 OF 6	10609



10/02/19 10:02:34.dwg

PLANTING SCHEDULE

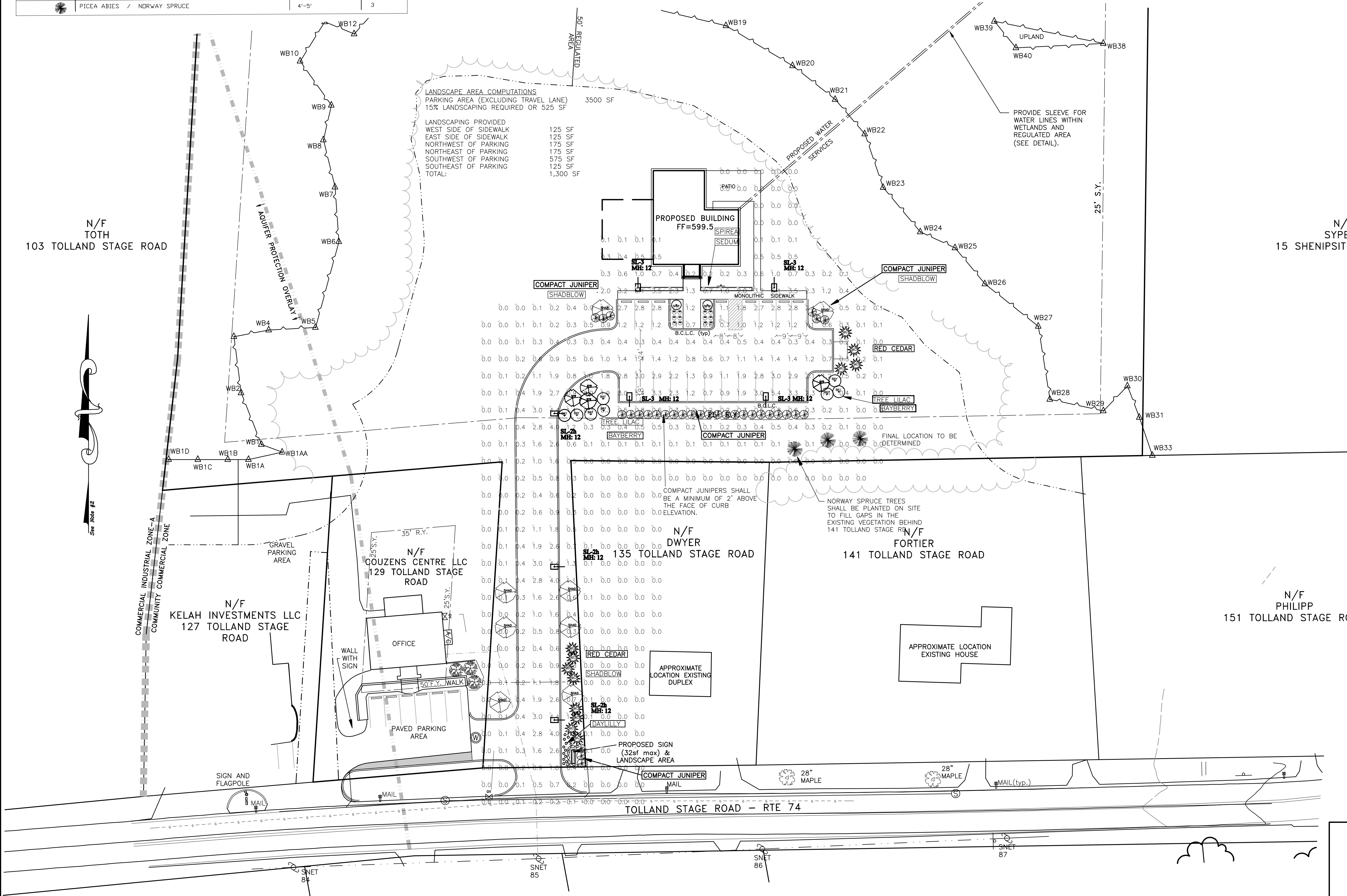
Symbol Code	Name/ Scientific Name	Size	Quantity
	AMELANCHIER CANADENSIS/ SHADBLOW	6 - 7"	8
	SYRINGA RETICULATA/ JAPANESE TREE LILAC	2 1/2" - 3" CAL.	4
	JUNIPERUS VIRGINIANA/ RED CEDAR	6 - 7"	12
	JUNIPERUS CHIN. PFITZ. COMPACTUM/ COMPACT PFITZER JUNIPER	18 - 21"	31
	MYRICA PENNSYLVANICUM/ BAYBERRY	18 - 21"	8
	SPIRAEA BUMALDA 'ANTHONY WATERER'/ SPIREA	18 - 21"	2
	SEDUM 'BRILLIANT'/ SEDUM	1 GAL.	12
	HEMEROCALLIS 'GOLD DROP'/ DAYLILLY	1 GAL.	14
	PICEA ABIES / NORWAY SPRUCE	4'-5'	3

Filename: 131 Tollard Stage Road Site Lighting - Tollard.AGI

Symbol	Qty	Label	Arrangement	Lum. Lumens	Lum. Wasts	LLF	Description
	3	SL-2h	SINGLE	4912	49	0.900	Lithonia DSX0 LED P2 40K T2M MVOLT SPA PER HS DDBXD - SSS 12 4C DM19AS DDBXD 12FT POLE
	4	SL-3	SINGLE	5835	49	0.900	Lithonia DSX0 LED P2 40K T3M MVOLT SPA PER DDBXD - SSS 12 4C DM19AS DDBXD 12FT POLE

Label	Calc/Type	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.61	5.4	0.0	N.A.	N.A.
ACCESS DRIVEWAY	Illuminance	Fc	1.27	4.4	0.2	6.35	22.00
PARKING	Illuminance	Fc	1.66	5.4	0.2	8.30	27.00

Greg Loda
Lighting Affiliates
1208 Cromwell Ave
Rocky Hill, CT 06067
website: www.lightingaffiliates.com
Voice Number : (860) 721-1171 x 219
Email Address : gloda@lightingaffiliates.com

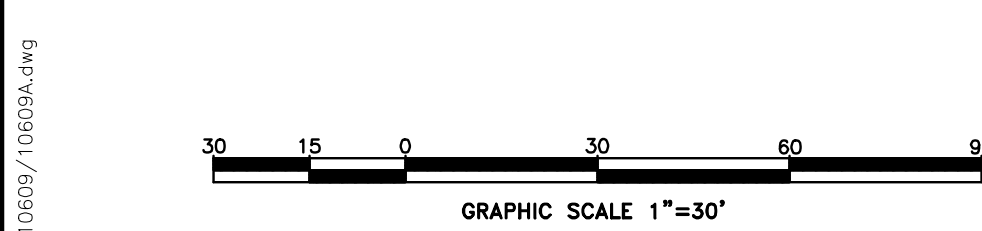


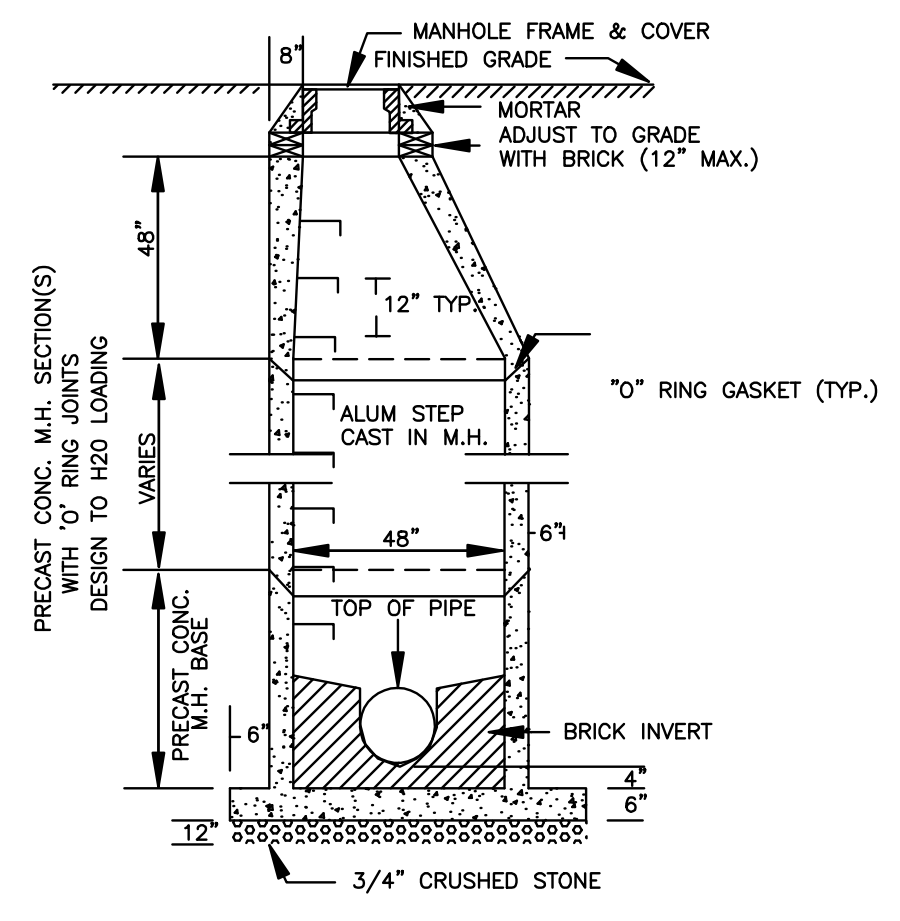
LEGEND

EXISTING PIN OR PIPE	
BOUNDARY	
ZONING SETBACK	
WETLAND	
REGULATED AREA	
EXISTING CONTOUR	
PROPOSED CONTOUR	
UTILITY POLE / GUY WIRE	
EXISTING TREELINE	
PROPOSED TREELINE	
GAS GATE	
STORM SEWER & MANHOLE	
CATCH BASIN	
TREE	
APPROX. UNDERGROUND GAS	
WATER GATE	
SIGN	
DRAINAGE SWALE	
APPROX. UNDERGROUND UTIL.	
SOIL LINE	
PROPOSED WATER LINE	
SILT FENCE	
PROPOSED CURB	
PAINTED LINE	
ROOF DRAIN LEADER	
EXISTING WELL	
GUIDERAIL	
PROPOSED SEWER EASEMENT	

IMPROVEMENT LOCATION SURVEY

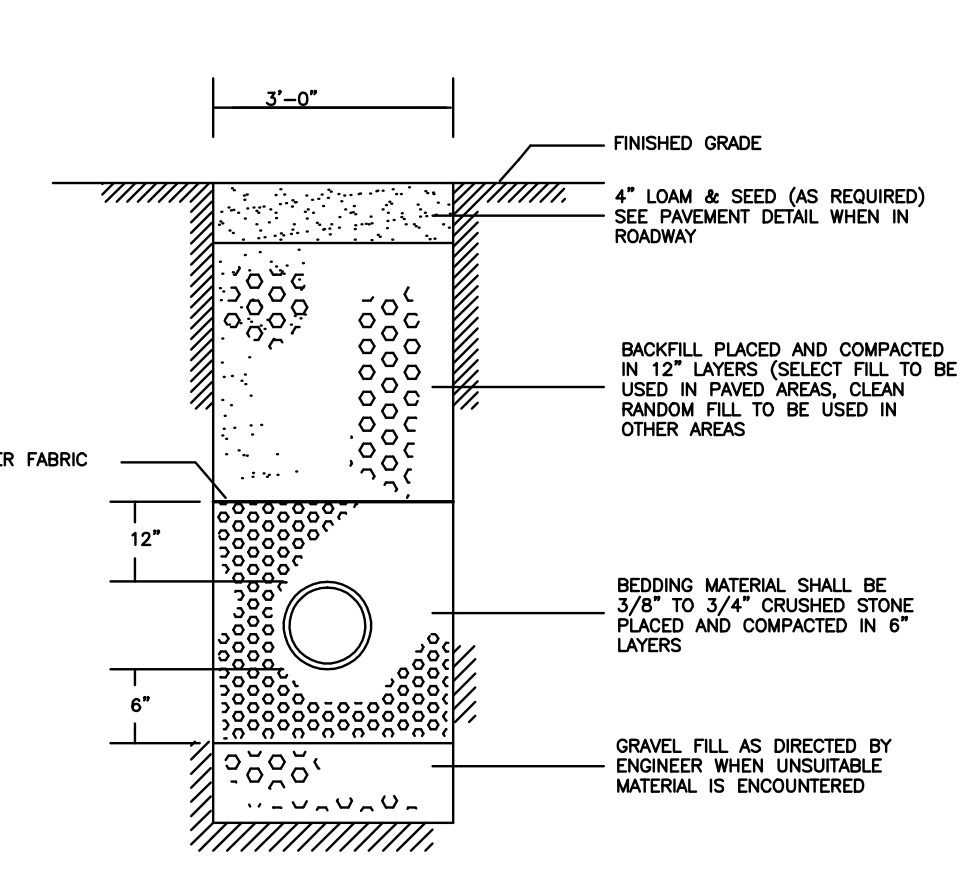
REVISIONS 02-23-18 STAFF COMMENTS 03-27-18 CONDITIONS OF APPROVAL		LANDSCAPING/LIGHTING PLAN COUZENS CENTRE II 131 TOLLARD STAGE ROAD TOLLARD, CONNECTICUT		
		JOHN ALEXOPOULOS LANDSCAPE ARCHITECT 32 JUDE LANE MANSFIELD CENTER, CT 06250	GREG LODA LIGHTING AFFILIATES 1208 Cromwell Ave Rocky Hill, CT 06067	
BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	1"=30'	12-12-17	4 OF 6	10609





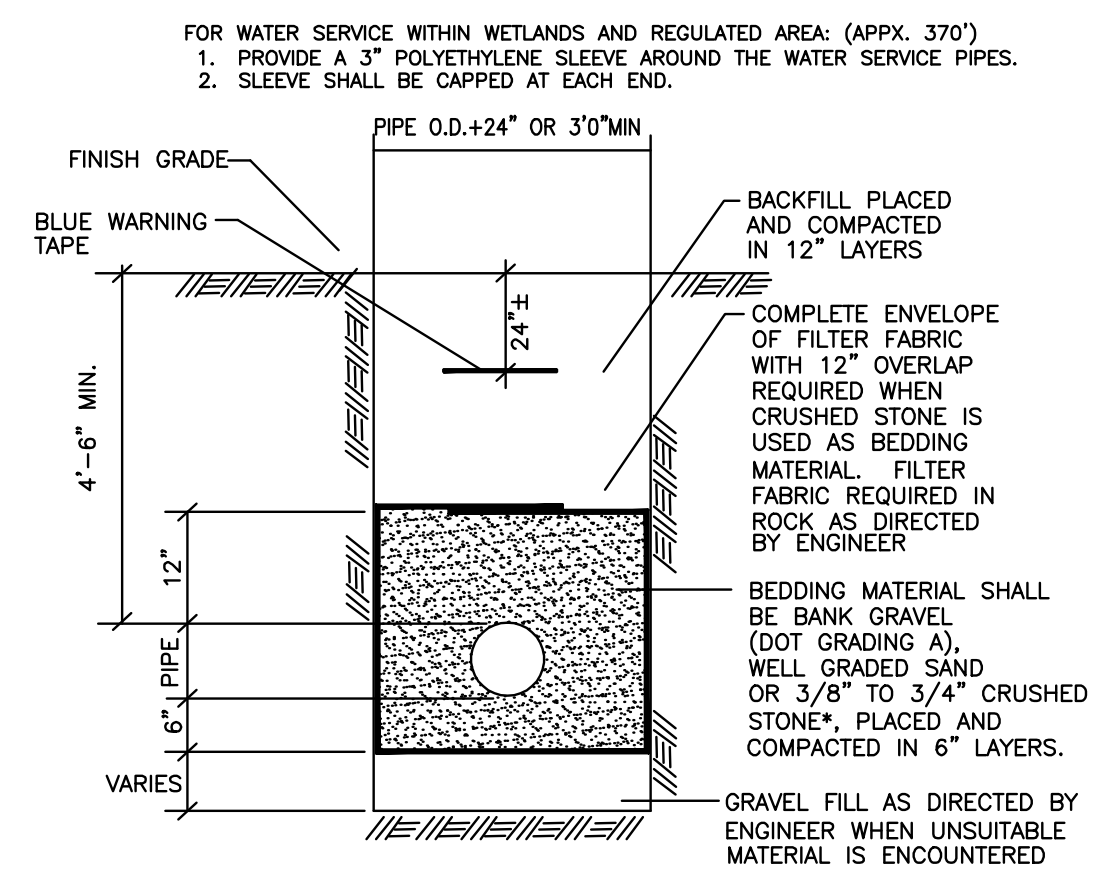
TYPICAL PRECAST MANHOLE DETAIL

NOTE: MANHOLE MFG IN ACCORDANCE WITH A.S.T.M.-C-478



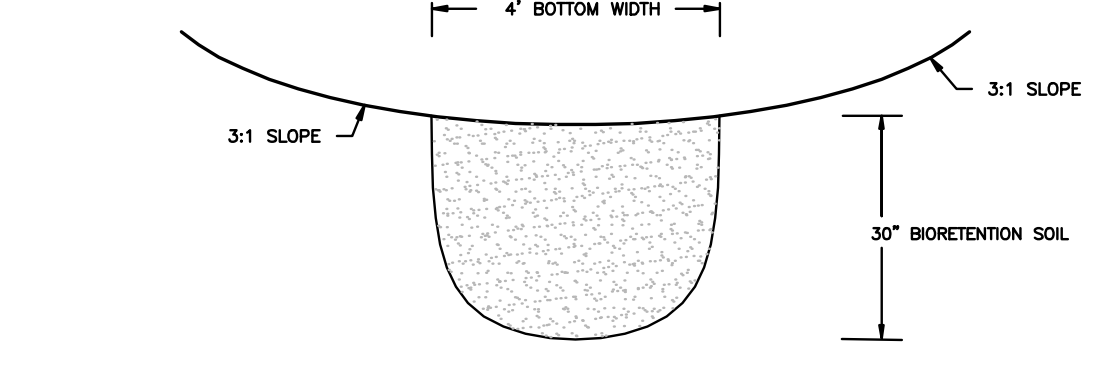
SANITARY SEWER TRENCH DETAIL

NOT TO SCALE



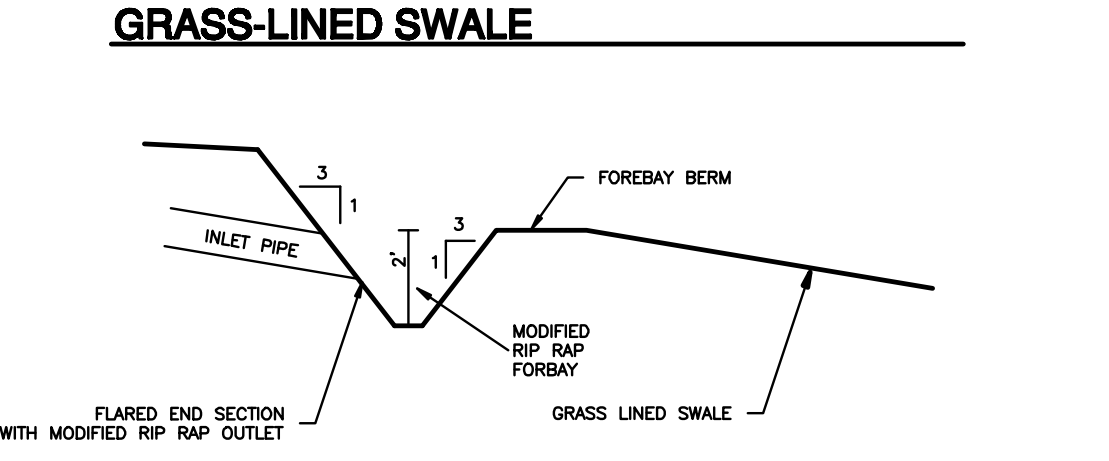
WATER TRENCH DETAIL

CONNECTICUT WATER COMPANY NOTES:
 1. FIELD-LOCK GASKETS ARE REQUIRED ON THE (2) PIPE JOINTS BEFORE AND AFTER ALL FITTINGS.
 2. MEGALIG RESTRAINTS ARE REQUIRED AT ALL FITTINGS.
 3. ALL BENDS, TEES, OFFSETS, HYDRANTS, AND DEAD ENDS REQUIRE THRUST
 *CRUSHED STONE SHALL ONLY BE USED IN HIGH GROUNDWATER CONDITIONS AS DIRECTED BY THE ENGINEER



GRASS-LINED SWALE

CONSTRUCTION AND MAINTENANCE REQUIREMENTS:
 1. THE AREA OF THE FACILITY SHALL BE FENCED OFF DURING THE CONSTRUCTION PERIOD TO PREVENT DISTURBANCE OF SOILS.
 2. THE DESIGN ENGINEER SHALL OVERSEE THE PREPARATION OF THE AREA AND THE INSTALLATION OF THE VARIOUS COMPONENTS OF THE ORGANIC FILTER SYSTEM (GRAVEL STORAGE ZONE, AND MEDIA TREATMENT ZONE, IF INCLUDED IN THE DESIGN).
 3. THE DESIGN ENGINEER SHALL PROVIDE A CERTIFICATION THAT THE SYSTEM WAS DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS FOUND IN THE DESIGN MANUAL AND INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS.
 4. APPROVED PLANS.
 5. ACCESS MUST BE PROVIDED TO THE SEDIMENT FOREBAY TO FACILITATE REMOVAL OF ACCUMULATED SEDIMENTS.
 6. VEGETATION SHALL BE MAINTAINED ANNUALLY AND AFTER STORMS GREATER THAN 1-YEAR, 24-HOUR STORM EVENT.
 7. REMOVAL OF SEDIMENT, WHEN ACCUMULATION EXCEEDS 25% OF THE WOV STORAGE VOLUME.
 8. VEGETATION SHALL BE MOWED AS NECESSARY TO MAINTAIN 4-6" HEIGHT. WOODY VEGETATION SHALL BE REMOVED FROM THE DRY SWALE.
 9. IF PONDED WATER IS REGULARLY OBSERVED MORE THAN 48 HOURS AFTER A RAINFALL EVENT, THEN THE SURFACE SHALL BE ROTO-TILLED TO A DEPTH OF 12" AND RESEDED.



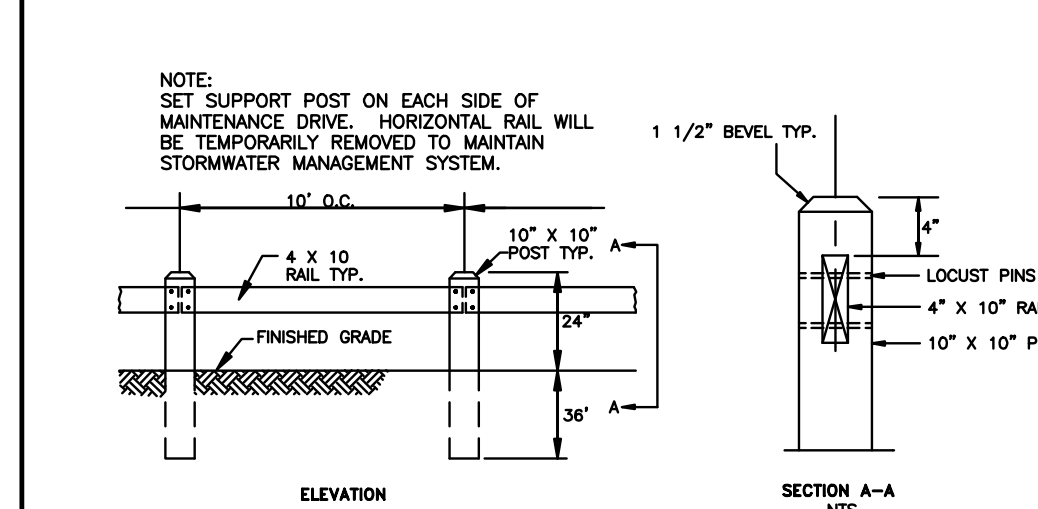
CUT AND PATCH PAVEMENT DETAIL

NOTES:
 1. EXISTING PAVEMENT AND CURB TO BE SAWCUT PRIOR TO PATCHING.
 2. BACKFILL TO BE COMPACTED TO 95% OF MAXIMUM.
 3. SEAL BITUMINOUS CONCRETE JOINTS WITH JOINT SEAL MATERIAL, HOT-POURED TYPE.

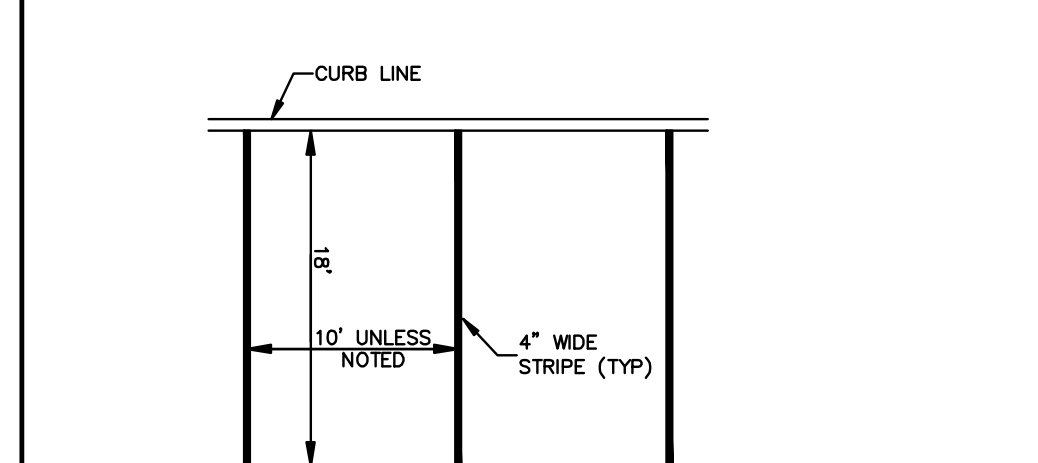
Suggested Dewatering Sequence:
 Contractor must use Dewatering Sequence accepted by the Connecticut D.E.E.P.

1. Install erosion controls downstream of any disturbance
2. Construction within the drainage runoff/watercourse shall be performed during a dry period.
3. Install pipe and cofferdams of sandbags or gravel at each end of pipe.
4. Pipe shall be sized to convey the flow in the watercourse or a pump shall be utilized. If pump is utilized, pump flow with silt-bag.
5. Install waterline in dry conditions.
6. Upon completion of utility installation, the watercourse channel between the cofferdams shall be re-established with stream bedding material from the excavation.
7. Remove downstream then upstream diversions and pipe.
8. Remove sediment and erosion controls once site is stabilized.

PUBLIC WATER CROSSING SWALE/WATERCOURSE



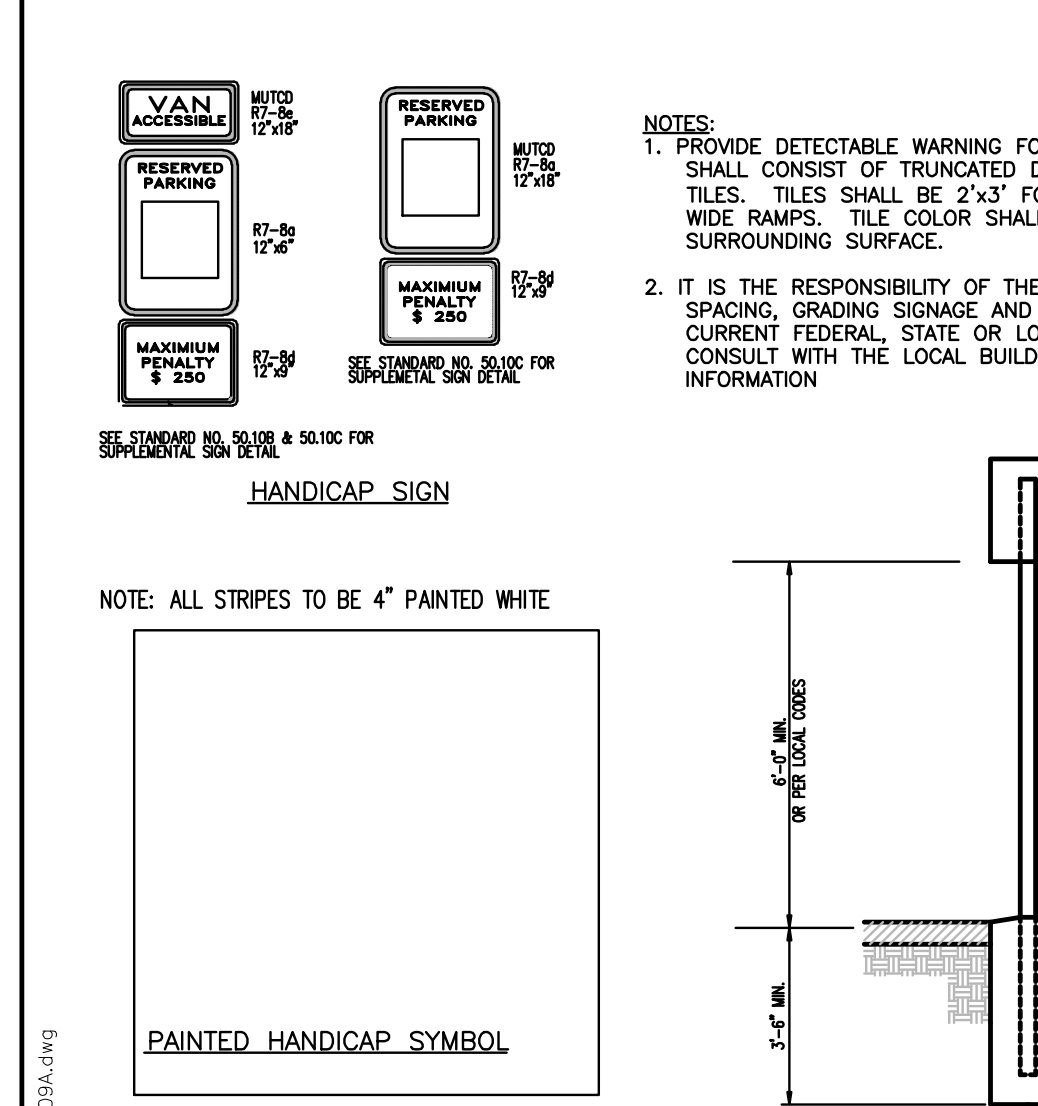
WESTERN RED CEDAR GUIDE RAIL



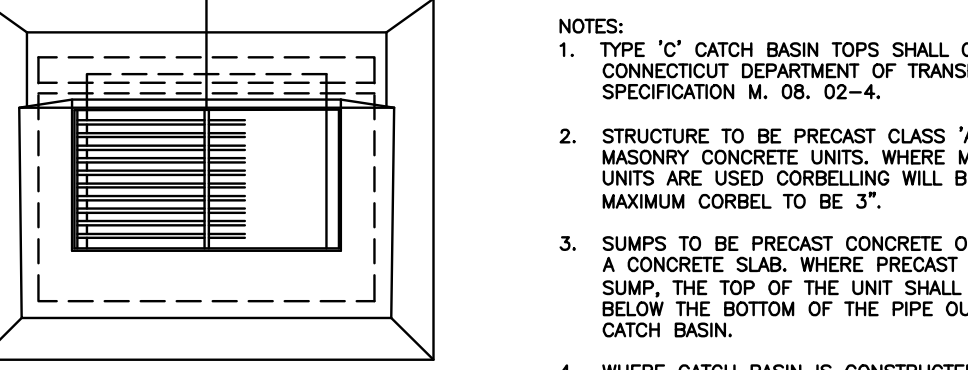
PAINTED PARKING STALL DETAIL

- PAVEMENT MARKING NOTES:
 1. All work to conform to Form 816, Section 12.09 and the manufacturer's instructions and recommendations for application.
 2. Lines shall be four (4) inches wide, except as noted, and 15 mils thick, colored white, except as noted.
 3. Paint shall be either white or tinted ready-mixed paint conforming to AASHTO M70, Type 1.
 4. Epoxy Resins shall conform to Form 818 and project requirements for layout of crosswalks. Install glass beads by free fall method.
 5. Prior to painting, sweep pavement with power broom supplemented with hand brooms to eliminate loose material and dust.
 6. After applying paint, erect suitable barriers to prevent tracking of paint before drying. Retouch and point oil markings which become smeared, discolored, worn, or otherwise marred before final acceptance of the project. Remove any evidence of smearing of paint.

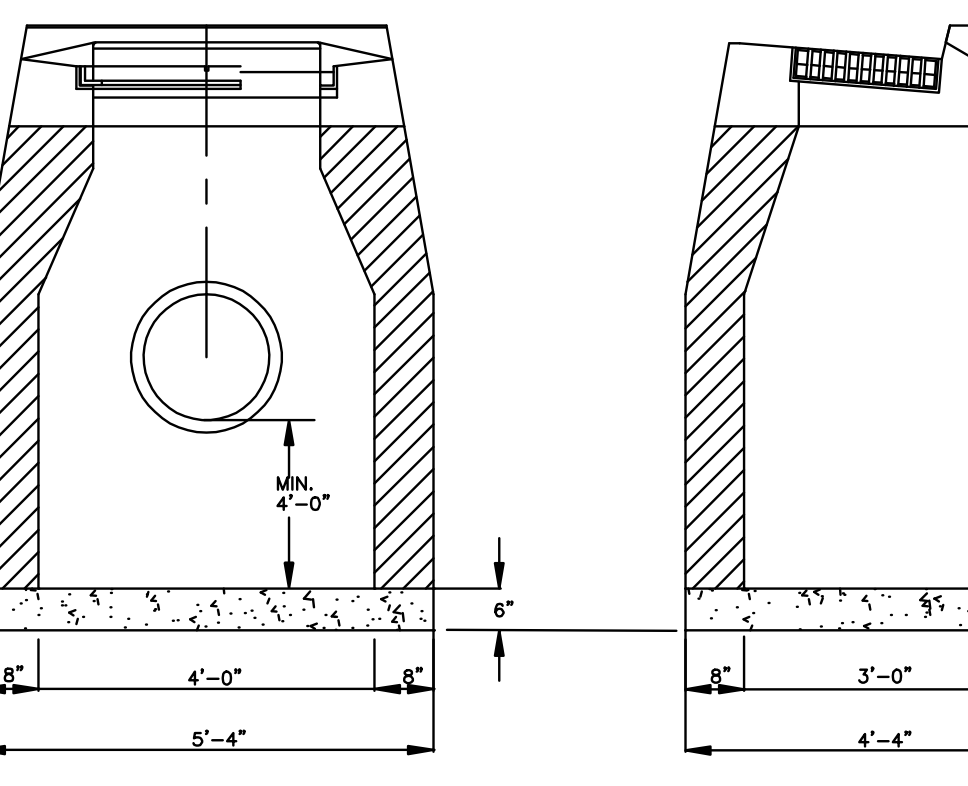
PAINTED HANDICAP SYMBOL



ACCESSIBLE PARKING AND SIGNAGE STANDARDS

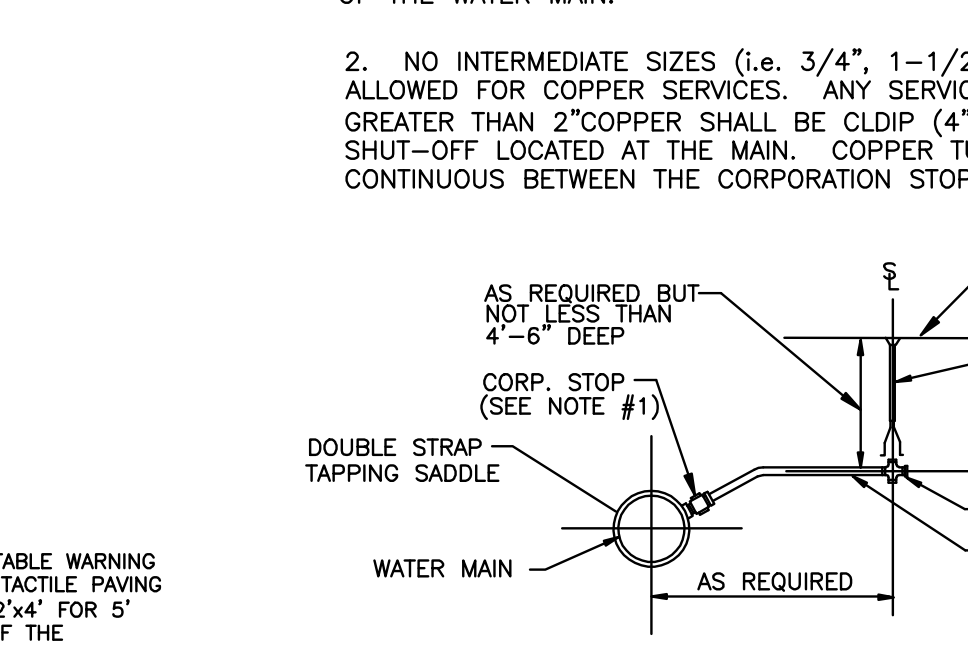


TYPE 'C' CATCH BASIN



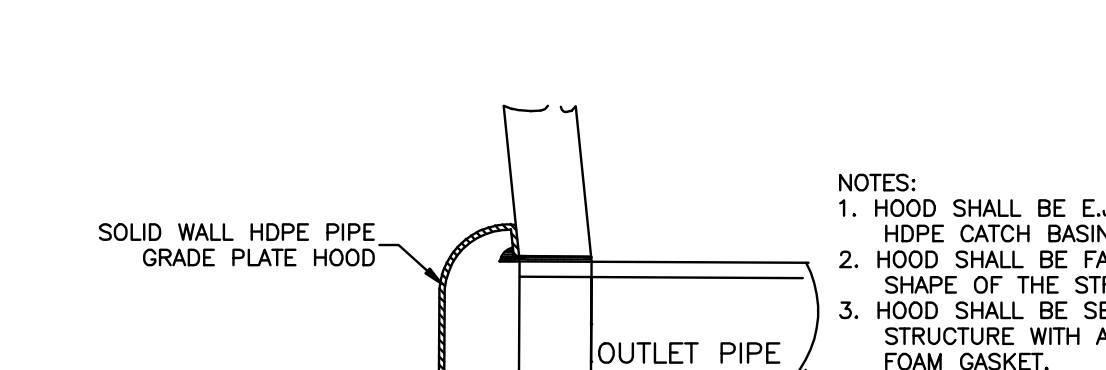
STORM DRAIN TRENCH DETAIL

NOTES:
 1. THE TOP OF THE CORPORATION AND THE FIRST THREE (3) FEET OF COPPER TUBING SHALL BE INSTALLED NO HIGHER THAN THE TOP OF THE WATER MAIN.
 2. NO INTERMEDIATE SIZES (i.e. 3/4", 1-1/2", 1-3/4") ARE ALLOWED FOR COPPER SERVICES. ANY SERVICE REQUIREMENT GREATER THAN 2" COPPER SHALL BE CLOIP (4" MIN.) WITH THE SHUT-OFF LOCATED AT THE MAIN. COPPER TUBING SHALL BE CONTINUOUS THROUGH THE CORPORATION STOP AND THE CURB STOP.

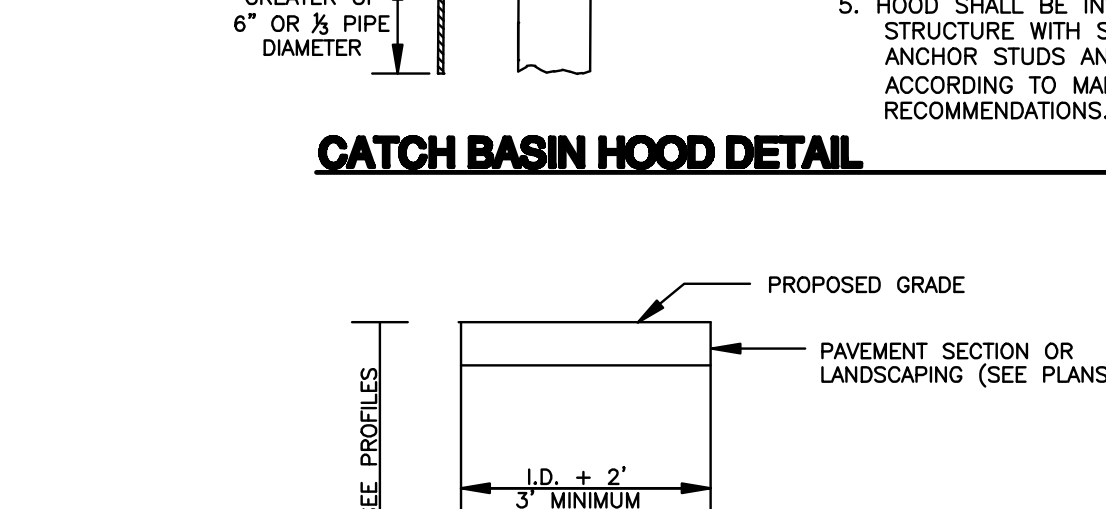


TYPICAL SERVICE CONNECTION

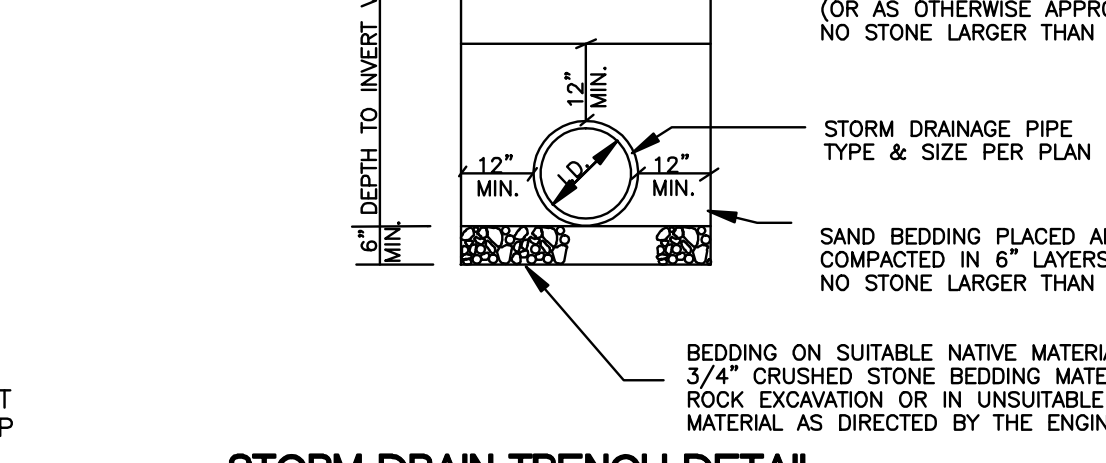
NOTES:
 1. PROVIDE DETECTABLE WARNING FOR CURB RAMPS. DETECTABLE WARNING SHALL CONSIST OF TRUNCATED DOME SURFACE ON RIGID TACTILE PAVING TILES. TILES SHALL BE 2'x3' FOR 4' WIDE RAMPS AND 2'x4' FOR 5' WIDE RAMPS. TILE COLOR SHALL CONTRAST WITH THAT OF THE SURROUNDING SURFACE.
 2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONSTRUCT HANDICAP SPACING, GRADING SIGNAGE AND APPURTENANCE IN ACCORDANCE WITH CURRENT FEDERAL, STATE OR LOCAL CODES. THE CONTRACTOR SHALL CONSULT WITH THE LOCAL BUILDING OFFICIAL TO OBTAIN CURRENT INFORMATION



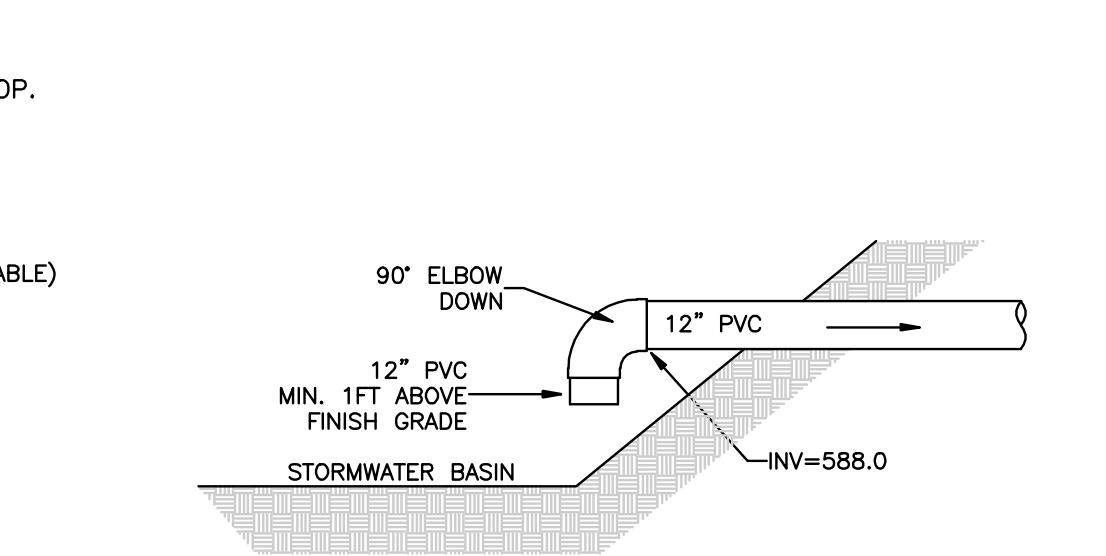
CATCH BASIN HOOD DETAIL



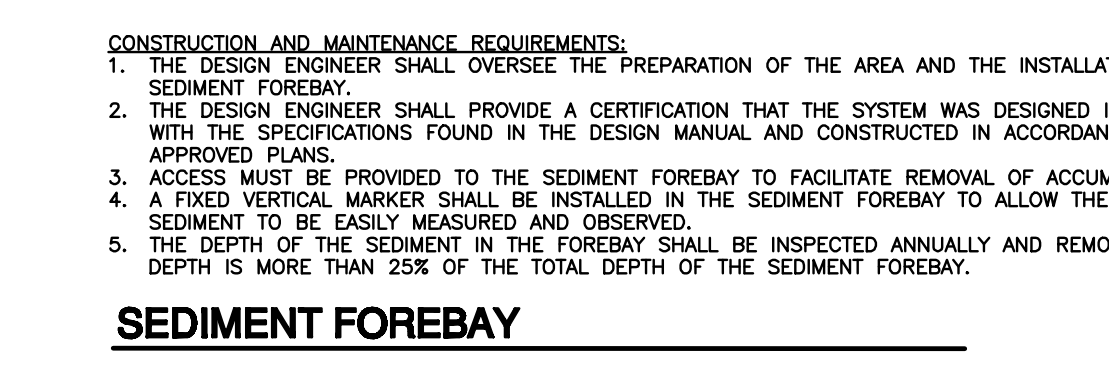
STORM DRAIN TRENCH DETAIL



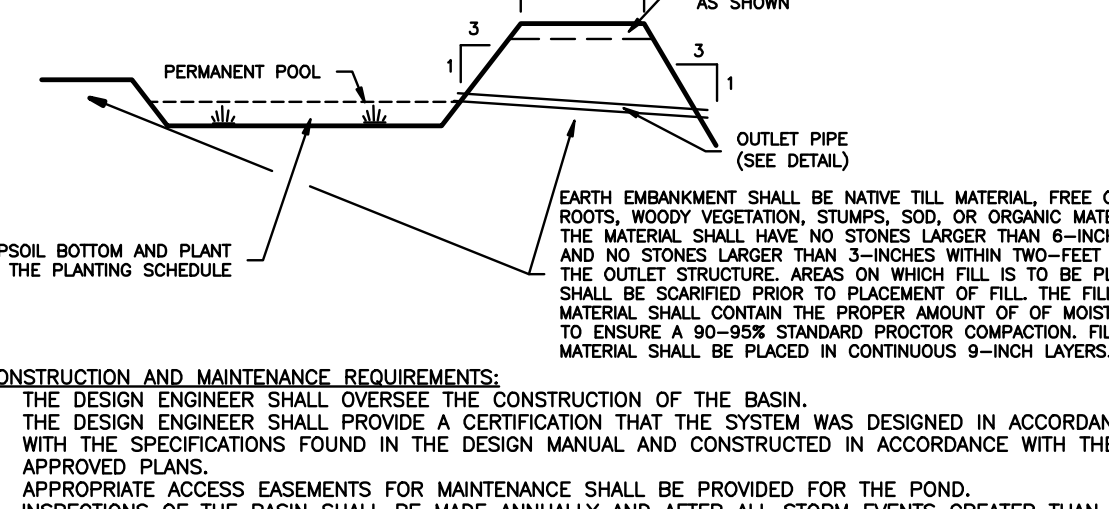
OUTLET STRUCTURE



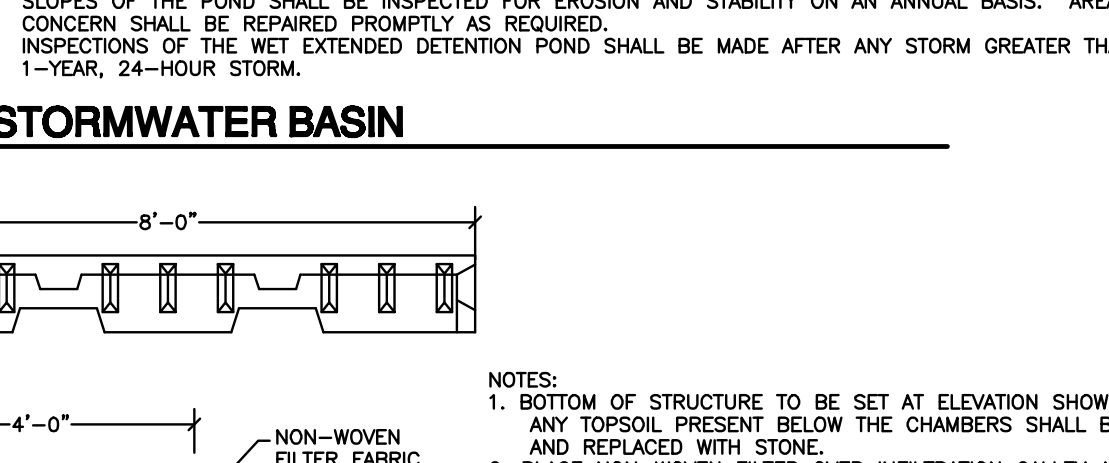
CONDUIT TRENCH DETAIL



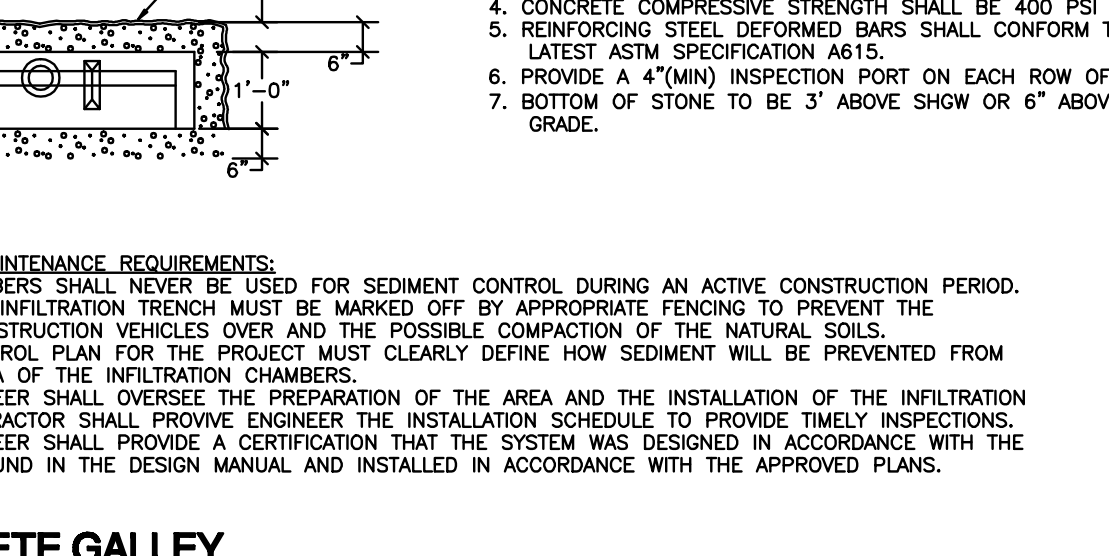
SEDIMENT FOREBAY



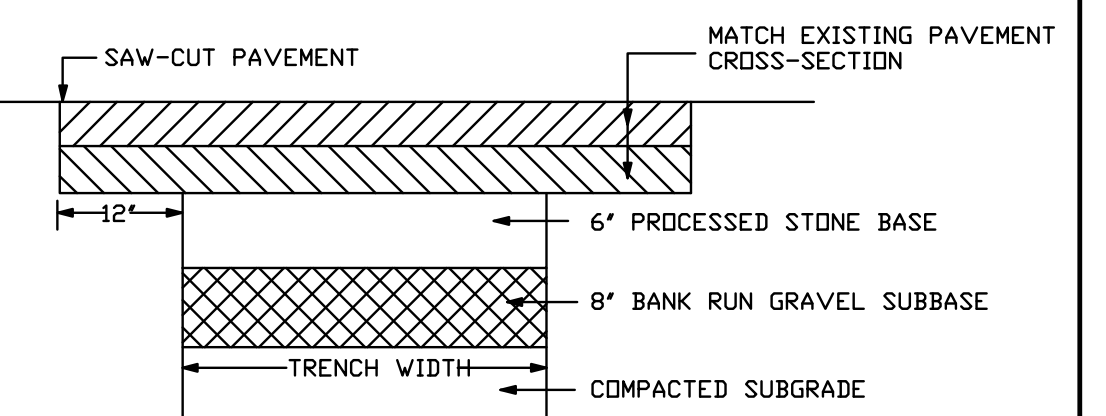
STORMWATER BASIN



12" CONCRETE GALLEY

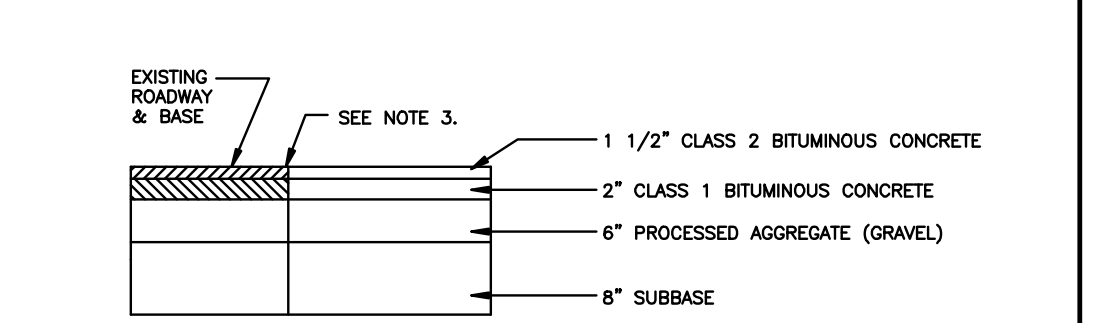


STONE CHECK DAM DETAIL



PAVEMENT REPAIR DETAIL

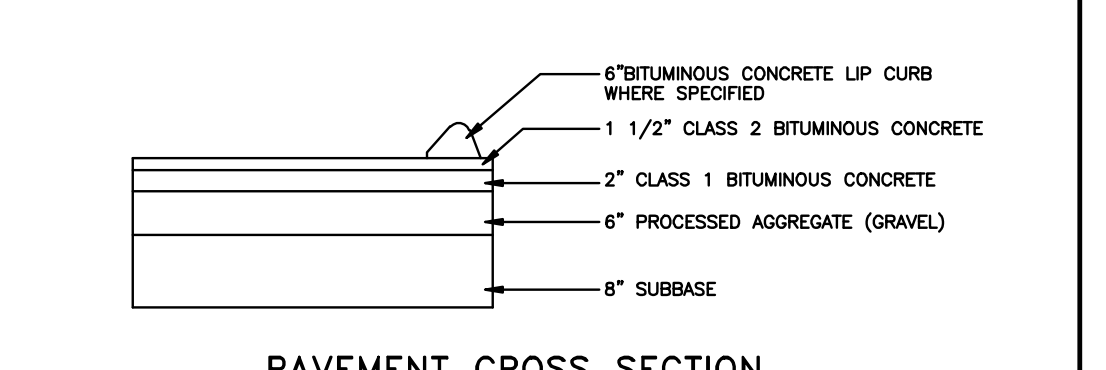
(TOLLAND STAGE ROAD)
 N.T.S.



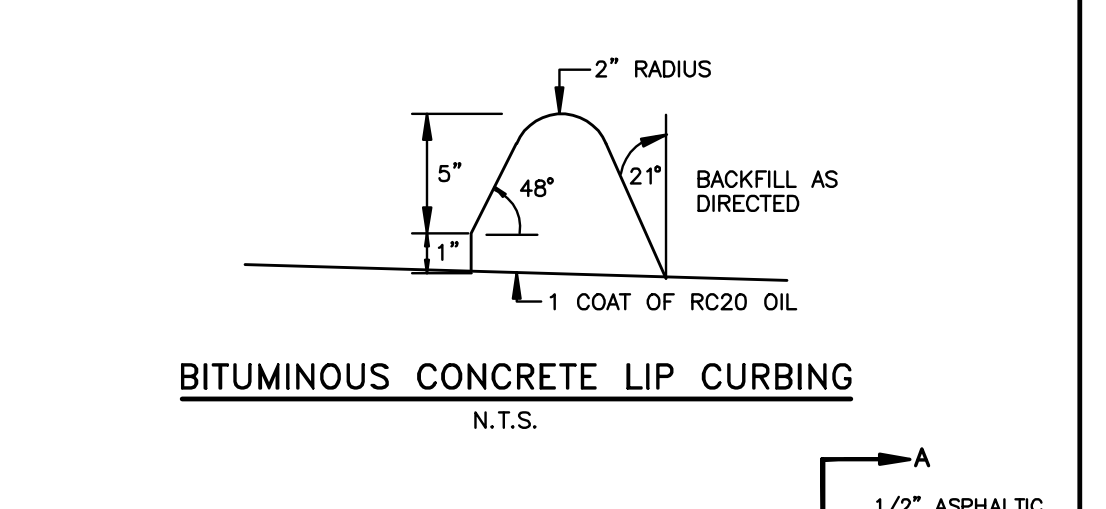
CUT AND PATCH PAVEMENT DETAIL

NOTES:
 1. EXISTING PAVEMENT AND CURB TO BE SAWCUT PRIOR TO PATCHING.
 2. BACKFILL TO BE COMPACTED TO 95% OF MAXIMUM.
 3. SEAL BITUMINOUS CONCRETE JOINTS WITH JOINT SEAL MATERIAL, HOT-POURED TYPE.

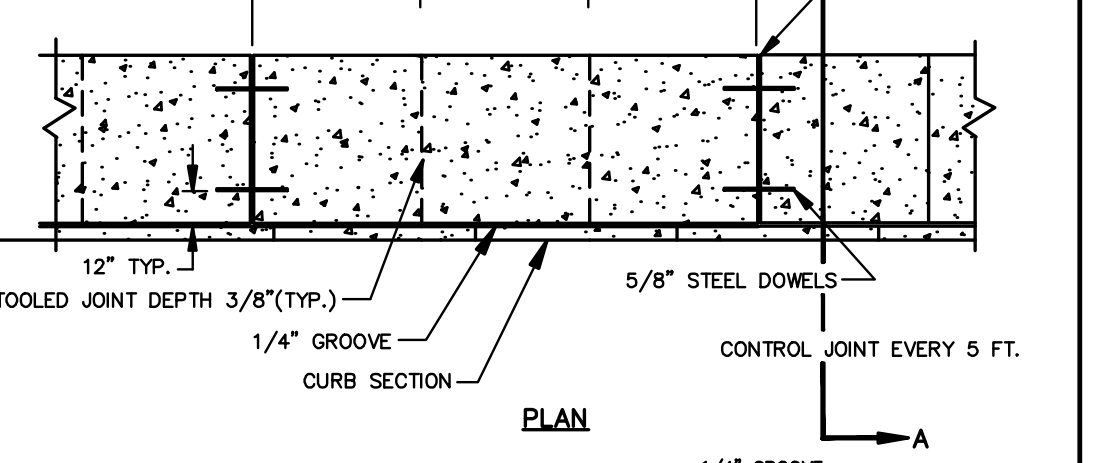
PAVEMENT CROSS SECTION



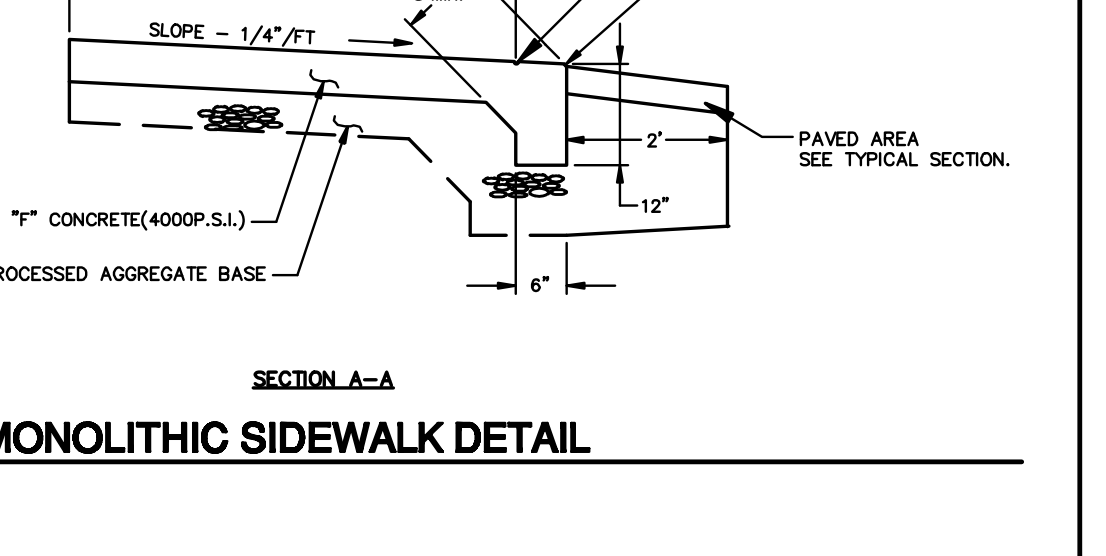
BITUMINOUS CONCRETE LIP CURBING



STORMWATER BASIN



MONOLITHIC SIDEWALK DETAIL



CONCRETE PAD DETAIL - (DUMPSTER)

CONSTRUCTION AND MAINTENANCE REQUIREMENTS:
 1. THE DESIGN ENGINEER SHALL OVERSEE THE PREPARATION OF THE AREA AND THE INSTALLATION OF A SEDIMENT FOREBAY.
 2. THE DESIGN ENGINEER SHALL PROVIDE A CERTIFICATION THAT THE SYSTEM WAS DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS FOUND IN THE DESIGN MANUAL AND CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS.
 3. APPROPRIATE ACCESS EASEMENTS FOR MAINTENANCE SHALL BE PROVIDED FOR THE POND.
 4. INSPECTIONS OF THE BASIN SHALL BE MADE ANNUALLY AND AFTER ALL STORM EVENTS GREATER THAN THE 1-YEAR, 24 HOUR EVENT.
 5. IT SHALL BE REQUIRED THAT SEDIMENT IS REMOVED FROM THE FOREBAY EITHER EVERY 5 YEARS OR WHEN THE ACCUMULATION OF SEDIMENT IS 50% OF THE TOTAL CAPACITY.
 6. SLOPES OF THE POND SHALL BE INSPECTED FOR EROSION AND STABILITY ON AN ANNUAL BASIS. AREAS OF CONCERN SHALL BE REPAIRED PROMPTLY AS REQUIRED.
 7. INSPECTIONS OF THE WET EXTENDED DETENTION POND SHALL BE MADE AFTER ANY STORM GREATER THAN THE 1-YEAR, 24-HOUR STORM.

CONSTRUCTION DETAIL SHEET

COUZENS CENTRE II
 131 TOLLAND STAGE ROAD
 TOLLAND, CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC
 178 HARTFORD TURNPIKE
 TOLLAND, CONNECTICUT

BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	NONE	12-12-17	5 OF 6	10609

REVISIONS
02-23-18 STAFF COMMENTS
03-27-18 CONDITIONS OF APPROVAL

PROJECT NAME: SITE PLAN
 LOCATION: 131 TOLLAND STAGE ROAD TOLLAND, CT
 PROJECT DESCRIPTION: PROPOSED OFFICE BUILDING
 PARCEL AREA: 13.9± ACRES
 RESPONSIBLE PERSONNEL: MATTHEW COUZENS PHONE: 860-430-1919

WORK DESCRIPTION	EROSION & SEDIMENT CONTROL MEASURES	DATE INSTALLED	INITIALS
INSTALL ANTI-TRACKING PAD			
CLEAR TREES AND BRUSH			
INSTALL SILT FENCE			
PROTECT STORMWATER INFILTRATION AREA	INSTALL SILTFENCE AROUND INFILTRATION AREA TO AVOID COMPACTING THIS AREA.		
REMOVE STUMPS AND CHIP OR REMOVE FROM SITE			
ROUGH GRADE SITE			
CONSTRUCT BUILDING/PARKING			
INSTALL UTILITIES			
SPREAD TOPSOIL AND SEED ON DISTURBED AREAS, AS SHOWN.			
REMOVE SILTFENCE ONCE SITE IS STABILIZED.			

PROJECT DATES:
 DATE OF CONSTRUCTION START: SPRING 2018
 DATE OF CONSTRUCTION COMPLETION: ONE YEAR AFTER STARTING

EROSION AND SEDIMENT CONTROL PROCEDURES SHALL ESSENTIALLY BE IN ACCORDANCE WITH THESE PLANS, AS REQUIRED BY TOWN REGULATIONS, AND THE MANUAL, "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" FOR CONNECTICUT, BY THE COUNCIL ON SOIL AND WATER CONSERVATION, 1985, REVISED TO 2002.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.
- ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN THE AMOUNT NECESSARY TO COMPLETE THE FINISHED GRADING OF ALL EXPOSED AREAS.
- AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBSTACLE MATERIAL.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO MINIMIZE EROSION, SLIPPAGE, AND SETTLEMENT. FILL INTENDED TO SUPPORT STRUCTURES, DRAINAGE, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH THE APPROPRIATE STATE AND/OR LOCAL SPECIFICATIONS.
- FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, LARGE ROCKS, LOGS, STUMPS, BUILDING MATERIAL, COMPRESSIBLE MATERIAL, AND OTHER MATERIALS WHICH MAY INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- FROZEN MATERIAL OR SOFT MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
- FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION.
- ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH SOUND CONSTRUCTION PRACTICE.
- ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISH GRADING. IF FINISH GRADING IS TO BE DELAYED FOR MORE THAN 30 DAYS AFTER DISTURBANCE IS COMPLETE, TEMPORARY SOIL STABILIZATION MEASURES SHALL BE APPLIED. AREAS LEFT OVER 30 DAYS SHALL BE CONSIDERED "LONG TERM" AND SHALL RECEIVE TEMPORARY SEEDING WITHIN THE FIRST 15 DAYS.
- SITE IS TO BE GRADED TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCHING, AND MAINTENANCE UNLESS OTHERWISE SPECIFIED IN THE PLANS.
- CUT AND FILL SLOPES SHALL NOT BE STEEPER THAN 2:1. TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF 4". ADDITIONAL TOPSOIL MAY BE REQUIRED TO MEET MINIMUM DEPTHS. NO TOPSOIL SHALL BE REMOVED FROM THIS SITE.
- APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL CULTIPACKER TYPE SEEDER, OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). NORMAL SEEDING DEPTH IS FROM 1/4" TO 1/2" INCH. HYDROSEEDING WHICH IS MULCHED MAY BE LEFT ON THE SOIL SURFACE.
- WHERE FEASIBLE, EXCEPT WHERE EITHER A CULTIPACKER TYPE SEEDER OR HYDROSEEDER IS USED, THE SEEDBED SHOULD BE FIRMED FOLLOWING SEEDING WITH A ROLLER OR LIGHT DRAG.
- FERTILIZER AND LIME ARE TO BE WORKED INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISC OPERATION SHOULD BE ALONG THE CONTOUR.
- REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER. REMOVE ALL OTHER DEBRIS SUCH AS WIRE, TREE ROOTS, PIECES OF CONCRETE, OR OTHER UNSUITABLE MATERIALS.
- INSPECT SEEDBED BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED BEFORE SEEDING, THEN FIRMED AS DESCRIBED ABOVE.
- WHERE GRASSES PREDOMINATE, FERTILIZE ACCORDING TO SOIL ANALYSIS, OR SPREAD 300 POUNDS OF 10-10-10 OR EQUIVALENT PER ACRE (7.5 POUNDS PER 1000 S.F.).
- CALCIUM CHLORIDE WILL BE AVAILABLE FOR DUST CONTROL ON GRAVEL TRAVEL SURFACES.

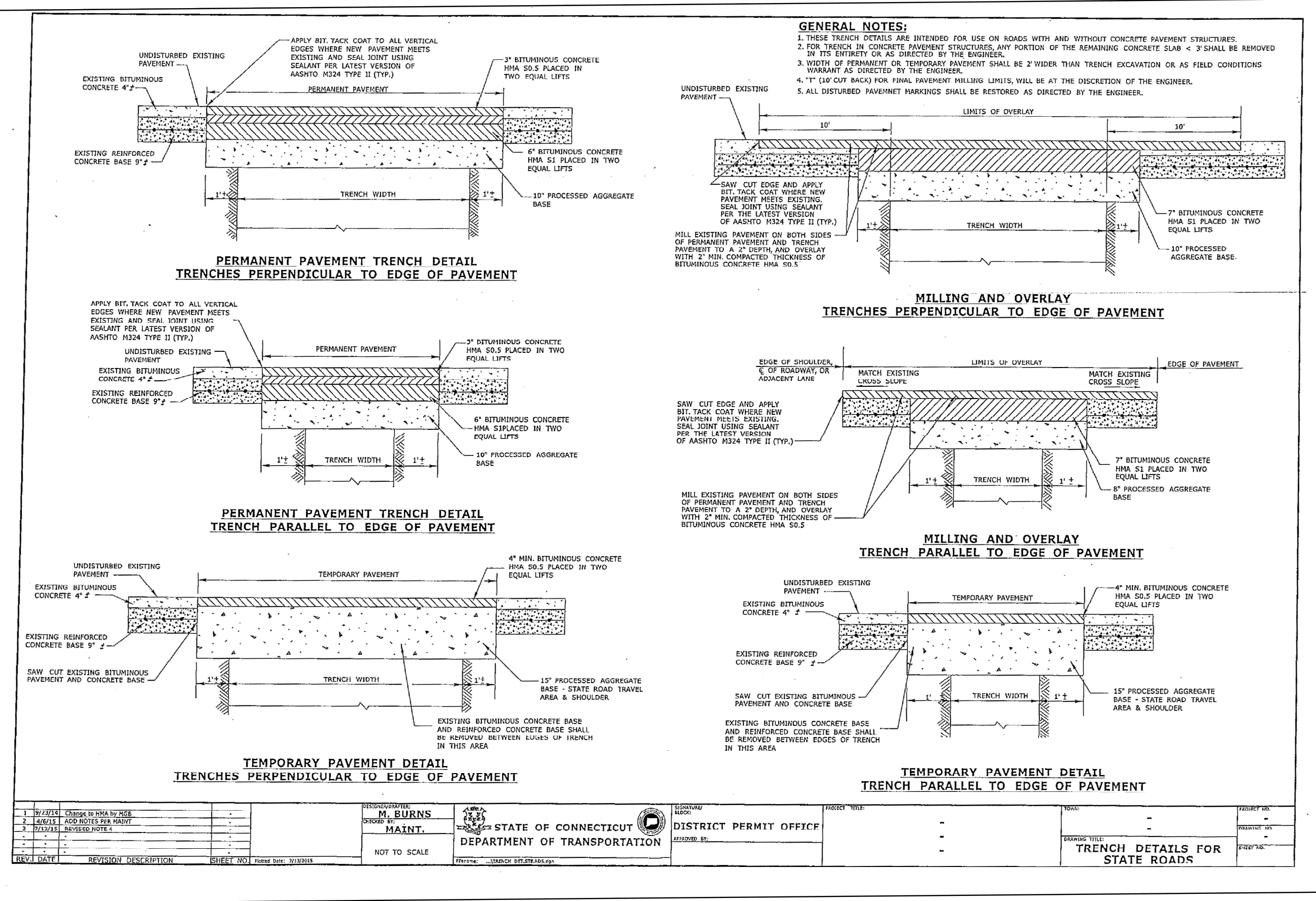
PROJECT NARRATIVE

The purpose of this project is to construct a new office building and associated parking and utilities. The proposed building is to be serviced by public sanitary sewer and water and will be accessed by a proposed drive off Tolland Stage Road with a connection to 129 Tolland Stage Road.

Construction shall commence with the installation of a construction entrance and silt fence barrier. Rough grading, driveway and utility improvements shall follow and then construction of the proposed building. The stormwater swale and basin shall collect sediment during the construction process. Sediment shall be removed prior to final grading and seeding. Haybales or silt fence shall be installed as shown at the toe of cut and fill slopes. Installation of drainage structures and piping may proceed as the construction schedule allows.

Completion of the utility installation is to be followed by placing processed gravel, and final grading of the paved areas. All erosion control measures shall be maintained and upgraded as needed until stable vegetative growth is established. Once the site is stabilized, sediment within the basin will be removed and seeded as depicted on these plans. The waterline from Shenepit Lake Road shall be constructed during a dry time of year and when rain is not forecasted over the following week. Upon completion, the disturbed area shall be promptly final graded, loamed and seeded.

Proposed soil erosion and sediment control measures were designed using criteria set forth by the "Connecticut Guidelines for Soil Erosion and Sediment Control", revised to 2002.



Maintenance Item	Inspection	Maintenance
Roof Infiltration System	Visual Inspection Semi-Annually	<ul style="list-style-type: none"> Remove inspection port caps to verify that runoff has infiltrated & leaves/debris are not collecting in system. Check sediment depth and vacuum when 6" of sediment has accumulated.
Grass-Lined Swale Vegetative Waterway	Semi-Annual	<ul style="list-style-type: none"> Maintain grass at a height of 4 to 6 inches during growing season. Remove debris/sediment from swale. Check for evidence of stormwater runoff overflowing swale. Mow.
Sediment Forebay	Semi-Annually Every 5 years	<ul style="list-style-type: none"> Maintain stability of embankment. Mowing. Remove sediment every 5 years or before sediment is within one-foot of the top of the forebay.
Stormwater Basin	Once	<ul style="list-style-type: none"> Re-plant wetland vegetation to maintain 50% surface area coverage (as needed). Remove invasive vegetation. Inspect embankment and inlet/outlet structures. Monitor sediment accumulation. Repair eroded areas. Clean/remove sediment and debris.
	as needed 3-4 times per year	<ul style="list-style-type: none"> Mow side slopes.
	Semi-Annually 20 to 50 years	<ul style="list-style-type: none"> Monitor sediment accumulation and remove when pool volume is reduced significantly, plants are choked or wetland becomes eutrophic (lack of oxygen and algae forms).

THE TOWN OF TOLLAND HAS THE RIGHT TO, BUT IS NOT OBLIGATED TO, INSPECT THE DRAINAGE FACILITIES IN PERPETUITY.

TEMPORARY SEEDING SCHEDULE:

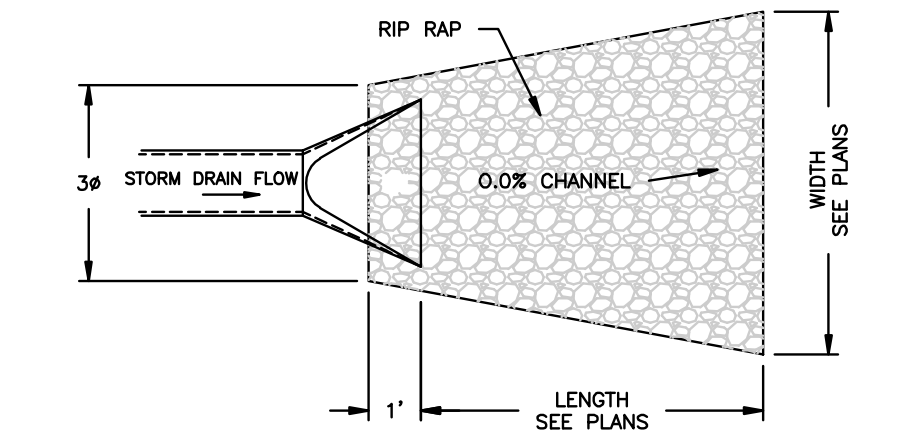
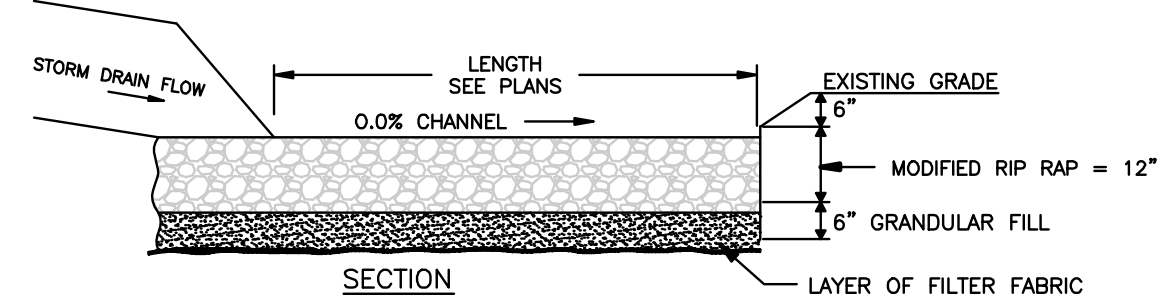
SPECIES	LBS/ACRE	LBS/1000SF	SEEDING DATES
ANNUAL RYEGRASS	40	0.9	3/1-6/15, 8/1-10/1
WINTER RYE	40	0.9	4/15-6/15, 8/15-10/1
SUDANGRASS	11	0.25	5/15-8/15

TEMPORARY SEEDING IS NOT LIMITED TO THE SPECIES SHOWN. OTHER SPECIES RECOMMENDED BY THE SCSS OR AS LIMITED BY SITE CONDITIONS MAY BE USED.
 STRAW MULCH IS TO BE APPLIED TO SEEDING AREA AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE, 70 TO 90 LBS. PER 1000 SQ. FT.

FINAL SEEDING SCHEDULE:

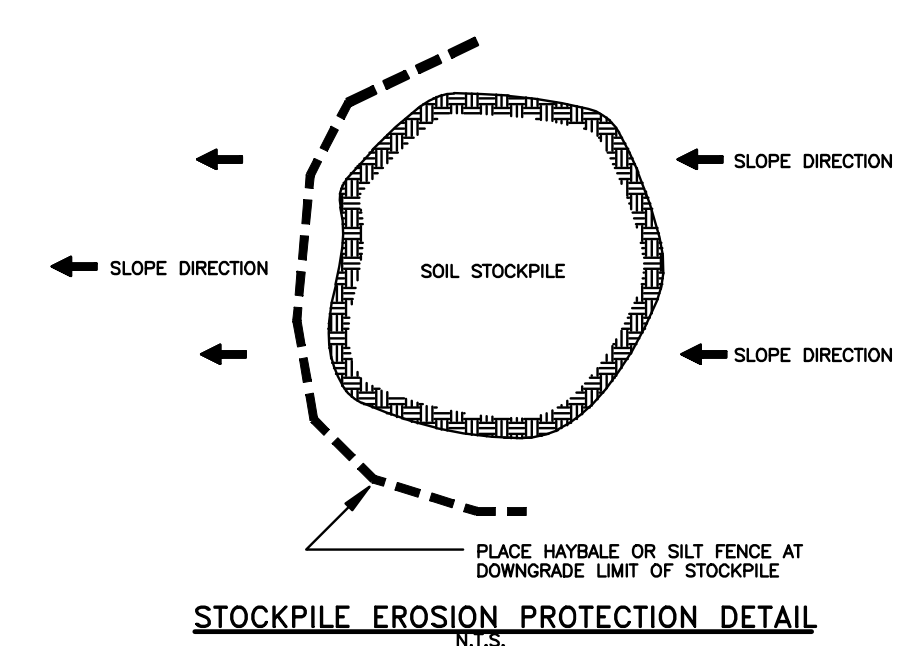
SPECIES	LBS/ACRE	LBS/1000SF	SEEDING DATES
KENTUCKY BLUEGRASS	40	0.90	4/15-6/15, 8/15-9/15
CREeping RED FESCUE	120	2.75	
PERENNIAL RYEGRASS	40	0.90	

PROVIDE 4 INCHES OF TOPSOIL MINIMUM, FREE OF ROOTS, LARGE STONES, AND OTHER OBJECTS.



- NOTES:
- WHERE POSSIBLE LEVEL SPREADER TO BE CONSTRUCTED ON UNDISTURBED SOIL.
 - SHAPE THE ENTRANCE TO THE SPREADER IN SUCH A MANNER AS TO INSURE THAT RUNOFF ENTERS DIRECTLY ONTO THE 0.0% CHANNEL.
 - LIP TO BE CONSTRUCTED LEVEL AT 0.0% GRADE TO INSURE UNIFORM SPREADING OF STORM WATER RUNOFF.

LEVEL SPREADER DETAIL



STOCKPILE EROSION PROTECTION DETAIL

TEST PIT DATA

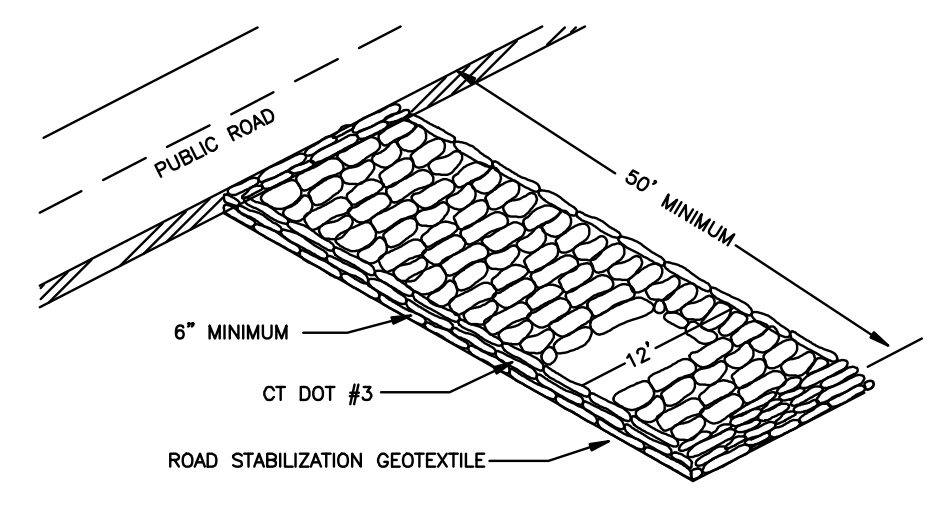
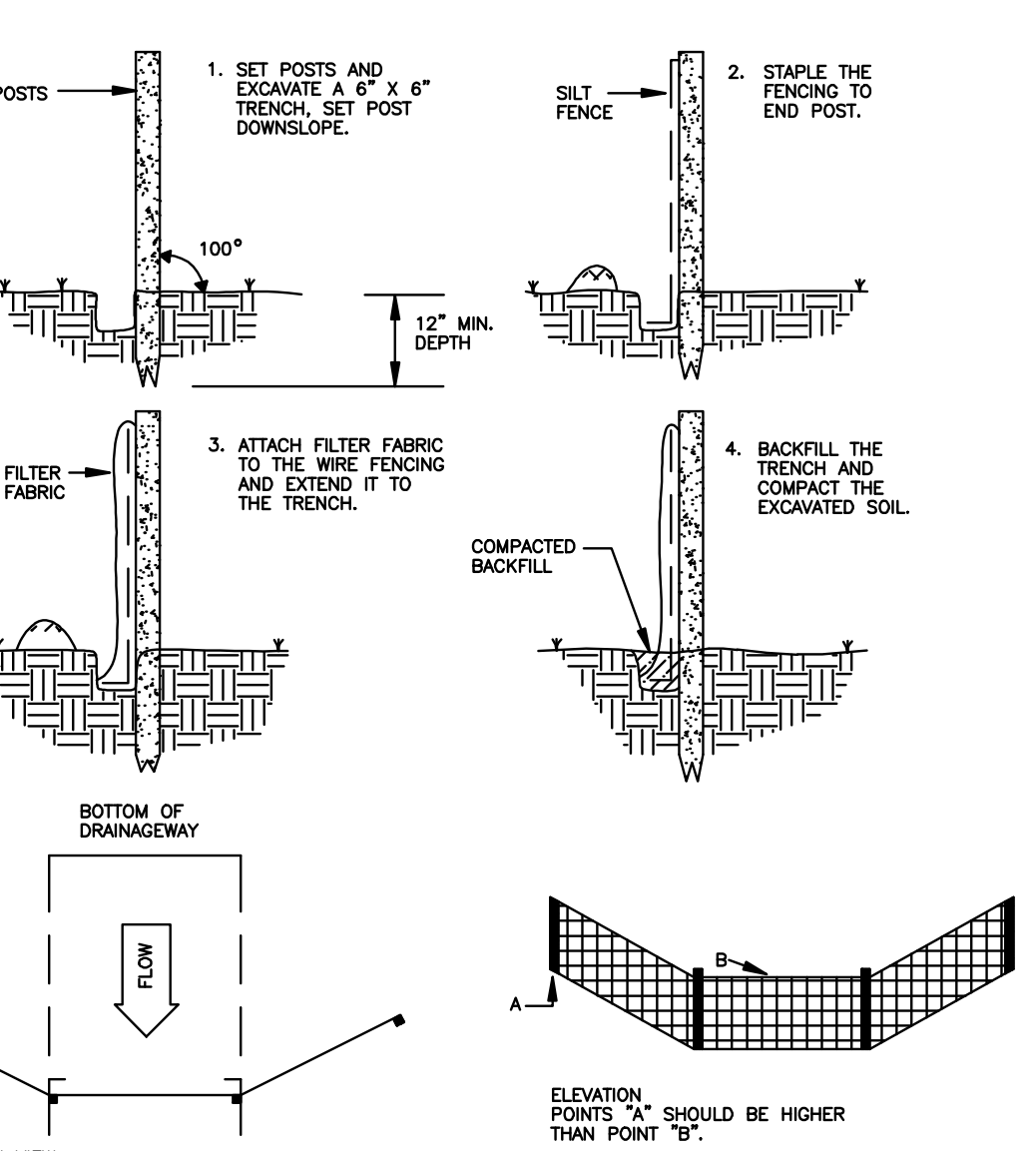
- NOV. 17, 2017
 OBSERVED BY MARK PETERSON, PE
 GARDNER & PETERSON ASSOCIATES, LLC
- TP-1:
 0-12" TOPSOIL
 12-36" LIGHT BROWN FINE SANDY LOAM
 36-72" FINE TO MEDIUM GRAY SILTY SAND
 VERY COMPACT AT 42"
 MOTTLING @ 36" SEEPAGE @ 60"
 ROOTS TO 30" NO LEDGE
- TUBE #8 k_{ave}= 18.9 FT/DAY @ 24"
- TP-2:
 0-10" TOPSOIL
 10-20" FINE SANDY LOAM
 20-72" FINE TO MEDIUM GRAY SILTY SAND, FIRM
 MOTTLING @ 20" SEEPAGE @ 36"
 ROOTS TO 20" NO LEDGE
- TUBE #7 k_{ave}= 4.5 FT/DAY @ 15"
 TUBE #3 k_{ave}= 1.7 FT/DAY @ 42"
- TP-3:
 0-12" TOPSOIL
 12-30" LIGHT BROWN FINE SANDY LOAM
 30-72" FINE TO MEDIUM SILTY SAND, FIRM
 MOTTLING @ 30" SEEPAGE @ 44"
 ROOTS TO 28" NO LEDGE
- TUBE #2 k_{ave}= 1.2 FT/DAY @ 24"
- TP-4:
 0-12" TOPSOIL
 12-24" LIGHT BROWN FINE SANDY LOAM
 24-72" FINE TO MEDIUM SILTY COMPACT SAND
 MOTTLING @ 24" SEEPAGE @ 34"
 ROOTS TO 20" NO LEDGE
- TUBE #1 k_{ave}= 3.7 FT/DAY @ 20"

TURF MANAGEMENT PLAN

- Soil Testing**
 A composite soil sample from the subject property will be collected and delivered to a University of Connecticut Cooperative Extension office for testing of soil nutrient levels (i.e., pH, nitrogen, phosphorus, calcium, magnesium, potassium) prior to a fertilizer application. The Extension office will recommend a fertilizer application rate based upon these test results. The actual fertilizer application rate will follow this recommendation. This will ensure against an excessive fertilizer application, which could lead to chemical leaching or export.
- Slow-Release Fertilizers**
 Slow-release fertilizers will be applied to lawns, planted trees and shrubs. These can include, but are not limited to, organic-based fertilizers. A variety of commercial slow-release nitrogen fertilizer products are available (e.g., Milorganite, isobutylene diure, coated ureas, etc.). Advantages of slow-release fertilizers include the supply of a steady nitrogen source, and reduced nitrogen leaching. By combining small amounts of soluble nitrogen sources with slow release nitrogen products, nitrogen availability can be extended without a threat of leaching.
- Fertilizer Application Schedule**
 Fertilizer will be applied three times annually to the subject property: early to late May (after the threat of cool, wet weather has passed), late August to early September, and mid-September to mid-October. If the soil test indicates a need for lime, it will be applied at the last fertilization date.
- Integrated Pest Management (IPM)**
 IPM is an integrated, preventative approach to maintaining healthy turf and landscape plants. IPM recognizes that, although chemicals are an important component of a turf management plan, other strategies are available to maintain a healthy lawn. A central premise of IPM is to treat pest problems as they arise on an as-needed basis only, using a variety of biological (e.g., natural predators), chemical and cultural (e.g., disease-resistant seed) practices.

To be successful, IPM requires periodic monitoring by an experienced practitioner to detect pest problems at an early stage and develop an effective, environmentally responsible action plan. It is recommended that the contractor that is hired to maintain the grounds have training and experience in the practice of IPM.

PLACEMENT AND CONSTRUCTION OF A SYNTHETIC FILTER BARRIER



CONSTRUCTION ENTRANCE

EROSION & SEDIMENT CONTROL PLAN
CT D.O.T. TRENCH RESTORATION DETAILS
COUZENS CENTRE II
131 TOLLAND STAGE ROAD
TOLLAND, CONNECTICUT
GARDNER & PETERSON ASSOCIATES, LLC
 178 HARTFORD TURNPIKE
 TOLLAND, CONNECTICUT
 PROFESSIONAL ENGINEERS LAND SURVEYORS

REVISIONS
 02-23-18 STAFF COMMENTS
 03-27-18 CONDITIONS OF APPROVAL

BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	NONE	12-12-17	6 OF 6	10609

Planning & Zoning

CONNECTICUT LAND USE LAW FOR MUNICIPAL LAND USE AGENCIES, BOARDS, AND COMMISSIONS

**Saturday, March 11, 2023
9:00 a.m. – 4:30 p.m.**

Webinar

This is a virtual meeting and will be accessible via Zoom. Zoom is a cloud-based platform for video and audio conferencing. It can be accessed through a browser on any device, or the Zoom app.

To receive your Webinar Link, you must provide your e-mail address when you register.

To receive your printed course material, in a timely manner, please register by February 15th.

This program conforms to the statutory guidelines for planning and/or zoning commission and zoning board of appeals member training. This program fulfills general training requirements and half of the required one hour of training concerning affordable housing and fair housing policies. Note: the Office of Policy and Management does not certify individual programs.



Sponsored by the
Connecticut Bar Association
Planning and Zoning Section

CONNECTICUT LAND USE LAW FOR MUNICIPAL LAND USE AGENCIES, BOARDS, AND COMMISSIONS

The future of Connecticut's communities will be shaped by its land use laws and regulations. Developers, neighbors, and preservationists all intersect before municipal land use boards and commissions, advocating their particular interests and approaches. Each commission member regularly has to make critical decisions, all within the context of complicated statutory and case law.

This introductory level course will focus on topics of immediate concern to all municipal land use agencies, boards, commissions, and their staffs. The topics reflect both timely and practical situations, confronting participants at every level of the municipal land use process. This course will provide a broad review of the municipal land use process, including zoning, planning, zoning board of appeals, and wetlands issues. Members of municipal land use agencies, boards, and commissions, as well as municipal planners, enforcement officers, and engineers will benefit from this full day course.



SEMINAR PROGRAM

9:00 a.m. – 9:10 a.m.

Welcome

Atty. Jason A. Klein, Stamford

Chair, CBA Planning and Zoning Section

9:10 a.m. – 9:40 a.m.

Planning Commissions

Atty. Amy E. Souchuns, Milford

This session will cover powers of the planning commission, plan of development, statutory notice requirements, subdivisions and resubdivisions, multi-agency approvals, reasons for denial, open space, changes in regulations, bonding requirements, conditional approvals, and mandating off-site improvements.

9:40 a.m. – 10:10 a.m.

Zoning Commissions

Atty. Marjorie F. Shansky, New Haven

This session will cover enabling legislation, powers of zoning commissions and proper purposes and goals of zoning, the comprehensive plan, proper notices of hearings, designating and amending zoning districts, spot zoning, floating zones, the uniformity requirement, dependence upon other governmental agency action, rendering decisions, and publications of notices of decisions.

10:10 a.m. – 10:20 a.m.

Break

10:20 a.m. – 10:50 a.m.

Non-Conforming Uses

Atty. Christopher J. Smith, Hartford

This session will entail a general discussion of the origin, scope, and problems of non-conforming uses.

10:50 a.m. – 11:20 a.m.

Special Permit and Site Plan Review

Atty. Brian R. Smith, Hartford

This session will cover statutory requirements and the distinction between special permit and site plan review, and appeals from decisions on applications for special permit and site plan approval.

11:20 a.m. – 11:50 a.m.

Zoning Board of Appeals

Atty. Dorian R. Famiglietti, Vernon

This session will cover functions of zoning boards of appeal, variances, legal requisites for hardship, including issues of confiscation and self-created hardships, other statutory duties of the ZBA, and hearing procedures.

12:00 p.m. – 12:30 p.m.

The 2020 ZiPLeR Awards

*Atty. Dwight H. Merriam, FAICP, CRE,
Weatogue*

12:30 p.m. – 1:00 p.m.

Wetlands Law and Procedure

Atty. Michael A. Zizka, Hartford

This session will cover a review of procedures of municipal inland wetlands and watercourse agencies, and how wetlands law impacts the zoning and planning process.

1:00 p.m. – 1:30 p.m.

Conflict of Interest and Predisposition

Atty. Richard P. Roberts, Hartford

This session will cover statutory provisions on conflict of interest, rules governing predisposition and predetermination, court decisions on conflict of interest, drawing the line between cases where disqualification applies and does not apply, and procedural problems when a question of conflict arises.

1:30 p.m. – 2:00 p.m.

Procedural Issues in the Municipal Land Use Process

Atty. Peter S. Olson, Bethel

This session will cover a review of statutory provisions and case law concerning administrative process, applications; conducting a public hearing; creating the administrative record, and making appropriate findings and conclusions to support decisions.

2:00 p.m. – 2:10 p.m.

Break

2:10 p.m. – 2:40 p.m.

Affordable Housing: The Municipal Perspective

Atty. Ira W. Bloom, Westport

This session will cover a review of an application filed under Section 8-30g of the General Statutes from the Planning & Zoning Commission perspective, including practical advice and a review of the relevant case law.

2:40 p.m. – 3:10 p.m.

Things to Watch out For:

Fair Housing Act, Religious Land Use and Institutionalized Persons Act (RLUIPA)

Atty. Jason A. Klein, Stamford

This session will cover a review of the implications of federal legislation on local zoning, particularly the Fair Housing Act and the Religious Land Use and Institutionalized Persons Act (RLUIPA) as well as state law considerations regarding religious expression and free speech issues.

3:10 p.m. – 3:40 p.m.

Enforcement

Atty. Charles R. Andres, New Haven

This session will cover analysis and discussion of Connecticut law concerning enforcement through the zoning, planning, and wetlands process.

3:40 p.m. – 4:10 p.m.

Environmental Interventions

Atty. Janet P. Brooks, East Berlin

This session will cover interventions under Conn. Gen. Stat. Section 22a-19 for the purpose of raising environmental issues: what they are, what they do, and what you have to do when you get one.

4:10 p.m. - 4:30 p.m.

Q&A

Short Term Rentals (Written material)

*Atty. Dwight H. Merriam, FAICP, CRE,
Weatogue*

Please Note:

This program is available only to members of municipal land use agencies and their support staff.

Refunds of seminar fees will not be granted for cancellations after the course material is mailed out.

To receive your printed course material, in a timely manner, please register by February 15th.

To receive your webinar link, you must provide your e-mail address when you register.

This is a virtual meeting and will be accessible via Zoom. Zoom is a cloud-based platform for video and audio conferencing. It can be accessed through a browser on any device, or the Zoom app.

Registration Form

Connecticut Land Use Law Seminar

Saturday, March 11, 2023

To Register

To receive your printed course material, in a timely manner, please register by February 15th.

To receive your webinar link, you must provide your e-mail address when you register.

- Visit ctbar.org/LandUse2023 to register online
- Mail the completed form to:
Connecticut Bar Association, 30 Bank St, New Britain, CT 06051
- Fax the completed form to (860) 223-4488
- Call (860) 223-4400

Payment must accompany registration.

(Please use a separate registration form for each registrant)

- Yes, I will attend the Virtual Connecticut Land Use Law Seminar
\$45.00 (includes printed copy of materials)
- No, I cannot attend the seminar, but would like to
purchase _____ copies of the seminar materials
\$45.00 per copy (includes shipping and handling)

Please PRINT full name.

Name: _____

Municipal Agency: _____

E-mail: _____

Shipping Address: _____

City: _____

State: _____ Zip: _____

Phone: _____

Fax: _____

Payment Method

- Check (payable to Connecticut Bar Association)
- Visa MC Amex Discover Amount: \$ _____

Card #: _____

Exp. Date: _____ CVV: _____

Billing Zip Code: _____

Signature: _____

Meeting code: #SPZ230311



Dear Inland, Wetlands, and Watercourse Commission

Please find enclosed the Permit Application for the Use of Pesticides in State Waters that has been submitted to Connecticut Department of Energy & Environmental Protection

If any additional information is needed please do not hesitate to contact us.

Sincerely,

A handwritten signature in blue ink that reads "Mary Nickerson". The signature is fluid and cursive.

Mary Nickerson
Permit Coordinator
SOLitude Lake Management
508-414-4272
mary.nickerson@solitudelake.com

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



**Connecticut Department of
Energy & Environmental Protection**
Bureau of Materials Management & Compliance Assurance
Engineering & Enforcement Division

Permit Application for the Use of Pesticides in State Waters

Please complete this form in accordance with section 22a-66z CGS and the instructions (DEEP-PEST-INST-200) in order to ensure the proper handling of your application. Print or type unless otherwise noted. You must submit the initial fee along with this form.

CPPU USE ONLY
App #: _____
Doc #: _____
Check #: _____
Program: Aquatic Pesticides

Part I: Application Type and Description

This application is to request (check one):

One year permit Two year permit Three year permit

Note: Multi-year permits will be issued at the Department of Energy and Environmental Protection's (DEEP) discretion.

Check here if DEEP has previously issued an Aquatic Pesticide Permit for this site.

Permit Number for most recent permit: AQUA-2020-108

Check here if the information contained in this application is identical to the last application and the chemicals, quantities and number of treatments requested are identical to the chemicals, quantities and number of treatments permitted by the most recent permit issued.

Town where site is located: Tolland

Brief Description of Project: Aquatic Pesticide Application of Whitehouse Pond in Tolland

Part II: Fee Information

An application fee of \$200.00 (#1009) is to be submitted with *each* permit that you are applying for. Each site requires a separate permit. The application will not be processed without payment of the fee. If you are applying for a multi-year permit, see Part II of the instructions for information on fee payment. There is no discount for municipalities. The fee shall be non-refundable and shall be paid by check or money order to the Department of Energy and Environmental Protection.

Part III: Site Location

Name of Waterbody: Whitehouse Pond

Street address and/or description of location: 12 Deer Meadow

City/Town: Tolland **State:** CT **Zip Code:** 06084

Part IV: Applicant Information

- If an applicant is a corporation, limited liability company, limited partnership, limited liability partnership, or a statutory trust, it must be registered with the Secretary of State. If applicable, the applicant's name shall be stated **exactly** as it is registered with the Secretary of State. This information can be accessed at [CONCORD](http://www.concord-sots.ct.gov/CONCORD/index.jsp). (www.concord-sots.ct.gov/CONCORD/index.jsp)
- If an applicant is an individual, provide the legal name (include suffix) in the following format: First Name; Middle Initial; Last Name; Suffix (Jr, Sr., II, III, etc.).
- If there are any changes or corrections to your company/facility or individual mailing or billing address or contact information, please complete and submit the [Request to Change Company/Individual Information](#) to the address indicated on the form. If there is a change in name of the entity holding a DEEP license or a change in ownership, contact the Office of Planning and Program Development (OPPD) at 860-424-3003. For any other changes you must contact the specific program from which you hold a current DEEP license.

1. Applicant Name: SOLitude Lake Management

Mailing Address: 590 Lake Street

City/Town: Shrewsbury

State: MA Zip Code: 01545

Business Phone: 508-865-1000

ext.:

Contact Person: Mary Nickerson

Phone: 508-414-4272 ext.

*E-mail: mary.nickerson@solitudelake.com

*By providing this e-mail address you are agreeing to receive official correspondence from DEEP, at this electronic address, concerning the subject application. Please remember to check your security settings to be sure you can receive e-mails from "ct.gov" addresses. Also, please notify DEEP if your e-mail address changes.

- a) Applicant Type (check one): individual *business entity federal agency
 state agency municipality tribal

*If a business entity:

- i) check type: corporation limited liability company limited partnership
 limited liability partnership statutory trust Other: _____

- ii) provide Pesticide Application Business Registration Number and Registration expiration date:

B-3268;08/31/2023

- iii) provide Secretary of the State business ID #: 1195604 This information can be accessed at [CONCORD](http://www.concord-sots.ct.gov/CONCORD/index.jsp)

- iv) Check here if your business is **NOT** registered with the Secretary of State's office.

- b) Applicant's relationship to the property at which the proposed activity is to be located:

- site owner option holder lessee
 easement holder operator pesticide applicator
 other (specify): _____

- Check if any co-applicants. If so, attach additional sheet(s) with the required information as requested above.

2. Billing contact, if different than the applicant.

Name:

Mailing Address:

City/Town:

State: Zip Code:

Business Phone:

ext.:

Contact Person:

Phone: ext.

*E-mail:

Part IV: Applicant Information (continued)

3. Primary contact for departmental correspondence and inquiries, if different than the applicant.

Name:

Mailing Address:

City/Town:

State:

Zip Code:

Business Phone:

ext.:

Contact Person:

Phone:

ext.

*E-mail:

4. Owner Information

a. If known, list the name and address of all owners of the area(s) to be treated. If unsure, go to item #4b.

You can add rows to this table by using "tab" in the last row, in the last column.

Name of Owner	Address
Todd Whitehouse	12 Deer Meadow, Tolland, CT

*If an area(s) to be treated is owned or controlled by the state of Connecticut, see [instructions](#) for submitting an application to the DEEP Land Acquisition and Management Unit (LAM) for review and approval of the proposed treatment on state property. A LAM Authorization letter must be submitted as Attachment G for any application involving treatment of a waterbody that is owned or controlled by the state of Connecticut.

Part IV: Applicant Information (continued)

4b. If the applicant is unsure of who owns an area(s) to be treated, provide the name and address for all shoreline property owners located 200 feet or less from such area.

You can add rows to this table by using "tab" in the last row, in the last column.

Name of Shoreline Property Owner	Address

5. List the person or company applying the pesticides.

Name: SOLitude Lake Management

Mailing Address: 590 Lake Street

City/Town: Shrewsbury

State: MA

Zip Code: 01545

Business Phone: 508-865-1000

ext.:

Contact Person: Dominic Meringolo

Phone:

ext.

E-mail: dmeringolo@solitudelake.com

Certification Number: PMCS.0003994

Certification Expiration Date: 01/31/2028

Part V: Additional Information

If the applicant is submitting this application on behalf of someone else, identify the person(s) or organization(s) seeking to have pesticides applied to the treatment area(s) and provide the following information. If more than one person or organization is being represented, attach additional sheets providing the information requested below.

Name: Todd Whitehouse

Mailing Address: 12 Deer Meadow

City/Town: Tolland

State: CT

Zip Code: 06084

Business Phone: 860-543-5187

ext.:

Contact Person: Todd Whitehouse

Phone: 860-543-5187 ext.

*E-mail: todd@carwashholdings.com

Part VI: Site Information

1. **COASTAL AREA:** Is the pesticide application located in a municipality within the coastal area?

Yes No (check town list in the instructions)

If yes, is the water being treated subject to the ebb and flow of the tides, or inundated by saline or brackish water at least once a month? Yes No

If the water being treated is subject to the ebb and flow of the tides, or is inundated by saline or brackish water at least once a month, you must submit a Coastal Consistency Review Form (DEEP-APP-004) with your application as Attachment C.

For assistance in determining if the water being treated is affected by tidal water as described above or in completing the Coastal Consistency Review form, contact the Office of Long Island Sound Programs (OLISP) at 860-424-3034.

2. **NATURAL DIVERSITY DATA BASE (NDDDB) - ENDANGERED OR THREATENED SPECIES:** According to the most current "Natural Diversity Data Base Areas Maps", will the activity which is the subject of this application, including all impacted areas, be located within an area identified as, or otherwise known to be, a habitat for state listed endangered, threatened or special concern species?

Yes No Date of Map: 06/2022

If yes, complete and submit a Request for NDDDB State Listed Species Review Form (DEEP-APP-007) to the address specified on the form, **prior** to submitting this application. Please note NDDDB review generally takes 4 to 6 weeks and may require the applicant to produce additional documentation, such as ecological surveys, which must be completed prior to submitting this permit application. A copy of the NDDDB Determination response letter that has not expired **must** be submitted with this completed application as Attachment D. Include a copy of any mitigation measures developed for this activity and approved by NDDDB. Be aware that you must renew your NDDDB Determination if it expires before project work commences. If the required NDDDB documents are not submitted as Attachment D, your application will be deemed incomplete and may be subject to denial.

For more information visit the DEEP website at www.ct.gov/deep/nddbrequest or call the NDDDB at 860-424-3011.

3. **AQUIFER PROTECTION AREAS:** Is the site located within a town required to establish Aquifer Protection Areas, as defined in section 22a-354a through 354bb of the General Statutes (CGS)?

Yes No To view the applicable list of towns and maps visit the DEEP website at www.ct.gov/deep/aquiferprotection

If yes, is the site within an area identified on a Level A or Level B map? Yes No

If your site is on a Level A or Level B map, you are not required to register under the Aquifer Protection Program, **however** you must follow proper spill control measures to prevent potential contamination of drinking water. If you should have a spill, please call the emergency hotline **immediately** at 860-424-3338.

4. **CONSERVATION OR PRESERVATION RESTRICTION:** Is the property subject to a conservation or preservation restriction? Yes No

If Yes, proof of written notice of this application to the holder of such restriction or a letter from the holder of such restriction verifying that this application is in compliance with the terms of the restriction must be submitted as Attachment F.

5. Type of area to be treated: Tidal Waters Pond or Lake Stream

6. Is the waterbody located in a public water supply watershed? (See instructions) Yes No
If Yes, DPH comments **may** be required as Attachment I to this application.

7. Is the waterbody potentially located 200 ft. or less from a public water supply well? Yes No
(See instructions) If Yes, DPH comments **must** be submitted as Attachment I to this application.

8. Where does the waterbody flow to (Name of receiving stream or waterbody)? N/A

Is the outflow usually flowing? Yes No Can outflow be stopped? Yes No

Part VI: Site Information (continued)

You can add rows to the tables below, by using "tab" in the last row, in the last column.

9. Identify the size of the waterbody(ies) and the portion of the waterbody(ies) to be treated. Refer to the <u>instructions</u> .					
Name of Waterbody	Total Acres	Average Depth ft.	Total Volume Acre ft.	Total Treated Portion ²	
				Acres	Volume Acre-ft
Whitehouse Pond	1.4	4	5.8	1.4	5.8

10. Identify each proposed product to be used, the amount per treatment, the number of treatments and the surface area (acres) or volume (acre feet) of water to be treated with that product. If more than one waterbody will be treated, provide this information for each waterbody.					
Name of Waterbody	Full Product Name	Amount per Treatment ¹	Number of Treatments	Treated Portion ²	
				Acres	Volume Acre-ft
Whitehouse Pond	See attached table				

¹Provide quantities using only the units specified in the instructions.

²If treating more than 80 acres of a single waterbody or 20 linear miles of shoreline in a calendar year, registration for approval under the General Permit for Point Source Discharges to Waters of the State from the Application of Pesticides is required. (See instructions). Such approval must be submitted as Attachment H to this application if required.

Part VI: Site Information (continued)

11. Does the waterbody have public access? Yes No

12. Is there a state-owned boat launch? Yes No

If yes, will the boat launch be used to access the waterbody? Yes No

If yes, will the boat launch be used for any purpose other than launching a boat? Yes No

If yes, see instructions for submitting an application to the DEEP Land Acquisition and Management Unit for review and approval of state property.

13. Is the waterbody stocked with fish by the state? Yes No

14. Identify use(s) of waterbody:

domestic water supply irrigation watering livestock swimming fishing None

15. Are there any downstream users of the water who may be affected by treatment? Yes No
If yes, please explain:

16. Within 200 ft., inclusive, of the treatment area, are there any **private** drinking water wells 50 ft. or less from the shoreline? Yes No

17. Identify all plants or animals to be controlled: Algae, Cattails, Bur reed, Water Lilies, Watermeal, Large Lead Pondweed

18a. Identify all types of fish present: Common warm water species

18b. If a copper-based product will be used and there are fish species sensitive to copper, what is the alkalinity of the water to be treated? N/A

19. Projected date(s) of pesticide use: 6/1, 7/1, 8/1

20. List prior years in which chemicals were applied to this waterbody: 2020-2022

Part VII: Supporting Documents

Be sure to read the instructions (DEEP-PEST-INST-200) to determine whether the attachments listed are applicable to your specific activity. Check the applicable box below for each attachment being submitted with this application form. When submitting any supporting documents, please label the documents as indicated in this part (e.g., Attachment A, etc.) and be sure to include the applicant's name as indicated on this application form.

- Attachment A: An 8-1/2" x 11" legible copy or original of a USGS Topographic Quadrangle Map (scale 1:24,000) indicating the exact location of the area to be treated.
- Attachment B: [Applicant Compliance Information Form](#) (DEEP-APP-002), if applicable.
- Attachment C: [Coastal Consistency Review Form](#) (DEEP-APP-004), if applicable.
- Attachment D: A copy of the NDDDB Determination response letter that has not expired, if applicable. Include a copy of any mitigation measures developed for this activity and approved by NDDDB. Do *not* submit any NDDDB Preliminary Site Assessments with your application. Be aware that you must renew your NDDDB Determination if it expires before project work commences.
- Attachment E: Verification of Notification to Local Inland Wetland Agency:
- 1) copy of a certified mail receipt, or
 - 2) a copy of the application stamped and dated as received by the local inland wetlands agency, or
 - 3) an e-mail from the local inland wetlands agency verifying that this completed application has been sent to such agency.
- For multiple applications submitted to the local inland wetlands agency under one certified mail receipt, please attach a copy of the certified mail receipt to each application.
 - For multiple applications submitted to the local inland wetlands agency under one email, the e-mail from the agency clearly confirming receipt of each application.
- Refer to the [instructions](#).
- Attachment F: Conservation or Preservation Restriction Information, if applicable.
- Attachment G: DEEP Land Management Unit's Authorization letter for treatment of a state-owned or controlled waterbody and/or use of a state-owned boat launch, if applicable.
- Attachment H: Approval under the [General Permit for Point Source Discharges to Waters of the State from the Application of Pesticides](#), if applicable.
- Attachment I: Department of Public Health comments if the proposed treatment area(s) is located 200 ft. or less from a public water supply well or if the waterbody is located within a public water supply watershed and the application proposes the use of flumioxazin or triclopyr, if applicable.

Please note that local inland wetlands agencies may have additional requirements pertaining to the application of aquatic pesticides to waterbodies located under their jurisdiction.

Part VIII: Application Certification



The applicant *and* the individual(s) responsible for actually preparing the application must sign this part. An application will be considered insufficient unless *all* required signatures are provided. Please also check the box and provide the date for which you sent one copy of this completed application to the appropriate local inland wetland agency.

"I have personally examined and am familiar with the information submitted in this document and all attachments thereto, and I certify that based on reasonable investigation, including my inquiry of the individuals responsible for obtaining the information, the submitted information is true, accurate and complete to the best of my knowledge and belief.

I understand that a false statement in the submitted information may be punishable as a criminal offense, in accordance with section 22a-6 of the General Statutes, pursuant to section 53a-157b of the General Statutes, and in accordance with any other applicable statute.

I certify that this application is on complete and accurate forms as prescribed by the commissioner without alteration of the text.

I also certify that I have sent one copy of this completed application to the appropriate local inland wetland agency on _____ " _____
Date

 Signature of Applicant	01/03/2023 Date
Dominic Meringolo Name of Applicant (print or type)	Project Manager Title (if applicable)
 Signature of Preparer (if different than above)	01/03/2023 Date
Mary Nickerson Name of Preparer (print or type)	Permit Coordinator Title (if applicable)

Check here if additional signatures are required. If so, please reproduce this sheet and attach signed copies to this sheet.

Note: Please submit this completed Application Form, Fee, and all Supporting Documents to:

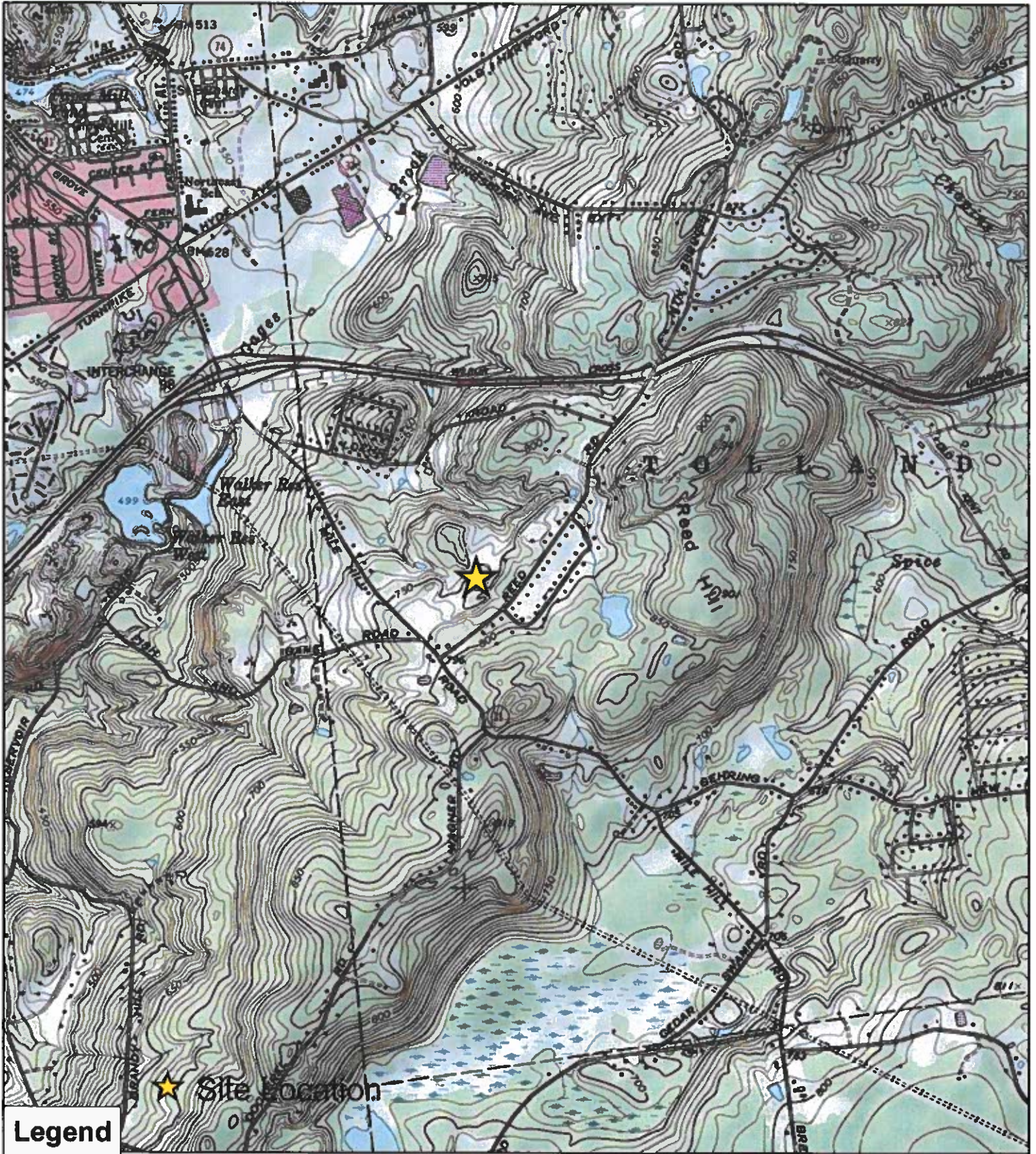
CENTRAL PERMIT PROCESSING UNIT
 DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION
 79 ELM STREET
 HARTFORD, CT 06106-5127

Please also submit a copy of this completed application to the local inland wetlands agency.


Name of Waterbody	Acres	Avg. Depth (ft)	Volume (ac-ft)	Acres to Treat	Volume (ac-ft)	Chemical(s)	Amount/Treatment	# of Requested Treatments
Whitehouse Pond	1.4	4	5.6	1.4	5.6	Tribune	2.8 gal	
Whitehouse Pond	1.4	4	5.6	1.4	5.6	Captain XTR	6.72 gal	
Whitehouse Pond	1.4	4	5.6	1.4	5.6	SonarOne	27.22 lbs	
Whitehouse Pond	1.4	4	5.6	1.4	5.6	Flumigard SC	0.77 gal	
Whitehouse Pond	1.4	4	5.6	1.4	5.6	Clearcast	1.4 gal	
Whitehouse Pond	1.4	-4	5.6	0.7	-	AquaPro	0.53 gal	

Whitehouse Pd Chemicals 2023

Figure 1: Site Locus



Whitehouse Residence Pond
Tolland, CT



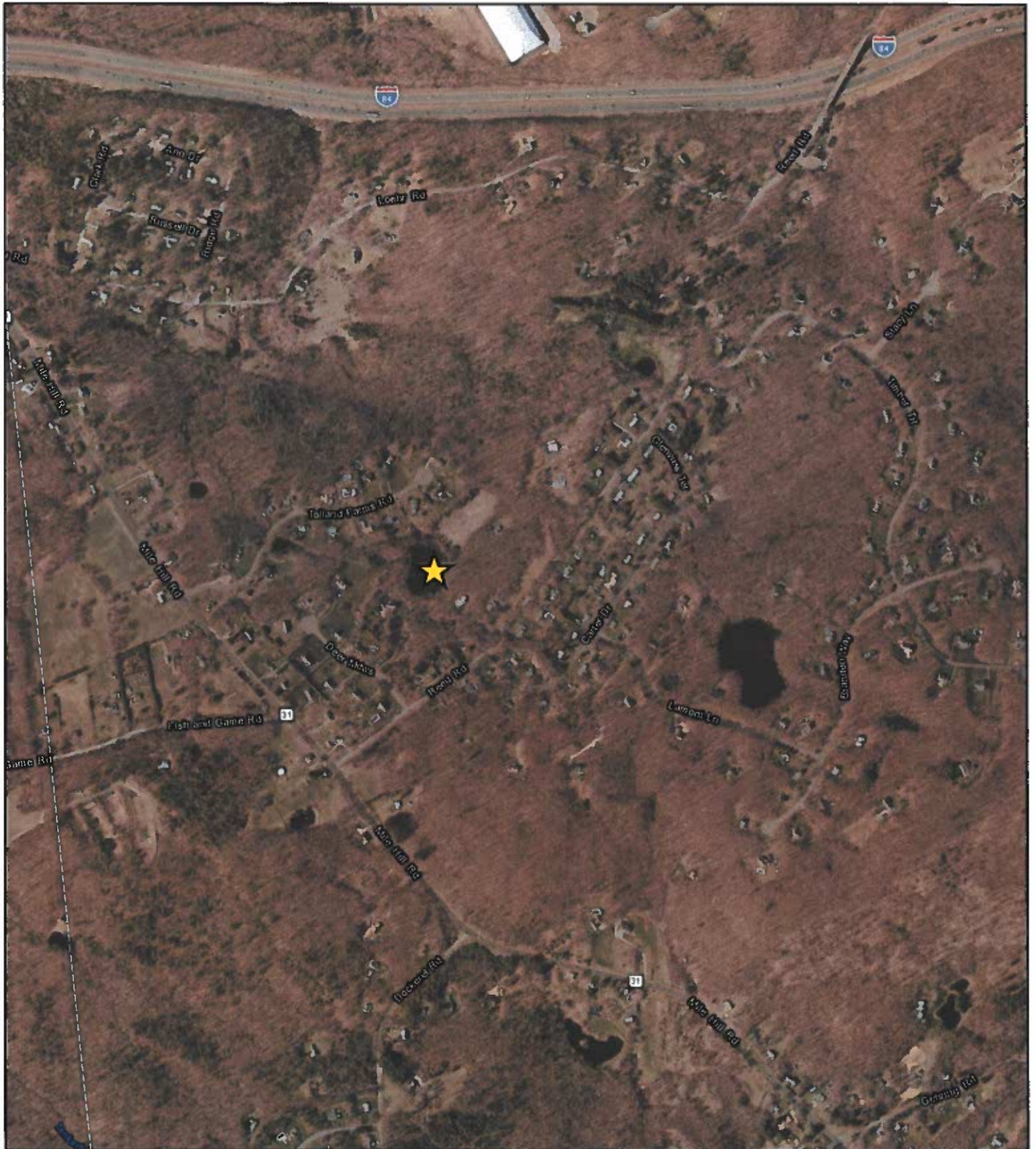
Whitehouse Residence Pond

0 2,000 4,000
Feet

1:24,000

Map Date: 01/09/2020
Prepared by: EB
Office: SHREWSBURY, MA

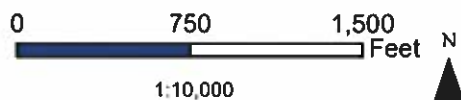
Figure 2: Site Map



Whitehouse Residence
Pond
Tolland, CT



Whitehouse Residence Pond



Map Date: 01/09/2020
Prepared by: EB
Office: SHREWSBURY, MA

★ Site Location



**Connecticut Department of
Energy & Environmental Protection**

Applicant Compliance Information

DEEP ONLY

App. No. _____

Co./Ind. No. _____

Applicant Name: SOLitude Lake Management

Mailing Address: 590 Lake Street

City/Town: Shrewsbury

State: MA

Zip Code: 01545

Business Phone: 508-865-1000

ext.:

Contact Person: Mary Nickerson

Phone: 508-414-4272 ext.

***E-mail:**

If you answer yes to any of the questions below, you must complete the Table of Enforcement Actions on the reverse side of this sheet as directed in the instructions for your permit application.

- A. During the five years immediately preceding submission of this application, has the applicant been convicted in any jurisdiction of a criminal violation of any environmental law?

Yes No

- B. During the five years immediately preceding submission of this application, has a civil penalty been imposed upon the applicant in any state, including Connecticut, or federal judicial proceeding for any violation of an environmental law?

Yes No

- C. During the five years immediately preceding submission of this application, has a civil penalty exceeding five thousand dollars been imposed on the applicant in any state, including Connecticut, or federal administrative proceeding for any violation of an environmental law?

Yes No

- D. During the five years immediately preceding submission of this application, has any state, including Connecticut, or federal court issued any order or entered any judgement to the applicant concerning a violation of any environmental law?

Yes No

- E. During the five years immediately preceding submission of this application, has any state, including Connecticut, or federal administrative agency issued any order to the applicant concerning a violation of any environmental law?

Yes No

Table of Enforcement Actions

(1) Type of Action	(2a) Date Commenced	(2b) Date Terminated	(3) Jurisdiction	(4) Case/Docket/Order No.	(5) Description of Violation
Order on Consent-Civil Penalty	10/29/2018	10/29/2018	State of New York Department of Environmental Conservation	R3-20180612-118	Insufficient post-treatment notification to NYSEC regarding treatments at Leesville GC & New Croton Res.
Order on Consent - Civil Penalty	7/31/2019	2/27/2020	State of Connecticut-CT DEEP	COWSPST 2019-004	Failure to fulfill permit requirements

Check the box if additional sheets are attached. Copies of this form may be duplicated for additional space.

Tolland Inland Wetlands Commission
Remote - Zoom
Thursday, December 15, 2022

Members Present: Raymond Culver, Chairman
Todd Penney, Vice Chairman
Archie Tanner, Regular
Bob Ross, Regular
Gary Hoehne, Regular (arrived late)

Members Absent: None

Others present: Michael D'Amato, interim Wetlands Agent

1. Call to Order

Meeting recording started. Meeting called to order at 07:00 pm.

2. Seating of Alternate(s) – none

3. Additions/Changes/Deletions to Agenda – none

4. Public Participation – issues of concern not on the agenda (2-minute limit) – none

5. New Business

5.1 **Mobil Gas Spill** – D'Amato said he received some documentation from DEEP related to the 56 Merrow Road Incident. He said it came as several attachments and he will batch them up and provide to the Commissioners for their review.

6. Old Business

6.1 Regulatory Review

D'Amato said he reviewed all of the pertinent information he could and included them because they are important and come from guidance documents from DEEP and other sources like legal outlines. Most are just for information of the Commission. D'Amato said most of the information is for guidance and he did not see anything significant that this Commission needs to act upon.

Culver asked about Preston versus Rabdon. D'Amato said the take away is that if there is a violation that affects multiple property owners, even if the property owner is not in violation, they can be held partially responsible if they obstruct remediation/solution. The Town can find the obstructionist in violation as well. Culver asked if there is a violation on property "A" and the only way to remediate is to access through property "B", "A" is denied access by "B" then "B" can be found in violation as well and may have responsibility and contributing to an ongoing violation. Penney said this is not a regulation thing but sets a precedence from a regulatory perspective when citing someone for a violation.

Penney said asked about red line of the regulations identified as “4.2” which discusses allowing mechanicals of 15 sqft in a wetlands/watercourse as a matter of right. He asked if that is a statutory change. D’Amato said it would allow a situation for mechanicals to be attached to a home, for example a generator/heat pump, to be placed alongside a wetlands by right and does not need to go through the wetlands application process. Ross said it is clear the size is limited to 15 sqft in size and asked what is the definition of “next to” and should this be adopted, a limit for what “next to” means should be included. D’Amato said this is not case law but is in the regulations of other towns and for the Commissions consideration. D’Amato said the Zoning regulations define “next to”. Culver asked if the Inlands Wetlands Commission could reference those rules so the Commission regulations are the same. Penney said he would not be in favor of making this change. He said putting mechanicals in a wetlands/watercourse as of right would not be the most reasonable and prudent alternative. Penney said he would prefer if this kind of work would be part of an application process. Tanner asked if the recommendation discusses placing the mechanicals in a wetlands/watercourse. Penney and Culver affirm that section 4.2 provides that a property owner has certain as of right uses for their property and in this case, includes placing this pad in a wetlands/watercourse area. D’Amato also discusses the regulations are set up to delegate certain authority for what is permitted as an Agent Issued Permit but there is no other mechanism for activity that does not require any permit.

Culver said if the Commission doesn’t make a change, then the property owner would need to apply for a permit. D’Amato agreed. Culver said he agreed with Penney that this type of activity should not be as of right. Ross agreed. Penney said he was in support of planning the public hearing to update the regulations and update the fees as appropriate.

Ross said he agrees and identified that 7.2 should be 7.1 and requested correction. Ross agreed that the rest of the modifications make sense.

Culver asked about the process going forward. D’Amato said he has to refer the proposed changes to DEEP for comment. D’Amato said in his experience, DEEP usually does provide some comments but that the Commission could plan the public hearing for the February meeting. He said if there are comments he could bring it back to the Commission for the January meeting, Penney said if regulatory changes are needed for the Atlantic white cedars those could be handled at the same public hearing in February 2023.

6.2 Bolton Lakes Watershed Conservation Alliance Discussion

D’Amato provided a new map with different layers that outline the wetlands, the 100-foot buffer area as well as the proposed 300-foot buffer. Commissioners expressed concern that in the southern area, extending the buffer would impact several properties that are occupied along Cedar Swamp Road. It would take some of those areas and make them regulated which with the 100-foot buffer are outside of the area.

Penney said he reviewed the map as well as the 300-foot buffer and its possible impacts. Penney suggested defining the wetlands as 300 feet from the wetland’s boundary. Penney said discussed his areas of concern and if the area could be defined and mapped. He said if the limits are defined by the wetlands there would be less of an impact for the properties on Bread and Milk Road. Penney said the limits of the wetlands could be further defined.

Culver said there will be an increase in the number of properties and those property owners would need to come before the Commission regarding any activities that are not considered as of right. Penney reviewed the properties that might be impacted. Penney said one of the properties may be a farm and might have more as of right activities. Penney said the 300 foot on the map was taken from the approximate edges of the state wetlands, not the Atlantic Cedars. Penney said the exact location of the wetlands and cedars are and would be the responsibility of an applicant to delineate the wetlands/watercourse and boundaries could be moved based on new information. Penney said he is still unclear about what activities could damage the area and Atlantic White Cedars. D'Amato said the 300 feet would include properties on the opposite side of the road. D'Amato questioned whether because of the unique characteristics we could draw a unique boundary. Culver said this map would be the same as what any other person who proposed activities in a wetland. D'Amato said any applicant could have wetlands delineated and a map could be changed based on present conditions and a map amendment could be made.

D'Amato asked if a 200-foot buffer could be adequate. Ross said he is concerned about including properties on the other side of Cedar Swamp Road. Penney asked about the cul de sac and whether there is a business in that area.

Ross said all of the forest is in a wetland and any project would have to come before the commission for a permit. Penney said he does not see any activity in the foreseeable future. Penney asked any of the areas could be intensified and impact the Atlantic White Cedar. Penney said he does not believe he has received information to define what conditions could negatively impact the Atlantic White Cedars; is it stormwater, change in temperature, acidity, etc.? Penney asked D'Amato to generate a report with how many properties and homes are currently affected by review area versus how many would be affected if the limit was changed to 300 feet. D'Amato agreed. Penney said he would like to hold the wetlands line to include the cedars only and that would be the actual wetlands that would have a 300-foot boundary.

Ross asked if there was a reason that 300 feet was chosen. Hoehne said Koss requested 300 feet. Hoehne said he brought up 200 feet because the regulations state we can double the limit. Ross said 300 feet is encroaching on a lot of properties and 200 feet seems more reasonable. Penney said we are more protective of certain land characteristics have different upland review areas and different protections and that maybe a clause which could state that if there are Atlantic Cedars are within a wetlands the wetlands buffer area increases to 200 feet. Commissioners agreed. Hoehne pointed out that areas of increased slopes have increased protection in the regulation presently. Culver asked if with clause if the entire wetlands in that system will have a buffer increase or only in the area of the Cedars. Penney said that was why he wanted to limit the line. Ross said the Commission could do what it thinks is best and an applicant could apply for a permit and an exception to the regulation.

D'Amato said when he spoke to Darcy from DEEP, she said the Commission could have a resource specific upland review area. He said the Commission could create that area based on the map as presented. The area would need to be clearly defined and mapped. Penney asked if a line could be delineated from the edge of the cedars. D'Amato said yes, because it is resource specific that the Commission is trying to protect.

Culver said in one area the cedars extend beyond the GIS wetlands layer, would those Cedars still be protected. Culver asked if the wetlands boundary was used it would provide protection for the 200 feet. Penney said the accuracy of the wetlands line may need to be further delineated because it is not a field delineation, it is based off of soil mapping from DEEP and may vary a little and the Cedar locations may

need further delineation as well. Penney said the wetlands limit line should be held to up until the upland area and may include a watercourse and may flow in a westerly direction towards Bolton Lake. D'Amato provided a map without the wetlands. Ross said he is in favor of a resource specific delineation as long as the resource is the delineation wetlands and extended as needed.

Penney suggested 200 -250 feet as long as the cedar is in the wetlands we can ask for a buffer to that resource. An applicant would need to map the wetlands and the Atlantic White Cedar boundary and the review area should be measured from there. Commissioners agreed that the commission can only protect wetlands and watercourses and the resources within the wetlands. D'Amato pointed out one small area where the cedars extend beyond the 50-foot buffer.

D'Amato confirmed a resource specific area 200 feet around the Atlantic White Cedars from a field delineated wetlands boundary. Commissioners agreed. Penney said that is consistent with the land characteristic buffer requirements that is present with other types of land characteristics. Penney asked that language would be part of the text amendments and part of the public hearing and provide notices to all of the abutters within the 200 feet. Penney said the record would need to show why we are making this change. Penney said rationale should be included in the text amendment as to why. Penney said he is for it as long as it is a sensitive resource. Ross said Koss had mentioned that this is the last non-coastal Atlantic White Cedar swamp. D'Amato said he reviewed some maps and there may be other areas. Penney said the Commission may want certain vetting of the claim of sensitive resource. Penney said he used the number of 200 feet because 300 feet seemed a little arduous to the abutters.

D'Amato asked if we would amend the definition of the upland review in the regulations. Penney said yes and Commissioners agreed. Penney read the regulation and asked if the area is unique and/or easily damaged ecosystem. Penney said that the regulations already have 200 feet defined. Commission could add that an Atlantic White Cedar Forest is at risk for damage and that damaged wetlands or watercourses that have Atlantic White Cedar Forest are protected to 200 feet. Commissioners agreed that this section of the regulations requires additional clarification. D'Amato said he will try to find an old paper copy of the regulations and see if clarifications could be made. Penney suggested the following wording: 50-foot upland review from a wetland. 100-foot upland review from a watercourse/water body and 200-foot upland review area for a wetland and/or watercourse with Atlantic White Cedar Forest. The width can also be doubled when the following other conditions exist: when the existing slopes are greater than 15%. This would mean that if the wetlands with Atlantic Cedars had areas of 15% slopes than the area could be protected to 400 feet. Penney asked if the regulations already have the mechanism to double it to 200 feet because of the unique/sensitive nature of the Atlantic White Cedars. Ross said yes because this area is a sensitive ecosystem. Culver pointed out that a swamp is considered a watercourse in the regulations. Penney suggested that a definition could be added that the Atlantic White Cedar area is considered a sensitive ecosystem. D'Amato confirmed that a swamp is considered a watercourse and would be protected to at least 100 feet. D'Amato said one of the options during initial discussions was to do nothing because this area is largely regulated and not buildable and already within the Inlands Wetlands Commission jurisdiction. D'Amato said this could run through the public hearing process and make a decision from there.

Penney said the present condition of the regulations should be clarified and add a definition of what a sensitive ecosystem is and include the Atlantic White Cedar as a sensitive ecosystem. Penney said there should be backup/testimony as to why the Commission needs to designate the Atlantic White Cedar area as a sensitive ecosystem. Culver asked D'Amato to resend the Bolton Lakes Watershed Conservation

Alliance report. Ross said the definitions should be updated and would then cover this area. Culver agreed.

Culver requested the following from D'Amato:

1. Remove 4.2 from the redline
2. Create a draft of language to update the definition of upland review area
3. Resent report
4. Complete some research for justification for increasing upland review area to 200 feet

D'Amato asked if the properties within 100 feet versus 200 feet report needs to be created. Commissioners agreed is was not necessary because the regulations already permit the proposed change.

7. Wetlands Agent Report – none

8. Other Business – none

9. Correspondence - none

10. Approval of Minutes – November 17, 2022 Regular Meeting

Penney/Tanner: Motion to approve the minutes from November 17, 2022 minutes as presented.

Culver – Y, Penney – Y, Ross – Y, Tanner – Y, Hoehne – Y

Unanimously approved.

11. Adjourn

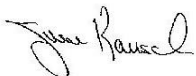
Penney/Ross: motion to adjourn.

Culver – Y, Penney – Y, Ross – Y, Tanner – Y, Hoehne – Y

Unanimously approved.

Meeting adjourned at 8:10pm

Respectfully submitted,



June Kausch
Clerk, Inland Wetlands Commission