

# Agenda Tolland Inland Wetlands Commission

**Remote Only**

Thursday, February 15, 2024 at 7:00 p.m.

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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 **24-1 – 398 Grant Hill Road** – Requests approval for construction of a 62’ x 120’ Barn within the Upland Review Area. Approximately 0.2 acres of disturbance. Applicant: Kenneth Kaplan. *For receipt only.*
  - 5.2 **24-2 674 Tolland Stage Road** – Requests to construct a pickleball court within the Upland Review Area. Approximately 2584 sqft of disturbance. Applicant: Town of Tolland. *For receipt only.*
6. Old Business
7. Wetlands Agent Report
8. Other Business
9. Correspondence
  - 9.1 CAWS 2024 Annual Meeting and Environmental Conference – March 7, 2024
10. Approval of Minutes – December 21, 2023 Regular Meeting
11. Adjournment

To join the Zoom Meeting, either click:

<https://us02web.zoom.us/j/8608713602?pwd=cXZLNi9SWVlvNkNjZU9NYUxCd2xiUT09>

**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@tollandct.gov  
*The Town of Tolland is an Equal Opportunity/Affirmative Action Employer.*



**Town of Tolland  
Inland Wetlands Commission  
APPLICATION FOR PERMIT**

OFFICE USE ONLY		
Agent Decision	\$	
Commission Approval	\$	140. <sup>00</sup>
Other	\$	

An incomplete application may be denied.

**1. Applicant & Owner Information**

398 Grant Hill Road, Tolland CT

Site Address of Proposed Activity

KenKaplan	398 Grant Hill Road
Applicant Name	Mailing Address
860 916 9784	Kenkaplan@kaplancomputers.com
Phone Number	Email Address
860 916 9784	398 Grant Hill Road
Property Owner(s) Name (if not the applicant)	Mailing Address
860-916-9784	Kenkaplan@kaplancomputers.com
Phone	Email Address

**2. Proposed Activity Information** \* These questions are mandatory

Check all activities occurring within 50 feet of wetlands or 100-feet of watercourses.

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Remove soil             | <input type="checkbox"/> Deposit fill                | <input type="checkbox"/> Divert surface water            |
| <input checked="" type="checkbox"/> Construction | <input type="checkbox"/> Grade                       | <input type="checkbox"/> Construct a road or driveway    |
| <input type="checkbox"/> Remove Vegetation       | <input type="checkbox"/> Restore Vegetation          | <input type="checkbox"/> Place a prefabricated structure |
| <input type="checkbox"/> Alter a watercourse     | <input type="checkbox"/> Enhance a watercourse       | <input type="checkbox"/> Create a watercourse            |
| <input type="checkbox"/> Remedy pollution        | <input type="checkbox"/> Dredging or construct a dam | <input type="checkbox"/> Other                           |

\* Describe the proposed activity. (use additional paper if necessary)

To Build a 62'x120' Barn

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\* What is the proposed use? (use additional paper if necessary)

To support the farms current daily & future maintenance projects.

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### 3. Wetland and Upland Review Area Information \* These questions are mandatory

Has the property been delineated by a Certified Soil Scientist?  No  Yes

If YES, what year did the delineation occur? 2023

#### What is wetland delineation?

Delineation is an act of locating the boundary or border of a wetland or waterbody. Delineation also includes describing the functions and values the water system provides the geographical location. In the state of Connecticut only a certified Soil Scientist is recognized as being able to perform a wetland or watercourse delineation.

#### A watercourse is defined as:

Rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs, and all other bodies of water, natural or artificial, vernal or intermittent, public or private.

#### An upland review area is defined as:

An area extending a minimum of 50-feet from the edge of wetlands and/or 100-feet from any watercourse (refer to regulations when doubling of an upland review area is required).

#### \*Wetlands (indicate amount of wetlands and disturbed wetlands on property)

Total area by Town Map = \_\_\_\_\_ acres      Total area by Soil Scientist \_\_\_\_\_ acres  
Disturbed area by Town Map = \_\_\_\_\_ acres      Disturbed area by Soil Scientist \_\_\_\_\_ acres

#### \*Watercourses (indicate amount of disturbance for each swamp, bog, marsh or ponds)

Total area by Town Map = \_\_\_\_\_ acres      Total area by Soil Scientist \_\_\_\_\_ acres  
Disturbed area by Town Map = \_\_\_\_\_ acres      Disturbed area by Soil Scientist \_\_\_\_\_ acres

#### \*Upland Review Area (100 ft. measured from nearest point of wetlands or watercourse boundaries)

Total area by Town Map = \_\_\_\_\_ acres      Total area by Soil Scientist \_\_\_\_\_ acres  
Disturbed area by Town Map = \_\_\_\_\_ acres      Disturbed area by Soil Scientist \_\_\_\_\_ acres

### 4. Alternatives

\* Please explain to the Commission the reason you chose this location for your proposed activity or project. What alternatives have been considered to avoid altering wetlands or watercourses? (use additional paper if necessary)

\* This question is mandatory for projects deemed to be a significant activity by the commission.

The Proposed Barn Location is next to the Existing House, and will use the same 900' long driveway for access and preserve one of the last Farm Fields in Tolland.

if we Move it back from the proposed location, The Barn Doors Will be directly facing the house.

## 5. Abutters

Providing abutters only applies if the application requires a public hearing. Tolland's Planning & Development Department will supply the applicant with the names and addresses of adjacent property owners. **There is a public hearing fee of \$300.**

## 6. Site Plan Maps **\*Application Requirement**

## 7. Additional Information

Supply any other information that would help in the understanding of the proposed activity.

The 52 acre Kaplan Family Farm is one of the last USDA listed Grade A soil farm fields left in Tolland. Purchased over 24 years ago from the Hannon Family. The farm was owned by two families since the colonists, The Hannon Family from 1740 to 1999 and the Kaplan

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## 8. A Complete Application Consists Of

1. This permit application fully filled out.
2. Signatures & Seals of licensed or certified professionals.
3. Filing fee
4. **One (1) electronic copy** of the application.
5. **Three (3) full size and six (6) 11 x 17 hard copies** of the application.

**Signature and Authorization**

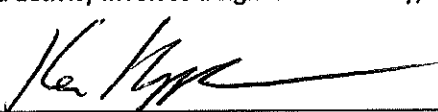
I, as the applicant, do hereby certify that I am familiar with all the information provided in the application and I am aware, that an incomplete application form, as well as a lack of payment of all associated permit fees, are grounds for denial without prejudice by either the Commission or their designated agents.

I am aware of the penalties for obtaining a permit through deception or through inaccurate or misleading information.

I, as the owner, do hereby authorize the members and designated agents of the Inland Wetlands Commission and professionals hired by the Commission for the purpose of reviewing this application to inspect the property from this date forward until the permitted activity is completed or the application is denied.

I, as the applicant, do understand that an engineer review fee may be required and a lack of payment are grounds for denial without prejudice by either the Commission or their designated agents.

I further understand that the Commission may request further information in connection with this application and that if the proposed activity involves a significant activity, an additional filing fee of \$300 be required for a public hearing.



1/18/2027

Signature of Applicant

Date

Signature of Owner (if different)

Date

**FOR OFFICE USE ONLY**

Wetland Agent Signature

Date

Comments/Conditions:

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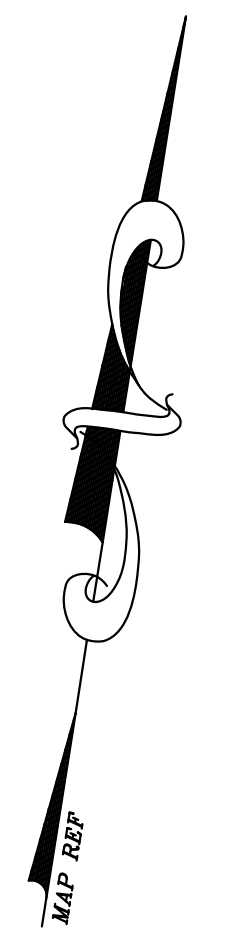
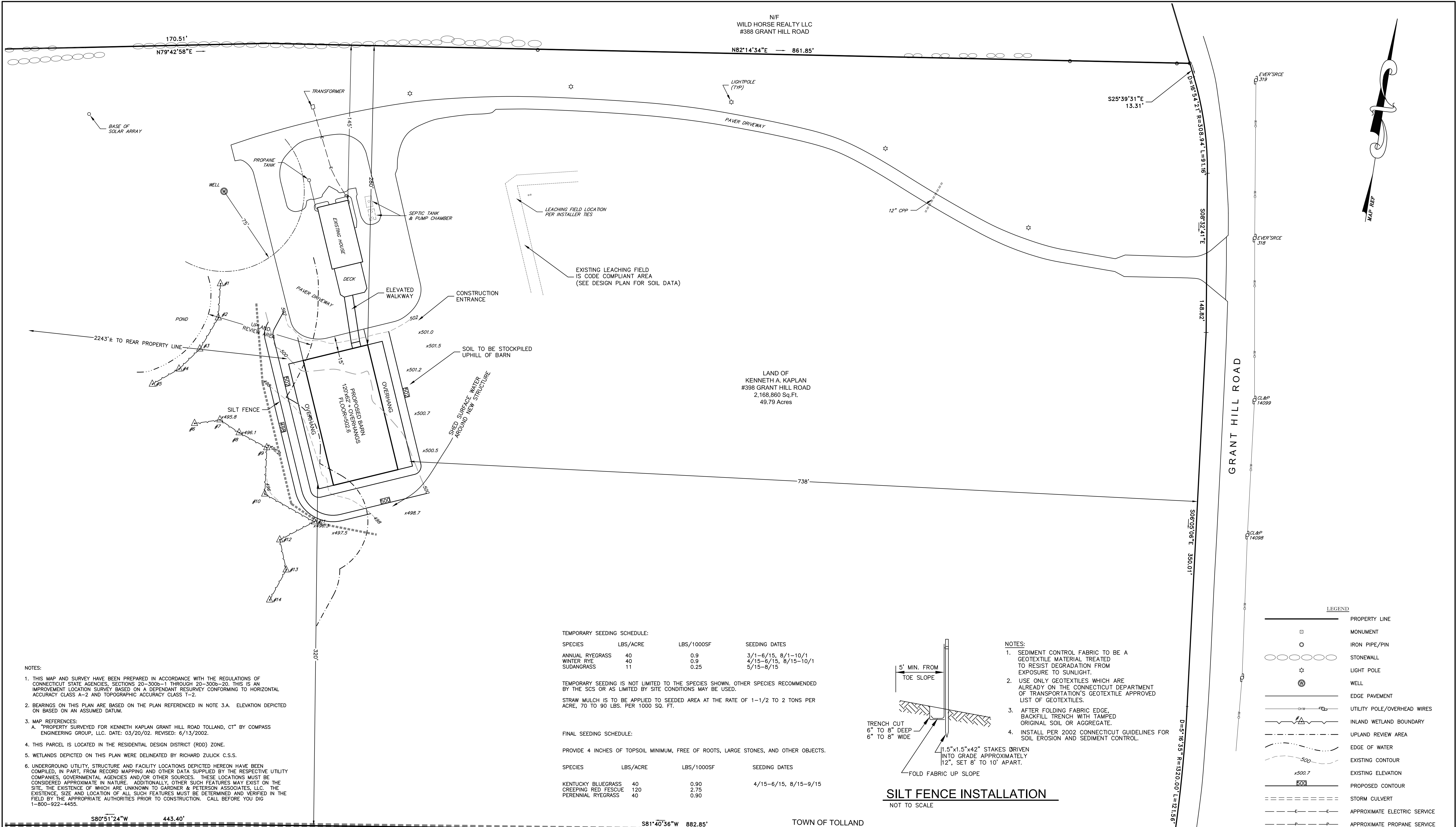


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<b>FEE TOTALS</b>	
Amount:	
Paid:	
Agent Issued or Commission Issued:	
Date received by Land Use Department:	
Date received by Commission:	



- NOTES:**
1. 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 DEPENDANT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-2.
  2. BEARINGS ON THIS PLAN ARE BASED ON THE PLAN REFERENCED IN NOTE 3.A. ELEVATION DEPICTED ON BASED ON AN ASSUMED DATUM.
  3. MAP REFERENCES:  
A. "PROPERTY SURVEYED FOR KENNETH KAPLAN GRANT HILL ROAD TOLLAND, CT" BY COMPASS ENGINEERING GROUP, LLC. DATE: 03/20/02. REVISED: 6/13/2002.
  4. THIS PARCEL IS LOCATED IN THE RESIDENTIAL DESIGN DISTRICT (RDD) ZONE.
  5. WETLANDS DEPICTED ON THIS PLAN WERE DELINEATED BY RICHARD ZULICK C.S.S.
  6. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND OTHER DATA SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES, GOVERNMENTAL AGENCIES AND/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.

**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 SCS OR AS LIMITED BY SITE CONDITIONS MAY BE USED.

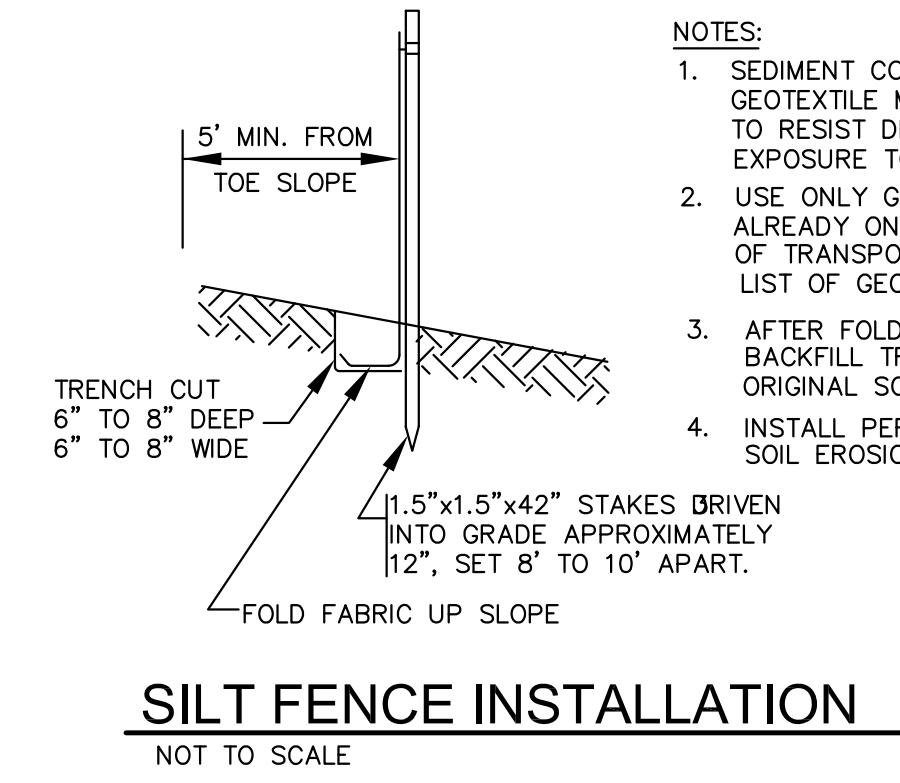
STRAW MULCH IS TO BE APPLIED TO SEEDED AREA AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE, 70 TO 90 LBS. PER 1000 SQ. FT.

**FINAL SEEDING SCHEDULE:**

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

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	

- NOTES:**
1. SEDIMENT CONTROL FABRIC TO BE A GEOTEXTILE MATERIAL TREATED TO RESIST DEGRADATION FROM EXPOSURE TO SUNLIGHT.
  2. USE ONLY GEOTEXTILES WHICH ARE ALREADY ON THE CONNECTICUT DEPARTMENT OF TRANSPORTATION'S GEOTEXTILE APPROVED LIST OF GEOTEXTILES.
  3. AFTER FOLDING FABRIC EDGE, BACKFILL TRENCH WITH TAMPED ORIGINAL SOIL OR AGGREGATE.
  4. INSTALL PER 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.



**SILT FENCE INSTALLATION**  
NOT TO SCALE

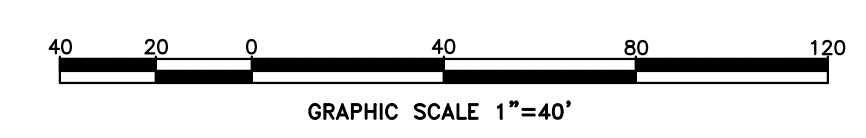
**LEGEND**

—	PROPERTY LINE
□	MONUMENT
○	IRON PIPE/PIN
○ ○ ○ ○ ○	STONEMALL
☆	LIGHT POLE
⊙	WELL
—	EDGE PAVEMENT
—	UTILITY POLE/OVERHEAD WIRES
—	INLAND WETLAND BOUNDARY
—	UPLAND REVIEW AREA
—	EDGE OF WATER
—	EXISTING CONTOUR
—	EXISTING ELEVATION
—	PROPOSED CONTOUR
—	STORM CULVERT
—	APPROXIMATE ELECTRIC SERVICE
—	APPROXIMATE PROPANE SERVICE



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

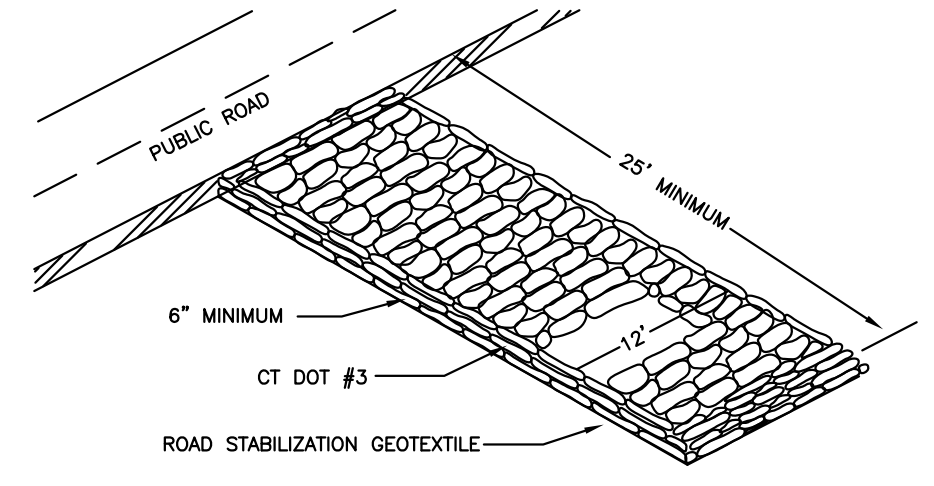
*Eric R. Peterson*  
ERIC R. PETERSON  
L.S. 23430  
REGISTRATION NO.



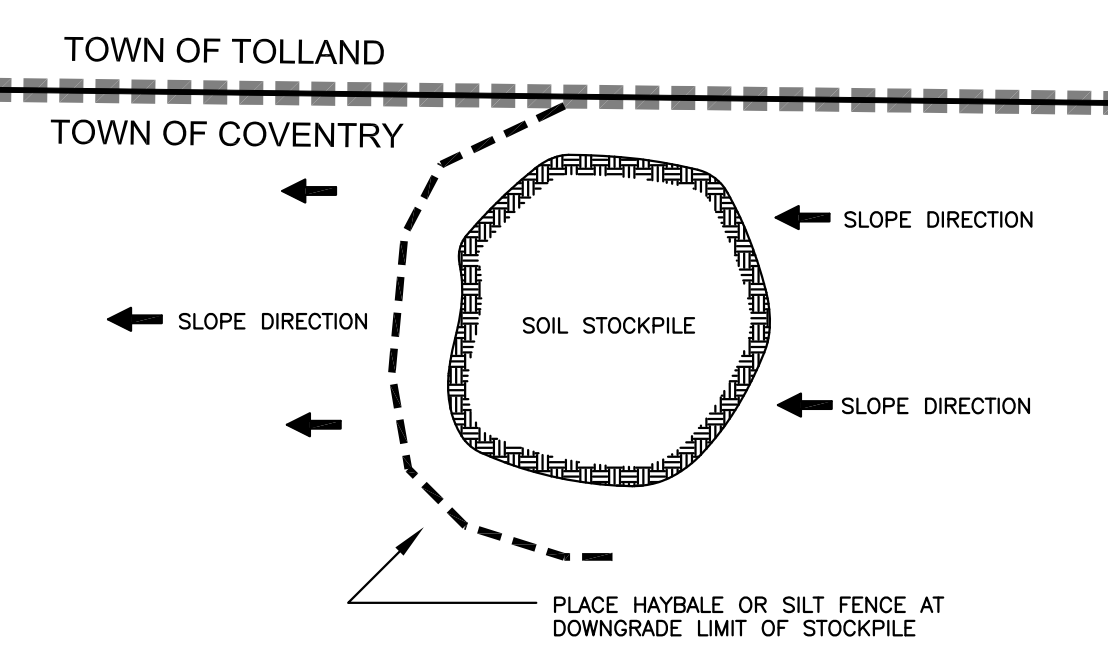
THE WETLAND SOILS ON THIS PROPERTY WERE IDENTIFIED IN THE FIELD USING THE CRITERIA REQUIRED BY CONNECTICUT P.A. 72-155 AS AMENDED BY P.A. 73-571 AND ARE ACCURATELY REPRESENTED ON THIS PLAN.

*Richard Zulick*  
RICHARD ZULICK C.S.S.

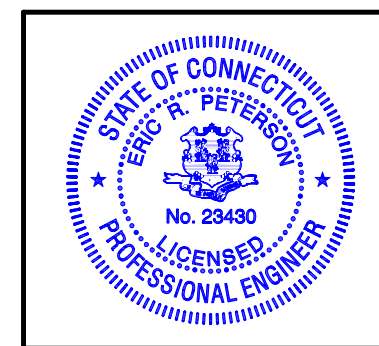
N/F  
RICHARD MANNARINO &  
ELIZABETH FLANNERY  
1171 GRANT HILL ROAD



**CONSTRUCTION ENTRANCE**  
NOT TO SCALE



**STOCKPILE EROSION PROTECTION DETAIL**  
NOT TO SCALE



REVISIONS

01/10/2024	
01/25/2024	

**IMPROVEMENT LOCATION SURVEY**

PERMIT PLAN  
LAND OF  
**KENNETH A. KAPLAN**  
398 GRANT HILL ROAD  
TOLLAND, CONNECTICUT

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

BY	SCALE	DATE	SHEET NO.	MAP NO.
E.R.P.	1"=40'	11-16-2023	1 OF 1	10489-K



**Town of Tolland  
Inland Wetlands Commission  
APPLICATION FOR PERMIT**

OFFICE USE ONLY		
Agent Decision	\$	
Commission Approval	\$	
Other	\$	

An incomplete application may be denied.

**1. Applicant & Owner Information**

674 Tolland Stage Road

Site Address of Proposed Activity

Town of Tolland

21 Tolland Green

Applicant Name

Mailing Address

860-871-3600

mmassa@tollandct.gov

Phone Number

Email Address

860-871-3600

21 Tolland Green

Property Owner(s) Name (if not the applicant)

Mailing Address

mmassa@tollandct.gov

Phone

Email Address

**2. Proposed Activity Information \* These questions are mandatory**

Check all activities occurring within 50 feet of wetlands or 100-feet of watercourses.

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> Remove soil  | <input checked="" type="checkbox"/> Deposit fill     | <input type="checkbox"/> Divert surface water            |
| <input checked="" type="checkbox"/> Construction | <input checked="" type="checkbox"/> Grade            | <input type="checkbox"/> Construct a road or driveway    |
| <input type="checkbox"/> Remove Vegetation       | <input type="checkbox"/> Restore Vegetation          | <input type="checkbox"/> Place a prefabricated structure |
| <input type="checkbox"/> Alter a watercourse     | <input type="checkbox"/> Enhance a watercourse       | <input type="checkbox"/> Create a watercourse            |
| <input type="checkbox"/> Remedy pollution        | <input type="checkbox"/> Dredging or construct a dam | <input type="checkbox"/> Other                           |

\* Describe the proposed activity. (use additional paper if necessary)

Construction of a new, single, asphalt pickleball court, with a fenced area 30-ft x 60-ft. The area of disturbed soil, including grading and topsoil to be approximately 38-ft by 68-ft.

\* What is the proposed use? (use additional paper if necessary)

The proposed use is for a single, asphalt pickleball court, for use by Tolland Senior Center members.

### 3. Wetland and Upland Review Area Information \* These questions are mandatory

Has the property been delineated by a Certified Soil Scientist?  No  Yes

If YES, what year did the delineation occur? 1997

#### What is **wetland delineation**?

Delineation is an act of locating the boundary or border of a wetland or waterbody. Delineation also includes describing the functions and values the water system provides the geographical location. In the state of Connecticut only a certified Soil Scientist is recognized as being able to perform a wetland or watercourse delineation.

#### A **watercourse** is defined as:

Rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs, and all other bodies of water, natural or artificial, vernal or intermittent, public or private.

#### An **upland review area** is defined as:

An area extending a minimum of 50-feet from the edge of wetlands and/or 100-feet from any watercourse (refer to regulations when doubling of an upland review area is required).

#### \*Wetlands (indicate amount of wetlands and disturbed wetlands on property)

Total area by Town Map = .33 acres      Total area by Soil Scientist      acres  
Disturbed area by Town Map = 0 acres      Disturbed area by Soil Scientist      acres

#### \*Watercourses (indicate amount of disturbance for each swamp, bog, marsh or ponds)

Total area by Town Map = .33 acres      Total area by Soil Scientist      acres  
Disturbed area by Town Map = 0 acres      Disturbed area by Soil Scientist      acres

#### \*Upland Review Area (100 ft. measured from nearest point of wetlands or watercourse boundaries)

Total area by Town Map = .~1 acres      Total area by Soil Scientist      acres  
Disturbed area by Town Map = .06 acres      Disturbed area by Soil Scientist      acres

### 4. Alternatives

\* Please explain to the Commission the reason you chose this location for your proposed activity or project. What alternatives have been considered to avoid altering wetlands or watercourses? (use additional paper if necessary)

\* **This question is mandatory for projects deemed to be a significant activity by the commission.**

The decision to invest in a pickleball court stems from the growing popularity of this sport, particularly among individuals aged 55 and above. This area of the senior center

property was the former site of a community garden and encompasses a flat area of appropriate size for a pickleball court. From the proposed construction area,

the land slopes sharply down to the wetlands below. There should be little impact to the wetlands as the slope provides physical separation between the pickleball area and the wetlands.



## 5. Abutters

Providing abutters only applies if the application requires a public hearing. Tolland's Planning & Development Department will supply the applicant with the names and addresses of adjacent property owners. **There is a public hearing fee of \$300.**

## 6. Site Plan Maps **\*Application Requirement**

## 7. Additional Information

Supply any other information that would help in the understanding of the proposed activity.

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## 8. A Complete Application Consists Of

1. This permit application fully filled out.
2. Signatures & Seals of licensed or certified professionals.
3. Filing fee
4. **One (1) electronic copy** of the application.
5. **Three (3) full size and six (6) 11 x 17 hard copies** of the application.

## Signature and Authorization

I, as the applicant, do hereby certify that I am familiar with all the information provided in the application and I am aware, that an incomplete application form, as well as a lack of payment of all associated permit fees, are grounds for denial without prejudice by either the Commission or their designated agents.

I am aware of the penalties for obtaining a permit through deception or through inaccurate or misleading information.

I, as the owner, do hereby authorize the members and designated agents of the Inland Wetlands Commission and professionals hired by the Commission for the purpose of reviewing this application to inspect the property from this date forward until the permitted activity is completed or the application is denied.

I, as the applicant, do understand that an engineer review fee may be required and a lack of payment are grounds for denial without prejudice by either the Commission or their designated agents.

I further understand that the Commission may request further information in connection with this application and that if the proposed activity involves a significant activity, an additional filing fee of \$300 be required for a public hearing.



Signature of Applicant

2-7-2024

Date

Signature of Owner (if different)

Date

### FOR OFFICE USE ONLY

Wetland Agent Signature

Date

Comments/Conditions:

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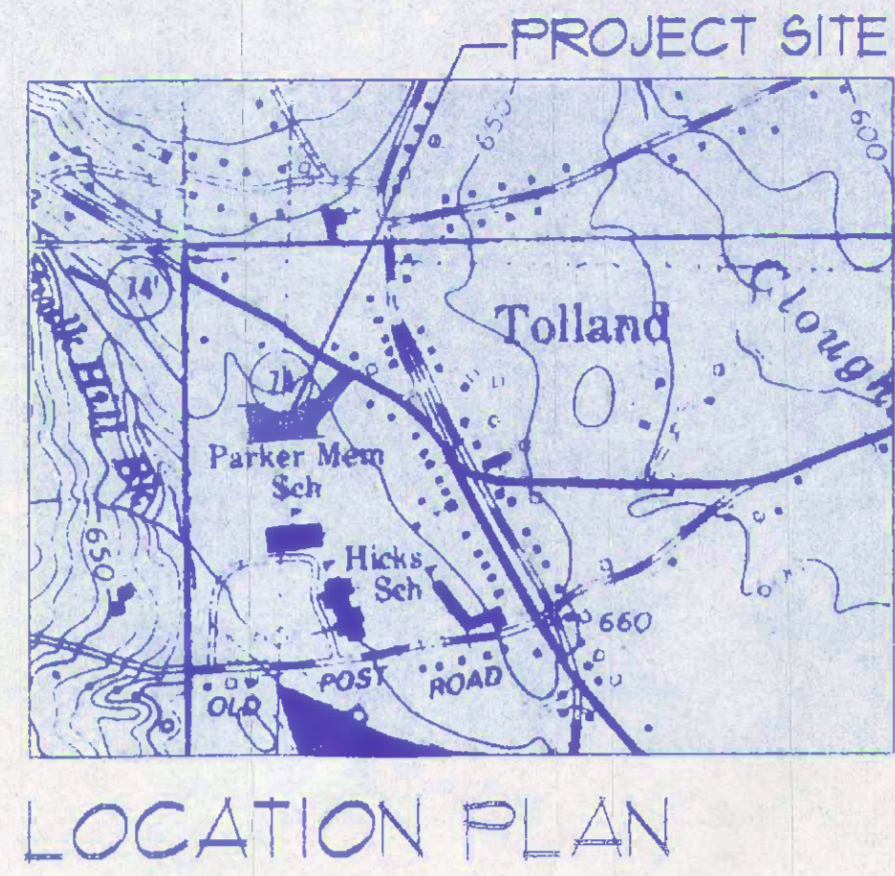
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FEE TOTALS	
Amount:	
Paid:	
Agent Issued or Commission Issued:	
Date received by Land Use Department:	
Date received by Commission:	

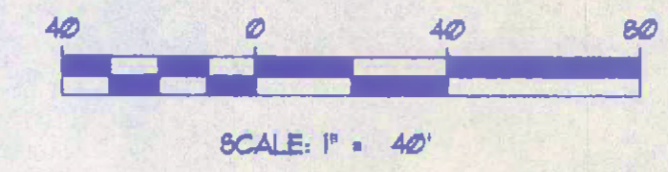
DESIGNED BY:	DATE:	CHECKED BY:	DATE:
MLF/DJR	1/20/91	RMR	3/10/91
REV. BY:	DATE:	CHECKED BY:	DATE:
DJR	3/1/91		
FINAL REVIEW BY:	DATE:		
APPROVED BY:			



**LANDSCAPING REQUIREMENTS**

1. ALL DISTURBED AREAS WITHIN THE SITE NOT OTHERWISE SCHEDULED TO BE PAVED SHALL BE TOPSOILED AND SEEDED.
2. PREPARE ALL SEEDBEDS BY SCARIFYING AND SMOOTHING OUT AREAS OF THE SITE SCHEDULED TO BE SEEDED. SPREAD ALL AVAILABLE TOPSOIL.
3. LIME AND FERTILIZE TOPSOIL. SEED AT A RATE INDICATED IN THE SPECIFICATIONS. ROLL ALL SEEDED AREAS, AND WATER SUFFICIENTLY TO SATURATE THE SEEDBED. MULCH WITH SALT HAY.
4. AT CONTRACTOR'S OPTION, USE WET APPLICATION METHOD FOR SEED, FERTILIZER AND MULCH. SUBMIT PROPOSED SYSTEM FOR OWNER APPROVAL PRIOR TO INSTALLATION.
5. LANDSCAPING AND PLANTING OTHER THAN SEEDING WILL BE PERFORMED BY THE OWNER.
6. LANDSCAPING ZONING REQUIREMENTS (SCREENING) WILL BE PERFORMED BY THE OWNER.

BID DOCUMENTS  
 COPYRIGHT 1991 DeCARLO & DOLL, INC.



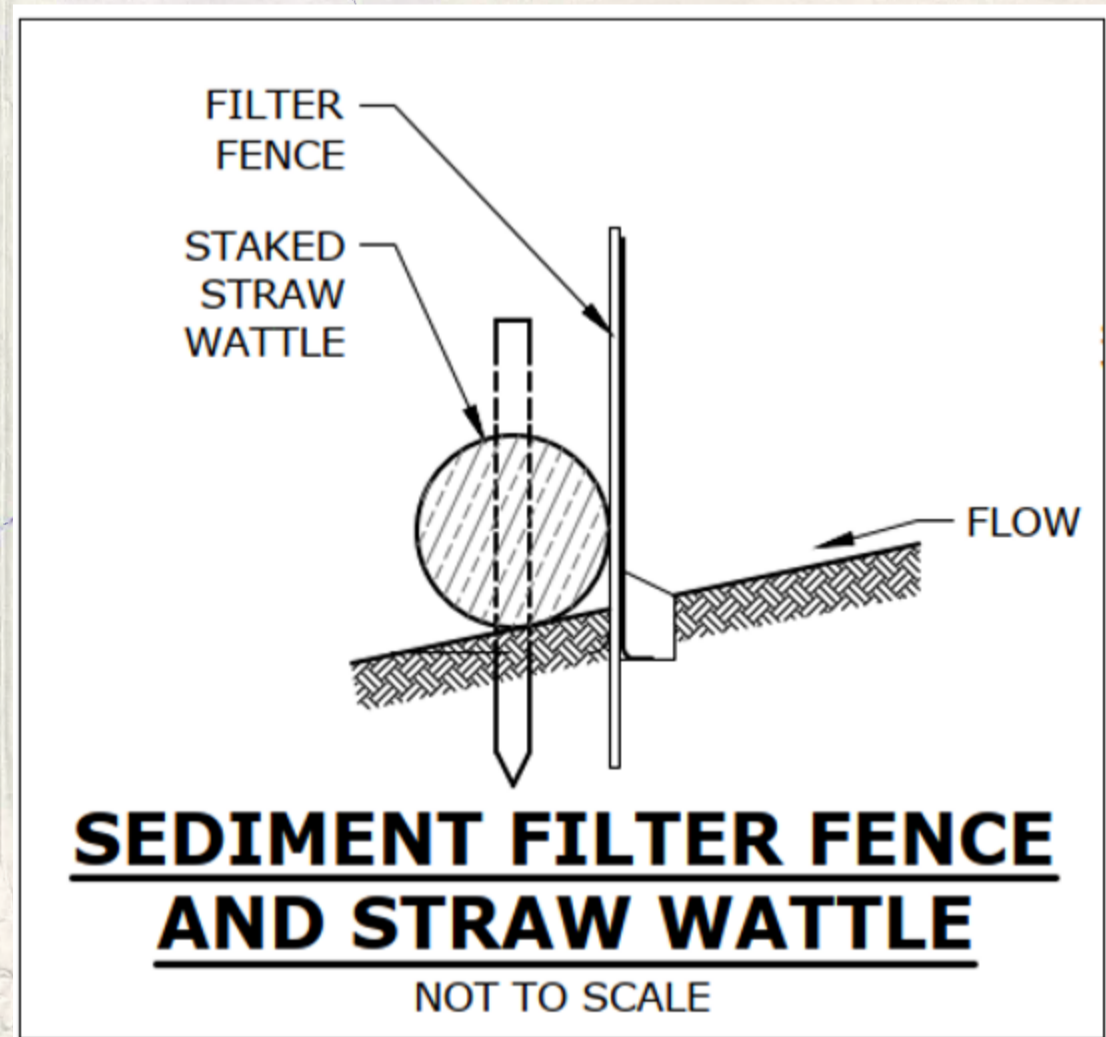
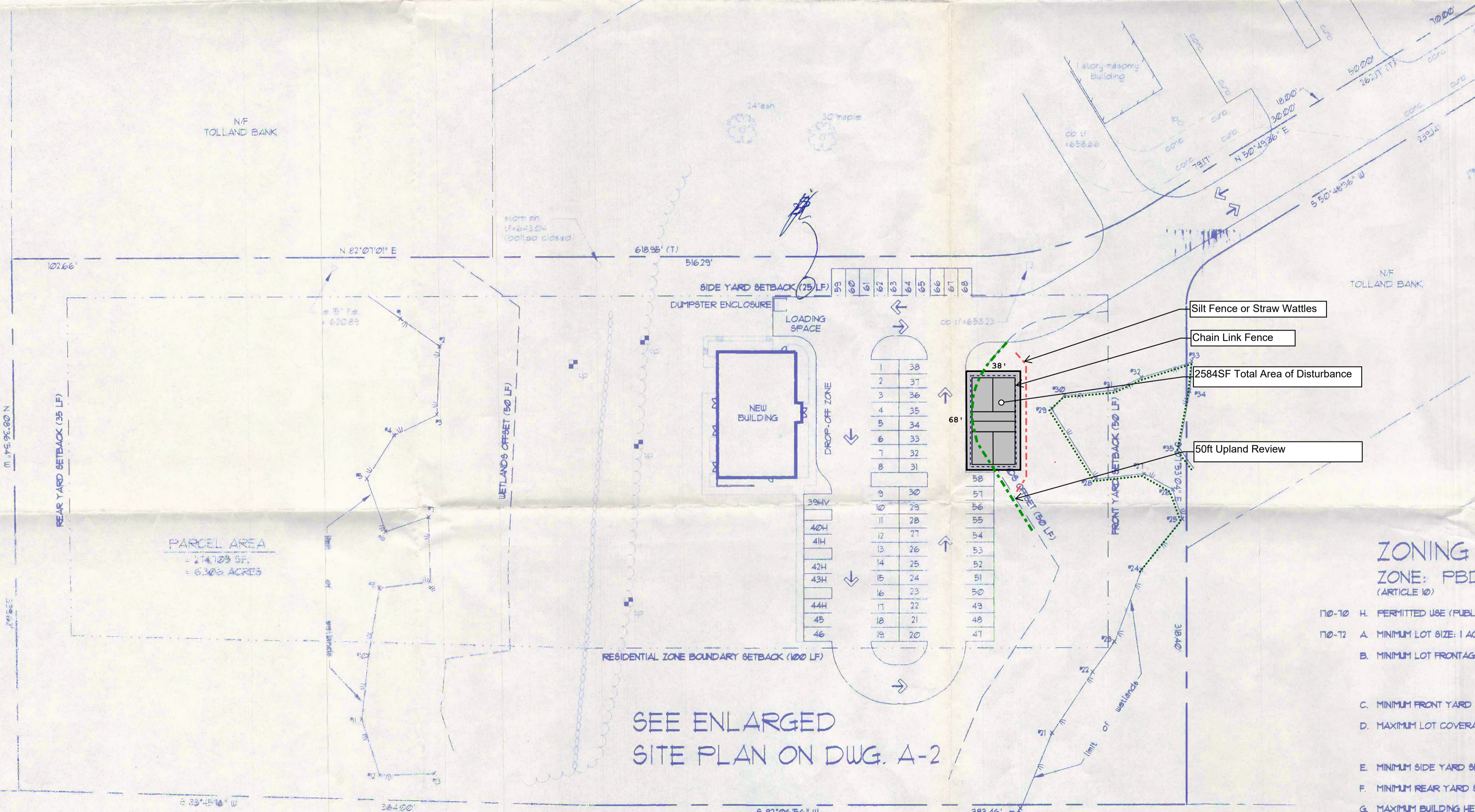
**DeCarlo & Doll, Inc.**  
 1952 WHITNEY AVENUE  
 HAMDEN, CONNECTICUT  
 ARCHITECTS  
 PLANNERS  
 CONSTRUCTION MANAGERS



"TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON"  
 ROBERT R. LEAVER  
 U.S. 15465



**SITE PLAN**  
 TOLLAND SENIOR CENTER  
 ROUTE # 14 (TOLLAND STAGE ROAD)  
 TOLLAND, CONNECTICUT



**ZONING REQUIREMENTS**  
 ZONE: PBD (PLANNED BUSINESS DISTRICT)  
 (ARTICLE 10)

PB-10	H. PERMITTED USE (PUBLIC OR SEMIPUBLIC BUILDING)	ACTUAL LOT SIZE: 6.30 ACRES
PB-12	A. MINIMUM LOT SIZE: 1 ACRE	ACTUAL LOT FRONTAGE: 361.40 FT. NOTE: THIS APPLIES TO THIS LOT, AS IT SHARES AN ENTRANCE WITH THE ADJACENT LOT.
	B. MINIMUM LOT FRONTAGE: 220 FT.	
	C. MINIMUM FRONT YARD SETBACK: 50 FT.	PROVIDED FRONT YARD SETBACK: 230 FT ±
	D. MAXIMUM LOT COVERAGE (IMPERVIOUS): 50%	PROVIDED LOT COVERAGE: 8% BUILDING: 4,050 SF OTHER IMPERVIOUS SURFACES: 34,000 SF ±
	E. MINIMUM SIDE YARD SETBACK: 25 FT.	PROVIDED SIDE YARD SETBACK(S): 60 FT ±
	F. MINIMUM REAR YARD SETBACK: 35 FT.	PROVIDED REAR YARD SETBACK: 460 FT ±
	G. MAXIMUM BUILDING HEIGHT: 35 FT.	PROPOSED BUILDING HEIGHT: 16 FT ±
	H. MINIMUM BUILDING AREA: 1000 SF.	PROVIDED BUILDING AREA: 4,050 SF
	I. MINIMUM DISTANCE FROM RESIDENTIAL BOUNDARY ZONE: 100 FT.	PROVIDED DISTANCE TO RESIDENTIAL BOUNDARY ZONE: 104 FT
PB-11	D. MINIMUM NUMBER OF PARKING SPACES REQUIRED: AS DETERMINED BY THE COMMISSION	PROVIDED PARKING SPACES: 68 NUMBER OF 9 FT. BY 18 FT. SPACES: 62 NUMBER OF ACCESSIBLE SPACES: 6 PROVIDED LOADING SPACES: 1

SEE ENLARGED SITE PLAN ON DWG. A-2

THIS AREA ZONED SFR (SINGLE FAMILY RESIDENCE ZONE)

361  
301  
797

**From:** CAWS <info@ctwetlands.org>  
**Sent:** Tuesday, January 23, 2024 8:25 AM  
**To:** conservation  
**Subject:** [EXTERNAL]Wetlands Training & Networking March 7 - Join Us!



## **CAWS 2024 Annual Meeting to offer a full day of engaging technical presentations on wetlands and watercourses**

The **CAWS Annual Meeting and Environmental Conference** will take place on Thursday, **March 7, 2024** (8:00 a.m. to 4:00 p.m.). We welcome ecologists, designers, and other land use professionals, government officials, municipal commission members, and other interested parties to join us.

### **Location:**

**The Heritage Hotel Golf, Spa & Conference Center**  
522 Heritage Road, Southbury, CT 06488  
Tel: (203) 264-8200



### **Presentations will include:**

- Project Spotlight: Strong Pond Dam Removal — Collaboration Restores Aquatic Connectivity in the Norwalk River — *Alex Krofta (Save the Sound), Michael Chelminski (Stantec)*
- Project Spotlight — A Special Wetland, Eversource Energy's Atlantic White Cedar Mitigation Project, The 1st Year — *Melissa Kaplan, PWS (BSC Group)*
- Town of Fairfield Vernal Pool Mapping — *Timothy Bishop (Town of Fairfield Conservation Department)*

- 2024 Wetland In-lieu Fee Program Update — *Anthony Zemba (LandTech Consultants)*
- Presentations from the Connecticut Siting Council, CT DEEP, and the U.S. Fish & Wildlife Service
- 2023 CAWS Grant Recipient reports
- And more to be announced!

PLUS an **exhibitor hall** featuring displays by product and service suppliers and conservation organizations. CEUs (TBA) and Certificates of Completion will be provided.

Registration (includes continental breakfast and lunch):

- **\$75 CAWS members**
- **\$100 Non-members**
- **\$50.00 students** (with ID)

**Register online** (you may also pay by check through the mail, but please use the online form to reserve your spot).

**Join CAWS today and pay the member rate!** Learn more about [CAWS membership](#). Download the [membership form](#).

### **Exhibitors and Sponsors Welcome!**

Make an impression on those involved in the study and management of wetlands and other conservation lands (more than 200 people attended last year's Annual Meeting). Exhibitor tables are \$300 and include two registrations. 501c3 organizations and government agencies may exhibit for the discounted rate of \$75, which includes one registration. A six-foot table, table cloth, chairs, and electric connection will be provided. Learn more about [exhibiting and additional sponsor opportunities!](#)

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Register for the Annual Meeting

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**CAWS 2024 Grant Opportunities - February 23 deadline**

- CAWS offers a \$1,500 **Les Mehrhoff Grant** each year for on-the-ground preservation efforts or invasive control projects conducted by non-profit, community groups, or individuals directed at preserving plant biodiversity within Connecticut. The recipient/group need not be a member of CAWS in order to apply. See the [Les Mehrhoff Grant page](#) for more information and downloadable application form.
- Similarly, the \$1,500 **Michael Lefor Grant** supports wetland-related research conducted by a qualified undergraduate or graduate student from an accredited college or university in Connecticut. See the [Michael Lefor Grant page](#) for more information and downloadable application form.

Both applications are open year-round with a **February 23 deadline**. Please help us spread the word to those who may be able to take advantage! Email [wetlands@ctwetlands.org](mailto:wetlands@ctwetlands.org) with any questions.

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## CAWS 2024 Winter Plant ID Workshop and Eagle Viewing — *Just a few spots remain!*



Grab your binoculars, cameras, and spotting scopes! CAWS invites its members to attend an exclusive winter plant ID workshop Instructed by Daniel Hageman (FHI Studio) on Wednesday **February 7, 2024** (9 a.m. to 3 p.m.) at:

Shepaug Dam Eagle Observatory  
2225 River Rd, Southbury, CT

The day will consist of a winter walk through the grounds to identify common trees and shrubs utilizing the *Winter Tree Finder: A Manual for Identifying Deciduous Trees in Winter (Eastern U.S.)* by May and Tom Watts. Following the outdoor portion, we will warm up and grab a bite to eat at the Shepaug Dam Eagle observation facility while watching the wintering eagles.

The cost for this event will be \$30.00 per person (includes a copy of the field book and lunch). Sign up on our website here today. **NOTE that this event is open to CAWS members only** and will be limited to 20 people.

[Register for the Winter Workshop](#)

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THANK YOU for your support of CAWS! Please forward this email to others who may be interested!



CT Association of Wetland Scientists

[info@ctwetlands.org](mailto:info@ctwetlands.org)

[www.ctwetlands.org](http://www.ctwetlands.org)

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**Tolland Inland Wetlands Commission  
Special Meeting**

**Council Chambers, 6<sup>th</sup> level Tolland Green, CT 06084**

**Thursday, December 21, 2023  
Remote Meeting**

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Members Present: Raymond Culver, Chairman  
Todd Penney, Vice Chairman  
Bob Ross, Regular  
Gary Hoehne, Regular

Members Absent: none

Others present: Michael D'Amato, interim Wetlands Agent (in person)  
Mike Doherty of SLR representing the Girl Scouts, IWC 23-6 343 Plains Road (via Zoom)

1. Call to Order

Meeting recording started. Meeting called to order at 7:06 pm.

2. Seating of Alternate(s) – none

3. Additions/Changes/Deletions to Agenda – none

4. Old Business

**4.1 IWC 23-6 – 343 Plains Road – Proposed improvements to existing Camp Yankee Trails. Regulated activity within the 200' upland review area is 1.10 acres/48,024sqft and regulated activity within the 50 feet of a wetland is 0.09 acres/48,024sqft. Zone: Residential Design District (RDD) Applicant: Girl Scouts of Connecticut.**

Doherty referred to the CHA's second review letter dated December 21, 2023. Doherty said there are 8 action items to be addressed and some met CHA's satisfaction.

Item# 1 - refers to the rationale of stormwater standards. Doherty said the drainage report now includes additional stormwater stands. This comment is addressed.

Item # 2 - refers to the infiltration testing. Doherty said information regarding infiltration testing was provided and that it should be added to the Drainage report for the Town's records and documentation.

Item #3 - refers to the test pits. Doherty said test pit locations and log information has been added to the plans. CHA said a test pit is required prior to construction for detention system 111 to verify the depth to high groundwater or ledge. Doherty said when the test pits were done, they didn't know the exact location. He said new test pits will be dug and the information will be provided.

Item # 4 - design and siting rationale must be provided for basins 110 and 111 based on test pits discussed in item #3. This comment is addressed.

Item # 5 - CHA recommended a forebay within basin 110. Doherty said this has been added to the plan. This comment is addressed.

Item# 6 - CHA said although the infiltration testing supports an infiltration rate of 27.4 inches per hour, the rate will be limited by the surface soil. The plan does not have a cross section of the basin or call out for the type of soil that will line the basin. CHA recommended an engineered soil consisting of sand, loam and compost to line the basin and says the infiltration rate will be 2.41 inches per hour. The rate would be used as the infiltration rate in the drainage calculations for basin 110. Doherty said the bottom was redesigned and a cross section was provided. The revised design allowed the use of the 27.4 inches per hour infiltration rate. This comment is addressed.



Item#7 - the drainage calculations for basin 110 were made consistent between documents. A few discrepancies still exist:

- a. Emergency weir elevation: plan 449.2, calculations 449.0
- b. Overflow grate elevation: plan sheet GR-2 339.4, correct elevation is 448
- c. Basin 110 infiltration stone detain: sheet SD-5 bottom elevation 448, correct is 445.

Doherty said he will make the plan edits as detailed.

Item #8 - Doherty said corrected information was provided and comment is addressed.

Item # 9 - Calculations were provided regarding the vegetated swale and that it will not overtop through a 25-year storm; however, it is unclear whether the proposed vegetation can sustain the proposed flows of stormwater during 25-year storm. Doherty said they will be providing this information in the stormwater report.

Item #10 – There needs to be consistency regarding the proposed riprap. Doherty said the revised plan call for 1.5:1. This comment is addressed.

Item #11 – Doherty said inspection ports for basin 111 are now labeled on the plan. This comment is addressed.

Item # 12 – Doherty said information explaining the beach sand construction and cross section has been provided in the response letter. CHS recommended a callout or detail on the plan regarding the materials for beach sand with a determination by the Commission if this material is acceptable. Currently, the plans only callout for “sand beach”. Doherty said they would be willing to provide a cross section to describe the materials proposed.

Item # 13 – Sediment barrier will be installed at the toe of the slope of basin 110. He said this is now in plan, with the revisions requested. CHA also recommends also installing sediment barrier at the edge of the wick to prevent topsoil from the bottom of the basin from entering the wick and clogging the infiltration system during the stabilization period. Doherty said the applicant agreed to do that.

Item # 14 – Sequencing plan will be provided. CHA says the basins can not be used as a temporary sediment basin due to the reduction of infiltration from eroded construction fines. CHA recommended using a separate one. Doherty said that based on conversation at the prior meeting, use of the final basin with discussed construction modifications are included. He said he will remove the mentioned callout that does not apply to this project.

Item # 15 – A long term stormwater operation and maintenance plan must be provided to ensure the stormwater management systems continue to function as designed. The proposed vegetated swale, and stone infiltration strips/islands must be added to the long-term stormwater operation and maintenance plan. Doherty said those items were added to the stormwater operation and maintenance plan.

Item # 16 – The preformed scour hole detail on sheet SD-5 was updated to correctly identify FES-5. This was completed and the comment addressed.

Culver asked if there was a detail indicated of the swale including a cross section. Doherty said the information is there but the cross section is not. Culver asked about item #9; Doherty said they would be providing calculations for the swales. Penney said he believes what is outstanding is number #3 – which is completing the test pits, #7 which includes correcting the numbers, # 9 which requires revised calculations and # 12 the discussion of the beach sand and # 15 updating the operations and maintenance plan.

Penney asked about # 13 which discussed the sediment barrier at the toe of the slope. Penney asked how that would be done. Doherty indicated the location of the stone wick and protections that will be placed. Penney said the basin will need to be built, divert flows, seed it and then place the stone. Penney said the sequencing may be difficult.

Penney suggested offering the appreciation of the Commission to Eaton and CHA for getting these comments back to the Commission so quickly.

Doherty referenced the SLR memo dated December 20, 2023 to address the key comments.

C#1 – Because the swale is fairly narrow check dams would not be recommended because it would actually impede flows, but the system of 6 open grate manholes would be preferable to check dams.

C# 2 – Adjustment of angle of the pipe # 6 is positioned to capture as much flow as possible before the end of the swale and the calculations take that angle into account for junction losses in the system. The 25-year storm is adequately conveyed by the storm drainage system.

C# 3 – discussed whether additional erosion protections be added at the turn in the swale just north of the proposed detention basin. Doherty said they do not think additional protections are necessary due to the proximity upgradient of manhole #7 which should reduce flows to manhole #5 at the turn of the drive. Penney requested Doherty review the locations on the plan. Culver asked if manhole number #6 could handle all of the water that would be in the area during a 25-year storm. Doherty said they did add stone at the bottom, after manhole #6 and revised the grades to prevent the water from going over the road. Penney asked if the grates are circular and 24 inches in diameter and that the swale bottom is also 24 inches wide. Doherty said yes there will be a side slope edge with a 2:1 off the road. Culver asked whether the manholes are flush to the bottom of the swale. Doherty said yes.

C# 4 – discussed whether additional erosion protection be provided at the stormwater basin spillway. Doherty said the stormwater basin is designed such that water will not discharge over the spillway for up to a 100-year storm event. He said additional area was added below the spillway should that occur.

C #5 - discussed whether additional erosion protection be provided after manhole #6 near the bottom of the fining hall access drive. Doherty added stone in that area and eased the grade and should be sufficient.

C#6 – discussed whether surface runoff could be slowed at the slope between the proposed accessible beach access and the existing boathouse building. Doherty said they propose a stone infiltration trench along the northern edge of the accessible ramp and sloped walkway, which will assist in diffusing and slowing upland flows. The existing topography in this area is sloped at a similar angle to the proposed angle and experiences limited erosion. Doherty said they propose a greater vegetative cover to further limit the potential for erosive action, however, an erosion control blanket was added to the plans for added protection until satisfactory vegetative cover is established.

Culver asked if the blanket would be placed in the area between the road and lake. Culver said he does not have any additional changes beyond what has been discussed. Ross and Hoehne agreed. Penney said any approvals should be conditional based on what has been discussed. Penney expressed appreciation for the quick turnaround the comments. Penney is pleased with the additional of the erosion control matting. Penney asked for information regarding the landscaping plan especially near the shoreline. Doherty reviewed the current state and the proposed locations of new trees. He identified the location of an area of a grassy area. Penney asked about the types of trees that would be planted. He said horse chestnut, sugar maple and a red maple to cast some shade close to the waterfront. He said there will be spruce, red bud, pin oaks and then a blending back into the waterfront. Penney asked about the trees in relation to the infiltration basins. Doherty said the trees are either taproot or surface roots. Penney asked about the plantings around the perimeter of the basin. Doherty said there will be mountain laurels and some other plantings that would blend with the woodline edge.

D'Amato provided some information regarding some potential conditions for a motion.

**Penney/Ross: Motion to approve IWC 23-6 343 Plains Road – Proposed improvements to existing Camp Yankee Trails. Regulated activity within the 200' upland review area is 1.10 acres/48,024sqft and regulated activity within the 50 feet of a wetland is 0.09 acres/48,024sqft. Zone: Residential Design District (RDD) Applicant: Girl Scouts of Connecticut.**

Conditions:

1. A copy of this approval shall be incorporated in the final plans.
2. The plans shall be revised to incorporate the necessary revisions per the CHA Engineering Review letter dated 12-21-23.
3. An erosion and sedimentation control bond in an amount satisfactory to Town Staff shall be provided prior to the commencement of the activity.
4. All erosion controls shall be installed to the satisfaction of the Town staff prior to the commencement of the activity. Additional erosion and sedimentation controls may be required by Town staff as field conditions necessitate.

5. Limits of clearing within regulated areas shall be flagged by the applicant's engineer prior to the commencement of the activity.
6. The applicant's engineer shall certify the stormwater improvements have been installed per the approved plans prior to the issuance of a CO/certificate of zoning compliance.
7. During the site work phase of the project, erosion and sedimentation controls shall be inspected regularly by the site staff and documented in checklists and after any event which exceeds one inch of rainfall and maybe corrected accordingly.
8. Catch basin filtration inserts (silt sacks) shall be installed and maintained during construction where applicable. Doherty said all inlets will be protected.
9. Minor modifications which do not result in increased impact to the wetlands may be approved by the Commission's agent.

Penney asked about adding a condition for a preconstruction meeting. D'Amato said he has met with the planning and development team throughout the process. Penney recommended a preconstruction meeting on site with town staff and site contractors prior to initiation of work.

Commissioners agreed to add the condition for a pre-discussion meeting with town staff and site contractors.

Culver – yes, Penney – yes, Ross – Yes, Hoehne – Yes.

Unanimously approved.

Commissioners expressed appreciation for all of the work from all of the parties on a short time frame as to not delay this application.

5. Adjournment

**Ross/Hoehne: motion to adjourn.**

Culver – yes, Penney – yes, Ross – Yes, Hoehne – Yes.

**Unanimously approved.**

Adjourn at 8:15pm

Respectfully submitted,



June Kausch  
Clerk, Inland Wetlands Commission