

**Agenda**  
**Tolland Inland Wetlands Commission**  
**Council Chambers, 6<sup>th</sup> level, 21 Tolland Green, Tolland, CT 06084**  
**Thursday, April 20, 2023 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 Notification of Timber Harvest - 123 Cook Road – Applicant: Brad Cordtsen.
  - 5.2 Notification of Timber Harvest - 663 Crystal Lake Road – Applicant: Brad Cordtsen.
  - 5.3 IWC 23-1 - Jurisdictional Review- One Lot Resubdivision: 94 Goose Lane.
6. Old Business
  - 6.1 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. *Continued from February 16, 2023.*
7. Wetlands Agent Report
8. Other Business
9. Correspondence
10. Approval of Minutes – March 16, 2023 Regular Meeting
11. Adjournment

To join the Zoom Meeting, either click:

<https://us02web.zoom.us/j/8608713602?pwd=cXZLNi9SWVlvNkNjZU9NYUx Cd2xiUT09>

**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.*

## NOTIFICATION OF TIMBER HARVEST

Town: Tolland Date: 3-18-2023  
 Property Location: 123 Cook Rd.

List all parcels:  
 Assessor's Info:

Map	Block	Lot

OR:

Unique ID

Total acreage of property(s): 60 Total acreage of harvest area: 55

Landowner(s) of Record: Caleb Behler  
 Mailing Address: 123 Cook Rd  
 Town: Tolland Zip 06084  
 Phone (860) 250-3049  
 E-mail: \_\_\_\_\_

Primary Contact: Brad Pordtzen  
 Mailing Address: 257 Somers Rd  
 Town: Ellington Zip 06029  
 Phone (860) 559-7768  
 E-mail: ccursky@ymail

**Note:** Timber harvesting is a *Permitted as of Right Activity* pursuant to the Inland Wetlands and Watercourses Act, except for those practices regulated under Section 22a-36 through 22a-45 of the Connecticut General Statutes.

Is there a current forest management/stewardship plan for this property?  Yes  No

This timber harvest has been prepared by a State of Connecticut certified:  
 (Check one):  Forester OR  Supervising Forest Products Harvester  
 Forest Practitioner Certificate #: SFPH 000157  
 Name: Brad Pordtzen  
 Address: 257 Somers Rd. Ellington CT 06029  
 E-mail: \_\_\_\_\_  
 Phone #: (Business) \_\_\_\_\_ (Cell) 860-559-7768

**Property Boundaries:**  
 Bounds are marked:  Yes  No

**Timber Harvest Boundaries:**  
 Have been marked or flagged:  Yes  No

Have owners of all lands within 100 feet of the harvest area been notified via first-class mail prior to filing this "Notification of Timber Harvest"?  Yes  No  
 Estimated starting date of timber harvesting operations: 6/1/2023

**Description of Timber Harvest:**  
 Objective: selective cut  
 Treatment: \_\_\_\_\_

**Amount of forest products to be harvested:**  
40,000 Board feet 45 Cords \_\_\_\_\_ Cubic feet \_\_\_\_\_ Tons

**How have the trees to be harvested been designated?**  
 They have been marked with paint at eye level and at ground level. Paint color(s): \_\_\_\_\_  
 They have not been marked

*This is not an official CT DEP form but it has been endorsed for town usage by: CT Farm Bureau Assoc., CT Forest & Park Assoc., CT Professional Timber Producers, Society of American Foresters - CT Chapter, and others.*

**SOIL, WATER AND INLAND WETLANDS RESOURCES**

**Actions Being Performed On This Land**

(Check all that apply and locate on attached Timber Harvest Area map -- see information below on maps.)

<p style="text-align: center;"><u>Crossings / Clearing</u></p> <p><input checked="" type="checkbox"/> Temporary stream/drainage crossing</p> <p><input type="checkbox"/> Temporary wetlands crossing</p> <p><input type="checkbox"/> Removal of trees in wetlands</p> <p><input checked="" type="checkbox"/> Removal of trees in upland review area</p>	<p style="text-align: center;"><u>Erosion and Sedimentation Control Measures:</u></p> <p><input type="checkbox"/> Installation of water bars</p> <p><input type="checkbox"/> Grading</p> <p><input type="checkbox"/> Seeding</p> <p><input type="checkbox"/> Other (describe below)</p>
<p style="text-align: center;"><u>Log landing area:</u></p> <p><input checked="" type="checkbox"/> anti-tracking pad</p> <p><input type="checkbox"/> curb cut</p>	<p style="text-align: center;"><u>Roads</u></p> <p>Are new roads, other than skid trails, to be constructed for transport of logs or other activities associated with this harvest?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>

Describe in further detail as necessary:

Pole OR Mats bridge will be used to cross stream OR  
stone bridge

The following maps are attached to this "Notification" (Check all that apply)

- Copy of USGS topographic map with property outlined
- Copy of Assessor's map with property outlined
- Timber Harvest Area map showing outline of harvest area, main skid road locations, log landing area, truck access roads, inland wetlands, watercourses and any crossings

*The undersigned hereby swear that the information contained in this application is true, accurate and complete to the best of my (our) knowledge and belief and that the timber harvest will be conducted in accordance with the specifications outlined in this "Notification of Timber Harvest"*

Signature of Landowner(s): Leah Bl Date: 3/19/23

Print/Type Name: Leah Bahler

Signature of Landowner(s): \_\_\_\_\_ Date: \_\_\_\_\_

Print/Type Name: \_\_\_\_\_

Signature of Certified Forest Practitioner: Brad Cordeiro Date: 3-18-2023

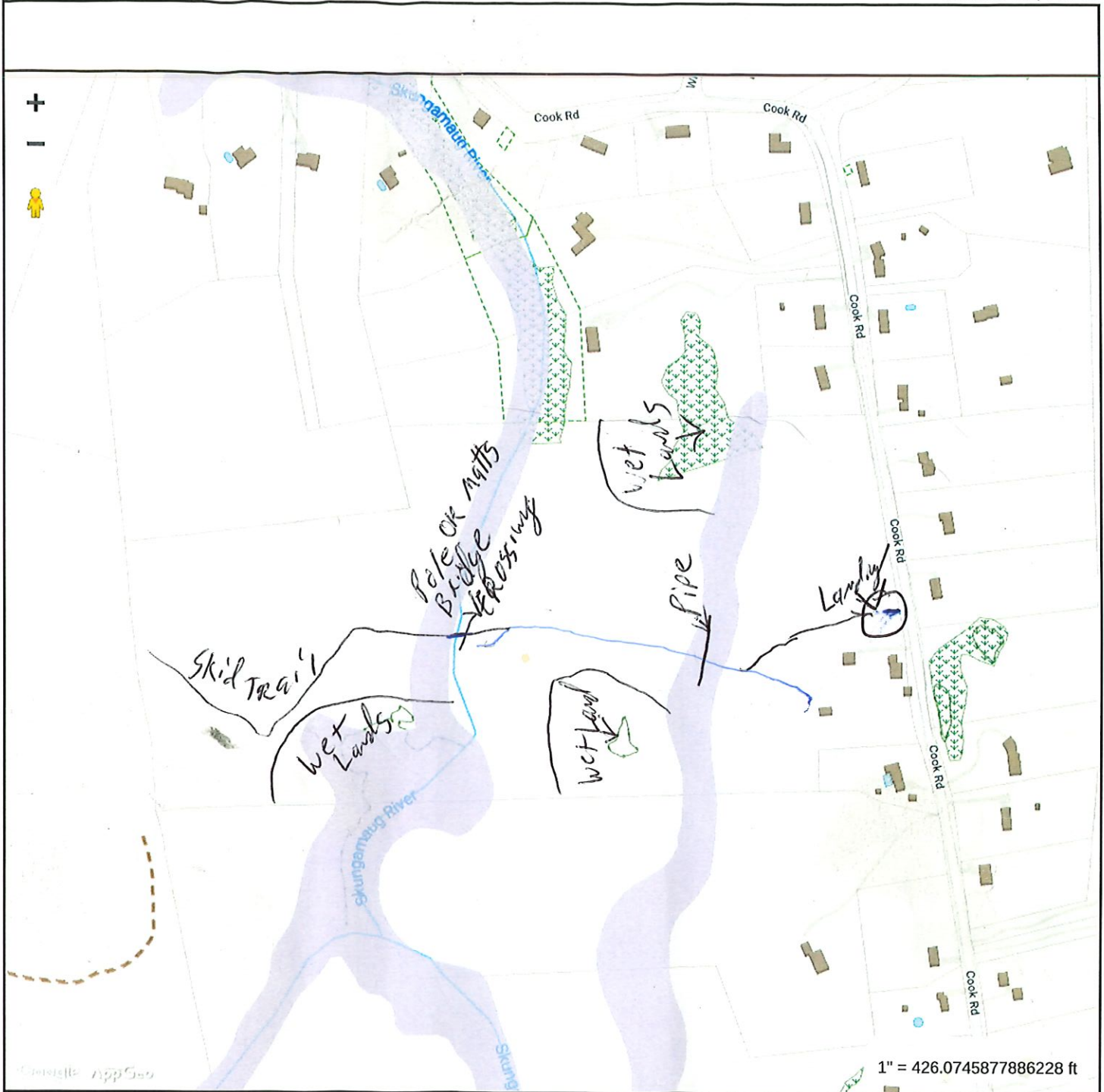
Print Name: Brad Cordeiro

Certificate #: SFPH 000157 Expiration Date: 10/1/2024

**Complete and Submit to:**

- The Municipal Inland Wetlands Agency/ies in which the property is located, and
- A courtesy copy of this Notification Form should also be sent to The Department of Environmental Protection, Division of Forestry 79 Elm Street, Hartford, CT, Tel: (860) 424-3630

*This is not an official CT DEP form but it has been endorsed for town usage by: CT Farm Bureau Assoc., CT Forest & Park Assoc., CT Professional Timber Producers, Society of American Foresters - CT Chapter, and others.*



MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT

Town of Tolland, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated October 25, 2021  
Data updated daily

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

## NOTIFICATION OF TIMBER HARVEST

Town: Jordan Date: 3-18-2023  
 Property Location: 663 Crystal Lake Rd.

List all parcels:  
 Assessor's Info:

Map	Block	Lot

OR:

Unique ID

Total acreage of property(s): 113 Total acreage of harvest area: 75

Landowner(s) of Record: Alice Klee Geci  
 Mailing Address: 663 Crystal Lake Rd  
 Town: Jordan Zip 06084  
 Phone (860) 875-9177  
 E-mail: \_\_\_\_\_

Primary Contact: Brad Cordtson  
 Mailing Address: 257 Somers Rd  
 Town: Ellington CT Zip 06029  
 Phone (860) 559-7768  
 E-mail: ccarsky @ xmail

**Note:** Timber harvesting is a *Permitted as of Right Activity* pursuant to the Inland Wetlands and Watercourses Act, except for those practices regulated under Section 22a-36 through 22a-45 of the Connecticut General Statutes.

Is there a current forest management/stewardship plan for this property?  Yes  No

**This timber harvest has been prepared by a State of Connecticut certified:**  
 (Check one):  Forester OR  Supervising Forest Products Harvester  
 Forest Practitioner Certificate #: SFPH 000157  
 Name: Brad Cordtson  
 Address: 257 Somers Rd Ellington CT  
 E-mail: \_\_\_\_\_  
 Phone #: (Business) \_\_\_\_\_ (Cell) 860-559-7768

**Property Boundaries:**  
 Bounds are marked:  Yes  No

**Timber Harvest Boundaries:**  
 Have been marked or flagged:  Yes  No

Have owners of all lands within 100 feet of the harvest area been notified via first-class mail prior to filing this "Notification of Timber Harvest"?  Yes  No

Estimated starting date of timber harvesting operations: 5/1/2023

**Description of Timber Harvest:**  
 Objective: Selective cut  
 Treatment: \_\_\_\_\_  
 \_\_\_\_\_

**Amount of forest products to be harvested:**  
80,000 Board feet \_\_\_\_\_ Cords \_\_\_\_\_ Cubic feet \_\_\_\_\_ Tons

**How have the trees to be harvested been designated?**  
 They have been marked with paint at eye level and at ground level. Paint color(s): \_\_\_\_\_  
 They have not been marked

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**SOIL, WATER AND INLAND WETLANDS RESOURCES**

**Actions Being Performed On This Land**

(Check all that apply and locate on attached Timber Harvest Area map -- see information below on maps.)

<p align="center"><u>Crossings / Clearing</u></p> <input checked="" type="checkbox"/> Temporary stream/drainage crossing <input type="checkbox"/> Temporary wetlands crossing <input type="checkbox"/> Removal of trees in wetlands <input type="checkbox"/> Removal of trees in upland review area	<p align="center"><u>Erosion and Sedimentation Control Measures:</u></p> <input type="checkbox"/> Installation of water bars <input type="checkbox"/> Grading <input type="checkbox"/> Seeding <input type="checkbox"/> Other (describe below)
<p align="center"><u>Log landing area:</u></p> <input checked="" type="checkbox"/> anti-tracking pad <input type="checkbox"/> curb cut	<p align="center"><u>Roads</u></p> <p>Are new roads, other than skid trails, to be constructed for transport of logs or other activities associated with this harvest?</p> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Describe in further detail as necessary:

Will be working around wet lands area.  
NO CROSSING OF STREAMS

The following maps are attached to this "Notification" (Check all that apply)

- Copy of USGS topographic map with property outlined
- Copy of Assessor's map with property outlined
- Timber Harvest Area map showing outline of harvest area, main skid road locations, log landing area, truck access roads, inland wetlands, watercourses and any crossings

The undersigned hereby swear that the information contained in this application is true, accurate and complete to the best of my (our) knowledge and belief and that the timber harvest will be conducted in accordance with the specifications outlined in this "Notification of Timber Harvest."

Signature of Landowner(s) Alice Klee Geci, TRUSTEE OF THE REVOCABLE TRUST Date: 3-20-23

Print/Type Name: ALICE KLEE GECI

Signature of Landowner(s): \_\_\_\_\_ Date: \_\_\_\_\_

Print/Type Name: \_\_\_\_\_

Signature of Certified Forest Practitioner: Brad Cordtzen Date: 3-18-2023

Print Name: Brad Cordtzen

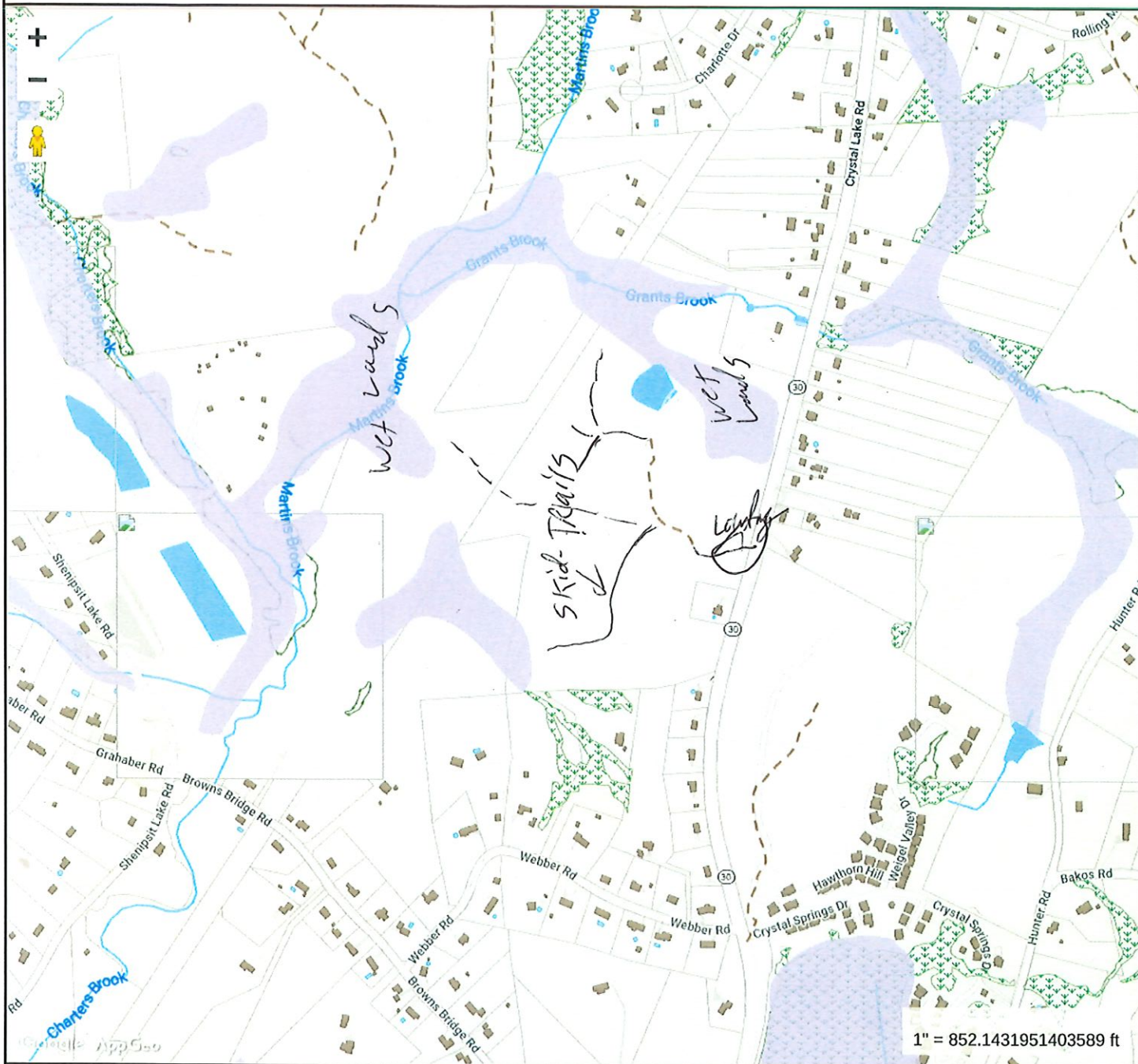
Certificate #: SFPH 000157 Expiration Date: 10/1/2024

**Complete and Submit to:**

- The Municipal Inland Wetlands Agency/ies in which the property is located, and
- A courtesy copy of this Notification Form should also be sent to The Department of Environmental Protection, Division of Forestry 79 Elm Street, Hartford, CT, Tel: (860) 424-3630

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# 663 Crystal Lake Rd



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Geometry updated October 25, 2021  
Data updated daily

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



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

OFFICE USE ONLY			
Agent Decision	\$		<input type="checkbox"/>
Commission Approval	\$		<input type="checkbox"/>
Other	\$		<input type="checkbox"/>

An incomplete application may be denied.

**1. Applicant & Owner Information**

94 Goose Lane

Site Address of Proposed Activity	
Dwre Construction LLC	443 Main Street Manchester, CT 06040
Applicant Name	Mailing Address
860-869-2842	scott@davidwesleyrealestate.com
Phone Number	Email Address

Property Owner(s) Name <i>(if not the applicant)</i>	Mailing Address
Phone	Email Address

Applicant's Interest in the Land *(if other than owner)*

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Is this property part of an approved subdivision?  No  Yes If YES, please state the name:

**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 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 checked="" type="checkbox"/> Other                |

\* Describe the proposed activity. (use additional paper if necessary)  
 No activity within wetlands or upland review area. A referral from the IWC to the PZC is  
 are on the property

\* What is the proposed use? (use additional paper if necessary)  
 Create one new residential building lot



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

\* What is the total **area** of the wetlands on the parcel? (see directions on page 7)

Approximately 5.5 acres

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**How often are the wetlands wet?**

All year     Springtime only     Sometimes     I don't know

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).

\* **Square feet** of disturbance in wetland, watercourse, or upland review area. (list areas separately)  
none

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What is the **square feet** of any areas of enhancement within the upland review area?

none

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An **intermittent watercourse** is defined as:

A permanent channel and bank and the occurrence of two (2) or more of the following characteristics: scour, deposits of organic material, presence of standing water for a duration longer than a particular storm event, or hydrophytic vegetation.

\* **Does the wetland have a watercourse through it?**  No  Yes

If **YES**, how often is the watercourse present?

All year     Springtime only     Sometimes     I don't know

\* **Is there a pond, lake, or river on the property?** (check all that apply)

Pond     Lake     River     None

What is the total **area** of disturbance of an open water body? none square feet

What is the **linear feet** of disturbance of a watercourse? none feet

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

If **YES**, what year did the delineation occur? A portion was delineated in January

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.

#### 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**

**No disturbance in wetlands or upland review area.**

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#### 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**

See page 7 below.

#### 7. Additional Information

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

**Please see the attached subdivision plan.**

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#### 8. A Complete Application Consists Of

1. This permit application fully filled out.
2. Site Plan Maps as described on page 7.
3. Signatures & Seals of licensed or certified professionals.
4. Filing fee
5. **One (1) electronic copy** of the application.
6. **Nine (9) hard copies** of the application.

## Site Plan Maps \*Application Requirement

### Hand drawn or engineered plans?:

Depending on the proposed scope of work, hand drawn maps & plans may be acceptable **OR** professional survey/engineering drawings may be required. The IWWC or its duly authorized agent may waive any portion of these requirements.

### Typical required site plan elements:

- A North Arrow
- A Legend
- In the lower right hand corner showing the following information (Title Block):
  - Name of Project and Address
  - Name of Applicant/Owner/Developer
  - Map Scale
  - Name or initials of who prepared the plan (if not the applicant)
  - Date prepared (or revision dates)

### MAP 1: General Location Map (1 copy) – Refer to Page 7

Mapping: On-line GIS

- Use Tolland's GIS mapping system currently found on the Town's website, or on the Planning & Development webpage, [click here](#).
- Turn on the themes and choose BOTH: "Wetlands – Delineated" and "Wetlands – Soils."
- Add Topography – For online mapping choose BOTH "Topography" and "Topography 2016".
- Click on the property of interest
- Scale the map to 1"= 200 feet – Refer to Page 7
- Print out the document or save electronically as a PDF

### MAP 2: Existing Conditions (1 electronic / 9 hardcopies)

- Scale:** Up to 1" = 100 feet (if conditions do not fit on a 24"x36" sheet scale can be reduced to 1"=200')
- Use either Tolland's GIS mapping system or an existing A2 Survey from your building file. Ask us.
- Follow steps 1-4 from above – For online mapping.
- Topography
- Existing property lines for entire property
- Locate all regulated areas on property: wetlands, watercourses, upland review areas 50' or 100'
- Locate the existing well & septic locations (properties with public utilities mark the general location)
- Locate significant exiting features or structures, buildings, roads, driveways, stonewalls, easements, ledges, stone outcrops, etc.
- Total acreage of the property
- Wetland delineation may be required if a delineation occurred prior to 1990. Call us.

### MAP 3: Proposed Site Plan (1 electronic / 9 hardcopies)

- Scale:** Any scale between 20 scale - 50 scale is acceptable (e.g. 1"=20 ft., 30 ft., 40 ft., 50 ft.)
- All items from Map 2 above
- Limits of disturbance (the boundary line where the proposed activity will occur including layout areas)
- Property setbacks
- Distance (linear feet) of proposed activity from property setbacks
- Area (square footage) of proposed activity within a regulated area (wetland, upland review area) if any
- Proposed buildings, structures, septic systems, roads (including logging roads), etc.
- Distance (linear feet) from proposed activity to closest regulated area
- Label edges and general areas of existing and proposed vegetation (forest, field, lawn, clearings)
- Temporary storage piles (e.g. fill, topsoil, organic soil)
- Erosion and sedimentation measures, and/or other measures planned to protect wetlands, watercourses from harmful discharges during or after the proposed activity. **\* This question is mandatory**
- Signature and Seal of Surveyor, Landscape Architect or Professional Engineer **\* This is mandatory**
- If wetlands have been delineated by a certified Soil Scientist the Signature and Certification Number must be on the plans **\* This is mandatory**

### Additional Site Plan Requirements for Projects deemed a "Significant Activity"

- A Public Hearing Fee of \$300 may be required
- An Engineer or Expert review fee may be required – lack of payment are grounds for denial without prejudice for an incomplete application. Call us.
- Hydraulic modifications to wetlands or watercourses (if any)
- Soil Scientist report including the observations of existing ecological communities, soil types

## 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.

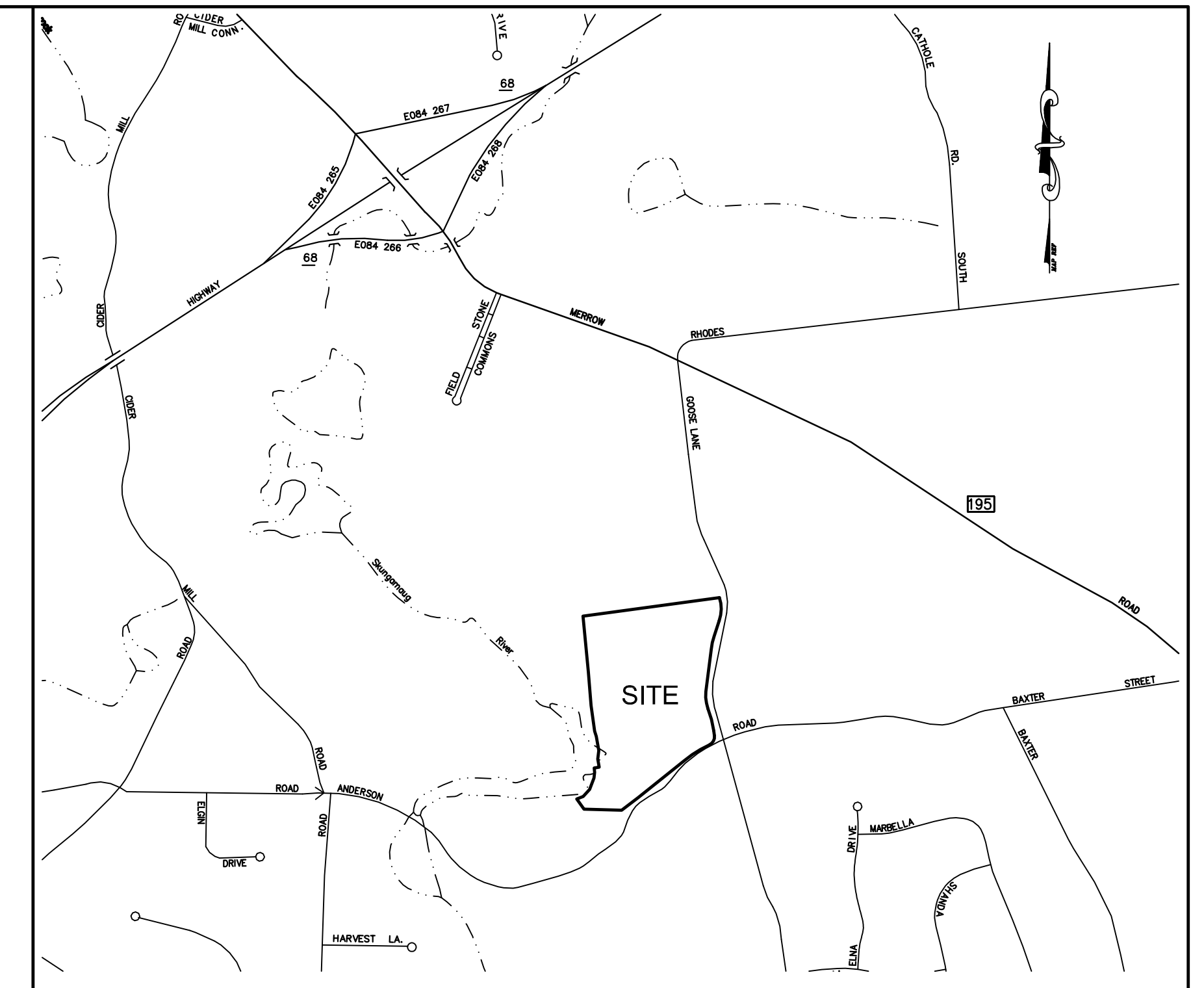
*Jose L. Gomez, owner*  
 \_\_\_\_\_  
 Signature of Applicant

*4/4/23*  
 \_\_\_\_\_  
 Date

\_\_\_\_\_  
 Signature of Owner (if different)

\_\_\_\_\_  
 Date

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



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

- NOTES:
- THIS SURVEY AND MAP HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". THIS IS A PARTIAL PROPERTY SURVEY AND A DEPENDANT RESURVEY OF THE PERIMETER BOUNDARY CONFORMING TO HORIZONTAL ACCURACY CLASS D AND AN ORIGINAL SURVEY OF LOT #1 CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-D.
  - BEARINGS DEPICTED ON THIS PLAN ARE BASED UPON THE 1983 NORTH AMERICAN DATUM (NAD 83/87).
  - TOPOGRAPHY DEPICTED ON THIS PLAN WAS PROVIDED BY THE TOWN OF TOLLAND.
  - REFERENCE IS MADE TO THE FOLLOWING MAPS:
    - "PART OF THE PROPERTY OF MINNIE, CONCETTO, LOUIS & CARMELO ZANGHI TOLLAND, CONN. SCALE: 1"=100', CONTAINS 56.65 ACRES" BY: ALFRED E. SCHINDLER FEB. 22, 1969, MAP NO. 6812-1B.
  - THIS PARCEL IS LOCATED IN THE RESIDENTIAL DESIGN DISTRICT (RDD).
  - WETLANDS DEPICTED ON THIS PARCEL WERE DELINEATED BY RICHARD ZULICK R.S.S. A WETLAND DELINEATION OF THE ENTIRE PROPERTY HAS NOT BEEN COMPLETED.
  - UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPLETED, 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.
  - A WAIVER TO THE OPEN SPACE CONTRIBUTION IS REQUESTED ALONG WITH A WAIVER REQUESTING NOT TO PERFORM AN A-2 SURVEY ON THE ENTIRE PARCEL.
  - PASSIVE SOLAR ENERGY TECHNIQUES WERE CONSIDERED IN THE LAYOUT OF THE PROPOSED LOTS.
  - IRON PINS ARE TO BE SET AS DEPICTED ON THE PLAN.
  - LOTS ARE TO BE SERVED BY INDIVIDUAL WELLS AND SUBSURFACE SEWAGE DISPOSAL SYSTEMS. THE LATTER TO BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER.
  - DRIVEWAYS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH TOWN SPECIFICATIONS.
  - PROPOSED UTILITIES LINES REQUIRED FOR ELECTRICAL, COMMUNICATION, LIGHTING AND CABLE TELEVISION SHALL BE PLACED UNDERGROUND.
  - THIS PARCEL IS LOCATED IN FLOOD HAZARD ZONE "C" (AREAS OF MINIMAL FLOODING) PER FIRM FLOOD INSURANCE RATE MAP, TOWN OF TOLLAND, CONNECTICUT TOLLAND COUNTY PANEL 16 COMMUNITY PANEL NUMBER 090171 0016 (PANEL NOT PRINTED) APRIL 1, 1982.
  - EXISTING TREES BETWEEN THE EDGE OF ANDERSON ROAD AND THE SIGHTLINE SHOWN SHALL BE REMOVED TO PROVIDE ADEQUATE LINE OF SIGHT.

LEGEND  
 \_\_\_\_\_ PROPERTY LINE  
 - - - - - PROPERTY LINE ALONG POND

**FINAL APPROVAL**  
 This subdivision received Final Approval as authorized by the Planning and Zoning Commission.  
 Signature \_\_\_\_\_  
 Date of Final Approval \_\_\_\_\_  
 Pursuant to Title 8 of The Connecticut General Statutes and Section 166-11 B, C, & D of these regulations, all work in connection with this subdivision must be completed by N/A otherwise the approval will lapse.  
 Subdivision may be subject to conditions, the satisfaction of which may be a prerequisite to the issuance of a Zoning or Building Permit. Buyers are advised to inquire at the Tolland Development Office.

**OWNER**  
 DWRE CONSTRUCTION, LLC  
 443 MAIN STREET  
 MANCHESTER, CT 06040

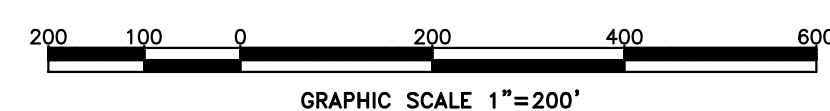
**APPLICANT**  
 DWRE CONSTRUCTION, LLC  
 443 MAIN STREET  
 MANCHESTER, CT 06040

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.

SHEET NO.	TITLE	SCALE	DESCRIPTION
1	COVER SHEET	1"=200'	PROJECT OVERVIEW
2	BOUNDARY MAP	1"=80'	BOUNDARY PLAN
3	TOPOGRAPHIC MAP	1"=40'	SITE DEVELOPMENT
4	DETAIL SHEET	N/A	DETAILS AND SOIL DATA

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 C.S.S.

**PROPERTY SURVEY**




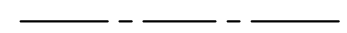


**SUBDIVISION PLAN  
 PREPARED FOR  
 DWRE CONSTRUCTION, LLC  
 APN: 28/C/015  
 94 GOOSE LANE  
 TOLLAND, CONNECTICUT**

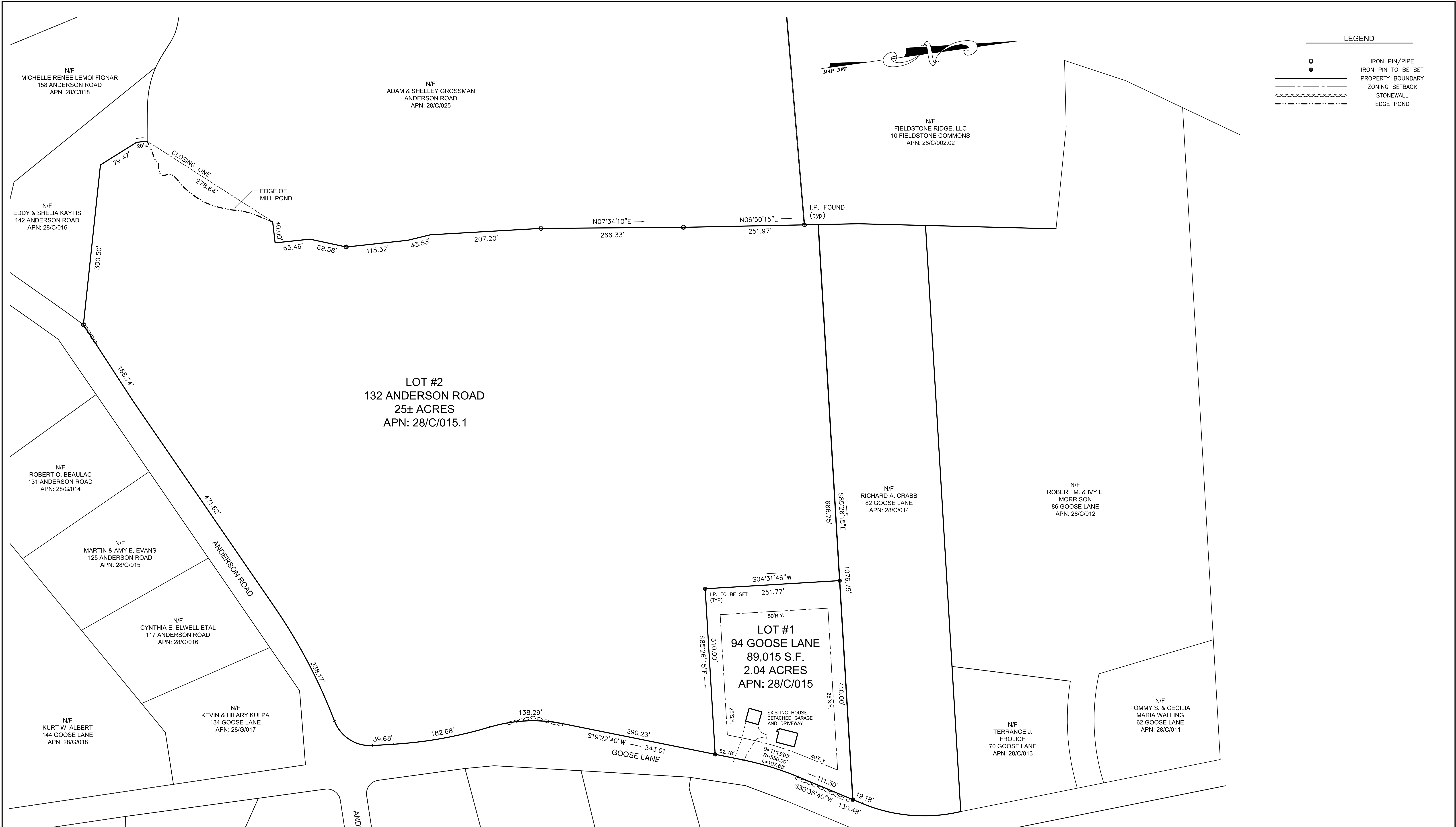
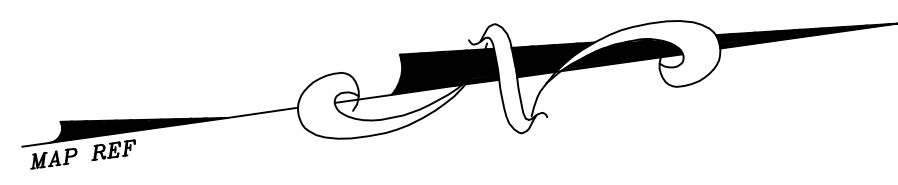
**GARDNER & PETERSON ASSOCIATES, LLC**  
 178 HARTFORD TURNPIKE  
 TOLLAND, CONNECTICUT

PROFESSIONAL ENGINEERS LAND SURVEYORS

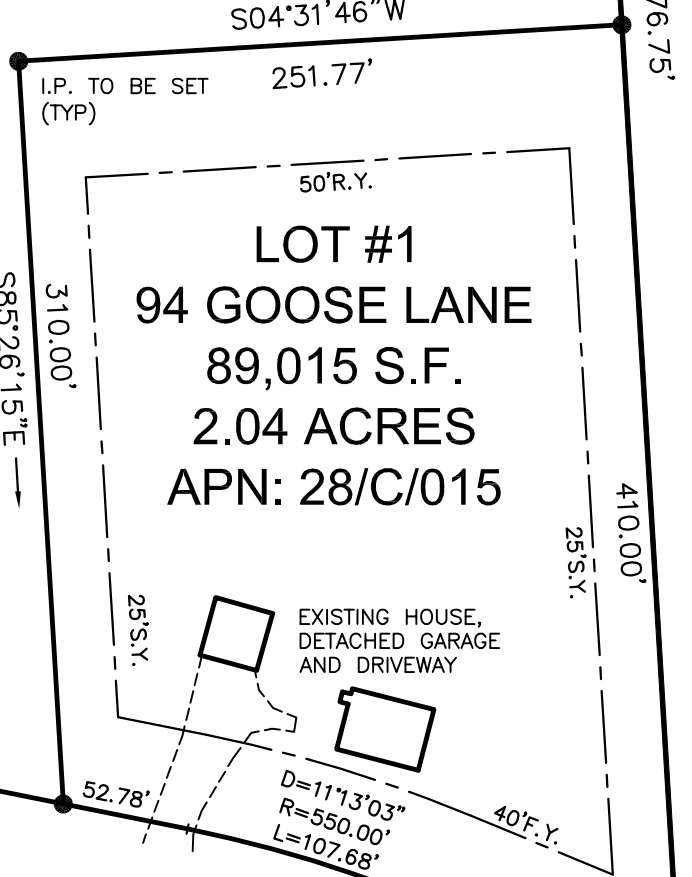
BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	1"=200'	03-30-2023	1 OF 4	11152

LEGEND

-  IRON PIN/PIPE
-  IRON PIN TO BE SET
-  PROPERTY BOUNDARY
-  ZONING SETBACK
-  STONEWALL
-  EDGE POND



LOT #2  
132 ANDERSON ROAD  
25± ACRES  
APN: 28/C/015.1



LOT #1  
94 GOOSE LANE  
89,015 S.F.  
2.04 ACRES  
APN: 28/C/015

PROPERTY SURVEY

BOUNDARY PLAN  
PREPARED FOR  
**DWRE CONSTRUCTION, LLC**  
APN: 28/C/015  
94 GOOSE LANE  
TOLLAND, CONNECTICUT

**GARDNER & PETERSON ASSOCIATES, LLC**

178 HARTFORD TURNPIKE  
TOLLAND, CONNECTICUT  
PROFESSIONAL ENGINEERS LAND SURVEYORS

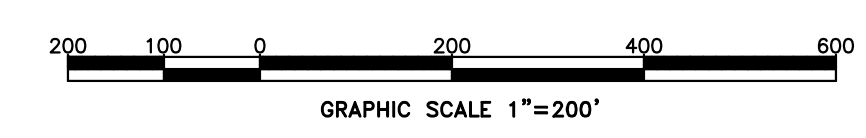
REVISIONS

BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	1"=80'	03-30-2023	2 OF 4	11152

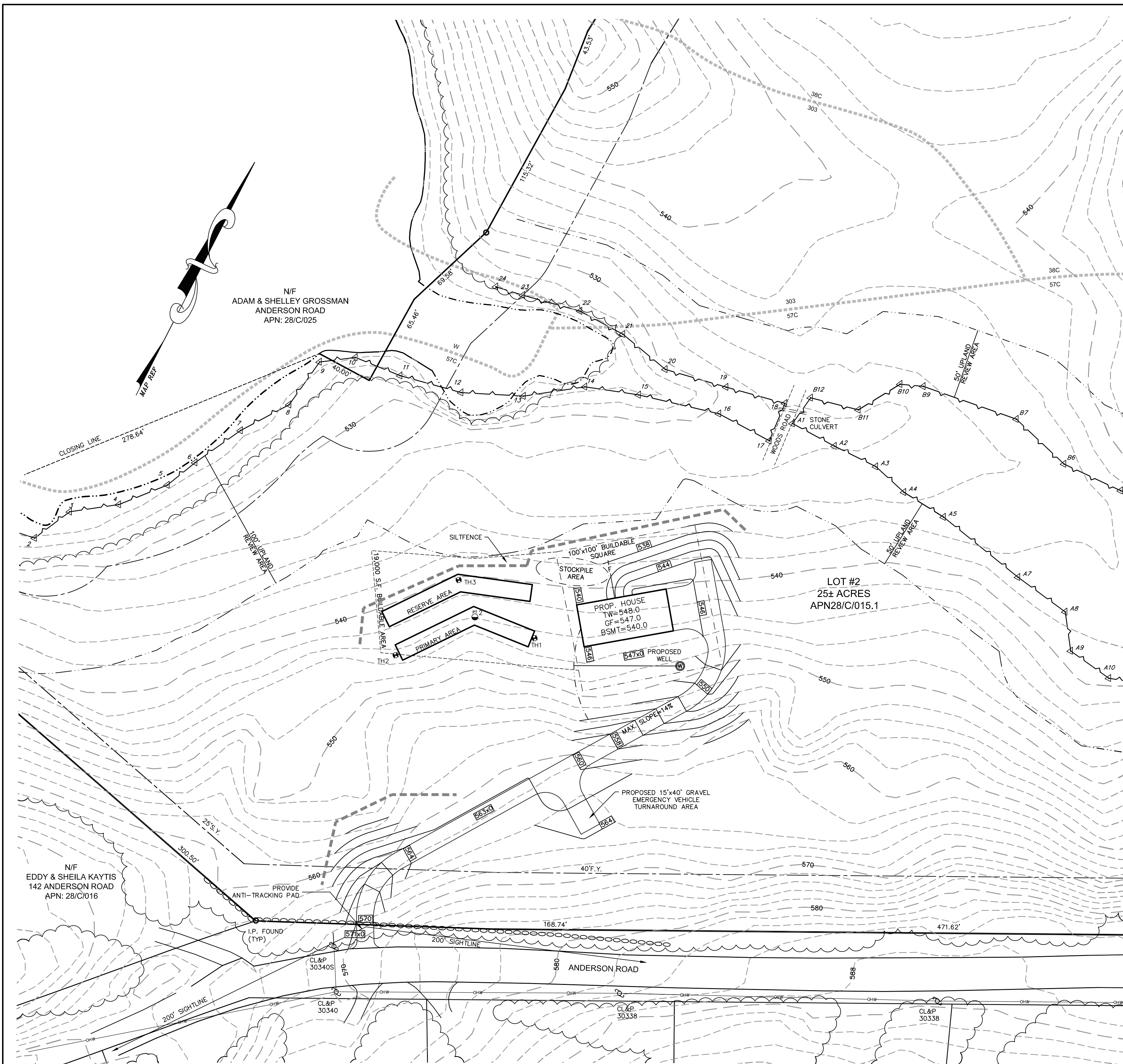
I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

*Eric R. Peterson*  
ERIC R. PETERSON

L.S. 23430  
REGISTRATION NO.



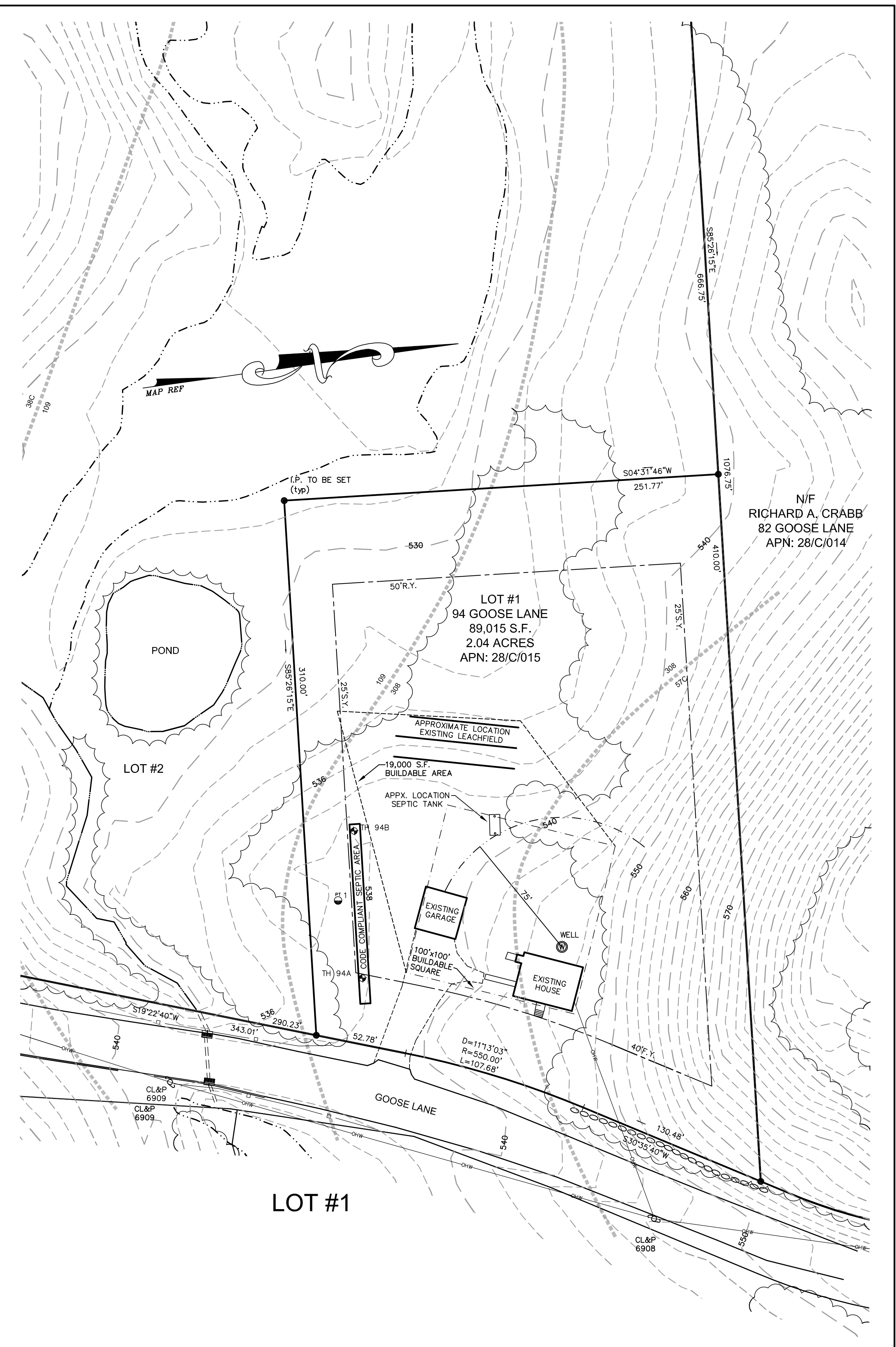
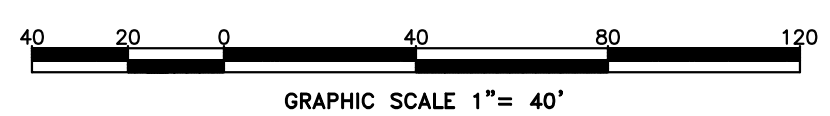
11152.dwg



LOT #2

LEGEND	
○	IRON PIN/PIPE
●	IRON PIN TO BE SET
---	PROPERTY BOUNDARY
---	ZONING SETBACK
---	EXISTING CONTOUR
---	STONEWALL
---	EDGE OF PAVEMENT
---	PROPOSED CONTOUR
---	PROPOSED SILTFENCE
---	INLAND WETLANDS
---	UPLAND REVIEW AREA
---	SOIL LINE
○	DEEP TEST PIT
○	PERCOLATION TEST

SOILS LEGEND~WEB SOIL SURVEY	
38C	Hinkley loamy sand, 3 to 15 percent slopes
57C	Gloucester gravelly sandy loam, 8 to 15 percent slopes
109	Fluvaquents-Udifluvents complex, frequently flooded
303	Pits, quarries
308	Udortehnts, smoothed
W	Water



LOT #1

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.

SITE DEVELOPMENT PLAN PREPARED FOR <b>DWRE CONSTRUCTION, LLC</b> APN: 28/C/015 94 GOOSE LANE TOLLAND, CONNECTICUT				
<b>GARDNER &amp; PETERSON ASSOCIATES, LLC</b> 178 HARTFORD TURNPIKE TOLLAND, CONNECTICUT PROFESSIONAL ENGINEERS LAND SURVEYORS				
REVISIONS	BY	SCALE	DATE	SHEET NO.
	M.A.P.	1"=40'	03-30-2023	3 OF 4
				MAP NO. 11152



**MINIMUM LEACHING SYSTEM SPREAD (MLSS)**

HYDRAULIC FACTOR (HF) X FLOW FACTOR (FF) X PERCOLATION FACTOR (PF)

MLSS = HF X FF X PF

**HYDRAULIC FACTOR (HF)**

		HYDRAULIC GRADIENT (% OF SLOPE)										
		<1	1.1-2	2.1-3	3.1-4	4.1-6	6.1-8	8.1-10	10.1-15	>15		
TO RES TRIC TIVE LA YER	<17.9	SEE	NOTE	#1								
	18-22	72	62	54	48	42	34	30	28	26		
	22.1-26	66	56	48	42	34	30	28	26	24		
	26.1-30	56	49	42	34	30	28	26	24	20		
	30.1-36	48	42	34	30	28	26	24	20	18		
	36.1-42	42	36	30	28	26	24	20	18	16		
	42.1-48	36	32	28	26	24	20	18	16	14		
48.1-60	30	28	24	22	20	18	16	14	10			
>60	MLSS NEED NOT BE CONSIDERED											

#1-CANNOT BE APPROVED UNLESS HYDRAULIC ANALYSIS DEMONSTRATES SUITABILITY

FLOW FACTOR (FF) = DESIGN FLOW / 300  
 SO: 3 BEDROOMS = 450 / 300 = 1.5  
 4 BEDROOMS = 525 / 300 = 1.75

PERCOLATION FACTOR:  
 Up to 10.0 Minutes/Inch = 1.0  
 10.1 - 20 Minutes/Inch = 1.25  
 20.1 - 30 Minutes/Inch = 1.5

94 GOOSE LANE-Lot 1:  
 AVERAGE DEPTH TO RESTRICTIVE LAYER  
 TH 4: (22'+26')/2=24"  
 HYDRAULIC GRADIENT: 2.1-3%  
 HF=48  
 FF=1.5  
 PF=1.25  
 MLSS: 48' x 1.5 x 1.25 = 90'

PROVIDE 104 L.F. - MANTIS 536-8 LOWPRO  
 676 SF PROVIDED  
 675 SF REQUIRED

LOT 2:  
 AVERAGE DEPTH TO RESTRICTIVE LAYER  
 TH 1: 72"  
 TH 2: 41"  
 TH 3: 75"  
 AVERAGE: 62"-USE 41"  
 HYDRAULIC GRADIENT: 10.1-15%  
 HF=18  
 FF=1.75  
 PF=1.0  
 MLSS: 32'

PROVIDE (2) ROWS OF STONE LEACHING TRENCH-EACH 97L.F.  
 582 SF PROVIDED  
 577.5 SF REQUIRED

**DEEP TEST PIT RESULTS:**  
 94 GOOSE LANE  
 BY: TOWN OF TOLLAND  
 DATE TESTED: MARCH 8, 1988

TH A-LOCATION UNKNOWN  
 0-6" TOPSOIL  
 6-36" YELLOWISH SILTY LOAM  
 38-64" COMPACT SANDY TILL  
 64-86" FIRM REDDISH SANDY TILL  
 SEEPAGE @ 65"  
 NO LEDGE  
 MOTTLING @ 30"

**DEEP TEST PIT RESULTS:**  
 BY: EASTERN HIGHLANDS HEALTH DISTRICT AND GARDNER & PETERSON ASSOCIATES, LLC  
 DATE TESTED: APRIL 4, 2023

TH 94A  
 0-8" TOPSOIL  
 8-22" VERY FINE SAND LOAM  
 22-64" SILTY LOAM, HIGHLY MOTTLED  
 NO SEEPAGE OR LEDGE  
 MOTTLING @ 22"  
 ROOTS TO 22"

TH 94B  
 0-6" TOPSOIL  
 6-26" FINE SANDY LOAM  
 26-90" MEDIUM THEN FINE SAND TO SMALL ROCKS, MOTTLED SANDY WITH GRAVEL  
 NO SEEPAGE OR LEDGE  
 MOTTLING @ 23"  
 ROOTS INDISTINCT, SOME TO 24"

TH 1  
 0-8" TOPSOIL  
 8-24" ORANGE BROWN FINE SANDY LOAM  
 24-60" MEDIUM SAND WITH COBBLES  
 ROOTS TO 39"  
 NO SEEPAGE OR LEDGE  
 MOTTLING @ 72" (MOIST)

TH 2  
 0-7" TOPSOIL AND LEAF LITTER  
 7-38" LIGHT BROWN FINE SANDY LOAM  
 38-41" FINE GRAY SAND  
 41-83" VERY FIRM, MOTTLED, VERY FINE MOIST SAND  
 NO LEDGE, SEEPAGE  
 ROOTS  
 NO MOTTLING

TH 3  
 0-5" TOPSOIL  
 5-32" LIGHT BROWN VERY FINE SANDY LOAM  
 32-75" FINE GRAY SAND  
 ROOTS TO 30"

**PERCOLATION TESTS:**  
 BY GARDNER & PETERSON ASSOCIATES, LLC  
 DATE TESTED: APRIL 4, 2023

PERC 1  
 PRESOAK @ 12:27  
 DEPTH = 15"  
 MARK DOWN 1"  
 PRESOAKED DRY

TIME	DEPTH
2:19	2"
2:29	3 1/4"
2:39	4 1/2"
2:49	5 3/8"
2:59	6 1/4"
3:09	7"
3:19	7 3/4"
3:29	8 1/4"
3:39	9"
3:49	9 3/4"
3:59	10 1/2"

RATE: 20 MIN/IN

PERC 2  
 PRESOAK @ 11:36  
 DEPTH = 23"  
 MARK DOWN 2"  
 PRESOAKED DRY

TIME	DEPTH
12:33	8"
12:38	9 1/2"
12:43	10 3/4"
12:48	11 3/4"
12:53	12 1/2"
12:58	13"
1:03	13 1/4"
1:08	14 1/2"
1:13	15"
1:18	15 1/2"
1:23	16"

RATE: 10 MIN/IN

**CONSTRUCTION SCHEDULE & EROSION & SEDIMENT CONTROL CHECKLIST**

PROJECT NAME: SUBDIVISION FOR DWRE CONSTRUCTION, LLC  
 LOCATION: ANDERSON ROAD, TOLLAND  
 PROJECT DESCRIPTION: RESIDENTIAL SUBDIVISION  
 PARCEL AREA: ACRES  
 RESPONSIBLE PERSONNEL: BUILDER

WORK DESCRIPTION	EROSION & SEDIMENT CONTROL MEASURES	DATE INSTALLED	INITIALS
NO PUBLIC IMPROVEMENTS SEE FUTURE PERMIT PLAN FOR INDIVIDUAL LOT CONSTRUCTION			

PROJECT DATES:  
 DATE OF CONSTRUCTION START: \_\_\_\_\_ NO REQUIRED TIMELINE  
 DATE OF CONSTRUCTION COMPLETION: \_\_\_\_\_

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 OBJECTIONABLE MATERIAL.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO MINIMIZE EROSION, SLURPAGE, 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 90 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 CULTRIPACKER TYPE SEEDER, OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZERS). 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 CULTRIPACKER TYPE SEEDER OR HYDROSEEDER IS USED, THE SEEDBED SHOULD BE FIRMD 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 FIRMD 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.

**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

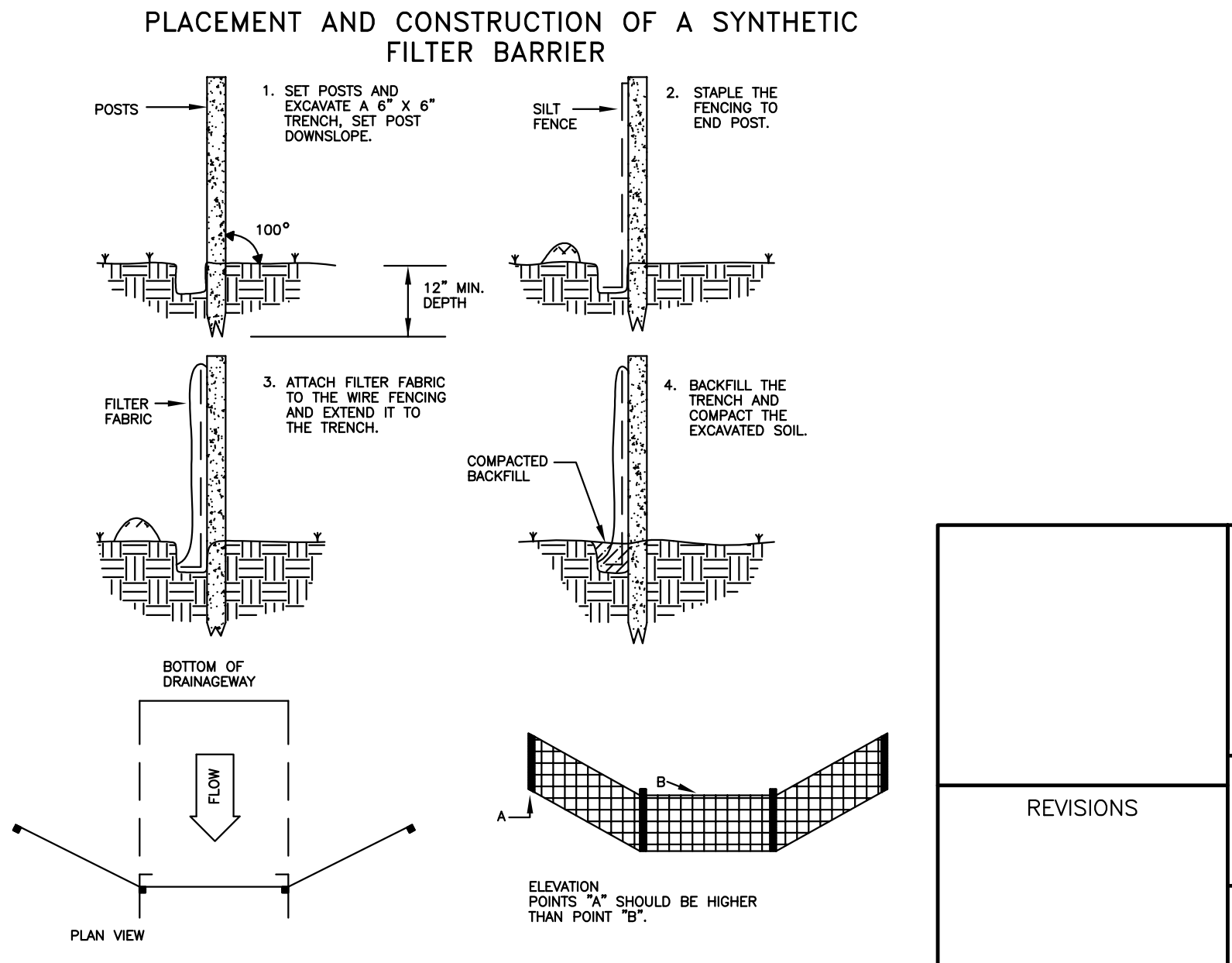
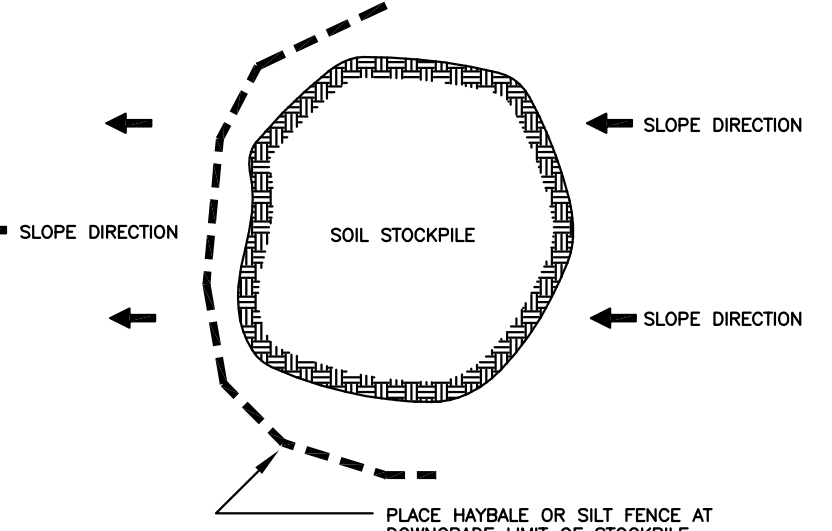
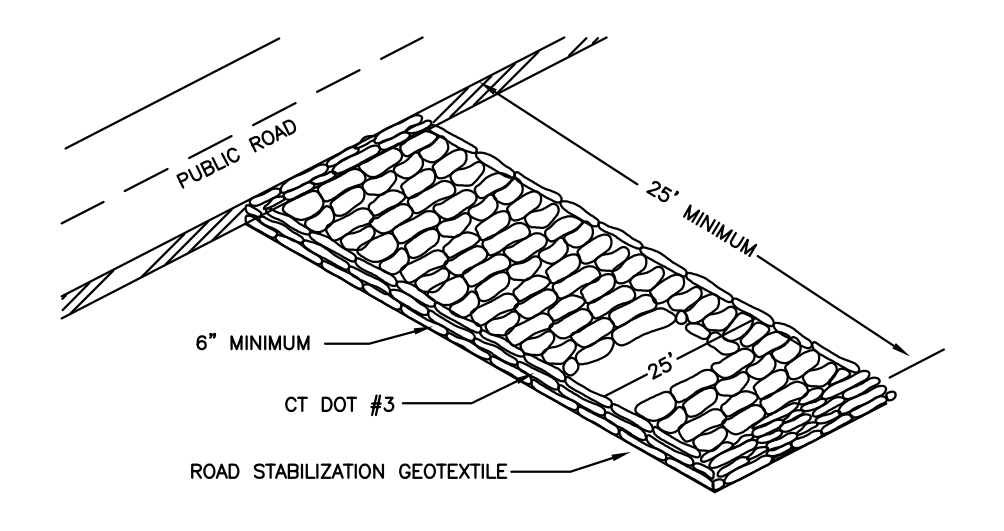
TEMPORARY SEEDING IS NOT LIMITED TO THE SPECIES SHOWN. OTHER SPECIES RECOMMENDED BY THE SCS OR AS LIMITED BY SITE CONDITIONS MAY BE USED.

STRAW MULCH IS TO BE APPLIED TO SEEDBED 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	4/15-8/15, 8/15-9/15
CREEPING RED FESCUE	120	2.75	
PERENNIAL RYEGRASS	40	0.90	



<b>SOIL DATA/EROSION &amp; SEDIMENT CONTROL PLAN                  PREPARED FOR                  DWRE CONSTRUCTION, LLC                  APN: 28/C/015                  94 GOOSE LANE                  TOLLAND, CONNECTICUT</b>				
<b>GARDNER &amp; PETERSON ASSOCIATES, LLC</b> 178 HARTFORD TURNPIKE TOLLAND, CONNECTICUT				
PROFESSIONAL ENGINEERS		LAND SURVEYORS		
BY M.A.P.	SCALE NONE	DATE 03-30-2023	SHEET NO. 4 OF 4	MAP NO. 11152
REVISIONS				

11152.dwg 11/15/23.dwg

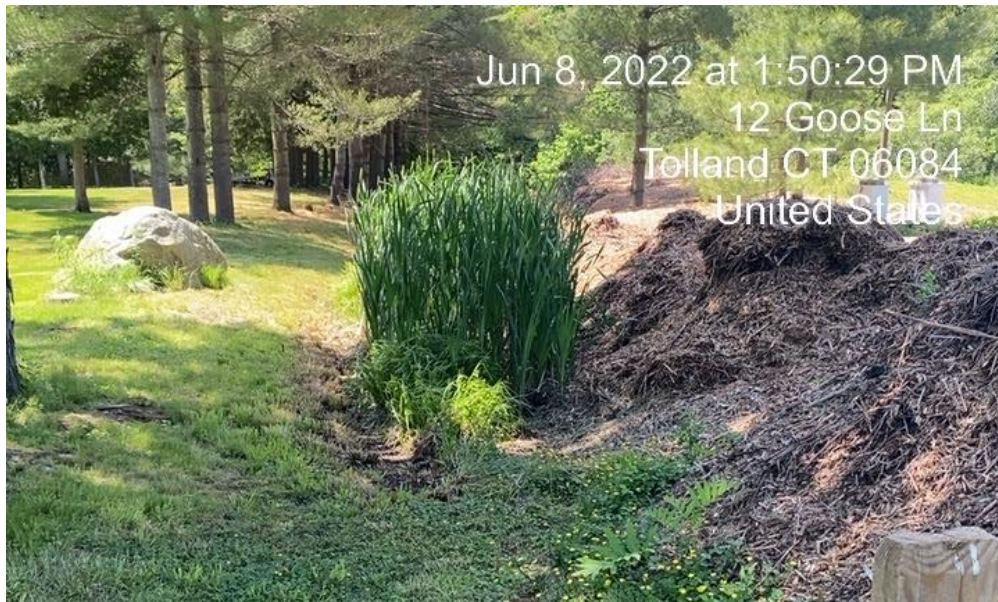


# Tolland Inland Wetlands Commission

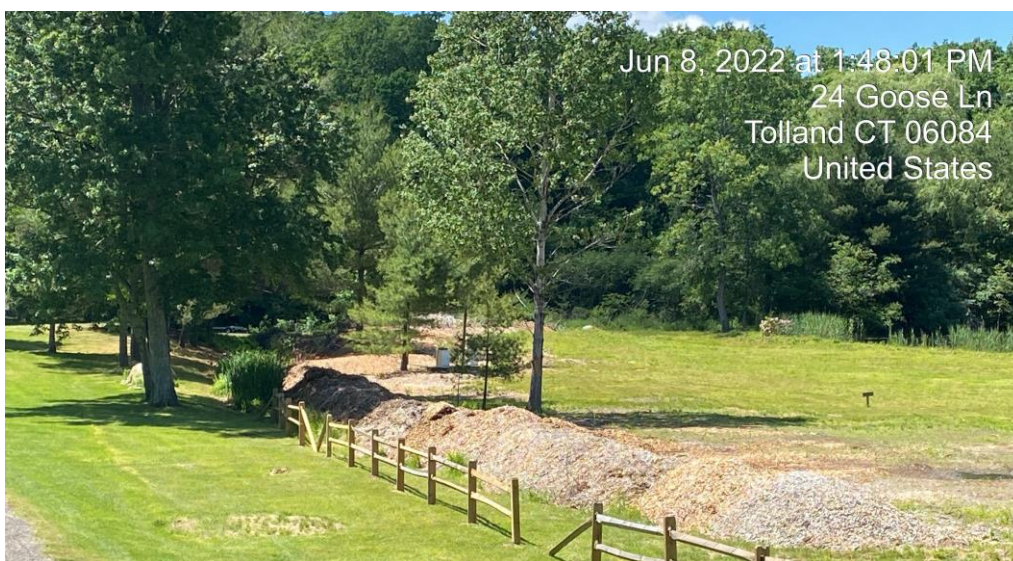
January 11, 2023 Cease and Correct Order

12 Goose Lane

Supplemental Information



Jun 8, 2022 at 1:50:29 PM  
12 Goose Ln  
Tolland CT 06084  
United States



Jun 8, 2022 at 1:48:01 PM  
24 Goose Ln  
Tolland CT 06084  
United States



12/21/22



1/11/23



1/11/23



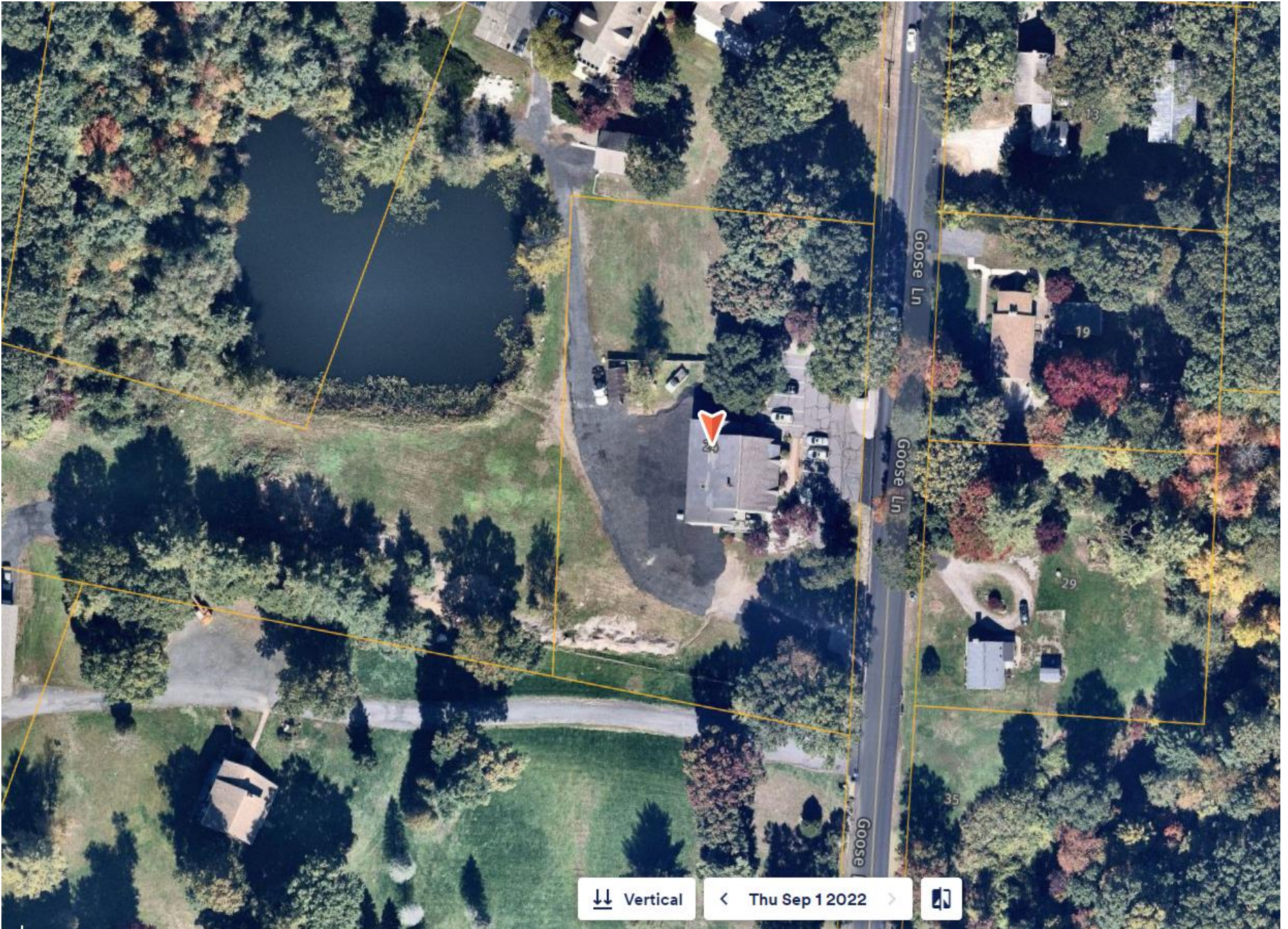
12/27/22



Vertical

< Tue Mar 29 2022 >



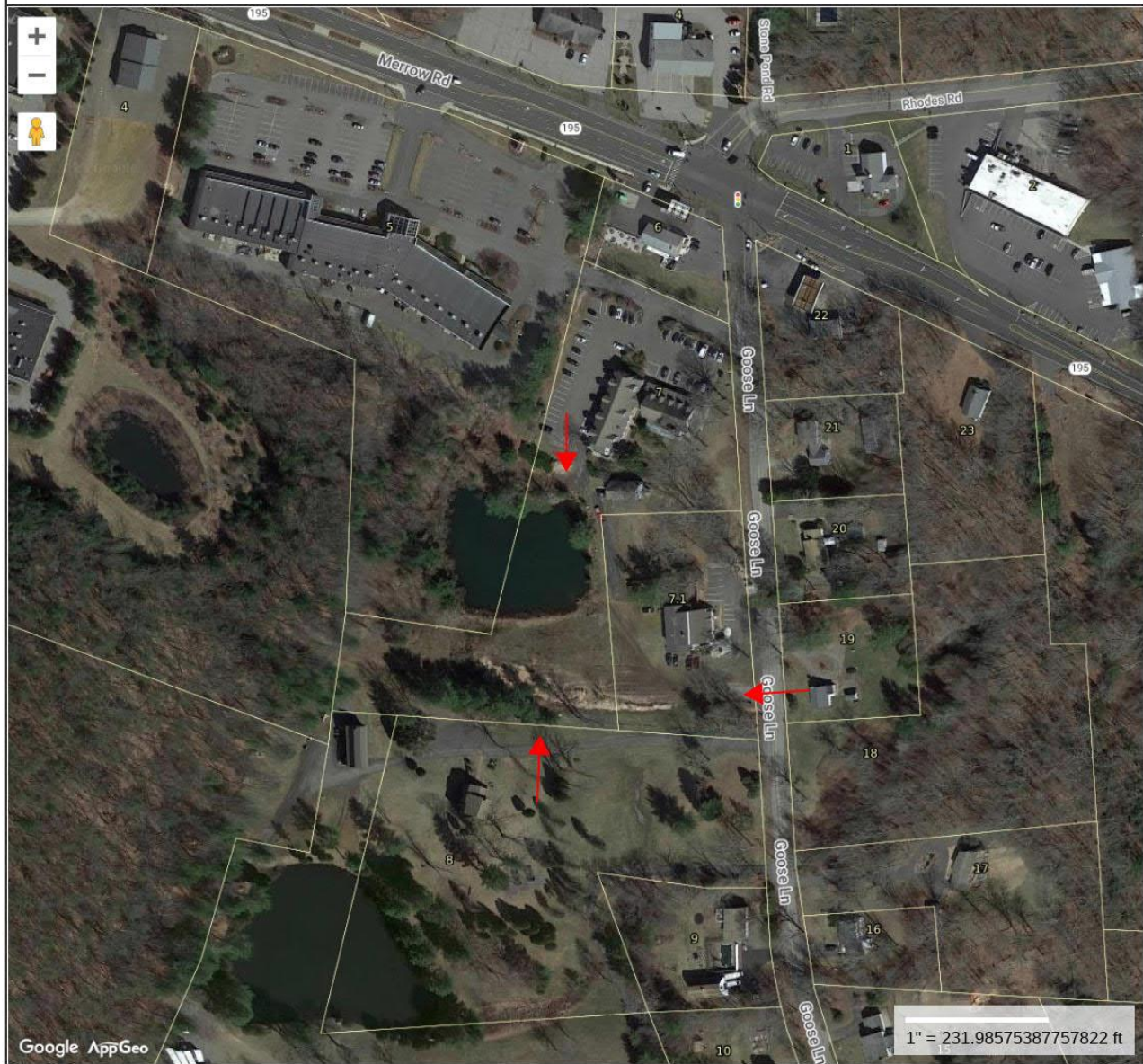


Vertical

< Thu Sep 1 2022 >



### 12 Goose Lane Photo Locations



Depicts Photo Location



**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

Town of Tolland, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated October 25, 2021  
Data updated daily

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



**TOWN of TOLLAND**  
Planning & Development Department  
21 Tolland Green, Tolland, Connecticut 06084

## Informal Warning

February 2, 2022

Certified Mail # 7014 2870 0001 5820 6894

SIMUL LLC  
Julius Gorog, Agent  
149 Holly Hill Lane  
Greenwich, CT 06830

RE: Regulated Activities in Proximity to Wetlands

To Whom It May Concern,

It has come to the attention of this office that recently, property owned by you at 12 and 24 Goose Lane in Tolland, CT may have had activities occur which are regulated by the Tolland Inland Wetland & Watercourses Commission. As you are aware from previous communications from this office, any clearing, filling, grading, dumping or other activity in or within one-hundred (100) feet of a wetland or watercourse constitutes a regulated activity per the Tolland Inland Wetland and Watercourses Regulations Section 2.1 and must be obtain approval prior to such activity takes place.

Based on a field inspection, a review of available information and publicly available aerial photography it appears that areas to the East and South of the pond have been recently graded, filled or otherwise altered. The purpose of this communication is to inform you of the regulated areas on your properties and that all of these activities require approval.

While this is not a formal Notice of Violation, any new or continued activity in this area or, if additional field inspections determine that the extent of activity is more significant than original observed, the Town may take additional enforcement actions including but not limited to a Cease & Correct Order or the institution of fines as provided by the CT General Statutes and Tolland Ordinance #58. If you feel there may be a violation on these properties you are encouraged to reach out to our office immediately to develop a plan to bring the properties into compliance.

**YOU ARE ADVISED:** No activity should occur within 100ft of any regulated area, including the pond without prior approval from the Tolland Inland Wetlands Commission.

**YOU ARE FURTHER ADVISED:** This Notice has been issued to you under the Authority provided by the Connecticut General Statutes Section 22a-36 through 22a-45 and the Tolland Inland Wetlands & Watercourses Regulations.



Please contact me at your earliest convenience. Your prompt attention to this matter is appreciated.

Sincerely,



**Michael D'Amato, AICP, CZEO**

Wetland Agent

[mdamato@tolland.org](mailto:mdamato@tolland.org)

860-871-3601

**Historic Aerial Photos**





**TOWN of TOLLAND/ 21 Tolland Green, Tolland Connecticut 06084**

Department of Planning & Development  
860-871-3601

January 11, 2023

Via Certified Mail #70142870000158206177

SIMUL LLC  
c/o Julius Gorog (Agent)  
148 Holly Hill Road  
Greenwich, CT 06830

**Cease and Correct Order**

**Subject: 12 Goose Lane – Filling and Grading within Wetland and Upland Review Area**

Dear Mr. Gorog,

On December 21, 2022, our office observed an unpermitted filling activity which has been and continues to be conducted on your property at 12 Goose Lane (28/C/007). Fill material, predominantly comprised of wood chips have been dumped and spread within the regulated wetland area. These activities have occurred without a permit and constitute a violation of Tolland Inland Wetland Regulations Section 6.1, which requires a permit to be obtained prior to any regulated activity from occurring. The requirement that such activities were subject to review by the Tolland Inland Wetlands Commission was further indicated to you in a letter dated 02/02/2022 which was delivered to you on 02/07/2022.

This Order has been issued in accordance with CT General Statutes Section 22a-44 and Section 14.4A of the Tolland Inland Wetland and Watercourses Regulations. You are hereby ordered to cease any further dumping, filling, grading or other site disturbing activities on your property. You are further ordered to take corrective actions by removing all non-native fill material located in a wetland or within the upland review area and to provide a Corrective Action Plan detailing all required corrective activities within 30 days of your receipt of this notice. **In accordance with Section 14.4, the Inland Wetlands Commission will conduct a Show Cause Hearing on Thursday, January 19<sup>th</sup> at 7:00pm (see attached agenda) to provide you with the opportunity to be heard and demonstrate why this order should not remain in effect.**

**YOU ARE ADVISED:** Failure to take the actions specified herein may necessitate further action on behalf of the Town of Tolland, including the assessment of fines per Appendix C (Ordinance 58) of the Inland Wetland Regulations.

Should you have any questions about the content of this Order, please contact the Planning & Development office **in writing** by mail or email at [mdamato@tollandct.gov](mailto:mdamato@tollandct.gov)

Your prompt attention to this matter is appreciated,

**Michael D'Amato, AICP, CZEO**  
Inland Wetland Agent, Town of Tolland

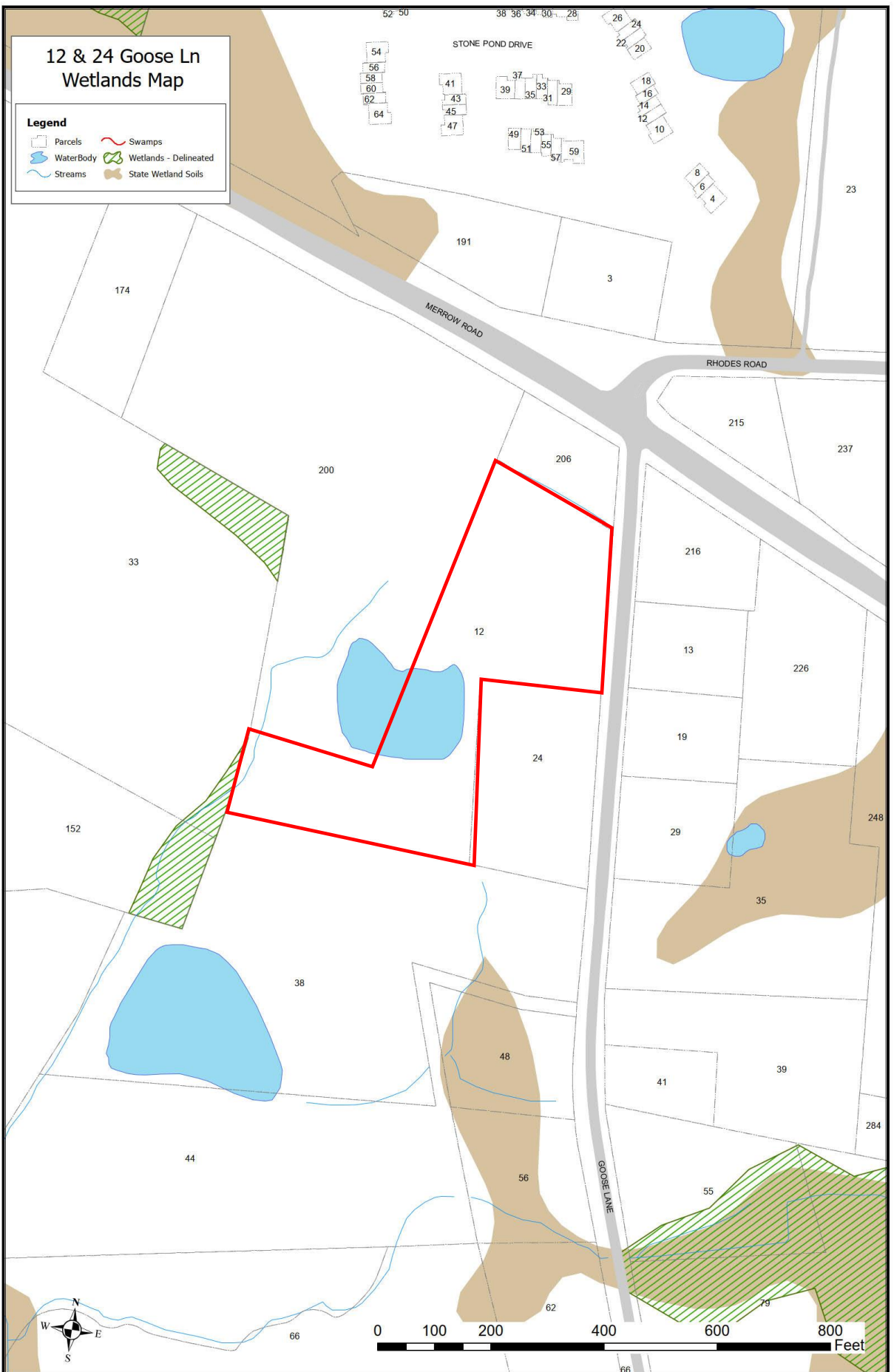
Cc: David Corcoran, AICP, Director of Planning & Development  
Richard Conti, Attorney, Town of Tolland

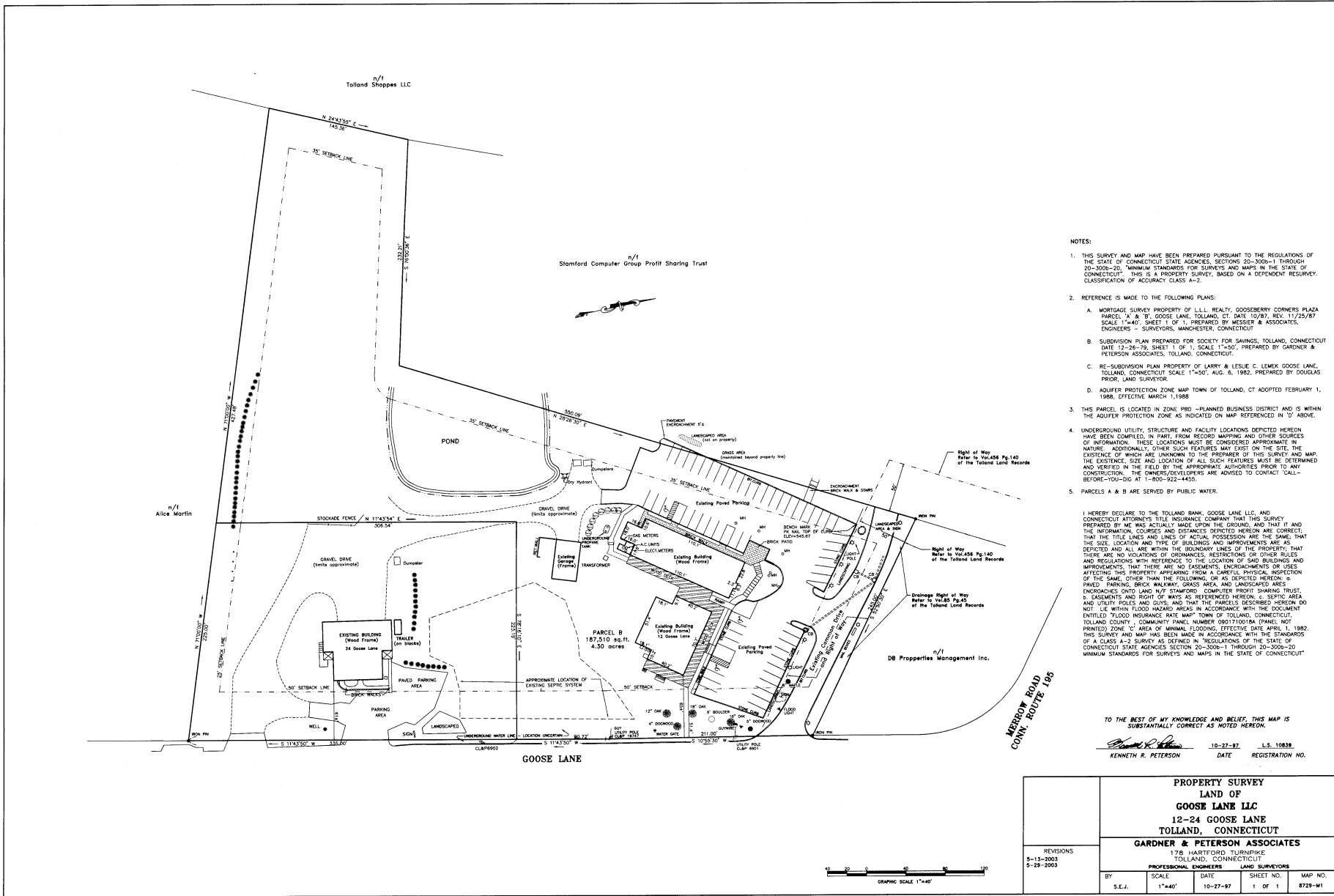
Enclosed: Site Photos, 01/19/23 Meeting Agenda, Official Wetland Map (excerpt)

# 12 & 24 Goose Ln Wetlands Map

## Legend

-  Parcels
-  WaterBody
-  Streams
-  Wetlands - Delineated
-  State Wetland Soils
-  Swamps





- NOTES:**
- THIS SURVEY AND MAP HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF THE STATE OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300a-1 THROUGH 20-300b-20, MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT. THIS IS A PROPERTY SURVEY, BASED ON A DEPENDENT SURVEY. CLASSIFICATION OF ACCURACY CLASS 4-2.
  - REFERENCE IS MADE TO THE FOLLOWING PLANS:
    - MORTGAGE SURVEY PROPERTY OF L.L.L. REALTY, GOOSEBERRY CORNERS PLAZA PARCEL A & B, GOOSE LANE, TOLLAND, CT, DATE 10/87, REV. 11/25/87, SCALE 1"=40', SHEET 1 OF 1, PREPARED BY MESSER & ASSOCIATES, ENGINEERS - SURVEYORS, MANCHESTER, CONNECTICUT.
    - SUBDIVISION PLAN PREPARED FOR SOCIETY FOR SAVINGS, TOLLAND, CONNECTICUT DATE 12-28-79, SHEET 1 OF 1, SCALE 1"=50', PREPARED BY GARDNER & PETERSON ASSOCIATES, TOLLAND, CONNECTICUT.
    - RE-SUBDIVISION PLAN PROPERTY OF LARRY & LESLIE C. LEMX GOOSE LANE, TOLLAND, CONNECTICUT SCALE 1"=50', AUG. 6, 1982, PREPARED BY DOUGLAS PRIOR, LAND SURVEYOR.
    - AQUIFER PROTECTION ZONE MAP TOWN OF TOLLAND, CT ADOPTED FEBRUARY 1, 1988, EFFECTIVE MARCH 1, 1988.
  - THIS PARCEL IS LOCATED IN ZONE PBD - PLANNED BUSINESS DISTRICT AND IS WITHIN THE AQUIFER PROTECTION ZONE AS INDICATED ON MAP REFERENCED IN 'D' ABOVE.
  - UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND OTHER SOURCES OF INFORMATION. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE. THE EXISTENCE OF WHICH ARE UNKNOWN TO THE PREPARED BY THIS SURVEY AND MAP. THE EXISTENCE, SIZE AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION. THE OWNERS/DEVELOPERS ARE ADVISED TO CONTACT CALL-BEFORE-YOU-DIG AT 1-800-922-4455.
  - PARCELS A & B ARE SERVED BY PUBLIC WATER.

I HEREBY DECLARE TO THE TOLLAND BANK, GOOSE LANE LLC, AND CONNECTICUT ATTORNEYS TITLE INSURANCE COMPANY THAT THIS SURVEY PREPARED BY ME WAS ACTUALLY MADE UPON THE GROUND, AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES REFERRED HEREON ARE CORRECT, THAT THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME, THAT THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS DEPICTED AND ALL ARE WITHIN THE BOUNDARY LINES OF THE PROPERTY, THAT THERE ARE NO VIOLATIONS OF ORDINANCES, RESTRICTIONS OR OTHER RULES AND REGULATIONS WITH REFERENCE TO THE LOCATION OF SAID BUILDINGS AND IMPROVEMENTS, THAT THERE ARE NO ENCUMBRANCES, ENCROACHMENTS OR USE AFFECTING THIS PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THE FOLLOWING, OR AS DEPICTED HEREON: A PAVED PARKING, BRICK WALKWAY, AND LANDSCAPED AREAS ENCROACHES ONTO LAND N/2 STAMFORD COMPUTER PROFIT SHARING TRUST, 3 EASEMENTS AND RIGHT OF WAY AS REFERENCED HEREON, 6 SEPTIC AREA AND UTILITY POLES AND GUTS, AND THAT THE PARCELS DESCRIBED HEREON DO NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH THE DOCUMENT ENTITLED "FLOOD INSURANCE RATE MAP" TOWN OF TOLLAND, CONNECTICUT, TOLLAND COUNTY, COMMUNITY PANEL NUMBER 090110018M. PANEL NOT PRINTED ZONE 'C' AREA OF MINIMAL FLOODING, EFFECTIVE DATE APRIL 1, 1982. THIS SURVEY AND MAP HAS BEEN MADE IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 SURVEY AS DEFINED IN REGULATIONS OF THE STATE OF CONNECTICUT STATE AGENCIES SECTION 20-300a-1 THROUGH 20-300b-20 MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT.

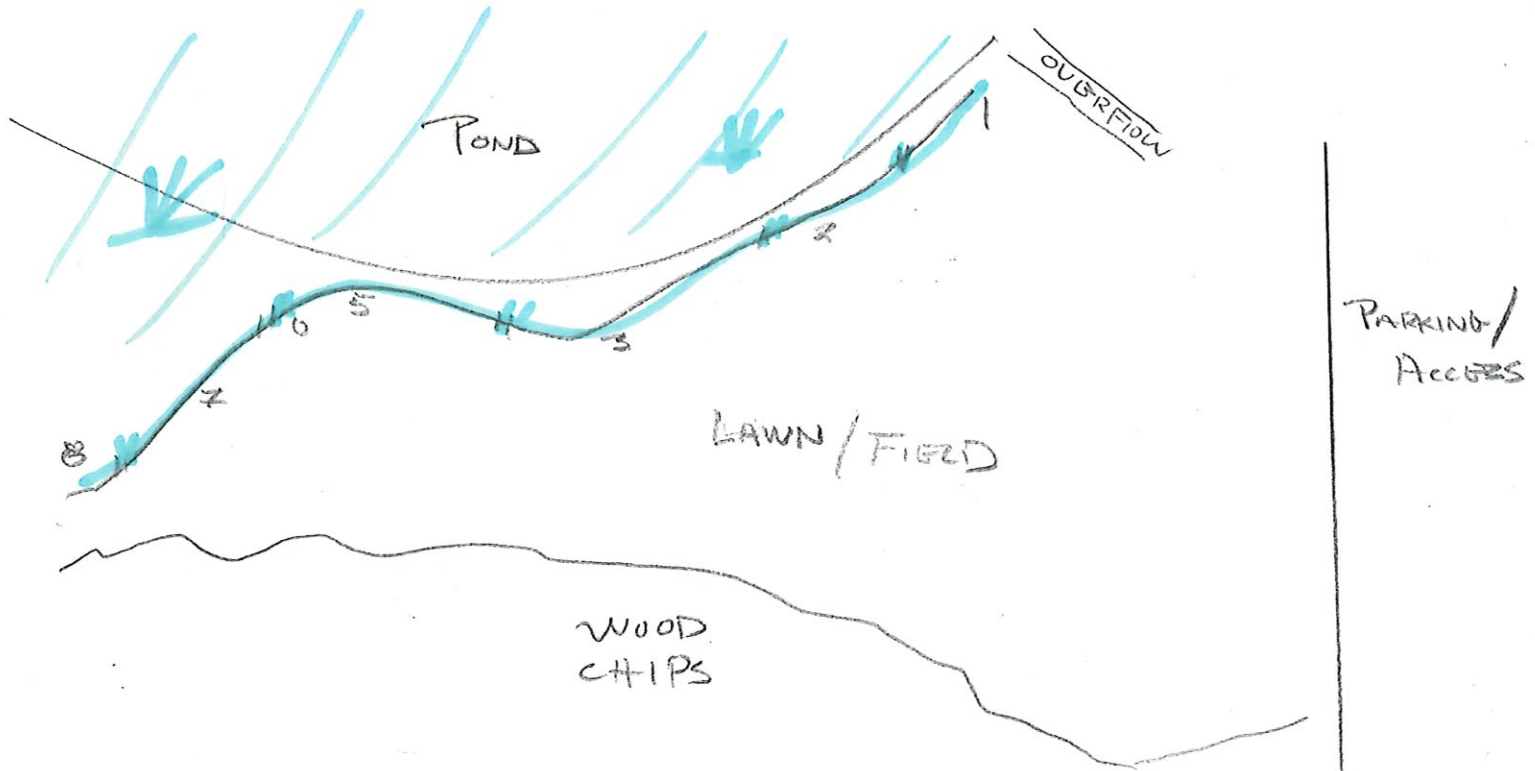
TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

*Kenneth R. Peterson*  
 KENNETH R. PETERSON DATE 10-27-97 L.S. 10839 REGISTRATION NO.

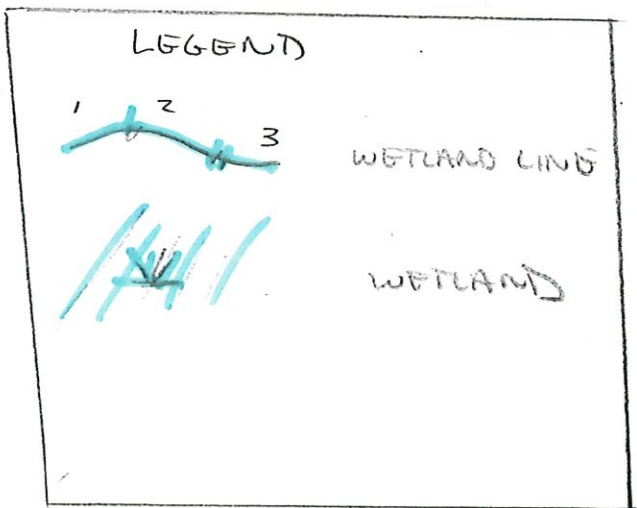
<b>PROPERTY SURVEY</b> <b>LAND OF</b> <b>GOOSE LANE LLC</b> <b>12-24 GOOSE LANE</b> <b>TOLLAND, CONNECTICUT</b> <b>GARDNER &amp; PETERSON ASSOCIATES</b> 178 HARTFORD TURNPIKE TOLLAND, CONNECTICUT PROFESSIONAL ENGINEERS LAND SURVEYORS	
REVISIONS 5-13-2008 5-29-2003	SCALE 1"=40' DATE 10-27-97 SHEET NO. 1 OF 1 MAP NO. 8729-M1



Property Located At  
24 GOOSE LANE  
TOLLAND, CT



DELINEATION BY:  
Datum ENGINEERING & SURVEYING LLC  
RICHARD ZULICK R.S. SS  
400 North Hill  
ASHFORD, CT 06278  
(860)429-1918



February 2023

**Tolland Inland Wetlands Commission**

**Thursday, January 19, 2023 at 7:00 p.m.  
Council Chambers, 6th level,  
21 Tolland Green, Tolland, CT 06084  
Remote - Zoom  
Thursday, January 19, 2023**

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Members Present: Raymond Culver, Chairman (in person)  
Archie Tanner, Regular (remote)  
Bob Ross, Regular (in person)  
Gary Hoehne, Regular (in person)

Members Absent: Todd Penney, Vice Chairman

Others present: Michael D'Amato, interim Wetlands Agent (in person)  
George Hill, attorney for 12 Goose Lane  
Julius Gorog, property owner 12 Goose Lane  
Kevin Martin, abutter to 12 Goose Lane

**1. Call to Order**

Meeting recording started. Meeting called to order at 7:04 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 IWC 18-1, 131 Tolland Stage Road Extension– Applicant: Couzens Centre II, LLC.**

D'Amato said the statutes have changed for certain land use approvals and upon request of the permit holder, the Commission must extend the permit unless there are extenuating circumstances or a significant change to the scope of work. D'Amato said the permit holder is requesting a 5-year extension on a permit that was previously issued in 2018. D'Amato said the permit holder is only requesting an extension without any modifications.

**Ross/Hoehne: Motion: extend Inlands Wetlands Commission 18-1, 131 Tolland Stage Road permit an additional 5 years.**

**Unanimously approved**

**Culver – Y, Ross – Y, Tanner – Y, Hoehne – Y**

**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.**

D'Amato reviewed the information provided to the Commissioners in the meeting packet. D'Amato reviewed all of the photos including the dates the photos were taken, the vantage points from which the photos were taken and the areas of concern. D'Amato said abutters have contacted the Town Staff asking questions and registering complaints and voicing concerns. D'Amato said he sent an informal warning letter in February 2022 which

outlined the Town's concerns following a field inspection. The letter also explains what types of activities would require a permit and that there are regulated areas on the property.

D'Amato referred to the next document which is the formal Cease and Correct Order which was sent on January 11, 2023. D'Amato said the letter outlines that a Show Cause Hearing would need to be held within 10 days of issuance, which coincides with the Inlands Wetlands Commission meeting of today's date. D'Amato added that the Cease and Correct order includes information outlining the only work that can be done on the site while this order is in effect. This includes: "cease any further dumping, filling and grading or other site disturbing activities on your property.....taking corrective actions by removing all non-native material located in a wetland or upland review area and to provide a corrective action plan detailing all required corrective activities within 30 days of your receipt of this notice".

D'Amato explained to the Commissioners that this time, the Commission has the option to uphold, overturn or modify the Cease and Correct order.

Hill introduced himself as a representative for J. Gorog. Hill said, in his opinion, there are no wetlands on the property, just the pond and watercourse. D'Amato said based on the review of the site there were wetlands on the property that may have been filled. Hill said Gorog had an opportunity to get a large amount of woodchips and Gorog has placed them on his property with the intention to develop his property for agriculture. Hill said Gorog has stayed 100 feet from the pond and more than 50 feet from the wetlands. Hill said there was no intent to avoid Inlands Wetlands Commission regulations.

Culver said there is a 100-foot buffer which should have been maintained from the pond edge. Culver added that he is concerned that there are wetlands on the property and requires formal delineation to make a determination. Gorog said the pond is not natural, it was created by the previous property owner in 1986. Culver said the wetlands have been established over the past 40 years. Hill said Gorog is willing to work with the Town to make corrections.

D'Amato said there is also a stream on the property and there has been unpermitted activity in this area as well. D'Amato also indicated that if a property owner wants to complete work "as-of-right" the Inlands Wetlands Commission would need to be consulted and a determination regarding "as-of-right" would need to be made by the Commission and the Commission would need to approve the activity.

D'Amato said a permit allows activity but does not compel anyone to do anything and that a Cease and Correct Order compels action. D'Amato said this property and this type of activity had been discussed 2017-2018. It was explained at that time, what types of activities require a permit to protect wetlands and watercourses.

Culver said if a permit was applied for, the Commission would have required a formal wetlands delineation by a soil scientist. Ross said based on previous discussions in 2017/2018 the necessity of permit should have been known. Hill said he was acting on guidance previously provided. Hill said taking action based on the maps provided on the website should be allowed. D'Amato referenced the disclaimer on the maps website, which includes:

" The data available here is updated in the normal course of business and may not always represent the most current information. In addition, some of the data contained herein may have been compiled from third-party sources and the accuracy of that information cannot be confirmed.

The Town and AppGeo, respectively, do not make any warranty, representation, or guarantee as to the content, sequence, accuracy, timeliness, or completeness of any of the information provided herein. The user should not rely on the data provided herein without verifying its accuracy independently. The Town and AppGeo, respectively, explicitly disclaim any representations and warranties including, without limitation, the implied warranties of merchantability and fitness for a particular purpose.

The Town and AppGeo, respectively, shall assume no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused and for any decision made or action taken or not taken by the user in reliance upon any information of data furnished hereunder.

If you identify any data problems, please use the "Feedback" function to notify the Town and AppGeo.

By using this site, you agree to MapGeo's Privacy Policy and Terms of Service.”

D’Amato reviewed the regulations which apply to this situation and property which includes a pond, wetlands and a watercourse on the property. Hall said he and Gorog believe that the woodchips are 100 feet from any regulated area. Hoehne asked if there any woodchips near the delineated wetlands at 200 Merrow Road.

Culver asked D’Amato if he believed the woodchips are 100 feet from the wetlands. D’Amato said the action is unpermitted fill and that there is no information to determine what the native materials are.

Culver asked how much fill has been brought into the property. Gorog said he is not sure. Culver said this Commission’s concern is protection of the wetlands and that if a property owner wants to bring fill on to a property that contains regulated areas, the Commission would want the property owner to obtain a permit. He said it is difficult to determine the limits of the wetlands due to the amount of fill that has been deposited.

Hill said Gorog is not trying to avoid following the rules. Culver said this Commission protects wetlands and watercourses and that the Commission needs to know where the limits of the wetlands area. D’Amato said a soil scientist would need to delineate the wetlands. Culver reviewed the cease and Correct order. Hall asked if Gorog had requested a permit, would the Commissioners have required a soil scientist to complete a delineation. All Commissioners agreed that a wetlands delineation would be required as part of the permitting process.

D’Amato reviewed the relevant minutes from previous enforcement concerns. Culver said based on the reviewed minutes, the current activities would require a permit. Tanner said there was material placed in a regulated area. He believes the cease and correct order should remain in place.

D’Amato said there could be negotiation to facilitate corrective action. He said the Commission could keep the cease and correct order open until the next meeting if the Commission does not have enough information, for example to receive the wetlands delineation. Culver asked if he would be also need a permit to complete the cease and correct action items. D’Amato said no, that the Cease and Correct order would cover the required correction.

Commissioners discussed a condition that Gorog has 30 days to get the site delineated by a certified soil scientist and then another 30 days to develop a corrective action plan. D’Amato said if the action remains open there could still be negotiation. Ross suggested that the Order should remain in effect, that the property should be delineated and wetlands identified by a certified soil scientist and a plan should be developed within 30 days. Ross added that the amount of fill on the property is significant. Hoehne agreed activity should cease and wetlands should be delineated prior to the next Inlands Wetlands Commission meeting.

Culver asked the process to keep the order open. D’Amato said the Commissioners would have to make a motion to keep this proceeding open. Commissioners agreed that prior to the next meeting, the wetlands need to be delineated by a certified soil scientist down to native soils and that the property owner should have a preliminary plan for remediation and correction prepared and ready to be discussed at the February 16, 2023 meeting.

**Ross/Hoehne: Motion to continue until February 16, 2023 Inlands Wetlands Commission meeting with the expectation that the wetlands need to be delineated by a certified soil scientist down to native soils and that the property owner should have a preliminary plan for remediation and correction prepared and ready to be discussed at the February 16, 2023 meeting.**



**Unanimously approved.**

**Culver – Y, Ross – Y, Tanner – Y, Hoehne – Y**

**6. Old Business**

D’Amato said he is working on standing items and expects to have materials to discuss at the February 16, 2023 meeting

**7. Wetlands Agent Report – none**

**8. Other Business – none**

**9. Correspondence**

9.1 Connecticut Bar Association Education and Training.

D’Amato said the training will be in March and will be virtual. Information is in the electronic packet. D’Amato said if anyone is interested, please let him know and Town staff could enroll interested members.

9.2 Solitude Lake Management Permit Application to DEEP

D’Amato said he received correspondence from the State regarding a state issued permit for the use of pesticides in State waters. D’Amato said this notification is required whenever a pesticide is going to be used in a State pond/watercourse. DEEP said Solitude Lake Management will be applying pesticide to Whitehouse Pond in Tolland.

**10. Approval of Minutes – December 15, 2022 Regular Meeting**

**Ross/Hoehne: Motion to approve the minutes from December 15, 2022 minutes as presented.**

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

Unanimously approved.

**11. Adjourn**

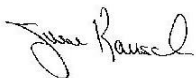
**Ross/Hoehne: motion to adjourn.**

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

Unanimously approved.

Meeting adjourned at 8:10 pm

Respectfully submitted,



June Kausch  
Clerk, Inland Wetlands Commission

**Tolland Inland Wetlands Commission**

**Thursday, February 16, 2023 at 7:00 p.m.**  
**Council Chambers, 6th level,**  
**21 Tolland Green, Tolland, CT 06084**  
**Remote - Zoom**  
**Thursday, January 19, 2023**

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Members Present: Raymond Culver, Chairman (in person)  
Todd Penney, Vice Chair (in person)  
Archie Tanner, Regular (remote)  
Bob Ross, Regular (in person)

Members Absent: Gary Hoehne, Regular

Others present: Michael D'Amato, interim Wetlands Agent (in person)  
Rich Caraballo, representative for Village of Crystal Springs  
George Hill, attorney for 12 Goose Lane  
Julius Gorog, property owner 12 Goose Lane  
Kevin Martin, abutter to 12 Goose Lane

**1. Call to Order**

Meeting recording started. Meeting called to order at 7:02 pm.

**2. Seating of Alternate(s) – none**

**3. Additions/Changes/Deletions to Agenda –**

Penney/Ross: motion to reorder the agenda. Move Item 8.1 – Informal Discussion – Wetlands Application for pond dredging at the Village of Crystal Springs.

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

Unanimously approved.

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

**5. Other Business**

**5.1 Informal Discussion – Wetlands Application for Pond Dredging**

Caraballo said he is a property owner at the Village of Crystal Springs and is representing the development for this discussion. He said the property owners at the Village of Crystal Springs would like permission to dredge the pond in order to maintain the pond. Commissioners discussed that the pond has been dredged before. D'Amato reviewed the history of the pond and agreed that the pond has been dredged as part of a maintenance plan for the pond. Caraballo said there is no intention to deepen or change the size of the pond and currently, there are plants growing up through the water. Caraballo said a contractor would be hired to do the work and identified an area where the dredged materials would be piled to dry out. Tanner said he believes a drag line was used the last time.

Penney said the Commission would want a written plan/map that would include details for:

- how the work is going to be done
- sequencing/staging of the work

- when the work was going to be done
- duration of disturbance
- how would down gradient be protected
- what erosion and sedimental controls would be used
- Specific location for where the removed materials would be placed

He said the Commission would request special attention to preventing any sediment from being discharged downstream and not changing the characteristics of the wetlands/ watercourse. Penney said the wetlands is manmade and additional depth might help decrease the growth. Caraballo said the growth is all through the stones and the level of the wetlands has increased. Commissioners agreed it would be beneficial if the chosen contractor could be present at the next discussion meeting.

## 6. New Business

### **6.1 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.**

Penney said he watched the video and read the minutes from the prior meeting and is prepared to participate in this discussion. Culver reviewed there were 3 items as part of the prior discussion.

1. All activity on the site should have been stopped which includes any further dumping, filling or grading of material on the property
2. Retain a soil scientist and have the soil scientist delineate the wetlands
3. Provide the Commission with a proposed preliminary plan for remediation of the disturbed wetlands

Hill said no additional wood chips have been placed on the property and no additional site work has been done. Hill said Rick Zulick has been retained as the soil scientist for the property. D'Amato said he met with Gorog and Zulick at the property. D'Amato said it was determined that there were wetlands surrounding the pond and there is an area around the property line that was also wetlands.

Penney suggested waiting for Zulick.

#### **Penney/Ross: motion to pause until soil scientist arrives**

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

Unanimously approved.

Zulick arrived 7:27pm (a few minutes following the vote). Commissioners agreed to return to the original schedule.

Zulick reviewed the map and characteristics of the property. Zulick said he did not think originally think the swale is a wetlands, however, following his on-site assessment, he found that it is a wetlands. Zulick said his onsite assessment included auguring the base of swale and he did achieve the soil colors which indicates the area is a wetlands. Zulick said the swale wetlands starts right before the chips and runs until the chips end. Zulick said there has been a lot of filling and the pond is manmade. Penney said it seems a neighboring driveway in a wetlands area as well. Zulick said there is wetlands corridor under the woodchips. Penney asked what the proposed remediation plan is.

Hall asked Zulick where the wood chips need to be moved to. Zulick said he would like to Commission to assist with this discussion. Zulick said the wood chips are clearly in the regulated area and that Gorog has said he does not intend to build anything in that area. Gorog said he wants to plant apple trees and gardens; he said it would be used for agriculture. Gorog also said he wants to build 8x10 beehives; less than 100 sqft. Zulick said Gorog wants to develop

the top soil using the woodchips. Culver asked about the location of the woodchips. D'Amato identified the locations of the woodchips with the assistance of the map and provided photos. Penney said the map includes GIS property lines and may not be completely accurate.

Penney said he thinks approximately 5 feet of woodchips are excessive for the purpose for making topsoil and that all of this was done without permission, discussion or a proper permit. Penney said the Cease and Correct order said the woodchips should be 100 feet from all regulated areas. Penney asked about the characteristics of the pile. Penney has requested better mapping. Penney said the Gartner and Peterson plan should be labelled with the locations of the woodchips. Penney said the Commission would require a reasoning of the impact and the opportunity to make a determination regarding agricultural use prior to any activity on the property. Penney said he would like to see some research that has been completed regarding whether a base of woodchips would promote the growth and success of apple trees. Penney said he does not think that 5 feet of woodchips would create a good base for growing apple trees. Penney said there has been a demonstration of cooperation, which is excellent but significant concerns remain.

Penney said a plan for the property should be provided and he does not believe the Commission has enough information to change the order at this time or make any determination about the activities which have occurred on this property.

Culver asked for information regarding the areas delineated by Zulick. Zulick said he has informal sketches. Culver said the wetlands should be labeled on the Gartner and Peterson plan in scale. Culver said information regarding the depth of the woodchips in various locations should be included on the plan. Penney also expressed concern about the stability of the piles and requested additional information regarding the use of woodchips to develop topsoil. Penney also asked if apple trees growth and development are conducive to being planted in wetlands soils. Penney said there has to be sensibility to trying to develop the property for agricultural use. Penney said the Commission would like to see information regarding the viability of apple trees being successful planted in wetlands soils. There would need to be a basis in order to determine agricultural use.

Penney said the Commission would need a better map with limits of wetlands on it. Gorog asked about how much wood chips can be placed on the site. Penney said from the Inlands Wetlands Commission point of view, anything placed in a wetlands that fills the wetlands is a regulated area and a regulated activity and would require a permit. Penney said there are sediment concerns that might impact a wetlands. He said the activities done so far are of significant concern.

Penney said property owners are fully responsible for what happens on their property and are required to perform due diligence prior to modifying their property. Penney said there are disclaimers on the map. Penney said he believes Gorog knows where the wet areas are on the property and should have known that the work was done in a regulated area. Penney said the Commission needs more information to make an educated decision regarding remediation

Culver agreed that the Commission would require a map with wetlands locations and delineations as well as the locations of the woodchips. Culver added the Commission needs additional information regarding the depth of the woodchips. Penney suggested that if Gorog was going to pursue a determination for agricultural use, he will need to provide additional information regarding this plan and supporting information that his plan is reasonable and likely to be successful.

D'Amato said there are two items being discussed in tandem. First is the plan for remediation of the property and restoration of the disturbed wetlands. The second is separate and a discussion regarding a determination regarding activities that would be considered agricultural as of right. D'Amato said the Commission needs to address the cease and correct first to determine what needs to be done to address the order for correction. The agricultural issues would be determined after.

Penney said the Commission could rule that all of the woodchips need to be removed from the wetlands. Commissioners agreed they need an up-to-date map with delineation of the wetlands as well as the location of the wood chip piles. Penney said there are separate zoning rules/regulations to address the fact that a significant amount of materials were brought on the property. Penney said, based on estimates, the amount would have required a special permit under zoning.

Hall reviewed the Commissioners requests to include:

1. Map of limits of wetlands
2. Level of contours in regarding to wood chips
3. A proposed remediation plan
4. Information for discussion of why the woodchips were brought on to the property.

Hall said placement of the wood chips are being staged and he agrees with the Commission that they were placed in the plans wrong place.

Penney has concern that there may be irreparable harm to the wetlands. Penney said the Commission should entertain a discussion about whether the activities are viable for agricultural use. Penney said they might be there for ground cover but believes what has been done thus far is excessive. Penney said if the woodchips were placed for staging, the Commission would request Gorog/Zulick provide an alternative. Penney said this activity would not have come before the Commission if the wood chips were used properly to keep down the weeds.

Hall said there needs to be an order that they can comply with. Penney said the Commission requires additional information prior to making any final decisions. D'Amato said he was hoping there could be discussion about where the 2 parties are in regards to next steps. Penney said that a special meeting could be considered as soon as the information needed has been obtained and the map has been completed but could postponed.

## **7. Old Business**

D'Amato said there is another possible enforcement issue Town Staff is working on and will present to the Commission as soon as all of the information is available.

## **8. Wetlands Agent Report – none**

## **9. Correspondence**

### **9.1 CAWS Annual Meeting**

D'Amato said he has received notice regarding the CAWS annual meeting which is scheduled for March, 9, 2023. D'Amato invited Commissions to attend and asked to be contacted if anyone would like to attend and Town Staff will assist with arrangements.

### **9.2 Coventry Planning and Zoning Commission Notice**

D'Amato said he received notification of Coventry issuing a permit close to the border with Tolland for a pool house

## **10. Other Commission Business**

Martin requested the opportunity to speak to the Cease and Correct Order. Penney said property line disputes are a civil matter and not within the jurisdiction of the Inlands Wetlands Commission. Martin said the property line has been surveyed and there are pins in place. D’Amato said the Commission may not consider any information that is outside the bounds of the agenda or jurisdiction of the Commission. D’Amato reminded Martin that if any wetlands on his property have been filled, theoretically, he would be in violation. In addition, D’Amato said any work that happens within 50 feet of the swale which has been identified as wetlands is regulated and would require a permit. D’Amato added that any information received during this action regarding delineation and property boundaries will be uploaded on the Town’s GIS and can be used in perpetuity.

**11. Approval of Minutes – January 19, 2023 Regular Meeting**

**Penney/Ross: Motion to approve the minutes from January 19, 2023 minutes as presented.**

Culver – Y, Ross – Y, Tanner – Y, Penney - Y

Unanimously approved.

**12. Adjourn**

Brian Foley, Town Manager, expressed appreciation to the Commission for the work they do to benefit the Town. Commissions appreciated the feedback and gratitude. Penney mentioned that the Commission has two open alternate seats and is interested in the Town Council filling those positions.

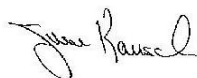
**Penney/Ross: motion to adjourn.**

Culver – Y, Ross – Y, Tanner – Y, Penney - Y

Unanimously approved.

Meeting adjourned at 8:35 pm

Respectfully submitted,



June Kausch  
Clerk, Inland Wetlands Commission

## Tolland Inland Wetlands Commission

Thursday, March 16, 2023 at 7:00 p.m.

Remote - Zoom

Thursday, January 19, 2023

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Members Present: Raymond Culver, Chairman  
Archie Tanner, Regular  
Bob Ross, Regular  
Gary Hoehne, Regular

Members Absent: Todd Penney, Vice Chair

Others present: Michael D'Amato, interim Wetlands Agent (in person)  
David Corcoran, Town Planner  
Lori Dargis, representative of the Parciak Conservation Area

### 1. Call to Order

Meeting recording started. Meeting called to order at 7:01 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 As of Right Determination – 207 Bald Hill Road. (Parciak Conservation Area) Timber Harvest.

Dargis said she works with Nate Gosselin, of Connwood Foresters (a forestry consulting firm). She said Connwood was hired to supervise a timber harvest at the Parciak Conservation Area. She said the property is an irregular shelter harvest and that the cultural features will be protected during the harvest. She said unhealthy trees will be removed. She said as the stand is, the trees are of stagnated growth and the harvest will allow smaller trees to grow and promote biodiversity. Dargis reviewed the map including the proposed landing area and an intermittent watercourse on the property which may of concern for Inlands Wetlands Commission. She said the proposed plan includes best practice elements to protect the stream. She added that the plan includes a conservation seed mix which will be applied in stages as each area of the harvest is completed to decrease the risk of erosion.

Dargis said the stream crossing will have a timber bridge and timber corduroy leading up to the timber bridge to reduce erosion and decrease the soil on the wheels of the vehicles as they enter the bridge.

Dargis said specific loggers were invited to bid on the harvest and the bid period will be open starting tomorrow, March 17, 2023 and close on March 31, 2023 The timing of the harvest will be weather dependent and site conditions.

Culver asked D’Amato what his involvement would be in terms of oversight. D’Amato said the Commission has been asked to determine As of Right. D’Amato said if the forester does not adhere to the contract, there is state forester, Nick Zito, who would get involved. Culver asked if the Commission could request to review proposed erosion controls. D’Amato said if the Commission determines that this activity is As of Right, then the Commission does not have jurisdiction. D’Amato said the forester would be working with the Town and would be required to use best management practices as described by CT DEEP.

**Ross/Tanner - Motion to accept the As of Right determination for the proposed timber harvest.**

**Culver – Y, Ross – Y, Tanner – Y, Hoehne – Y**

**Unanimously approved.**

Dargis said Connwood will be supervising during the harvest and as policy will be taking photos and generating required reports. She said Connwood would be willing to share the reports and photos with the Commission. Culver requested that if there are any issues, please contact D’Amato as soon as the issues arise.

## **6. Old Business**

**6.1 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. *No discussion. Continued to April 20, 2023***

D’Amato said the property owner and soil scientist are still working on the remediation plan and requested an extension. D’Amato said he told the property owner a plan needs to be completed by the April meeting.

D’Amato said Gorog called and said there was an “accidental” delivery of additional woodchips and they were not placed in the area of concern.

Ross/Tanner: Motion to continue discussion to the April 20, 2023 meeting.

## **7. Wetlands Agent Report**

D’Amato said he recently reviewed the Bolton Lakes Watershed Conservation Alliance discussion in regards to the proposed protection for the white cedar swamp area. Culver said he thought because of the waterbody and slopes in the area of proposed protection the current regulations allow the additional protection. D’Amato asked if the Commission would like a map created with the protected area and proposed protection limits. Culver said it would be helpful. Ross said the current regulations state protection would be 100 feet because a waterbody and because it was a sensitive area the regulations extend protection to 200 feet in this area. Ross and Culver said the regulations may benefit from the addition of a further definition of a “sensitive area”. D’Amato said the new protection could be added as a map amendment or as an appendix to the regulations. He said he would prepare a map to show the limits of the regulations.

## **8. Correspondence**

## **9. Other Commission Business**



**10. Approval of Minutes – February 16, 2023 Regular Meeting**

**Tanner/Ross: Motion to approve the February 16, 2023 minutes as presented.**

Culver – Y, Ross – Y, Tanner – Y, Hoehne - Y

Unanimously approved.

**11. Adjourn**

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

Culver – Y, Ross – Y, Tanner – Y, Hoehne - Y

Unanimously approved.

Meeting adjourned at 7:23 pm

Respectfully submitted,



June Kausch  
Clerk, Inland Wetlands Commission