

Return to:
Inland Wetlands and Watercourses Agency
Municipal Building, Room 202
245 deKoven Drive
Middletown, Connecticut 06457

For Agency Use Only:

2020-16
Application Fee
Received \$ 120.00

By SN Date 8/25/20

**City OF MIDDLETOWN
INLAND/WETLANDS AND WATERCOURSES AGENCY
APPLICATION FOR
INLAND WETLANDS AND WATERCOURSES ACTIVITY**

CR#1442

(Applicant to complete all information in Items 1-15
applications for significant activities should attach additional
sheets for Item 16)

<p>1. Applicant Name and Address</p> <p>CHRISTOPHER BULL 243 SAYBROOK RD MIDDLETOWN, CT 06457</p>	<p>2. Property Owner Information (If different than applicant)</p> <p>BULL REAL ESTATE PO BOX 738 MIDDLETOWN, CT 06457</p>
<p>Telephone during Business hours:</p> <p>860-346-9691</p>	<p>Telephone during Business hours:</p> <p>860-918-1954</p>
<p>3. Applicant's Interest in Property: (Circle One)</p> <p><input checked="" type="radio"/> Owner <input type="radio"/> Developer</p> <p><input type="radio"/> Option Holder</p> <p><input type="radio"/> Other (describe)</p>	<p>4. Exact Location of Property: Name of Street (including Assessor's Map, Block, and Lot Number)</p> <p>243 SAYBROOK ROAD LOT 221 , MAP 35 VOL. 231 , PG 139</p>
<p>5. Summary Description of Proposed Activity:</p> <p>BUILD 2-FAMILY DWELLING</p>	
<p>6. Purpose of Proposed Activity:</p> <p>OWNER OCCUPIED 2-FAMILY</p>	

DEPT. PLANNING & ZONING
20 AUG 25 PM 12:02

7. Activity Location and site plan showing existing and proposed conditions in relation to wetlands and watercourses. Location of activity should be shown on the City's wetland maps.

Number of acres of wetlands (or portion thereof) on the property: _____

Total acreage of wetlands or linear feet of watercourse to be altered: _____

Total area of impacted, regulated area: _____

8. Estimated Time land will be disturbed during construction: 6 MONTHS

9. Check applicable activities occurring within 0-100 feet from wetland or watercourse:

Removal

Discharge: _____
Specify Type

Filling

Surface Water Diversion

Paving

Vegetation Removal

Other: _____
Specify Type

10. Explain in detail extent of any activity checked above and type of material:

Structural FILL > for BUILDING HOUSE
DIRT

11. Explain what alternatives have been considered in connection:

Shortening footing drain
Double silt fence

12. Identify any other local, State or Federal permits previously issued or that will be required for work on the property.

P-2 BUILDING PERMIT

To comprise a complete application, the following must be submitted to the Inland Wetland and Watercourses Agency: twenty (20) copies of this application form; and, twenty (20) copies of the site plan and any supporting documentation. It is requested all permit applications should be submitted eight (8) days prior to the next scheduled Agency meeting to insure consideration at that meeting.

13. The undersigned is familiar with all the information provided in this application and is aware that any permit obtained through deception, inaccurate, or misleading information is subject to revocation.



Applicant

8/24/20

Date

14.

Authorized Agent

Date

Address of Authorized Agent

15. The undersigned, as owner of the property, hereby consents to necessary and proper inspections of the above-mentioned property by Commissioners of the Inland Wetlands and Watercourses Agency, agents of the City of Middletown, the Connecticut Department of Environmental Protection and the U.S. Department of Agriculture, Soil Conservation Service, at reasonable times, both before and after a final decision has been issued by the Middletown Inland Wetlands and Watercourses Agency.



Owner's Authorization

8/25/20

Date

16. If the proposed activity involves a significant activity as determined by the Agency and defined in Section 2 of these Regulations, additional information, based on the nature and anticipated effects of the activity, shall be submitted as per Section 3.6B of the Inland Wetlands and Watercourses Agency Regulations.

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Application Checklist

As part of the IWWA application process, check each applicable item and sign/date the checklist.

A complete application is comprised of the following:

- The applicant's name, home and business address and telephone numbers;
- The owner's name, address and telephone number and written consent if the applicant is not the owner of the property involved in the application;
- Applicant's interest in the land (owner/agent);
- The geographical location of the property which is to be affected by the proposed activity, including:
 - a description of the land in sufficient detail to allow identification of the inland wetlands and watercourses,
 - area(s) of wetlands or watercourse disturbance,
 - soil and vegetation types which will be disturbed
 - the number of acres of wetlands on the property and that will be impacted (temporary and permanent)
- The purpose and a description of the proposed activity;
- Alternatives considered by the applicant and why the proposal to alter wetlands set forth in the application was chosen. At the least, these alternatives should be described in detail and, if necessary, shall be diagrammed on a site plan or drawing and submitted to the Agency as part of the application;
- Site plans which accurately show existing and proposed conditions in relation to wetlands, watercourses and the 100-foot upland review area (can be submitted as two plans);
- Names and addresses of adjacent-property owners;
- Certification that the applicant is familiar with all the information provided in the application and is aware of the penalties for obtaining a permit through deception or through inaccurate or misleading information.
- Authorization for the Commissioners and agents of the Agency to inspect the property, at reasonable times, both before and after a final decision has been issued; and
- Any other information the Agency deems necessary to the understanding of what the applicant is proposing.

If the proposed activity involves a **SIGNIFICANT ACTIVITY** as determined by the Agency and defined in Section 2.37 of these Regulations, additional information, based on the nature and anticipated effects of the activity, including but not limited to the following is required:

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- A site plan or map shall be submitted, drawn at a scale of 1"=40' and shall be prepared and sealed by a professional engineer licensed by the State of Connecticut. Such plan or map shall show:
 - The property boundaries with the horizontal control based upon the Connecticut coordinate system and the vertical control for elevation and sounding of which is based upon U.S. Geological Survey datum and shall be a **Class A-2 survey** signed and sealed by a land surveyor licensed in the State of Connecticut.
 - This map shall be the same site plan or map as presented to the Planning & Zoning Commission and shall include the following (if a public hearing is required):
 - Property lines of the real property to be affected, the owner of record of that property and of adjoining properties and the structures existing on the affected property;
 - Areas of proposed changes in use or activity;
 - Locations of wetlands or watercourses on or near the affected property;
 - The date the wetlands were delineated and the name of the soil scientist who conducted the delineation;
 - Locations of all borings and soil samples (if applicable) and wetland flags and the map to be signed by the soil scientist;
 - Existing topography and proposed grading at two (2') foot contour intervals;
 - All existing and proposed drainage structures;
 - All soil stockpile areas;
 - Location, installation details/notes, and type of sedimentation and erosion control measures;
 - Boundaries of regulated areas (wetlands, floodplain, 100-foot regulated area, CT DEEP protected species habitat) and soils classifications (USDA/NRCS) for each regulated area;
 - For the purpose of adequately locating and identifying the area for which a permit is requested, the following information shall also be incorporated onto the site plan:
 - North arrow;
 - Distance with angles or bearings as appropriate;
 - All merestone or property boundary pins (if applicable);

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- Title block, including: name of project; name of owner; name of applicant; date of original plan;
 - Revision block with appropriate revision dates;
 - Scale;
 - Approval block;
- Wetland Delineation Report;
- Biological evaluation of affected wetland(s) (Functions and Values assessment and impact to such by the project as proposed);
- Description of the community type(s) (upland forest, shrub, marsh, etc.) throughout the property and any proposed changes as a result of the project;
- Correspondence with CT DEEP Natural Diversity Database regarding rare, threatened or protected species within the project area (if applicable);
- Discussion of mitigation plans for any wetland impact and impact within the upland review area (as appropriate).
- If within 500 feet of another municipality, the applicant shall certify whether:
 - Proper notification to the other municipality;
 - Traffic attributable to the completed project on the site will use streets within the adjoining municipality to enter or exit the site;
 - Sewer or water drainage from the project site will flow through and impact the sewage or drainage system within the adjoining municipality; or,
 - Water run-off from the improved site will impact streets or other municipal or private property within the adjoining municipality.
- A check payable to the City of Middletown for the proper amount indicated in the schedule of fees of these Regulations.



Applicant/Agent Signature

08/25/20

Date

CHRISTOPHER BURT

Applicant/Agent Name (Print)



Biodiversity Studies • Wetland Delineation & Assessment • Habitat Management • GIS Mapping • Permitting • Forestry

August 24, 2020

2020-16
8/25/20

Bull Real Estate, LLC
191 Saybrook Road
Middletown, Connecticut

RE: Wetland Delineation, 225 & 243 Saybrook Road, Middletown

Bull Real Estate, LLC,

At your request, I conducted an inspection on the above-referenced property on August 23, 2020. The purpose of the inspection was to delineate Connecticut jurisdictional wetlands and watercourses. The inspection was conducted by a soil scientist according to the requirements of the Connecticut Inland Wetlands and Watercourses Act (P.A. 155).

Inland wetlands include soil types designated as poorly drained, very poorly drained, alluvial, and floodplain by the National Cooperative Soils Survey as may be amended from time to time, of the National Resources Conservation Service (NRCS). Watercourses means rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent. Intermittent watercourses shall be delineated by a defined permanent channel and bank and the occurrence of two or more of the following characteristics: (A) Evidence of scour or deposits of recent alluvium or detritus, (B) the presence of standing or flowing water for a duration longer than a particular storm incident, and (C) the presence of hydrophytic vegetation.

Wetlands were delineated by examining the upper 20" of the soil profile with a spade and auger. Those areas meeting the requirements noted above were marked with pink and blue flagging tape and numbered with the following sequence: WF 1 – 14 (refer to Wetland Delineation Sketch Map, attached).

The delineated wetland is characterized as a forested wetland with embedded intermittent watercourse. The wetland drains from Clew Drive, draining north to the rear of residences to the east, and a commercial business to the west. Flows are low gradient to the south near Clew Drive, increasing to the north where the watercourse flows become more concentrated. Wetland hydrology appears to be strongly influenced by runoff from surrounding developed areas, including Clew Drive. While no culvert outfalls from stormwater structures on Clew Drive were observed, the presence of floatable debris within the wetland would indicate that stormwater outfalls are discharging to this system. Refer to Photos 1 & 2, attached.

Digitally available updated soil survey information was obtained from the Natural Resources Conservation Service (refer to NRCS Soil Map, attached). The following is a description of wetland and upland soil types.

Wetland Soil Types

Wetland soils are comprised of Wilbraham silt loam. The Wilbraham series consists of poorly drained loamy soils formed in subglacial till. The soils are very deep to bedrock and moderately deep to a densic contact. They are nearly level to gently sloping soils in drainageways and low-lying positions of till hills. Wilbraham soils have a water table at or near the surface much of the year. They have an aquic moisture regime.

Upland Soil Types

The non-wetland soils were not examined in detail, except as was necessary to identify the wetland boundary. They generally consist of Wethersfield soils. The Wethersfield series consists of very deep, well drained loamy soils formed in dense glacial till on uplands. The soils are moderately deep to dense basal till. They are nearly level to steep soils on till plains, low ridges, and drumlins. Permeability is moderately rapid or moderate in the solum and slow or very slow in the dense substratum. Slope ranges from 0 to 35 percent.

If you have any questions regarding these findings, please feel free to contact me.

Respectfully submitted,



Matthew Davison, PWS, PSS, CPESC, CT Forester

Enclosures: Site Photographs
Soil Map
Wetland Delineation Sketch Map

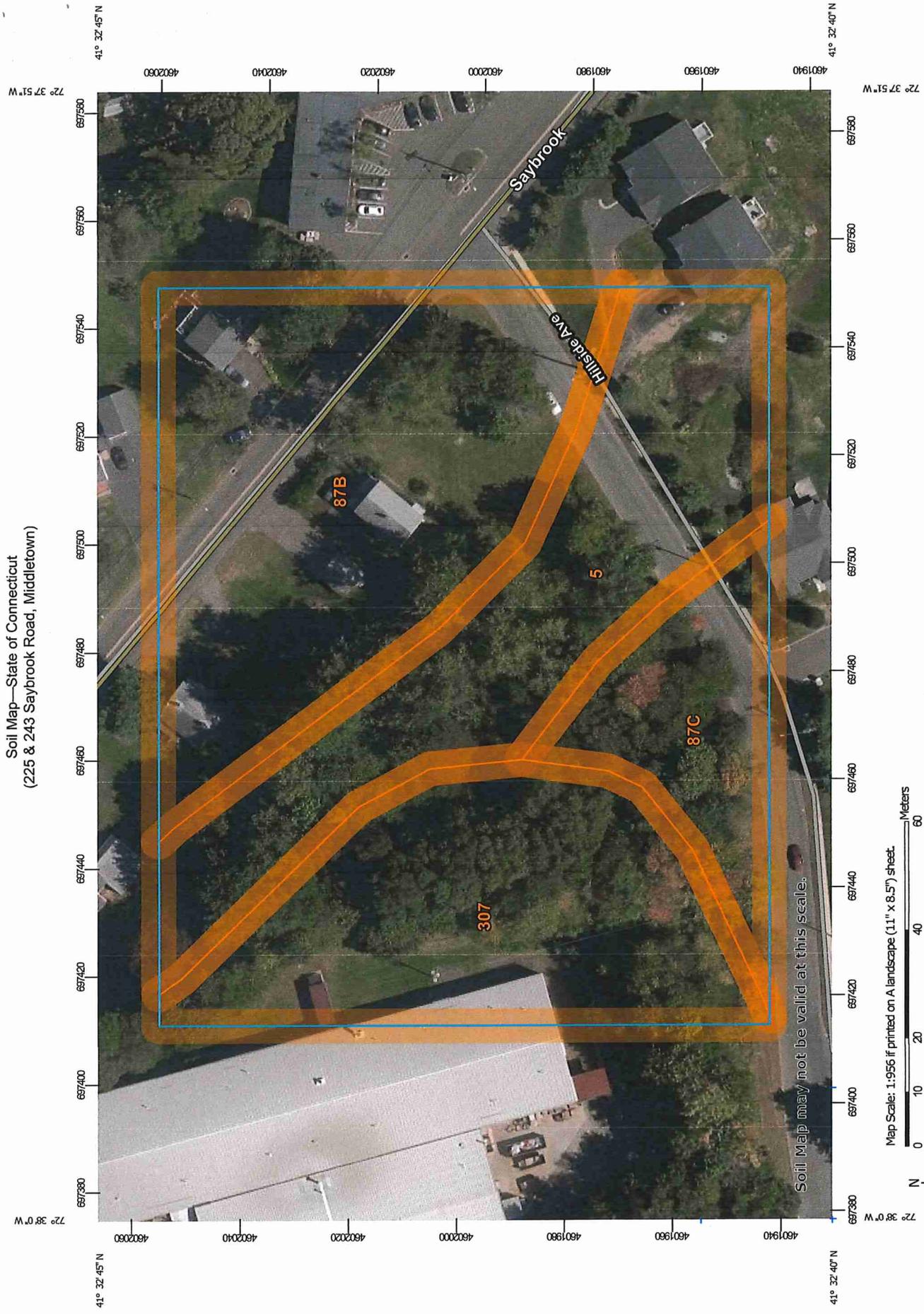


Photo 1: View of delineated wetland area near the southern extent, Clew Drive is beyond trees.



Photo 2: View of delineated wetland area near the northern extent, where flows become channelized within an intermittent watercourse. Note floatable debris to right of photo.

Soil Map—State of Connecticut
(225 & 243 Saybrook Road, Middletown)



MAP LEGEND

-  Area of Interest (AOI)
-  Area of Interest (AOI)
- Soils**
-  Soil Map Unit Polygons
-  Soil Map Unit Polygons
-  Soil Map Unit Lines
-  Soil Map Unit Lines
-  Soil Map Unit Points
-  Soil Map Unit Points
- Special Point Features**
-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot
-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features
- Water Features**
-  Streams and Canals
- Transportation**
-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads
- Background**
-  Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: State of Connecticut
Survey Area Data: Version 20, Jun 9, 2020

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

Date(s) aerial images were photographed: Aug 30, 2019—Oct 15, 2019

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
5	Wilbraham silt loam, 0 to 3 percent slopes	1.0	27.1%
87B	Wethersfield loam, 3 to 8 percent slopes	1.4	36.5%
87C	Wethersfield loam, 8 to 15 percent slopes	0.4	11.2%
307	Urban land	1.0	25.3%
Totals for Area of Interest		3.8	100.0%

WETLAND DELINEATION SKETCH MAP
223 AND 243 SAYBROOK ROAD,
MIDDLETOWN, CT
Matthew Davison, PSS, PWS, 8/22/2020

