

TOWN OF ESSEX
LAND USE APPLICATION
PART ONE

PLEASE CHECK THE APPROPRIATE LINE(S) AND ATTACH THE APPROPRIATE APPLICATION(S):

SPECIAL EXCEPTION	_____	VARIANCE/ APPEAL	_____
SITE PLAN REVIEW	_____	APPROVAL OF LOCATION	_____
INLAND WETLANDS PERMIT	<u> X </u>	REGULATION TEXT AMENDMENT	_____
INLAND WETLANDS PERMIT	_____	ZONE CHANGE	_____
- AGENT APPROVAL	_____	COASTAL SITE PLAN REVIEW	_____
WETLAND PERMIT TRANSFER	_____	MODIFICATION OF PRIOR APPROVAL	_____
SUBDIVISION / RESUBDIVISION	_____	SPECIAL FLOOD HAZARD AREA PERMIT	_____

PROJECT DESCRIPTION: This application is for a side yard and backyard lawn expansion project. Hazard and yard boundary trees from the planned lawn areas were removed in March 2020. This scope involves the following : removal of additional hazard and yard boundary trees, extraction of stumps with an excavator and removal from property, probe sink holes with an excavator and remove any unsuitable materials if needed, tie in 5 downspouts and conduct water to woods edge, spread up to 240 cubic yards of clean fill material to profile rough grade, install up to 140 cubic yards of screened topsoil, finish grade and hand rake to prepare a seed bed, hydroseed two tanks to establish lawn on all disturbed soils, plant selected native inland wetland species, transplant existing ferns, install a 6" layer of ¾" crushed stone in a 13' by 17' area to serve as the foundation for a 12' by 16' shed which is being delivered to the location.

STREET ADDRESS OF PROPERTY _____ 15 WINDSOR LANE, IVORYTON _____

ASSESSOR'S MAP 001 LOT 9 LOT SIZE 1.73 DISTRICT VR/RU

APPLICANT _____ ANDREW (DREW) P. BLICHARZ AND CAROLYN R. BLICHARZ _____
_____drewblicharz@gmail.com _____carolyn.blicharz@gmail.com _____ PHONE 617-549-4950

APPLICANT'S AGENT (if any) _____
_____ PHONE _____

ENGINEER.SURVEYOR/ARCHITECT _____ SULLIVAN LAWN SERVICES _____
_____ERIC SULLIVAN AND BILL ROSS _____ PHONE 860-767-2811

Note:

1) TO BE ACCEPTED BY THE LAND USE OFFICE. THIS APPLICATION MUST BE COMPLETED, SIGNED, AND SUBMITTED WITH THE REQUIRED FEE(S) AND MAP(S) PREPARED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS.

2) THE SUBMITTAL OF THIS APPLICATION CONSTITUTES THE PROPERTY OWNER'S PERMISSION FOR THE COMMISSION OR ITS STAFF TO ENTER THE PROPERTY FOR THE PURPOSE OF INSPECTION.

3) I HERBY AGREE TO PAY ALL ADDITIONAL FEES AND/OR ADDRESS SUCH COSTS DEEMED NECESSARY BY THE LAND USE OFFICE AS DESCRIBED IN PART THREE OF THIS APPLICATION.

Town of Essex
Inland Wetlands and Watercourses Commission

Revised 5/2017 Fee: \$60 to Essex + \$60 to State = \$120

Application # 20-7 Date received by Office 7/7/2020 Fee \$120

Owner of Record ANDREW P. AND CAROLYN R. BLICHARZ

Home Address 15 WINDSOR LANE, IVORYTON

Mailing Address: SAME

Phone: APB Cell 617-549-4950 CRB Cell: 860-729-9172

Applicant's Name: SAME AS OWNER

Home Address _____

Mailing Address: _____

Phone: Home/Cell _____ Work: _____

Applicant's interest in the land if the applicant is not the property owner _____

Location of Property by Street & Village Address: 15 WINDSOR LANE, IVORYTON

State the names of all property owners adjacent to the subject property:

Name of Adjacent Property Owner	Street Address (include Mailing Address if Different)
Please See Attached	

For large properties, please attach another sheet if necessary.

Check applicable activities occurring in or within 100 feet of wetlands and/or watercourses:

Construction of a structure(s)	_____	Discharge	_____
Other site development work	<u>X</u>	Pond creation/dredging	_____
Deposition or removal of material	<u>X</u>	Tree removal	<u>X</u>
Stream altering/channelization	_____	Dam maintenance	_____
Subdivision/Resubdivision	_____	Other	_____
		Stump removal	_____

Nature of Request : Explain in detail the extent of any activity checked above, the type of material, and the equipment to be used to complete project. (Use additional sheets if necessary.)

Heavy equipment will not enter the wetlands and as much distance as possible will be maintained away from the wetlands boundary to prevent potential disturbances. Tree removal will be performed with a bucket truck, skid steer, and triaxle dump truck. Prior to ground

intrusive activities, a silt fence will be installed between the yard and wetlands boundary. An excavator will be used to extract stumps and explore the sink holes. Triaxle trucks will deliver and offload materials. An excavator, skid steer or bulldozer will be used to deposit and grade the material (clean fill, topsoil, gravel). A tractor trailer truck will deliver and place a pre-constructed 12' by 16' shed on a newly established 6-inch layer of ¾-inch size gravel. Hand tools will be used to transplant ferns and plant native inland wetlands species.

Estimated time for completion:

Remove trees in July or August, transplant ferns in July or August, lawn expansion activities in late August or September.

Explain what alternatives have been considered in connection with this application to avoid altering inland wetlands and/or watercourses?

Lawn expansion to the northwest of the house and existing lawn is not feasible due to the proximity of wetlands; the existing lawn appears to be within 10 feet of the wetlands boundary. As such, no lawn expansion is planned in this area.

The backyard and side yard areas provide the best opportunity for lawn expansion. Although the planned lawn expansion in the side yard and backyard approaches the wetlands boundary, the extent is approximately 20 feet from the wetlands boundary. The planned activities within this upland review area pose minimal risk to altering the wetlands/watercourses. The only alterations of existing wetlands conditions involve the removal of hazard trees. The stumps from these trees will remain in place.

Native inland wetlands species including summersweet (6), highbush blueberry (6), and winterberry (6) will be planted between the new side yard and wetlands boundary to serve as a buffer. Native ferns already thrive in the backyard lawn expansion area. Groups of these ferns will be removed from the expansion area and transplanted along the new edge of backyard at locations absent of ferns to further enhance the buffer and provide additional mitigation for runoff.

We considered our options for locating the shed to avoid altering inland wetlands and/or watercourses. The amount of space in the side yard area as compared to the backyard is much more limited. Surface water drains along the existing edge of the lawn into the wetlands and we intend to maintain this pitch. A shed could be located within this expansion area but it would be close to the wetlands and this drainage feature.

A more practical and protective location for the shed is within the backyard expansion area. Our septic and leaching fields are located within the extent of the existing northeastern side yard/backyard area. A shed could be located immediately north of the leaching field or within the existing ferns area within the expansion area but that defeats the purpose of the lawn expansion. A shed in this area would seem to invade the new lawn and be closer to our neighbor's useable backyard area. We settled on a location more than 50 feet from the wetlands boundary and well beyond the minimum property boundary setback for a 192 square foot structure. Based upon this distance to the wetlands, roof runoff from this size shed in this area would seem to be of no negative circumstance.

ACTIVITY LOCATION (Map with sufficient detail must be submitted as a part of the application)

Approximate number of acres of wetlands (or portion thereof) on the property: ~ < ¼ ACRE _____

Approximate area of inland wetlands to be altered; NONE _____

If known, are vernal pools or tidal wetlands located on the property? NONE _____

If yes, where and how many acres (or portion thereof) on the property? NA _____

Is property located within a Special Flood Hazard Area? NO _____

Is any portion of the property within the channel encroachment line? NO _____

Has the property been flagged by a licensed soil scientist YES _____

If yes, by who, and when? IAN COLE, PWS, in March 2020 prior to first phase tree removal activities. Triangulation measurements were used to locate these flags on the site plan which do not match the wetlands survey completed in the late 1980s. The original and more conservative delineation is being used as the reference point.

Will there be water discharge into wetlands? NO _____

Discharge – Specify Type _____

ADDITIONAL INFORMATION MAY BE REQUIRED DEPENDING UPON THE COMPLEXITY OF THE PROJECT.

CERTIFICATION:

The applicant understands that this application is to be considered complete only when all information and documents required by the Commission have been submitted. The undersigned warrants the truth of all statements contained herein and in all supporting documents according to the best of his/her knowledge and belief. Permission is granted to the Town of Essex Inland Wetlands and Watercourses Commission and its agent(s) to walk the land, at reasonable times, and perform those tests necessary to properly review the application, both before and after a final decision has been issued.

Applicant's
Signature Drew Blicharz Date 7/7/2020
Drew P. Blicharz

Owner's
Signature Drew Blicharz Date 7/7/2020
Drew P. Blicharz

Commission Action	<u>Approved</u>	<u>Denied</u>	<u>Date</u>
Agent Action	<u>Approved</u>	<u>Denied</u>	<u>Date</u>

Sullivan Lawn Services LLC

8 Piney Branch Rd., Ivoryton, CT 06442
(860)767-2811 Fax (860) 767-1529
Visit us on the web @

www.sullivanlawnservices.com

Drew and Carolyn Blicharz
15 Windsor Lane
Ivoryton, CT 06442

7 July, 2020

Dear Drew and Carolyn,

Thank you for meeting with me to discuss the wetlands application for your proposed activity at 15 Windsor Lane.

Having reviewed the site and pending proposed activity, I have the following recommendations.

The area of the work that is closest to the wetlands and in the "review area" is on the garage side of the house at the woods edge. There is minimal grubbing of existing vegetation needed in the area that is cleared. The gradient of that part of the site naturally slopes away from the wetlands. I would expect that lawn planted in that location would be a minimal impact to adjacent wetlands.

Since it is the part of the work in closest proximity however, I think it makes sense to plant native species to serve as a buffer. I would suggest planting the following items.

- 6 Clethra alnifolia (Summersweet)
- 6 Vaccinium corymbosum (Highbush Blueberry)
- 6 Ilex verticillata (Winterberry)

My expectation is that the existing ferns at the margins of the area will continue to fill in and revegetate the edges. This is true of all of the edges of the proposed activity throughout the site. The ferns should provide excellent mitigation of runoff, even in areas where the lawn slopes toward the review area.

In my professional opinion, the proposed activity poses no threat to existing wetlands. The plantings above should more than address any potential concerns that may arise during the permitting process.

Please call, email or text any time if I can help facilitate the application for you.
Sincerely,

Bill Ross
Sullivan Lawn Services
860-303-5070 cell
HIC#0606162
B2547