

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 - AGENT APPROVAL	_____	ZONE CHANGE	_____
	_____	COASTAL SITE PLAN REVIEW	_____
WETLAND PERMIT TRANSFER	_____	MODIFICATION OF PRIOR APPROVAL	_____
SUBDIVISION / RESUBDIVISION	_____	SPECIAL FLOOD HAZARD AREA PERMIT	_____

PROJECT DESCRIPTION:

Addition of 16' x 12'-6" shed to property at location shown in site plan furnished separately. Approximate location to nearest wetland is 62'.

STREET ADDRESS OF PROPERTY 25 Heron Pond Road, Essex, CT

ASSESSOR'S MAP 74 LOT 6 LOT SIZE 1.22 ACRES DISTRICT RU

APPLICANT Jens Hupkau PHONE 203 437-5298

APPLICANT'S AGENT (if any) N/A PHONE \_\_\_\_\_

ENGINEER.SURVEYOR/ARCHITECT N/A PHONE \_\_\_\_\_

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.

# Inland Wetlands and Watercourses Commission

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

Application # 20A-5 Date received by Office 7/14/2020 Fee \$120

Owner of Record Jens Hupkau  
 Home Address 25 Heron Pond Road, Essex, CT  
 Mailing Address: same  
 Phone: Home/Cell 203 437-5298 Work: \_\_\_\_\_

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: 25 Heron Pond Road, Essex, CT

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

Name of Adjacent Property Owner	Street Address (include Mailing Address if Different)
John M. Fitzgerald	24 Heron Pond Road, Essex, CT
Essex Land Trust	Wetlands west of property
LDV Development LLC	23 Heron Pond Road, Essex, CT
<del>SECURITY</del>	

*CORRECT* ✓

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)    | <u>  x  </u> | Discharge              | _____ |
| Other site development work       | _____        | Pond creation/dredging | _____ |
| Deposition or removal of material | _____        | Tree removal           | _____ |
| Stream altering/channelization    | _____        | Dam maintenance        | _____ |
| Subdivision/Resubdivision         | _____        | Other                  | _____ |

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.)

Construction of shed structure, see furnished document "2020-07-13 Shed Application, Rev 2.pdf". Wood structure with vinyl siding and roof shingles, same materials, and colors to be used as the main house. 12.5' x 16' SHED

Estimated time for completion: 3 months

Explain what alternatives have been considered in connection with this application to avoid altering inland wetlands and/or watercourses? \_\_\_\_\_ Wetlands are not altered by the addition of this structure. The natural grade of the property greatly limits the possible locations for the structure. The proposed location is on a small plot of level land on the property and is thought to be the best location to allow this structure to blend into the surrounding nature. Other locations considered would require grade work and would fit into the surroundings less ideally.

**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 0.2 acres  
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? \_\_\_\_\_

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 no yes

If yes, by who, and when? \_\_\_\_\_

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 Jess Wuyt Date 7/29/20

Owner's Signature Jess Wuyt Date 7/29/20

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Commission Action Approved Denied Date  
Agent Action Approved Denied Date

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Applicant's Signature see attached Date \_\_\_\_\_

Owner's Signature h Date \_\_\_\_\_

Commission Action \_\_\_\_\_

Agent Action \_\_\_\_\_

Approved	Denied	Date
		<u>July 29, 2020</u>
Approved	Denied	Date

Elevation Views

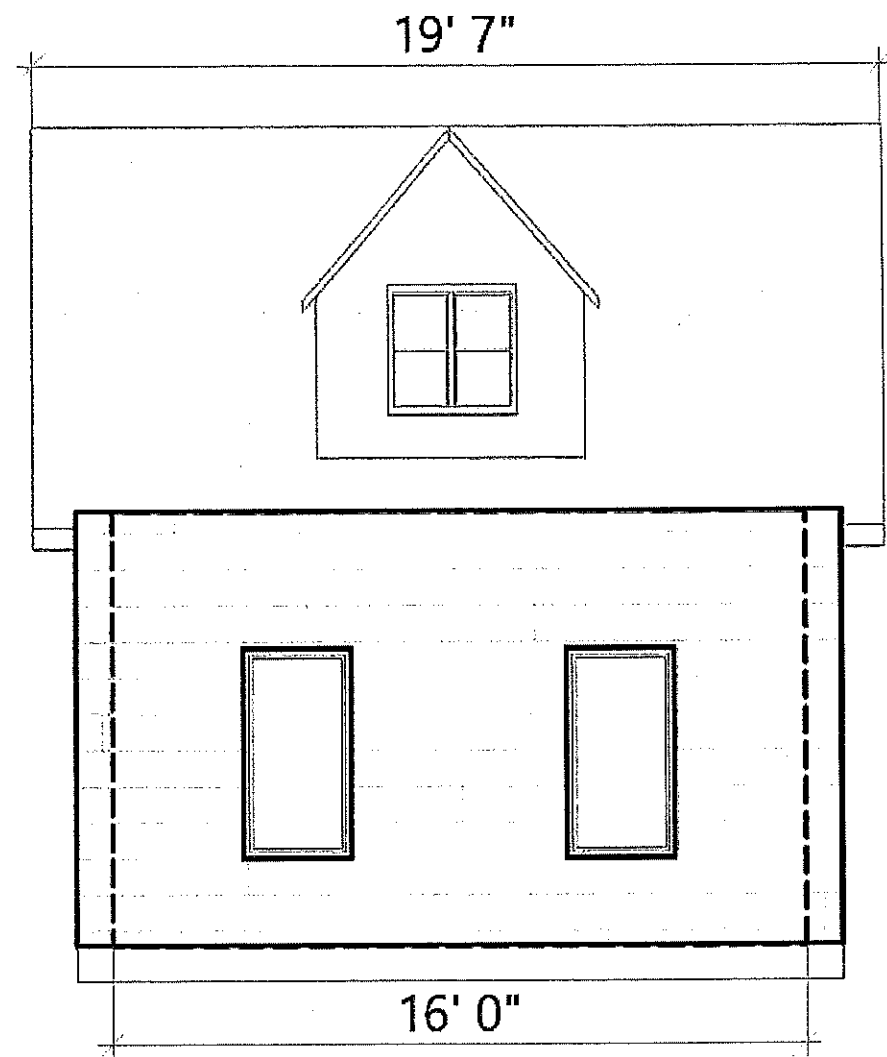


FIGURE 5: FRONT ELEVATION (EAST SIDE)

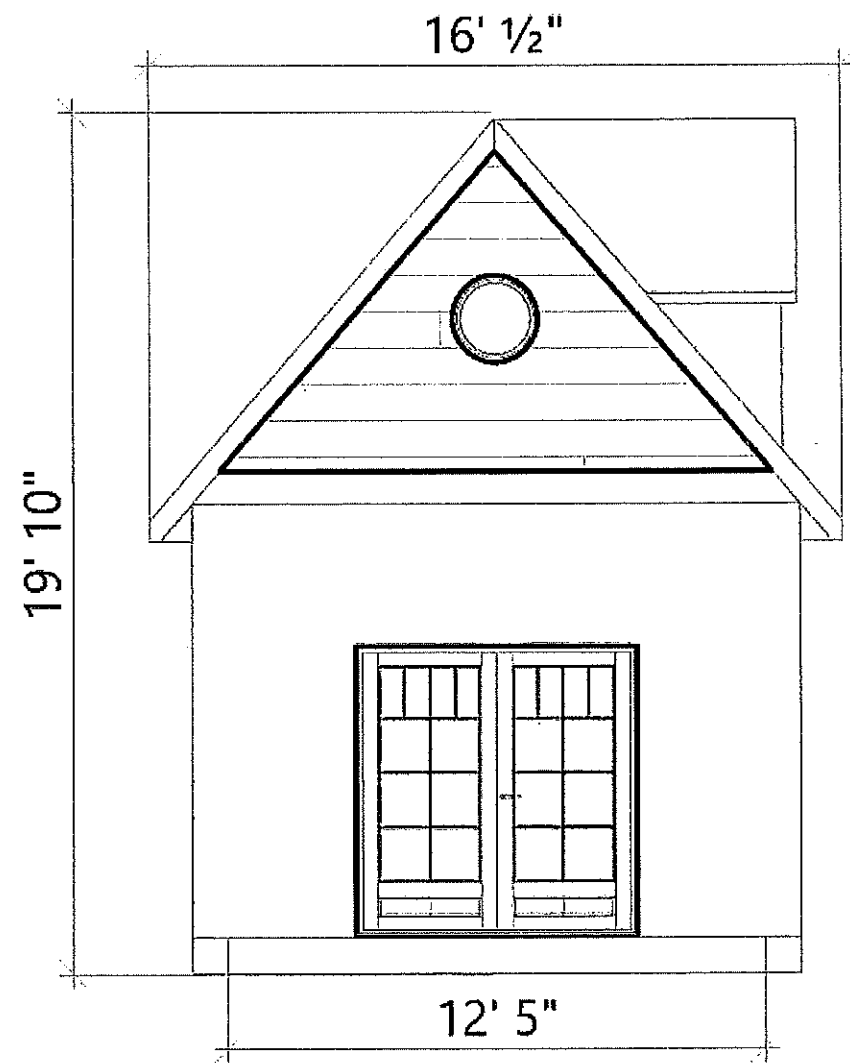


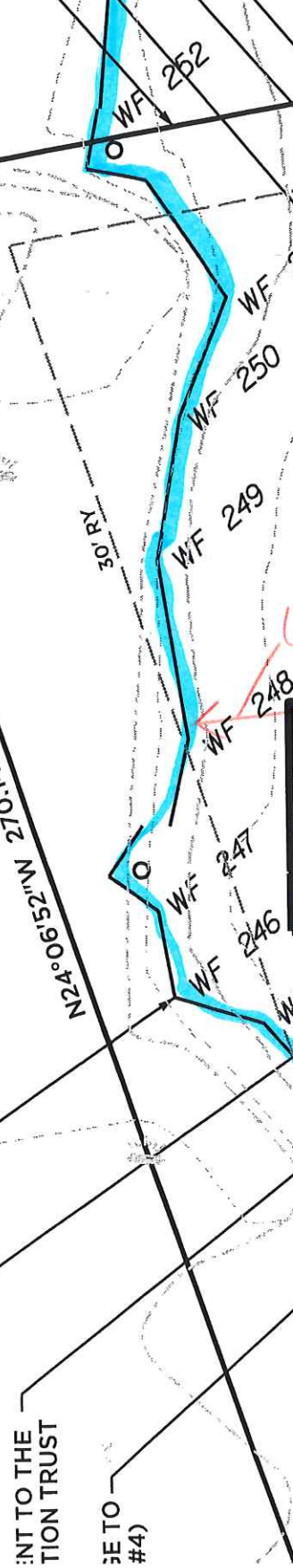
FIGURE 7: SIDE ELEVATION (SOUTH SIDE)

**LOT 6**

OPEN SPAC  
ZONE  
LOT AREA  
BUILDING COVERAG  
IMPERVIOUS AREA  
AREA OF DISTURBA

\* A CONFIRMATION TEST BY THE ESSEX HEALTH DEPARTMENT AT THE TIME OF FOUNDATION CONSTRUCTION IS PRESENT WITHIN 4' FROM THE NORTH AT THE PROPERTY LINE.  
\* NO STRUCTURES ARE TO BE CONSTRUCTED TO THE NORTH AT THE PROPERTY LINE.

REGULATED AREA PER ESSEX HEALTH DEPARTMENT APPROVAL  
INVERT ELJECTIONS, SERIES, BOTTOM TO THE ESSEX LAND CONSERVATION TRUST  
TO THE ESSEX LAND CONSERVATION TRUST



**LOT 6**  
53,209 SQ. FT.  
1.22 ACRES

PROPOSED 4 BEDROOM DWELLING  
T.W. = 52.5  
B.F. = 43.5

22' X 26' GARAGE  
F.F. = 52.4

WALK OUT 43.0' DIA.  
35'-6\"/>

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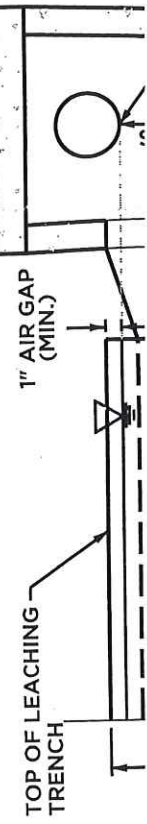
PROPOSED 4 BEDROOM DWELLING  
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**SITE PLAN**

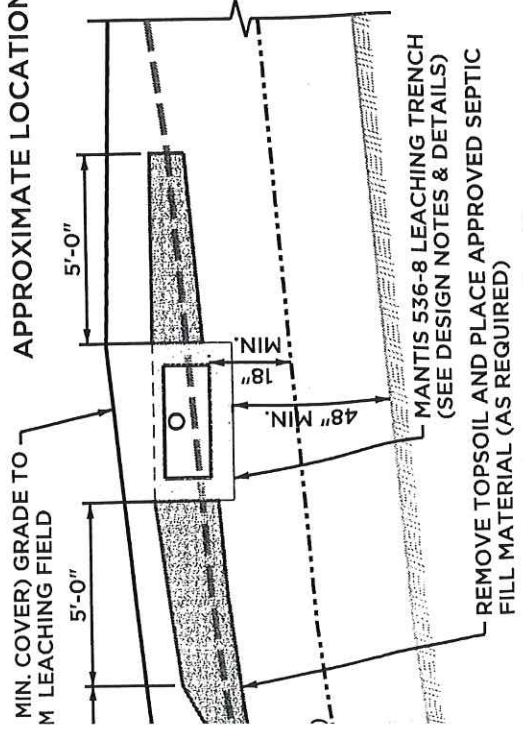
1" = 30'

ADJACENT WELL LOCATION PREPARED FOR LOT 5 DATED 9/17/13  
S46°57'33"E 38.34'

NOTE: FOR D-BOX INVERTS SEE SCHEDULE OF INVERTS TABLE.



RED RETAINING WALLS DEPICTED ON PLAN ARE SHOWN FOR GRAPHICAL PURPOSES ONLY, FINAL WALL DESIGN SHALL BE SUPPLIED BY MANUFACTURER AND COMPLY WITH STATE AND LOCAL CODES.



**MANTIS 536-8 LEACHING TRENCH SECTION**

NOT TO SCALE