

Summer Hill

Civil Engineers & Land Surveyors, P.C.
 60 Wall Street
 P.O. Box 708
 Madison, Connecticut 06443-0708
 Telephone: (203) 245-0722

LETTER OF TRANSMITTAL

TO: Carey Duques, AICP, Town Planner
 Land Use Department
 Town of Essex
 29 West Avenue
 Essex, Connecticut 06426

DATE: 8-3-21 PROJECT No.: 20-50
 RE: Land of George C. Field Company, Inc.
 Assessors Map 67 – Lot 4
 Bokum Road
 Essex, Connecticut

We are sending you: Attached Under separate cover via: _____ the following items:

- | | | |
|---|---|---|
| <input type="checkbox"/> Prints | <input type="checkbox"/> Copy of Letter | <input type="checkbox"/> Catalogue Cuts |
| <input type="checkbox"/> Specifications | <input type="checkbox"/> Change Order | <input type="checkbox"/> Samples |
| <input type="checkbox"/> Reports | <input type="checkbox"/> Shop Drawings | <input checked="" type="checkbox"/> See Description _____ |

Transmitted as checked below:

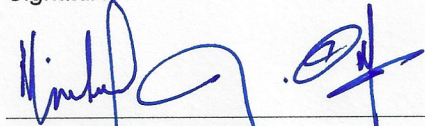
- | | | |
|--|--|--|
| <input type="checkbox"/> As requested | <input type="checkbox"/> For approval | <input type="checkbox"/> Returned for corrections |
| <input checked="" type="checkbox"/> For your use | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Returned after loan to us |
| <input type="checkbox"/> For review and comment | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> _____ |

Copies	Drawing No.	Date	Description
11	-	7-1-21	Land Use Application
11	-	7-1-21	Attachments A and B
11	-	-	Statewide Inland Wetlands & Watercourses Activities Reporting Form
1	-	7-1-21	Application Fee: \$460.00 – Check No. 14048
11	As Noted	7-1-21	Inland Wetlands and Watercourses Commission Submission Permit Drawing Set
11	-	7-1-21	Stormwater Management Design Report

REMARKS:

cc: Herbert T. Clark, w/enclosures
 File, w/o enclosures

Signature:



 Michael J. Ott, P.E., L.S.

If enclosures are not as described, please notify our office.

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:

Construction of a 28,000 square foot and a 24,480 square foot commercial building and associated access driveway, parking area, retaining wall, building utility services, and on-site wastewater systems.

STREET ADDRESS OF PROPERTY Bokum Road

ASSESSOR'S MAP 67 LOT 4 LOT SIZE 388,259 Sf = 8.91 Ac. DISTRICT LI

APPLICANT George C. Field Company, Inc.

EMAIL: htcessex@prodigy.net PHONE 860-767-0420

APPLICANT'S AGENT (if any) _____

EMAIL: _____ PHONE _____

ENGINEER.SURVEYOR/ARCHITECT Michael J. Ott, P.E., L.S. Summer Hill Civil Engineers & Land Surveyors, P.C.

EMAIL: otm@summerhillcivilengineers.com PHONE 203-245-0722

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 # _____ Date received by Office _____ Fee _____

Owner of Record George C. Field Company, Inc.

Home Address _____

Mailing Address: P.O. Box 24 Essex, Connecticut 06426

Phone: Home/Cell _____ Work: 860-767-0420

Applicant's Name: George C. Field Company, Inc.

Home Address _____

Mailing Address: P.O. Box 24 Essex, Connecticut 06426

Phone: Home/Cell _____ Work: 860-767-0420

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

Location of Property by Street & Village Address: Bokum Road

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

Name of Adjacent Property Owner	Street Address (include Mailing Address if Different)
See Attachment A	

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

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.)

See Attachment B

Estimated time for completion: Spring 2022

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

See Attachment B

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: 4.6 Ac.

Approximate area of inland wetlands to be altered: 0.02 Ac.

If known, are vernal pools or tidal wetlands located on the property? No

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

Is property located within a Special Flood Hazard Area? Yes

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? R. Richard Snarski, CPSS, New England Environmental Services

Will there be water discharge into wetlands? Yes

Discharge – Specify Type Stormwater

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 [Signature] Date 7-1-21

Owner's Signature [Signature] Date 7-1-21

Commission Action Approved Denied Date

Agent Action Approved Denied Date

Town of Essex
Inland Wetland and Watercourses Commission
Application for Inland Wetlands Permit

Application
of
George C. Field Company, Inc.
Bokum Road
Assessors Map 67 – Lot 4

Attachment A
Property Owners Adjoining the Subject Land Parcel

Property Owners Adjoining the Subject Land Parcel

Assessors Map No. - Lot No.	Record Owner	Property Address	Mailing Address
52-1	Kentwood, LLC	52 Plains Road	86 Ingham Hill Road Essex, Connecticut 06443
67-2-2	Essex Meadows, LLC	30 Bokum Road	30 Bokum Road Essex, Connecticut 06426
67-3	New England Builders Finish, LLC	19 Bokum Road	19 Bokum Road Essex, Connecticut 06426
67-4-1	Sandra M. Huber	45 Bokum Road	P.O. Box 652 Essex, Connecticut 06426
67-5	Thomas J. Macwhinney	Bokum Road	37 Bokum Road Essex, Connecticut 06426
67-6	Helen Macwhinney	41 Bokum Road	41 Bokum Road Essex, Connecticut 06426
67-7	Thomas J. Macwhinney	37 Bokum Road	37 Bokum Road Essex, Connecticut 06426

Town of Essex
Inland Wetland and Watercourses Commission
Application for Inland Wetlands Permit

Application
of
George C. Field Company, Inc.
Bokum Road
Assessors Map 67 – Lot 4

Attachment B
Nature of Request

The applicant, the George C. Field Company, Inc. has submitted this application to the Town of Essex Inland Wetlands and Watercourses Commission requesting approval of regulated activities associated with the construction of a planned commercial business park. The improvements consist of a 28,000 square foot and a 24,800 square foot building and associated access roadway, driveways, parking area, retaining wall, utility services, on-site wastewater systems, stormwater management facilities, guiderail, signage, and landscaping.

The buildings will be served by communication, electric, gas, and water public utilities located within the Bokum Road right-of-way. All utilities will be installed underground.

The site work construction associated with the project includes erosion and sediment control, traffic control, site preparation, mass earthwork, trenching, backfilling, grading, building foundation, retaining wall, water main and service, communication, electric, and gas utility, wastewater system, storm drainage, paving, curbing, guiderail, pavement markings, signage, landscape and turf establishment construction.

The approximate area of inland wetland disturbance is 0.02 acres and the disturbed area within the 100-foot inland wetland upland review area is approximately 2.7 acres.

The total area of land disturbance associated with the complete project construction activities is approximately 3.75 acres.

The surficial soils on the project site are identified in the Natural Resources Conservation Service Soil Survey for the State of Connecticut as Windsor loamy sands, 3-8% slopes (36B).

The site is located within the Falls River subregional drainage basin (HUC 4019). The Mud River flows southerly along the sites northerly boundary and to the west of the site.

The site is located within an un-numbered Special Flood Hazard Area Zone A and Flood Zone X.

The site is not located within a public water supply watershed area, an aquifer protection area, or an identified Connecticut Department of Energy and Environmental Protection Natural Diversity Database Area.

Areas of steep slopes (25 percent or greater) are not located on the site.



Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete and mail this form in accordance with the instructions on pages 2 and 3 to:

DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3rd Floor, Hartford, CT 06106

Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

- DATE ACTION WAS TAKEN: year: _____ month: _____
- ACTION TAKEN (see instructions, only use one code): _____
- WAS A PUBLIC HEARING HELD (check one)? yes no
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(print name) _____ (signature) _____

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

- TOWN IN WHICH THE ACTION IS OCCURRING (print name): Essex
does this project cross municipal boundaries (check one)? yes no
if yes, list the other town(s) in which the action is occurring (print name(s)): _____, _____
- LOCATION (see instructions for information): USGS quad name: Essex or number: 99
subregional drainage basin number: 4019
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): George C. Field Company, Inc.
- NAME & ADDRESS / LOCATION OF PROJECT SITE (print information): Bokum Road
briefly describe the action/project/activity (check and print information): temporary permanent description: Construction of a 28,000 square foot and a 24,480 square foot commercial building and associated site improvements
- ACTIVITY PURPOSE CODE (see instructions, only use one code): D
- ACTIVITY TYPE CODE(S) (see instructions for codes): 1, 2, 12, _____
- WETLAND / WATERCOURSE AREA ALTERED (must provide acres or linear feet):
wetlands: 0.02 acres open water body: 0 acres stream: 0 linear feet
- UPLAND AREA ALTERED (must provide acres): 2.7 acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0 acres

DATE RECEIVED:

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO