

IWWC #21-8

TOWN OF ESSEX
LAND USE APPLICATION
PART ONE

RECEIVED
4-6-21

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	<u> X </u>
SUBDIVISION / RESUBDIVISION	_____	SPECIAL FLOOD HAZARD AREA PERMIT	_____

PROJECT DESCRIPTION:

Expansion of the existing installed leaching field to accomodate an additional bedroom in the residence currently under construction and a modification of the previously approved location of a proposed barn structure.

STREET ADDRESS OF PROPERTY 21 Grove Street

ASSESSOR'S MAP 27 LOT 77 LOT SIZE 72,495 Sf = 1.66 Ac. DISTRICT VR

APPLICANT 21 Grove, LLC

EMAIL: mpicard@atlasoutdoor, LLC PHONE 203-483-9013

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: ottm@summerhillcivilengineers.com PHONE 203-245-0722

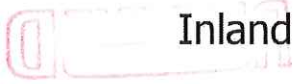
Note:

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 # 21-8 Date received by Office 4-6-21 Fee \$120.-

Owner of Record 21 Grove, LLC
Home Address
Mailing Address: 30 Northeast Industrial Road Branford, CT 06405
Phone: Home/Cell 203-530-5530 (Cell) Work: 203-483-9013

Applicant's Name: Atlas Construction Services, LLC
Home Address
Mailing Address: 30 Northeast Industrial Road Branford, CT 06405
Phone: Home/Cell 203-530-5530 (Cell) Work: 203-483-9013
Applicant's interest in the land if the applicant is not the property owner Contractor

Location of Property by Street & Village Address: 21 Grove Street

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

Table with 2 columns: Name of Adjacent Property Owner, Street Address (include Mailing Address if Different). Row 1: 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) [X] Discharge
Other site development work [X] Pond creation/dredging
Deposition or removal of material
Stream altering/channelization
Subdivision/Resubdivision
Tree removal
Dam maintenance
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.)

Expansion of the existing installed leaching field to accomodate an additional bedroom in the residence currently under construction and a modification of the previously approved location of a proposed barn structure.

Estimated time for completion: April 2021

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

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: 0.20

Approximate area of inland wetlands to be altered: N/A

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

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 property review the application, both before and after a final decision has been issued.

Applicant's Signature [Signature] Date 3-22-21

Owner's Signature [Signature] Date 3-22-21

Commission Action Approved Denied Date

Agent Action Approved Denied Date

ESSEX INLAND WETLANDS & WATERCOURSES COMMISSION PERMIT APPLICATION INSTRUCTIONS – Effective 5/24/17

Most projects will require an approved Inland Wetlands permit from either the Inland Wetlands Enforcement Officer or the Inland Wetlands and Watercourses Commission if your property lies

- Within wetlands or a natural or artificial watercourse (pond, river, cove etc...) or
- Within the 100' upland review area to an inland wetland or a watercourse.

The Application Form is available in the Zoning/Land Use Office or on-line (www.essexct.gov -- under Departments/Zoning/Permits & Forms).

Meeting Schedule: The Inland Wetlands and Watercourses Commission meet the second Tuesday of the month at 7:00 pm in the Essex Town Hall (generally in Room A on the second floor). The schedule can be confirmed online.

The Application Deadline is eight days prior to the meeting by 4:00 pm. However, requests for the Commission to conduct a site visit can be made at any time including the meeting. A written request is preferred (simple letter format c/o the Wetlands Enforcement Officer – Zoning/Land Use Office).

Application Fees must be submitted at the time of application (see attached sheet).

Thirteen copies of the application must be submitted along with the accompanying site plan. Additional copies may be required depending upon the complexity of the project. If the project involves multiple site plan sheets (such as for subdivisions and/or commercial applications), check with the Inland Wetlands Enforcement Officer—11 full sets may not be necessary.

Site Plans must be of sufficient detail to show:

- The proposed activity with distances to the wetland, water body, or watercourse
- The location of the wetland, water body, or water course
- The location of the upland review area(s)
- Location of erosion and sedimentation control measures
- Location of buildings and driveways

For many land owners, a hand drawn plan (as long as it accurately depicts the area) or a copy of a site survey may be used. Consult with the Wetlands Enforcement Officer for advice. However, professionally prepared plans (by a Licensed Land Surveyor/Professional Engineer, and/or Soil Scientist) may be required depending upon the complexity of the project. New buildings will require professionally prepared plans. Septic system repairs and/or a new system will require prior approval from the Health Department.

Process: The review process may take one-three months depending upon the complexity of the project. The Commission generally schedules a site visit if the members are not familiar with the property. Although a copy of the application is usually distributed to the members prior to the meeting, members can only discuss the application at the meeting. Please do not attempt to discuss the application with individual members outside the meeting.

You and/or your representative must be present at the meeting to discuss the application. Pictures of the area may also be helpful.

If the application is approved, a decision notice is posted with the Town Clerk and a local paper (generally the Hartford Courant). An abutter may appeal the Commission's decision within 15 days of publication. If there is no appeal, an approved permit is mailed to the applicant. Other permits may be obtained at this time. **Remember activities (such as docks and retaining walls) within the CJL of the Connecticut River, its coves, or portions of the Falls River will require CT Department of Energy and Environmental Protection approval.**

Questions? Call Carey Duques, Land Use Official at (860) 767-4340 Ext 115 or email at cduques@essexct.gov.

FEE SCHEDULE

Updated March, 2010

All checks for fees are payable to the Town of Essex

ACTIVITY CATEGORY	FEE
<p>All activities except declaratory rulings have a separate surcharge to CT DEP\$ 60.00 – *The Town has no control over the CT DEP fee – <u>Make check payable to the "Town of Essex"</u></p>	<p>\$ 60*</p>
<p>Declaratory ruling/"uses as of right" or Preliminary reviews: No charge</p>	<p>0</p>
<p>Single family residential construction in regulated upland review area: Includes Wetlands Enforcement Officer Permit involving excavation or re-grading (only in the regulated upland area)</p>	<p>\$ 60</p>
<p>Single family residential construction within inland wetlands or stream crossing, maintenance or replacement of culvert</p>	<p>\$ 60</p>
<p>Subdivision/zoning review: No activities in regulated upland area or wetlands</p>	<p>\$100</p>
<p>Subdivision activities: Minor (landscaping or limited grading within regulated upland area)</p>	<p>\$250</p>
<p>Subdivision activities: Drainage and/or road in either regulated upland area or wetlands Plus \$250 per lot with activities in a regulated area and Technical Review Fee</p>	<p>\$250+</p>
<p>Commercial/Industrial/Institutional applications: Minor grading within upland area only with limited or no Town Engineer review</p>	<p>\$200</p>
<p>Commercial/Industrial/Institutional applications: Involving site and/or stormwater review by Town Engineer plus Technical Review Fee</p>	<p>\$400+</p>
<p>Other: Pond dredging, forestry review (other than "as-of-right")</p>	<p>\$75</p>
<p>Public Hearing Charge</p>	<p>\$300</p>
<p>Technical Review Fee: 150% of the cost of engineering or other professional review as determined by the Town Engineer and/or professional. This includes the cost of inspections. The applicant will receive a refund on any fee in excess of the Town's cost. <i>Note: This is also allowed per Section 3.3 of the Town's Fee Ordinance.</i></p>	
<p>Amendments to Wetlands Map or Regulations proposed by applicant other than Commission</p>	<p>\$300</p>

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

Application
of
21 Grove, LLC
21 Grove Street
Assessors Map 27-Lot 77

Attachment A
Property Owners Adjoining the Subject Parcel

Assessors Map No.-Lot No.	Record Owner	Property Address	Mailing Address
27-53	Catherine A. Bowdren	34 Grove Street	34 Grove Street Essex, Connecticut 06426
27-54	William E. Robinson	25 Grove Street	25 Grandview Terrace Essex, Connecticut 06426
27-55	Anchored Inn, LLC	27 Grove Street	6 Fox Street Westbrook, Connecticut 06498
27-56	Ronnie Dean & Sandra C. Eubank	29 Grove Street	29 Grove Street Essex, Connecticut 06426
27-61	Robert C. Ward & Susan A. Malan	56 North Main Street SX	P.O. Box 917 Essex, Connecticut 06426
27-62	William E. Robinson & Stephanie N. Owen	54 North Main Street SX	54 North Main Street Essex, Connecticut 06426
27-62-1	Cynthia A. David	52 North Main Street	52 North Main Street Essex, Connecticut 06426
27-64-1	Hilda K. Griffin	46 North Main Street SX	46 North Main Street Essex, Connecticut 06426
27-75	Paul Shepard	19 High Street	19 High Street Essex, Connecticut 06426
27-76	Peter & Victoria Vermeer	23 High Street	23 High Street Essex, Connecticut 06426
27-78	River View Cemetery, Inc.	Grove Street	P.O. Box 14 Essex, Connecticut 06426
27-79	Luke J. Patterson	26 High Street	26 High Street Essex, Connecticut 06426