

Town of Essex
Inland Wetlands and Watercourses Commission
 Revised 4/6/2022

Application # 22-21 Date received by Office _____ Fee \$70

Owner of Record Brandon Macri

Home Address 60E Lynn Road, Ivoryton, CT 06442

Mailing Address: same

Phone: Home/Cell (860) 662-0130 Work: (203) 235-4830

Applicant's Name: Brandon macri

Home Address 60E Lynn Road, Ivoryton, CT 06442

Mailing Address: same

Phone: Home/Cell (860) 662-0130 Work: (203) 235-4830

Email: Brandon@macriroofing.com

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

Location of Property by Street & Village Address: 60E Lynn Rd Ivoryton

Map 85 Lot 15 Lot Size 2.59ac District RU

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

Construction of a structure(s)	<input checked="" type="checkbox"/>	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.)

Build a 33'x33' garage addition off the existing house. A deck will be installed over the top of the addition. The existing 1,000 gal propane tank will be moved to accommodate the new structure. The propane will be above ground in its new location.

Estimated length of time for project : 9 months

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.

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

No wetlands are being disturbed

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: 33,030

Approximate area of inland wetlands to be altered: 0

Approximate length of watercourse(s) on the property: 500'

Approximate length of watercourse(s) to be altered: NONE

Approximate number of acres of upland review area on the property: 52,682

Approximate area of upland review area to be altered: 4,501

If known, are vernal pools or tidal wetlands located on the property? none known (none noted by soil scientist in 2007)

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

Is property located within a Special Flood Hazard Area? no

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

Has the property been flagged by a licensed soil scientist yes

If yes, by who, and when? Richard Swarski 2007

Will there be water discharge into wetlands? no

Discharge - Specify Type _____

Please complete the attached State Reporting Form

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

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

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

For large properties, please attach another sheet if necessary.

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 Bender Mann Date 9/21/2022

Owner's Signature Bender Mann Date 9/21/2022

Commission Action

<u> </u>	<u> </u>	<u> </u>
Approved	Denied	Date

Agent Action

<u> </u>	<u> </u>	<u> </u>
Approved	Denied	Date

85-14	Frank Nocera	60	Lynn Rd	
		"	"	Ivoryton
85-13	Estate of Alma & Reynold Brown	60 A	Lynn Rd	
		47 N. High St, Lot 6,	Clinton, Ct 06013	
86-5-06	Aimee & Matthew Heins	20	Rachel Lane	
		"	"	Ivoryton
85-02	Mark Erwin & Sharon Morse-Erwin	60 D	Lynn Rd	
		"	"	Ivoryton
85-16-15	Katherine & Bruce Estabrook	45	Deer Lane	
		"	"	Ivoryton
85-16-16	Lill Vaughn	43	Deer Lane	
		"	"	Ivoryton
85-16-17	Denise Smith	31	Deer Lane	
		"	"	Ivoryton
85-03	Jeffrey Jeffrey Greider	60B	Lynn Rd	
		"	"	Ivoryton
85-09	William & Sharon Nelson	64	Lynn Rd	
		"	"	Ivoryton
85-04	Ryan Gallacher	62	Lynn Rd	
		"	"	Ivoryton
85-006	Lisa Brown	56	Lynn Rd	
		"	"	Ivoryton
85-010	Jeremy Knox & Kerry Davies	54A	Lynn Rd	
		"	"	Ivoryton
85-08	Richard & Iris Silberberg	54	Lynn Rd	
		54	Lynn Rd	Ivoryton
85-07	Richard & Iris Silberberg	54	Lynn Rd	
		"	"	Ivoryton

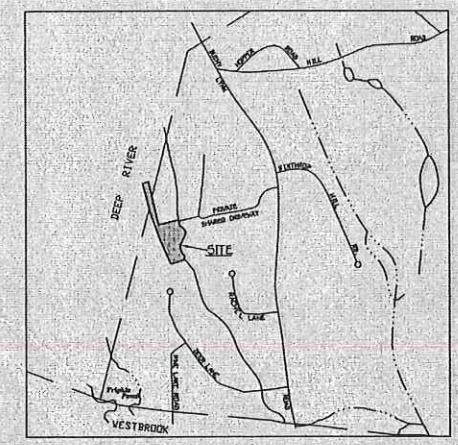
BS-01 Mark Erwin 60F Lynn Rd
Sharon Morse-Erwin " " Ivoryton

DEEP RIVER

30/4A Leroy Holdmeyer Westbrook Rd
47 Deer Lane Ivoryton

30/2 Leroy Holdmeyer Bushy Hill Rd
47 Deer Lane Ivoryton

30/1 Mark Erwin & Sharon Morse-Erwin
Bushy Hill Rd
60 D Lynn Rd Ivoryton



ZONING DATA TABLE
ZONING DISTRICT BU

ITEM	REQUIRED/ALLOWED	EXISTING
MIN. LOT AREA	80,000 S.F.	133,729.2 S.F.* (3.07 AC.)
SETBACKS		
FRONT	40'	>40'
REAR	30'	45.0'
SIDE	30'	95.1'
MAX. BLDG. COVERAGE	7.5%	1.2% (SEE HOUSE PLANS)
MAX. BLDG. HEIGHT	30'	

N/F
**WOODROW BRUCE ESTABROOK &
KATHERINE BRADFORD ESTABROOK**
VOL. 157 PG. 11

N/F
**REYNOLD A. BROWN
& ALMA F. BROWN**
VOL. 112 PG. 411

N/F
FRANK NOCERA
VOL. 120 PG. 111

N/F
JILL CHILDRESS
VOL. 205 PG. 929
VOL. 112 PG. 55

TOTAL LAND AREA (IN ESSEX)
= 133,729.2 S.F.*
= 3.07 AC.*

- NOTES:**
- REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - SITE DEVELOPMENT PLAN, PORTION OF PROPERTY OF JOHN VASSO, PREPARED FOR LARRY BALDYGA, LYNN ROAD, IVORYTON, ESSEX, CONNECTICUT, DATE: DECEMBER 1, 2003, REVISED THRU: 4-5-2006 BY: ANGIS McDONALD / GARY SHARPE & ASSOCIATES, INC.
 - "IMPROVEMENT LOCATION SURVEY" SITE PLAN PROPOSED 2 BEDROOM DWELLING REAR PARCEL WEST OF LYNN ROAD IVORYTON - ESSEX, CONNECTICUT, DATE: OCTOBER 16, 2001, PREPARED FOR SHARON MORSE AND MARK ERWIN BY: DONALD R. CARLSON.
 - "PROPERTY SURVEY" RECONFIGURATION OF PARCELS LAND OF SHARON A. MORSE REAR PARCELS WEST OF LYNN ROAD IVORYTON - ESSEX & DEEP RIVER, CONNECTICUT, DATE: AUG. 25, 2000, BY: DONALD R. CARLSON.
 - LOT LINE REVISION LOTS 6, 7, & 8 "RYANS WOODS" LYNN ROAD IVORYTON, CONNECTICUT, DATE: 4-7-89 BY: KENNY & STEVENS, INC.
 - "COMPILATION PLAN" MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY ACROSS THE PROPERTIES OF JEFFREY GREIDER & SHARON A. MORSE REAR PARCELS WEST OF LYNN ROAD IVORYTON - ESSEX, CONNECTICUT, DATE: APRIL 9, 2003 CLAP FILE NO. E2189 BY: DONALD R. CARLSON.
 - FLOT PLAN, PREPARED FOR RALPH CORRETT LOT 15, "ESSEX SPRINGS" SUBDIVISION, DEEP LANE, ESSEX, CONNECTICUT, DATED: 09-21-95, REVISED: 04-21-97, BY: RICHARD F. HENK.
 - ELEVATIONS BY FIELD SURVEY AND BASED ON AN ASSUMED DATUM.
 - FOR SUBJECT PROPERTY, REFERENCE IS MADE TO THE FOLLOWING DEED ON FILE IN THE TOWN OF ESSEX LAND RECORDS: VOL. 141 PG. 810, & IS IDENTIFIED ON THE TOWN OF ESSEX TAX ASSESSORS' MAP 09 LOT 15



PREPARED FOR FRED BUONFIGLIO

- LEGEND**
- FOUND
 - IRON PIN
 - IRON PIPE
 - DRILL HOLE
 - WETLAND LOCATION FLAG
 - STONE WALL

BOUNDARY LINES OF ADJACENT PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY, AND ARE NOT TO BE CONSIDERED AS BEING ACCURATELY LOCATED OR DEPICTED.

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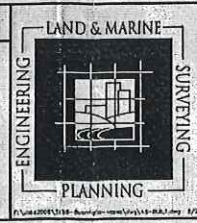
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THE WORD "CERTIFY" AS USED IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE ENGINEER OR SURVEYOR. IT IS A DECLARATORY STATEMENT WHICH IS BASED ON THE BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH IT CONSTITUTES NEITHER GUARANTEE NOR WARRANTY, EXPRESSED OR IMPLIED, OF ANY INFORMATION CONTAINED HEREON. NO CERTIFICATION IS EXPRESSED OR IMPLIED ON ANY ORIGINAL OR ANY DUPLICATE OF THIS PLAN UNLESS IT BEARS AN ORIGINAL STAMP OR SEAL AND ORIGINAL SIGNATURE OF THE INDIVIDUAL WHOSE REGISTRATION NUMBER APPEARS HEREON.

- CERTIFICATION NOTES:**
- THIS SURVEY PLAN HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE STATUTES SECTION 20-300a-1 THROUGH 20-300a-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 28, 1998.
 - TYPE OF SURVEY: IMPROVEMENT LOCATION
 - BOUNDARY DETERMINATION: DEPENDENT RESURVEY
 - THIS SURVEY CONFORMS TO THE STANDARDS AND ACCURACY OF CLASS F-2.
 - PROPERTY LINES SHOWN BASED ON FIELD EVIDENCE FOUND, FOR COMPLETE PROPERTY BOUNDARY, ADDITIONAL SURVEY IS NEEDED.

ANGUS L. McDONALD, JR.
CONN. L.S. #70173

TO MY KNOWLEDGE AND BELIEF
THIS MAP IS SUBSTANTIALLY
CORRECT AS NOTED HEREON.



**ANGUS McDONALD
GARY SHARPE
& ASSOCIATES, INC.**
SINCE 1966

P.O. BOX 808, 855 BURTON POOT ROAD
OLD SATBROOK, CONNECTICUT 06476
TEL. (860) 368-4071 FAX (860) 368-3082

IMPROVEMENT LOCATION SURVEY
SHOWING AS-BUILT HOUSE AND SANITARY SYSTEM
PORTION OF PROPERTY OF
JOHN VASSO
LYNN ROAD
IVORYTON, ESSEX, CONNECTICUT
DATE: APRIL 18, 2007 SCALE: 1"=20'
DRN D.O.D. CKD APP'D
SHEET 1 of 1 JOB NO. 08518B
REVISIONS: 7-18-07 AS BUILT UPDATE, 7-31-07 AS BUILT UPDATE & BUMP
9-2-07 AS-BUILT SANITARY SYSTEM