

Town of Essex  
Inland Wetlands and Watercourses Commission

Revised 3/9/2022

Application # 23-09 Date received by Office 5-30-23 Fee 130.00 #2871

Owner of Record Gregory & Mikaela Zito, JT

Home Address 21 Sweetbrier Road, East Granby, CT 06026

Mailing Address: 21 Sweetbrier Road, East Granby, CT 06026

Phone: Home/Cell 860-922-9407 Work: \_\_\_\_\_

Applicant's Name: Same

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: 118 Ingham Hill Road, Essex

Map 94 Lot 12 Lot Size 17.82 District RU

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	<u>X</u>	Pond creation/dredging	<u>X</u>
Deposition or removal of material	<u>X</u>	Tree removal	<u>X</u>
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.)

Proposed to construct a house, driveway, sanitary system and pond on an existing vacant lot. The driveway will be a paved driveway on a gravel base constructed with conventional excavation and paving equipment, which will stockpile the excavated soil in the stockpile area shown. Some of the excavated soil will be used on site and some will be removed from the site.

Estimated length of time for project : \_\_\_\_\_

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?

Access to the site is limited to the chosen location and the house and sanitary system are beyond the 100 ft upland review area. The proposed pond will be a groundwater pond excavated in an area with no ledge and relatively high groundwater. There is no proposed activity directly within a watercourse or wetlands.

**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: 0.91 Ac

Approximate area of inland wetlands to be altered: 0

Approximate length of watercourse(s) on the property: 200' +/-

Approximate length of watercourse(s) to be altered: 0

Approximate number of acres of upland review area on the property: 1.2 Ac

Approximate area of upland review area to be altered: 0.2 Ac

If known, are vernal pools or tidal wetlands located on the property? 0

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? R. Richard Snarski 1/30/23

Will there be water discharge into wetlands? Yes

Discharge – Specify Type Stormwater runoff

**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)
See Attached	

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 Robert L. Doane Jr Date 5/24/23  
Agent for Applicant: Robert L. Doane, Jr., P.E., L.S.

Owner's Signature Robert L. Doane Jr Date 5/24/23  
Agent for Owner: Robert L. Doane, Jr., P.E., L.S.

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Commission Action	_____	_____	_____
	Approved	Denied	Date
Agent Action	_____	_____	_____
	Approved	Denied	Date

ALLEN PROPERTIES LLC  
43 SHAILER POND RD  
DEEP RIVER, CT 06417

BOATTI STEPHEN J & LINDA D  
4780 DELAFIELD AVE  
BRONX, NY 10471

HILLIAR TREVOR L & KATHERINE  
255 WESTBROOK RD  
ESSEX, CT 06426

LEMAY KENNETH B & TRACY L  
116 INGHAM HILL RD  
ESSEX, CT 06426

MIDDLESEX HOSPITAL  
28 CRESCENT ST  
MIDDLETOWN, CT 06457

ESSEX LAND TRUST INC  
P.O. BOX 373  
ESSEX, CT 06426

HIGGINS JONATHAN M ET AL  
262 WESTBROOK RD  
ESSEX, CT 06426

HIGGINS RICHARD S  
262 WESTBROOK RD  
ESSEX, CT 06426



## Statewide Inland Wetlands & Watercourses Activity Reporting Form

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

DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3<sup>rd</sup> 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

1. DATE ACTION WAS TAKEN: year: \_\_\_\_\_ month: \_\_\_\_\_
2. ACTION TAKEN (see instructions - one code only): \_\_\_\_\_
3. WAS A PUBLIC HEARING HELD (check one)? yes  no
4. 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

5. TOWN IN WHICH THE ACTIVITY IS OCCURRING (print name): Essex, CT  
does this project cross municipal boundaries (check one)? yes  no   
If yes, list the other town(s) in which the activity is occurring (print name(s)): \_\_\_\_\_
6. LOCATION (see instructions for information): USGS quad name: Essex or number: 99  
subregional drainage basin number: \_\_\_\_\_
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Gregory & Mikaela Zito, JT
8. NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): 118 Ingham Hill Road, Essex, CT  
briefly describe the action/project/activity (check and print information): temporary  permanent  description: \_\_\_\_\_  
It is proposed to construct a house, sanitary system, driveway and pond.
9. ACTIVITY PURPOSE CODE (see instructions - one code only): A
10. ACTIVITY TYPE CODE(S) (see instructions for codes): 1,2, 9, 11, 12, 14
11. WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):  
wetlands: 0 acres open water body: 0 acres stream: 0 linear feet
12. UPLAND AREA ALTERED (must provide acres): 1.5 acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0 acres

DATE RECEIVED:

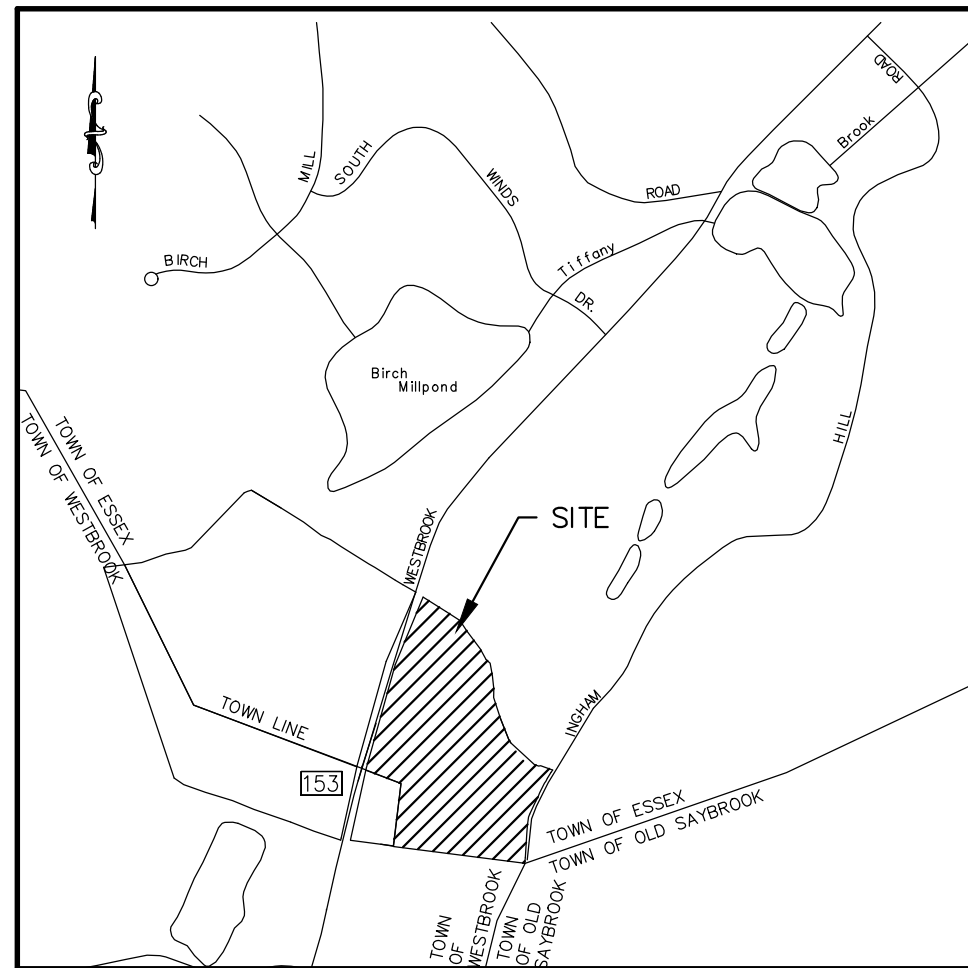
### PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

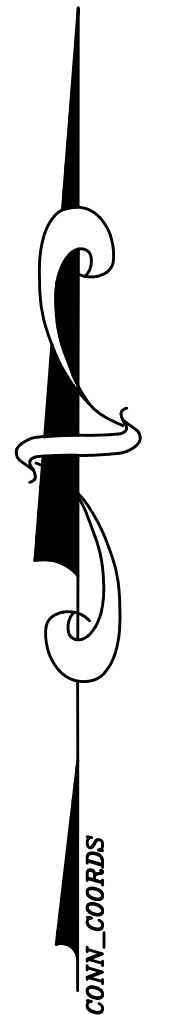
FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO

DATE	REVISION	CK.



LOCATION MAP  
SCALE: 1"=2000'±

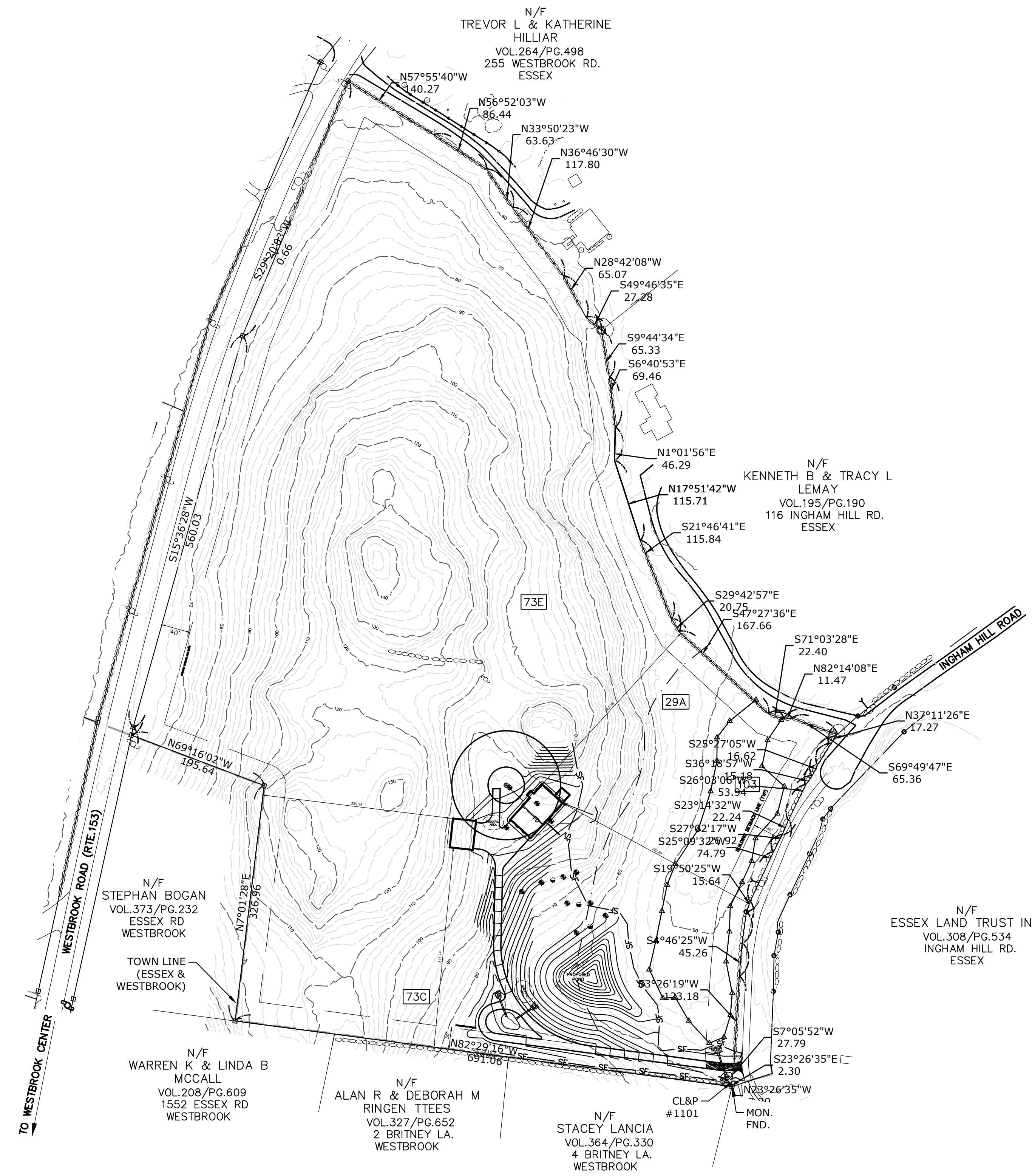


SOIL TYPES DATA TABLE

MAP LEGEND	MAP UNIT NAME
29A	Agowam fine sandy loam, 0-3% slopes
29B	Agowam fine sandy loam, 3-8% slopes
73C	Charlton-Chatfield complex, 0-15% slopes, very rocky
73E	Charlton-Chatfield complex, 15-45% slopes, very rocky
103	Rippowam fine sandy loam

TOWN OF ESSEX  
SITE DATA TABLE

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT WIDTH	150'		
MIN. LOT AREA	80,000 SF	776,379.96 SF	776,379.96 SF
MAX. BUILDING COVERAGE	15%	N/A	0.05% (3,810SF.)
FRONT SETBACK	40'	N/A	292.66'
SIDE SETBACK	30'	N/A	282.78'(N) / 276.24'(S)
REAR SETBACK	30'	N/A	259.96'
BUILDING HEIGHT	35'	N/A	<35'
WATER SUPPLY		N/A	ON SITE
SEWAGE DISPOSAL		N/A	ON SITE



THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-4 INCLUSIVE OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES AND "RECOMMENDED MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". IT IS AN IMPROVEMENT LOCATION SURVEY INTENDED TO DEPICT THE PROPOSED IMPROVEMENTS RELATIVE TO THE PROPERTY LINES AND ZONING SETBACK LINES SHOWN. PROPERTY/BOUNDARY HAS BEEN DETERMINED BY A PARTIAL INDEPENDENT RESURVEY WITH REFERENCE TO THE MAPS LISTED HEREON.

PROPERTY BOUNDARY HAS BEEN ESTABLISHED BY A DEPENDENT RESURVEY WITH REFERENCE TO THE MAP(S) NOTED HEREON.

A.) OPEN SPACE PRESERVATION SUBDIVISION "BOUNDARY SURVEY MAP" PREPARED FOR RIVERSOUND DEVELOPMENT, LLC INGHAM HILL ROAD, ESSEX, CONNECTICUT SHEET 1 OF 1 SCALE: 1"=100' DATED 02-09-12 REVISED TO 02-28-14 BY DOANE-COLLINS ENGINEERING ASSOCIATES, LLC

B.) "PROPERTY LINE REVISION MAP" MAP DEPICTING PROPERTY OF DONALD M., JONATHAN M & DONALD M HIGGINS, CT ROUTE #153, WESTBROOK & ESSEX, CONNECTICUT SHEET 1 OF 1 SCALE: 1"=100' DATED 08/21/20 REVISED TO 08/27/21. BY DOANE ENGINEERING.

THE SUBJECT PROPERTY CONTAINS 776,379.96 SF 17.82 AC HORIZONTAL ACCURACY CONFORMS TO CLASS A-2.

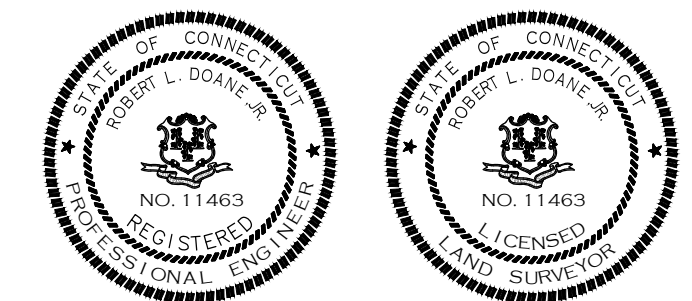
VERTICAL ACCURACY CONFORMS TO CLASS T-2 (ASSUM DATUM)

SUBJECT PROPERTY IS RECORDED IN TOWN OF ESSEX LAND RECORDS BOOK 94, PG. 12

THIS SITE IS NOT LOCATED WITHIN A FLOOD ZONE PER FIRM COMMUNITY PANEL NUMBER 09007C 1333 G MAP EFFECTIVE DATE 08/28/2008

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

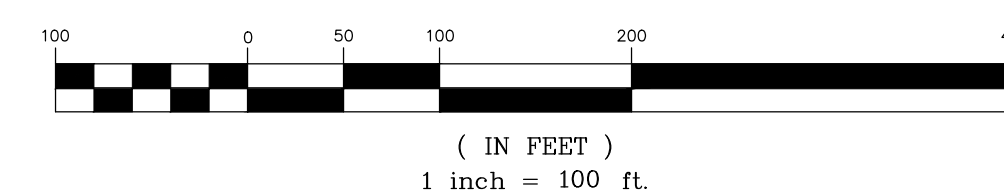
*Robert L. Doane, Jr.*  
ROBERT L. DOANE, JR.  
CONN. P.E. & L.S. LIC. NO. 11463



LEGEND

- IRON PIPE/ROD TO BE SET
- MON □ MONUMENT
- DH ○ DRILL HOLE
- IP/IR ○ IRON PIPE/ROD
- CONC. CONCRETE
- GTD GRADE TO DRAIN
- FND FOUND
- FF FINISHED FLOOR
- EXIST. EXISTING
- TW TOP OF WALL
- CL&P# ○ EXISTING UTILITY POLE
- PT#1 ○ PERCOLATION TEST
- TH#1 ○ TEST HOLE
- PROPOSED SPOT ELEVATION
- SOIL LIMITS LINE
- TOWN LINE (ESSEX AND WESTBROOK)
- 80 --- EXISTING CONTOURS
- SF --- SILT FENCE

GRAPHIC SCALE



MAP #94 LOT #12

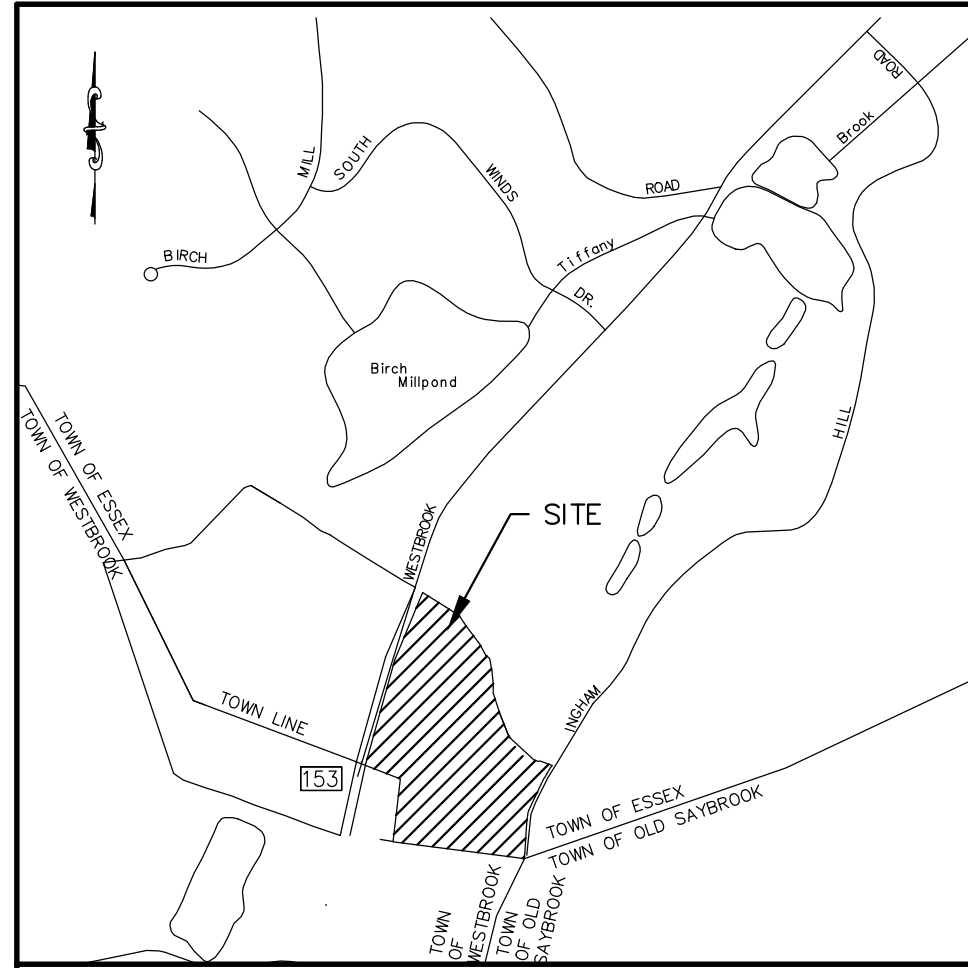
**DOANE ENGINEERING**  
CIVIL ENGINEERING AND LAND SURVEYING  
P.O. BOX 113 CENTERBROOK, CONNECTICUT 06409  
TEL: (860)767-0138, FAX: (860)767-9104

SITE PLAN  
PREPARED FOR  
GREG AND MIKAELA ZITO

#118 INGHAM HILL ROAD, ESSEX, CONNECTICUT

SCALE:	DATE:	SHEET NO.:	IDENT. NO.:
1"=100'	05/25/23	1 OF 3	

DATE	REVISION	CK.



LOCATION MAP  
SCALE: 1"=2000'±



LEGEND

- IRON PIPE/ROD TO BE SET
- MON □ MONUMENT
- IP ○ IRON PIPE/ROD
- DH ○ DRILL HOLE
- IP/IR ○ IRON PIPE/ROD
- CONC. CONCRETE
- GTD GRADE TO DRAIN
- FND FOUND
- FF FINISHED FLOOR
- EXIST. EXISTING
- TW TOP OF WALL
- CL&P# 1198 ○ EXISTING UTILITY POLE
- TH#1 ○ TEST HOLE
- PROPOSED SPOT ELEVATION
- 100 --- EXISTING CONTOURS
- SF- SILT FENCE
- W- PROPOSED WATERLINE

*Robert L. Doane, Jr.*  
ROBERT L. DOANE, JR.  
CONN. P.E. & L.S. LIC. NO. 11463



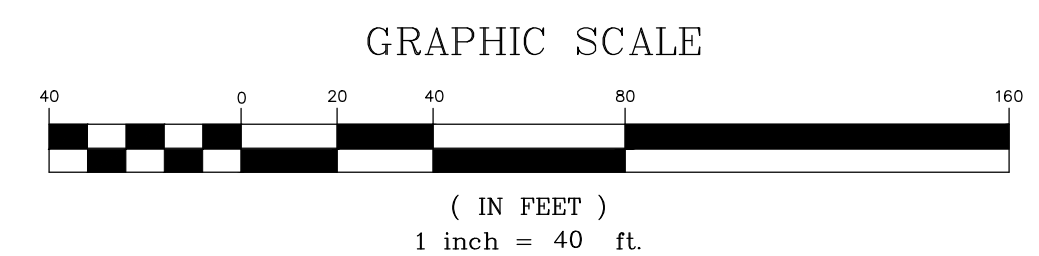
MAP #94 LOT #012

**DOANE ENGINEERING**  
CIVIL ENGINEERING AND LAND SURVEYING  
P.O. BOX 113 CENTERBROOK, CONNECTICUT 06409  
TEL: (860)767-0138, FAX: (860)767-9104

SITE PLAN  
PREPARED FOR  
GREG AND MIKAELA ZITO

#118 INGHAM HILL ROAD, ESSEX, CONNECTICUT

SCALE: 1"=40' DATE: 05/25/23 SHEET NO.: 2 OF 3 IDENT. NO.:



FILE: \WORKS\UNRESERVED\ESSEX\INGHAM HILL ROAD\DWG-DESIGN-PUB-05-25-23.dwg

