

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	_____
<u>INLAND WETLANDS PERMIT</u>	<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	_____

RECEIVED
DEC 06 2021

BY: KFB

PROJECT DESCRIPTION:

Wetlands remediation plan for
Invasives. Upland improvements. Planting in wetlands
area

STREET ADDRESS OF PROPERTY 95 Plains Road Essex

ASSESSOR'S MAP 53-005 LOT _____ LOT SIZE 10.28 DISTRICT C55

APPLICANT Danie I. Noedlman. Plains Road Essex LLC
EMAIL: DNoedlman@powerlabs.com PHONE 860 304 5176

APPLICANT'S AGENT (if any) _____
EMAIL: _____ PHONE _____

ENGINEER/SURVEYOR/ARCHITECT Robert A Doane
EMAIL: bdane@doaneengineering.com 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.

file copy # 21-21

Town of Essex
Inland Wetlands and Watercourses Commission

Revised 9/1/2021

Fee: \$70 to Essex + \$60 to State = \$130

Application # 21-21 Date received by Office 12/6/21 Fee 130.00

Owner of Record Plains Road Essex LLC

Home Address PO Box 354 Centerbrook, CT 06426

Mailing Address: "

Phone: Home/Cell 8603045176 Work: _____

Applicant's Name: Daniel Needleman

Home Address _____

Mailing Address: _____

Phone: Home/Cell 8603045176 Work: _____

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

Location of Property by Street & Village Address: 95 Plains Road Essex

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

Name of Adjacent Property Owner	Street Address (include Mailing Address if Different)
<u>Greg and Anne Peterson</u>	<u>21 Ingham Hill Road</u>
<u>Anthony and Eleonore Anthony</u>	<u>97 Westbrook Road</u>
<u>The EST Inevitable Trust</u>	<u>PO Box 995 Essex, CT</u>
<u>Centerbrook Airport LLC</u>	<u>PO Box 354 Centerbrook, CT</u>

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) _____ | Discharge _____ |
| Other site development work _____ | Pond creation/dredging _____ |
| Deposition or removal of material _____ | Tree removal <input checked="" type="checkbox"/> |
| 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.)

Please see the attached plan from
Richard Swarsky

Estimated time for completion: June 1 2022

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

NA.

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: ~~75 Acres~~

Approximate area of inland wetlands to be altered: 15,000 sq FT

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? Richard Swersky 11/3/2021

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 [Signature] Date 12/6/2021

Owner's Signature [Signature] Date 12/6/2021

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

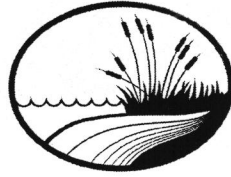
For many land owners, a hand drawn plan (as long as it accurately depicts the area) or a copy of a site survey may be used. Consult with the Wetlands Enforcement Officer for advice. However, professionally prepared plans (by a Licensed Land Surveyor/Professional Engineer, and/or Soil Scientist) may be 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.



NEW ENGLAND ENVIRONMENTAL SERVICES

Wetland Consulting Specialists Since 1983

**Wetland & Wildflower Meadow
Enhancement Plan**

**Plains Road Essex, LLC
Westbrook Road & Plains Road
Centerbrook, Connecticut**

November 3, 2021

Prepared by:

R. Richard Snarski
Professional Wetlands Scientist #1391
Registered Professional Soil Scientist
Consulting Botanist

Wetland & Wildflower Meadow Enhancement Plan
Plains Road Essex, LLC
Westbrook Road & Plains Road
Centerbrook, Connecticut

On October 21, 2021, I evaluated the wetlands and upland area west of the wetland, which occurs at the corner of Westbrook Road and Plains Road. The wetland is delineated with wetland flags, which are numbered 45 to 64. The vegetation was inventoried and the soils were evaluated.

The trees in the wetland are eight Red Maples. Three to four inch diameter Speckled Alder saplings have formed dense stands in the wetland which has prohibited a diversity of other native wetland plant species. The herbaceous plant species is very sparse, which includes Skunk Cabbage and Cinnamon Fern.

The exotic invasive plant species in the wetland includes Multiflora Rose, Asiatic Bittersweet, and Japanese Knotweed. The vegetation in the upland area west of the wetland area is dominated by 2 to 4 inch saplings. The saplings are Speckled Alder, Gray Birch, Sycamore, and Black Cherry. The only trees in this area are two 8 inch diameter Hickory. The exotic invasive plants, Multiflora Rose and Asiatic Bittersweet, are prevalent in this upland area.

The proposal is to eradicate the exotic invasive plants and Speckled Alder in the wetland to enhance the native plant diversity and wildlife habitat. The wetland will be replanted with native shrub species which have a high wildlife value when the Speckled Alder are removed. The upland area west of the wetland will be cleared and a native wildflower meadow made for pollinators and to enhance the aesthetics of the upland area.

Wetland and Upland Area West of the Wetland Enhancement Plan Details

Wetland Area

1. In April 2022, the Speckled Alder sampling in the wetland will be cut with a chainsaw and removed from the wetland by hand. No machinery will enter the wetland. The eight Red Maple trees in the wetland will remain. The 12 inch diameter American Chestnut tree, which occurs in the upland area several feet from the wetland near wetland flag #63, will be preserved.
2. The exotic invasive plants in the wetland will be eradicated by the following methods in late May 2022:
 - a. The Multiflora Rose will be sprayed with a 2% concentration of the herbicide Glyphosate.
 - b. The Japanese Knotweed will be sprayed with a 6% concentration of the herbicide Glyphosate.
 - c. The Asiatic Bittersweet vines climbing the trees will be cut with a chainsaw.

- The following native shrubs, which have a high wildlife value, will be planted in the wetland in April 2022:

<u>Scientific Name</u>	<u>Common Name</u>	<u>Quantity</u>	<u>Height</u>
<i>Cornus sericea</i>	Red-Osier Dogwood	15	3'-4'
<i>Ilex verticillata</i>	Winterberry	15	3'-4'
<i>Viburnum trilobum</i>	American Cranberry Bush	15	3'-4'
<i>Viburnum dentatum</i>	Arrowwood	15	3'-4'

Notes:

- Richard Snarski, Wetland Scientist, will determine the exact location of shrubs in the wetland at the time of installation.
- The shrubs will be planted by hand. No machinery will enter the wetland.

Wildflower Meadow in the Upland Area West of Wetland

- A sediment fence will be installed at the wetland boundary from wetland flag 51 to 60.
- In April 2022, in the upland area, the woody vegetation will be clear cut with a rotary mower.
- The stumps and roots will be grubbed to prepare a seed bed free of the existing woody vegetation.
- The area will be smoothed out with a York rake.
- Eight pounds of the attached wildflower seed mix will be seeded in the third week of April.
- The wildflower seed mix will be applied by combining 1/2 pound of seed to a 5 gallon bucket of kitty litter or play sand. The kitty litter or play sand seed mix will be spread with a hand held grass seed spreader.
- The seed bed will be lightly raked by hand (no machinery will be used).
- A hand lawn roller will be used to firm the soil to achieve a good seed and soil contact.
- A seeding straw (i.e. Pennington Seeding Straw) will be spread over the seed bed to a 50% surface coverage.
- The seed bed will need to be irrigated to keep the soil moist for good seed germination. The wildflower meadow will be irrigated as needed during the summer until August to insure the establishment of the wildflower meadow. The sediment fence will remain until the wildflower meadow is fully established.
- The shrubs planted in the wetland and wildflower meadow will be monitored for 2 years. A monitoring report will be sent to the Essex Inland Wetlands and Watercourses Commission in September of each year. The monitoring report will address the success of the shrub plantings in the wetland and the establishment of the wildflower meadow. Photographs will be included in the monitoring reports. The monitoring report will make recommendations for any remedial measures needed, in any.

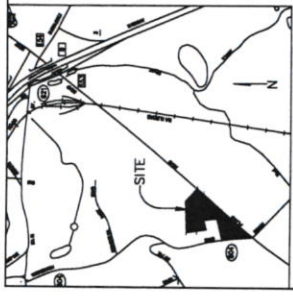
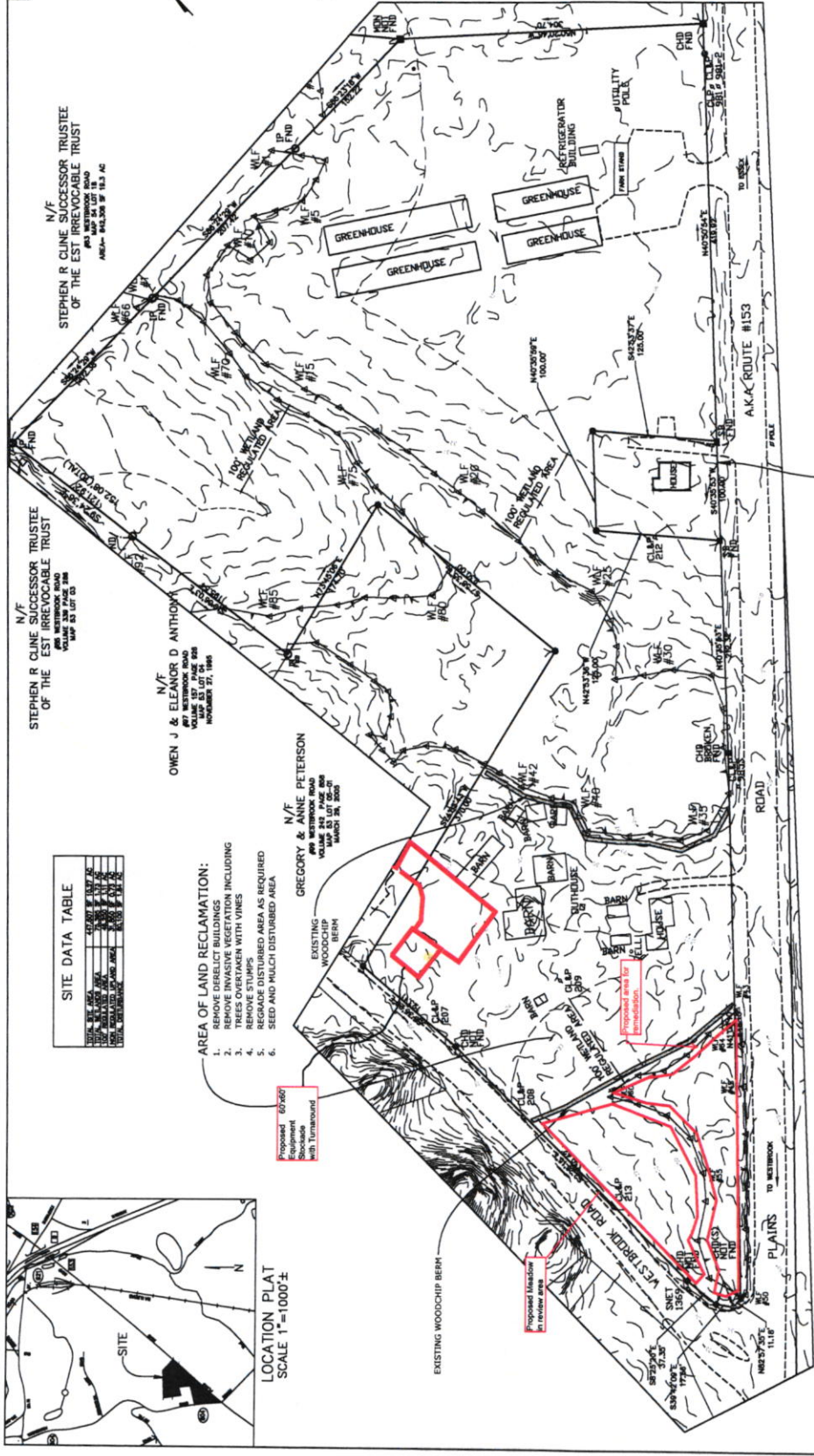
Custom Wildflower Meadow Mix
for Plains Road Essex, LLC

<u>Percent in Weight</u>	<u>Species</u>
3	Eastern Columbine
5	Butterfly Milkweed
3	Smooth Blue Aster
3	Aromatic Aster
4	Showy Aster
0.3	Yellow False Indigo
3	Largeflower Tickseed
3	Lanceleaf Coreopsis
1	Plains Coreopsis
2	Showy Ticktrefoil
1	Pale Purple Coneflower
6	Purple Coneflower
13	Perennial Gaillardia
13	Annual Gaillardia
2	Shrubby Bushclover
2	Scaly Blazing Star
8	Bigleaf Lupine
1	Wild Bergamot
1	Showy Evening Primrose
1	Hairy Beardtongue
1	Browneyed Susan
3	Hoary Skullcap
0.7	White Goldenrod
0.3	Early Goldenrod
0.7	Gray Goldenrod
3	Ohio Spiderwort
3	Tall Ironweed
5	Hoary Vervain
5	Golden Alexanders

The wildflower seed mix is available from Ernst Conservation Seeds, Inc.,
phone 814-336-2404.

SITE DATA TABLE

NO.	DESCRIPTION	DATE	BY
1	PREPARED FOR THE UNIVERSITY OF CONNECTICUT	07/20/20	W. J. BOONE
2	REVISED TO REFLECT COMMENTS FROM THE UNIVERSITY	08/10/20	W. J. BOONE
3	REVISED TO REFLECT COMMENTS FROM THE UNIVERSITY	08/10/20	W. J. BOONE
4	REVISED TO REFLECT COMMENTS FROM THE UNIVERSITY	08/10/20	W. J. BOONE
5	REVISED TO REFLECT COMMENTS FROM THE UNIVERSITY	08/10/20	W. J. BOONE
6	REVISED TO REFLECT COMMENTS FROM THE UNIVERSITY	08/10/20	W. J. BOONE
7	REVISED TO REFLECT COMMENTS FROM THE UNIVERSITY	08/10/20	W. J. BOONE
8	REVISED TO REFLECT COMMENTS FROM THE UNIVERSITY	08/10/20	W. J. BOONE
9	REVISED TO REFLECT COMMENTS FROM THE UNIVERSITY	08/10/20	W. J. BOONE
10	REVISED TO REFLECT COMMENTS FROM THE UNIVERSITY	08/10/20	W. J. BOONE



- AREA OF LAND RECLAMATION:**
1. REMOVE DERELICT BUILDINGS
 2. REMOVE INVASIVE VEGETATION INCLUDING TREES OVERTAKEN WITH VINES
 3. REGRADE DISTURBED AREAS AS REQUIRED
 4. SEED AND MULCH DISTURBED AREA

Proposed 60'x70' Stockpile with Turnaround

LEGEND

- EXISTING IRON PIPING
- EXISTING CONCRETE
- EXISTING MASONRY
- PROPOSED IRON PIPE TO BE SET
- PROPOSED CONCRETE TO BE SET
- EXISTING UTILITY SIGN
- CONC. CONCRETE
- M.H. EXISTING MANHOLE
- FIND FOUND
- FLAGGED RECLAMATION LINE
- EXISTING CONTOUR
- MONITORING WELL

N/F CENTERBROOK AIRPORT LLC
 200 WESTBROOK ROAD
 WESTBROOK, CT 06097
 AREA=10,000 ± S.F. 4.5 AC

N/F STEPHEN R CLINE SUCCESSOR TRUSTEE OF THE EST IRREVOCABLE TRUST
 100 WESTBROOK ROAD
 WESTBROOK, CT 06097
 MAP 23 LOT 25
 AREA= 845,300 ± S.F. 19.3 AC

N/F STEPHEN R CLINE SUCCESSOR TRUSTEE OF THE EST IRREVOCABLE TRUST
 100 WESTBROOK ROAD
 WESTBROOK, CT 06097
 MAP 23 LOT 25
 AREA= 845,300 ± S.F. 19.3 AC

N/F OWEN J & ELEANOR D ANTHONY
 100 WESTBROOK ROAD
 WESTBROOK, CT 06097
 MAP 23 LOT 25
 NOVEMBER 21, 1985

N/F GREGORY & ANNE PETERSON
 100 WESTBROOK ROAD
 WESTBROOK, CT 06097
 MAP 23 LOT 25
 MARCH 29, 2009

N/F PLAINS ROAD ESSEX LLC
 100 WESTBROOK ROAD
 WESTBROOK, CT 06097
 MAP 23 LOT 25
 AREA=15,430 ± S.F. 3.5 AC

N/F STEPHEN R CLINE SUCCESSOR TRUSTEE OF THE EST IRREVOCABLE TRUST
 100 WESTBROOK ROAD
 WESTBROOK, CT 06097
 MAP 23 LOT 25
 AREA= 845,300 ± S.F. 19.3 AC

N/F STEPHEN R CLINE SUCCESSOR TRUSTEE OF THE EST IRREVOCABLE TRUST
 100 WESTBROOK ROAD
 WESTBROOK, CT 06097
 MAP 23 LOT 25
 AREA= 845,300 ± S.F. 19.3 AC

- GENERAL NOTES:**
1. EXISTING IRON PIPING SHALL BE REMOVED IN ACCORDANCE WITH CHAPTER 8-3-8 OF THE "2008 REGULATION" FOR THE TOWN AND SEWER DEPARTMENT.
 2. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
 3. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
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 10. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.

BOONE ENGINEERING
 120 BOON STREET, WESTBROOK, CONNECTICUT 06097
 TEL: (860)739-2125 FAX: (860)739-0584

PREPARED FOR
PLAINS ROAD ESSEX LLC
 WESTBROOK ROAD & PLAINS ROAD, WESTBROOK, CONNECTICUT

SCALE: 1"=50'
 DATE: 09/14/21
 SHEET NO. 1 OF 1

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF THE STATE OF CONNECTICUT, TITLE 12, SECTION 12-120, WHICH REQUIRE THE SURVEYOR TO BE A LICENSED PROFESSIONAL SURVEYOR AND TO SIGN AND SEAL EACH SET OF PLANS AND MAPS AS AN INDEPENDENT PROFESSIONAL ENGINEER.

A) CONNECTICUT STATE HIGHWAY 6.6.W. MAP TOWN OF WESTBROOK, COUNTY OF ESSEX, PLANS SHEET 1 OF 2, DATED 07/23/2018.

B) CONNECTICUT STATE HIGHWAY 6.6.W. MAP TOWN OF WESTBROOK, COUNTY OF ESSEX, PLANS SHEET 1 OF 2, DATED 07/23/2018.

C) SUBDIVISION OF LAND OF GENCO INC. VILLAGE OF WESTBROOK, TOWN OF ESSEX, INC. VILLAGE OF WESTBROOK, MAP TOWN OF WESTBROOK, COUNTY OF ESSEX, PLANS SHEET 1 OF 2, DATED 07/23/2018.

D) SUBDIVISION OF LAND OF GENCO INC. VILLAGE OF WESTBROOK, TOWN OF ESSEX, INC. VILLAGE OF WESTBROOK, MAP TOWN OF WESTBROOK, COUNTY OF ESSEX, PLANS SHEET 1 OF 2, DATED 07/23/2018.

HORIZONTAL ACCURACY CONFORMS TO CLASS A-2. TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

I, **W. J. BOONE**, LICENSED PROFESSIONAL ENGINEER, STATE OF CONNECTICUT, LICENSE NO. 10000, DO HEREBY CERTIFY THAT THE SURVEY AND MAP WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A duly Licensed Professional Engineer in the State of Connecticut.

DATE: FEBRUARY 26, 2019

GRAPHIC SCALE
 1" = 50' ±