



**TOWN OF WATERTOWN
CONSERVATION COMMISSION & INLAND WETLANDS AGENCY
REGULAR MEETING AGENDA
Thursday, August 13, 2026, 6:30 p.m.
Watertown Town Hall, Town Council Chambers
*61 Echo Lake Road***

1. CALL TO ORDER & ROLL CALL

2. PUBLIC PARTICIPATION

3. APPROVAL OF MINUTES

- a. Regular Meeting – April 9, 2026
- b. Regular Meeting – May 14, 2026
- c. Regular Meeting- June 11, 2026

4. PUBLIC HEARINGS

5. PENDING APPLICATIONS

- a. **App #2026-15 – Mottillo – Stonybrook Lane** – Construction of a single-family home and associated site development within upland review area. MBL# 014-26C-001.
Received 6/11/26.

6. NEW APPLICATIONS & REQUESTS

- a. **App #2026-19 – Daddona – Thomaston Road** – Construction of a mixed-use structure with associated parking, drainage, and utility connections. MBL# 072-087-09C.
- b. **App #2026-21 – Miko – 54 Rockdale Avenue** – Installation of a 24'x26' permeable paver patio behind existing dwelling. MBL# 123-200A-007.
- c. **App 2026-23 – Misiblek – 121 Beach Avenue** – Tree removal within upland review area. MBL# 089-42A-006.
- d. **App 2026-12 – Soliwocki – 250 Old Baird Road** – Three (3) lot re-subdivision. MBL# 107-013-032
- e. **567 Sunnyside Avenue – Nygren** – Request for a Jurisdictional Ruling for the construction of an addition to an existing barn for agricultural use within an upland review area. MBL# 136-099-09A.

- f. **702 Woodbury Road – Young’s Farm** – Request for a jurisdictional ruling for the re-construction of a barn for agricultural use within an upland review area. MBL# 096-009-009.
- g. **Notice of Violation – 555 Northfield Road – Mucciacciaro** – Alleged conduct of un-permitted activities within a regulated area including the removal of vegetation and infill of sediment.

7. COMMUNICATION & BILLS

8. REPORTS

- a. **Open Wetland Applications**

9. PUBLIC PARTICIPATION

10. ADJOURNMENT

- *Next Meeting Date: September 11th, 2026*

Ned Dalton, Chairman
Conservation Commission & Inland Wetlands Agency
Town of Watertown, CT

8/6/2026

THIS MEETING WILL BE AN IN-PERSON MEETING AND WILL ALSO BE AVAILABLE VIA ZOOM FOR LISTEN ONLY. A LINK WILL BE POSTED ON THE DAY OF THE MEETING. PLEASE SEE WWW.WATERTOWNCT.ORG - UNDER THE CALENDAR OF MEETINGS



**TOWN OF WATERTOWN
CONSERVATION COMMISSION & INLAND WETLANDS AGENCY
REGULAR MEETING MINUTES
Thursday, April 9th, 2026, 6:30 p.m.
*Watertown Town Hall, Town Council Chambers
61 Echo Lake Road***

1. CALL TO ORDER & ROLL CALL

Chairman Ned Dalton called the meeting to order at 6:30 pm and took attendance.

Members Present: N. Dalton, C. Palmer, J. Polletta, L. Cavallo Jr., J. Noyd (Z), A. Pocesta.

Members Absent: T. Murphy, M. Jedd, A. Lampart

Also Present: S. Musselman, C. Natusch, P. Bunevich, C. Allen.

Appointment of Alternates: None.

J. Polletta moved to add executive session as an item #1a to the agenda and to enter executive session at 6:32 pm on the subject of procedure. L. Cavallo seconded and the motion add and enter executive session carried unanimously.

The Commission came out of Executive Session at 6:54 pm with no action taken.

2. PUBLIC PARTICIPATION

- **Johana Koval – 125 Pleasant View Ave.** – Noted that the Town owns the parcel where the access to 1297 Main Street. Is concerned with the effect to trees she planted along her boundary from the activity. Is also concerned with potential drainage and erosion impacts on her property.
- **Nicholas D’Anthony – 1 Pleasant View Ave.** – Concerned with truck traffic and the future use of the parcel. Noted that materials have been dumped on the property including stone, brick and stumps for several years.

3. APPROVAL OF MINUTES

J. Polletta moved to approve the 2/12/26 minutes. L. Cavallo seconded and the motion to approve carried unanimously except for N. Dalton who abstained.

4. PUBLIC HEARING

- a. **App #2025-18 – Henry Berberat – 7 Caruso Drive – Demolition and reconstruction of a single-family house, and installation of a seawall, dock, and creation of beach area.**
Application received on 10/9/25, site walk held on 11/8/25, public hearing opened and continued 1/8/26, continued 2/12/26.

Attorney Franklin Pilicy was present along with the applicant Henry Berberat. F. Pilicy stated that the requested information from the Commission at the last meeting on 2/12/26 was added to the plans and that the applicant, H. Berberat, met with Fire Marshal Kimberley Calabrese regarding the driveway turnaround question. As per a letter submitted by F. Pilicy dated 3/6/26, K. Calabrese stated that the NFPA regulations don't apply to a single-family home and as such a turnaround is not required. Additionally, a planting plan was given to staff before the March meeting. After discussions with Town Engineer P. Bunevich the applicant added the swale as required to the plans. F. Pilicy then submitted an updated plan set to the Commission.

L. Cavallo stated that he recalled asking for the plantings to be located closer to the shore of the lake than are shown on the updated plans. H. Berberat and the Commission then discussed options to satisfy the replanting requirements. S. Musselman suggested that the applicant could move some of the plantings already shown on the plans closer to the lake shore so that there weren't additional trees required and to replant the shoreline where most of the trees were removed originally. Discussion was then had on the number of trees to be relocated to the shoreline area and where exactly they'd be located. Commissioners agreed that 6 trees were to be moved to this area, 3 on either side of the proposed new home. S. Musselman then suggested that the Commission consider a phased approach to the application. Phase 1 to demo the existing home and then replant the trees before Phase 2, the construction of the new home, can begin. H. Berberat agreed to the phased approach but was concerned that the construction of the new house and associated grading work would damage the newly replanted trees. The Commission suggested having staff go out to the property to confirm in the field the location of the 6 trees to be replanted by the shore, so they aren't going to be affected by the construction work.

With no further discussion or members of the public with comment L. Cavallo moved to close the public hearing. J. Polletta seconded and the motion to close carried unanimously.

5. PENDING APPLICATIONS

- a. **App #2025-18 – Henry Berberat – 7 Caruso Drive – Demolition and reconstruction of a single-family house, and installation of a seawall, dock, and creation of beach area.**
Application received on 10/9/25, site walk held on 11/8/25, public hearing opened and continued 1/8/26, continued 2/12/26.

L. Cavallo moved to approve the App #2025-18 in two phases. Phase 1 will be the demolition and re-planting and must be completed before the home rebuild of Phase 2 can begin. J. Polletta seconded and the motion to approve carried unanimously.

- b. **App #2026-01 – Geoffery Miko – 54 Rockdale Court** – Construction of 16' x 20' addition to an existing garage. *Application received 2/12/26.*

As no one was present for the application L. Cavallo moved to deny the application without prejudice. J. Polletta seconded and the motion to deny carried unanimously.

- c. **App #2026-02 – TFF Services, LLC. – Tyler Falcone, 30 Bussemy Avenue** – Placement of boulders to mitigate further erosion to the back of Turkey Brook. *Application received 2/12/26.*

As no one was present for the application L. Cavallo moved to deny the application without prejudice. J. Polletta seconded and the motion to deny carried unanimously.

- d. **App #2026-03 – Taft School – 110 Woodbury Road** – Construction of two new 10,546 ft² dormitories along with associated site improvements and utility infrastructure. *Application received 2/12/26, Commission determined application to not be a significant activity on 2/12/26.*

Attorney Daniel Chapple was present for the application on behalf of the Taft School. D. Chapple noted that while the 2-dormitories themselves are not located within the upland review area that several other site improvements including stormwater management and sidewalks are. At the 2/12/26 meeting the Commission determined the application to not be a significant activity.

L. Cavallo stated that due to the lack of activity in the upland review area he is comfortable with the application as presented. C. Palmer noted that there has been reports of increased stormwater runoff from the campus to the cemetery property on North Street. Henry Thomas, Landscape Architect, was also present for the application and responded that they had not been made aware of this situation and noted that the stormwater analysis of the project reduced the rate of runoff so this project will not increase the severity of the issue at the cemetery. S. Musselman suggested that the Commission request the applicant to provide significant rainfall event reports, above 1" in 24hrs, to track the site conditions. H. Thomas further explained that the stormwater management system was designed to be passive with bio-infiltration swales to capture runoff. These then lead into infiltration basins and eventually into the larger detention pond. Roof runoff is directed into a pipe and gravel infiltration envelope to store and infiltrate. When this overflows stormwater will discharge at a slow rate into the

detention pond system. No new direct outlet is proposed to be constructed that will discharge into any wetlands area as part of the application.

With no further discussion Luigi Cavallo moved to approve App #2026-03. J. Polletta seconded and the motion to approve carried unanimously.

6. NEW APPLICATIONS

- a. **App #2026-06 – 1297 Main Street**, addition to an existing building and expand the parking area to include a handicap accessible space for the offices. *Application received 4/9/26.*

Engineer Ron Wolff was present for the application and gave an overview of the project. Both buildings on the property are currently used as offices. Eric Davidson, Soil Scientist, flagged the wetlands in December of 2025. The property was Surveyed by LLS Roy Cheney. There is floodplain associated with the Steele Brook to the east of the property; however, the property is not within the floodplain. Buildings are serviced by a well and the northern building is served by its own septic the southern building is connected to municipal sewer. An addition to the southern building is proposed along with the connection of the northern building to the municipal sewer. Both buildings will be connected to municipal water and the existing well and septic on site will both be abandoned. A code compliant parking lot is also proposed. An infiltration system was designed to handle all stormwater associated with this work.

J. Polletta asked how far the wetlands are from the proposed activity. R. Wolff stated that there is a watercourse on adjacent town property that is approximately 60' away from the project site. There are also wetlands soils 25' from the project site. The plan was designed to keep everything as far away from the wetlands as possible. R. Wolff will flag the addition and parking lot before a potential site walk. It was also noted that there is a stone splash pad for overflow of the stormwater management system.

With no further discussion C. Palmer moved to accept the application and to schedule a site walk for 5/14/26 at 5:30 pm. L. Cavallo seconded and the motion carried unanimously.

- b. **App #2026-07- 900 Main Street, Sarlom, LLC** improving existing access way, installation of 54 cubic yards rip rap and installation of farm gate. *Application received 4/9/26.*

Property owner Rick Sarrendrea was present for the application and gave background on the property and the need for the gravel access way which is existing. R. Sarrendrea noted that there has been a history of people dumping on site and that he would like to put a gate up to prevent this. He also stated that the Town has several sewer lines through this parcel and would need this accessway to be useable in case the need for

repair arises. The use of the property is primarily to cut firewood and to tap maple trees, no further development is proposed.

C. Palmer moved to schedule a site walk for 5/14/26 at 5:00 pm and a public hearing for 5/14/26. L. Cavallo seconded and the motion to set a site walk and public hearing carried unanimously.

- c. **Palm Coast Capital, LLC (Tractor Supply) – 28 Riverside Street** – Permit modification request for approved application #2025-05 to move driveway, modify elevation of proposed development, and replace stormwater detention basin with an underground detention system.

Casey Birch project manager for Soli Engineering was present on behalf of the applicant, Palm Coast Capital. Since the original approval in 2025 the applicants have given more consideration to the site grading and stormwater systems. To decrease the amount of cut on site the base elevation of the building was increased by 3.75' from the original approval. The surface stormwater detention basin approved at the front of the site is proposed to be replaced with a subsurface system located in the same area. Due to the increased base elevation and the reduction of cut the approved retaining walls will not be necessary. The impervious coverage of the site will not increase with these proposed changes.

L. Cavallo moved to approve the modification request from Palm Coast Capital for 28 Riverside Street. C. Palmer seconded and the motion to approve carried unanimously except for J. Polletta who abstained.

7. CORRESPONDENCE AND BILLS

- a. Reappointment of Luigi Cavallo, Jr. to the CCIWA for a term to expire 1/31/29.
- b. Reappointment of Douglas Ancil to the CCIWA for a term to expire 1/31/29.

8. REPORTS

9. ELECTION OF OFFICERS & ANNUAL BYLAW REVIEW

- a. President, Vice President, & Secretary : J. Polletta moved to table the election of officers. C. Palmer seconded and the motion to table carried unanimously.

10. ADJOURNMENT

C. Palmer moved to adjourn at 8:40 pm. J. Polletta seconded and the motion to adjourn carried unanimously.

Respectfully submitted,

Spencer Muselman
Land Use Administrator



**TOWN OF WATERTOWN
CONSERVATION COMMISSION & INLAND WETLANDS AGENCY
REGULAR MEETING MINUTES
Thursday, May 14, 2026, 6:30 p.m.
Watertown Town Hall, Town Council Chambers
*61 Echo Lake Road***

1. CALL TO ORDER & ROLL CALL

Chairman Ned Dalton called the meeting to order at 6:30pm and took attendance.

Members Present: N. Dalton, C. Palmer, J. Noyd, T. Murphy, M. Jedd, A. Pocesta.

Members Absent: A. Lampert, L. Cavallo Jr., J. Polletta.

Also Present: C. Natusch, P. Bunevich.

Appointment of Alternates: None.

2. PUBLIC PARTICIPATION

Nicholas D'Anthony – 1 Pleasant View Ave. – Concerned about truck traffic and piles of debris needing to be cleaned up. Is also concerned of the withdrawal of the 900 Main Street application.

3. APPROVAL OF MINUTES

T. Murphy moved to table the April 9, 2026 minutes. J. Noyd seconded and the motion to table carried unanimously

4. PUBLIC HEARING

5. PENDING APPLICATIONS

- a. **App #2026-06 – 1297 Main Street** – Addition to an existing building and expand the parking area to include a handicap accessible space for the offices. *Application received 4/9/2026, Site Walk held May 14, 2026*

The engineer for the project, Ron Wolf, discussed the site walk held on the site prior to the meeting and the location of where the addition will be, stating that the fire department has asked for the addition to be where it is proposed. Also stated that the current access to the parking lot is existing.

C. Palmer thanked the applicant for their work and for everything being staked out and going well at the site walk.

C. Palmer moved to approve the App #2026-06 subject to standard conditions and those stated in a letter from P. Bunevich dated May 7, 2026. T. Murphy seconded and the motion to approve carried unanimously.

- b. **App #2026-07 - 900 Main Street – Sarlom, LLC** – Improving of existing access way, installation of 54 cubic yards rip rap and installation of farm gate. *Application received 4/9/26.*

M. Jedd read the withdrawal letter into the record. N. Dalton stated they were unnotified of the offices decision & questioned staff on the reason for the withdrawl. C. Natusch stated that due to the driveway having already existed that it would be considered maintenance and would be allowed by state statute. N. Dalton questioned how it was just maintenance as the previous application included installation of a gate, grading, and rip rap. C. Natusch stated that the applicant would most likely be back next meeting for a jurisdictional ruling.

Application was withdrawn prior to the meeting.

6. NEW APPLICATIONS & REQUESTS

- a. **App # 2026-12 – Soliwocki – 250 Old Baird Road** – Two lot re-subdivision.

Judith Pilicy and Attorney Franklin Pilicy were present along with the applicant Mark Soliwocki. The commission questioned the completeness of the application. Judith stated the incompleteness was due to a delay in wetlands delineation, and that it would be completed for the next meeting. Commission questioned why they should accept an incomplete application stating staff had told them that incomplete applications should be denied to prevent timing concerns. Attorney Pilicy requested

that the application be tabled to the next meeting and that any extensions requested by the commission would be accepted by the applicant.

As the application was deemed to be incomplete by the commission M. Jedd moved to deny the application, but allow them to reapply without a fee. C. Palmer seconded and the motion to deny carried unanimously.

- b. App #2026-11 – Miko – 54 Rockdale Court – Construction of 16' x 20' addition to an existing garage.**

N. Dalton questioned when a previous site walk was held. C. Natusch replied a site walk was held when the application was first on the agenda months ago, but no commission members appeared at the site walk. Staff stated the flatness of the site from the site walk. The commission and P. Bunevich questioned the location of a flood plain boundary on the site plan map, to which P. Bunevich stated he would confirm its location.

C. Palmer moved to table the application. T. Murphy seconded and the motion to table carried unanimously.

- c. Extension approval request for App# 2021-22 – Castiglione – 470 Straits Turnpike – Approval Extension Request for approval extension for “Garden Brook Estates” age restricted housing development. *Original approval granted on 9/9/21 expires on 9/9/26.***

T. Murphy asked if this reapplication was more administrative in nature to which C. Natusch replied yes. C. Natusch asked the applicant if any part of the previously approved application had change to which the applicant Carmine Castiglione stated it was not. N. Dalton asked the applicant if any on site conditions have changed, to which the applicant responded they have not.

M. Jedd moved to approve the extension request for Application #2021-22. T. Murphy seconded and the motion to approve carried unanimously.

7. Communications and Bills

8. REPORTS

C. Natusch announced an update on the Cease and Correct order to 227 Woodbury Road, stating that he and P. Bunevich had been to the site and work had commenced to remove the fill from the wetlands and should be completed soon. N. Dalton requested that a site walk be held for the site to see the progress. C. Natusch stated he would have to look into getting permission from the owner to go on the site. N. Dalton questioned why that needed to be done saying they should have signed the site walk agreement on

the permit. C. Natusch responded that the work was not done as part of a permit, but a cease and correct order, and that either way permission must be given from the owner to enter their property.

N. Dalton requested from staff a list of all open wetlands permits.

9. ELECTION OF OFFICERS & ANNUAL BYLAW REVIEW

a. President, Vice President, & Secretary.

T. Murphy nominated Ned Dalton for Chairman of the Watertown CCIWA. C. Palmer seconded and the motion passed unanimously.

C. Palmer nominated Tom Murphy for Vice Chairman of the Watertown CCIWA. M. Jedd seconded and the motion passed unanimously.

C. Palmer nominated Michael Jedd for Secretary of the Watertown CCIWA. T. Murphy seconded and the motion passed unanimously.

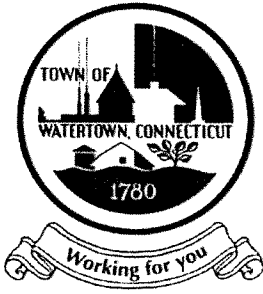
10. Public Participation

11. ADJOURNMENT

N. Dalton moved to adjourn at 7:20 pm. T. Murphy seconded and the motion to adjourn carried unanimously.

Respectfully submitted,

Cameron Natusch
Assistant Zoning Enforcement Officer and Inland Wetlands Agent



**TOWN OF WATERTOWN
CONSERVATION COMMISSION & INLAND WETLANDS AGENCY
REGULAR MEETING MINUTES
Thursday, June 11, 2026, 6:30 p.m.
*Watertown Town Hall, Town Council Chambers
61 Echo Lake Road***

1. CALL TO ORDER & ROLL CALL

Chairman Ned Dalton called the meeting to order at 6:30PM and took attendance.

Members Present: N. Dalton, C. Palmer, J. Noyd, T. Murphy, J. Polletta, Luigi Cavallo, Jr., Julianne Noyd

Members Absent: A. Lampert, M. Jedd

Also Present: C. Musselman, C. Natusch, P. Bunevich, C. Allen

J. Noyd was seated for M. Jedd.

2. PUBLIC PARTICIPATION

3. APPROVAL OF MINUTES

a. Regular Meeting – April 9, 2026

b. Regular Meeting – May 14, 2026

T. Murphy made a motion to table Regular Meeting April 9, 2026, and May 14, 2026, seconded by J. Polletta with all in favor.

4. PUBLIC HEARING

5. PENDING APPLICATIONS

a. **App #2026-11 – Miko – 54 Rockdale Court** – Construction of a 16' x 20' addition to an existing garage.

L. Cavallo made a motion to approve App #202-11, seconded by J. Noyd with all in favor.

6. NEW APPLICATIONS & REQUESTS

a. **App #2026-15 – Mottillo – Stonybrook Lane** – Construction of a single-family home and associated site development within upland review area. MBL# 014-26C-001.

T. Murphy requested an extension letter and scheduled a site walk on August 13, 2026, at 5:30PM, seconded by L. Cavallo with all in favor.

The application was then tabled by the Commission.

B. Release of Bond at 227 Woodbury Road, Watertown, CT

T. Murphy made a motion to add to the agenda release of a bond at 227 Woodbury Road, Watertown, seconded by C. Palmer with all in favor.

T. Murphy made a motion to release the bond for 227 Woodbury Road, Watertown, seconded by C. Palmer with all in favor.

7. COMMUNICATION & BILLS

8. REPORTS

9. PUBLIC PARTICIPATION

10. ADJOURNMENT

- *Next Meeting Date: August 13, 2026*

J. Polletta moved to adjourn at 6:52PM, T. Murphy seconded the motion carried unanimously.

Respectfully submitted,

Ned Dalton, Chairman
Conservation Commission & Inland Wetlands Agency
Town of Watertown, CT

Next Meeting Date August 13, 2026



Town of Watertown Connecticut
Conservation Commission/ Inland Wetland Agency
Watertown Municipal Center
61 Echo Lake Road
Watertown, CT 06795
(860) 945-5266
www.watertownct.org

Conservation Commission / Inland Wetland Agency
Town of Watertown, Connecticut

Application for Permit

Permit Application Number: CCWA 0026-15

Property location: LOT 1 STONYBROOK LN MBL # 14-26C-1

INSTRUCTIONS

All applicants must complete Section 1 of this application form for preliminary review. If the Agency determines that the activity described constitutes a significant activity in accordance with the definition provided in Section 2.1 of the Regulations, then a public hearing shall be scheduled, and additional information requested. In addition to the information supplied in Section 1, the applicant may submit any other supporting documents or facts which may assist the commission in its evaluation of the proposal. Incomplete applications will be rejected by the commission.

1. Name of Applicant: ANTONIO & LISA MOTTILLO
Business or Home Address: 42 FERRONE AVE
WATERBURY, CT 06708
Telephone #: 203-232-9684 Mobile#: _____
Email: Mottillo.lisa1@gmail.com

2. Applicant's Interest in Land:
☒ Owner ☐ Lessee ☐ Contract Purchases ☐ Other – Please Describe

3. Name of Property Owner: SAME AS APPLICANT
Address: _____

Telephone #: _____ Mobile: _____
Email: _____

4. Name of Authorized Agent: _____
Address: _____
Telephone #: SELF Mobile _____
Email: _____

5. Property owner's consent to the activities proposed in this application:

Date: _____

6. Geographical Location of subject property:

"0" STONYBROOK LN - 1000' ± SOUTH OF THE INTERSECTION WITH
HIDDEN POND DRIVE, SOUTH OF #64 STONYBROOK LN.

A. Attach a vicinity map prepared at a scale of one-inch equals 1,000 feet, or larger, which is of sufficient detail to allow identification of the property on the Inland Wetlands and Water Courses Map, Town of Watertown, Connecticut.

B. Is the property located within 500 feet of any adjoining town or city boundary?

Yes ☐ or No ☒

If yes, identify municipalities:

☐ Bethlehem ☐ Middlebury ☐ Morris ☐ Thomaston ☐ Waterbury ☐ Woodbury

7. Purpose and Description of the Proposed Activities, Use or Operation.

A. List below or attach a narrative describing the proposal including area computations of all wetlands, watercourses, and upland review areas to be altered; type and volume of material to be deposited or removed, separating distances between proposed regulated activities and wetlands and/or top of bank of any watercourses. Attach a site development plan.

The proposal is for a single family residence on an existing lot with an area = 4.47 ± AC. The wetland area on site is 26,674 S.F. none will be disturbed. The upland regulated area = 113,733 S.F. 30,116 S.F. is proposed to be disturbed for the construction of the house, driveway and septic system. The closest distance from the regulated area disturbance to the wetland edge is 10' ±, 56.6' to DECK. There will be cut and fill of clean accepted material in the amount of 385 ± C.Y. (INCLUDING THE BASEMENT EXCAVATION).
CUT

- B. Provide a narrative describing the alternatives to the proposal which have been considered, and state why these alternatives were rejected in favor of the requested activity. Attach drawings or diagrams which show the alternatives considered.

The alternative considered is to construct the house in the rear of the property. This option would require a 450'± driveway, which would generate more impact to the upland review area.

- C. Steps taken to avoid or minimize impacts to wetlands and upland review area.

The proposed house and driveway are located as close to the existing roadway as possible, leaving the wetland untouched and minimum regulated area impact as possible.

- D. List any mitigation or enhancement measures if avoidance is not possible.

We maintain the same drainage pattern. The disturbed area is planned to be immediately stabilized after grading is done. Wetland Markers will be installed to minimize further disturbance.

Underground Storage Units are proposed to capture roofwater to allow for groundwater recharge and minimize runoff.

- E. Provide a report from a qualified soil scientist.

- F. Describe the proposed erosion and sediment control plan.

Silt fence, silt sock, crushed stone construction entrance, loan and seed.

PLEASE ANSWER THE FOLLOWING STATEMENTS

8. The applicant shall certify the following information by circling the appropriate word(s).

A. Traffic attributable to the completed project on the site (will/will not) use streets within an adjoining municipality to enter the site. ☐ YES OR ☒ NO

B. Sewer or water drainage from the project site (will/will not) flow through and impact the sewage or drainage system of another municipality. ☐ YES OR ☒ NO

C. Water run-off from the improved site (will/ will not) impact streets or other municipal or private property within another municipality. ☐ YES OR ☒ NO

9. Complete the following section if the purpose of this application is to transfer, amend/ modify a previously issued permit:

A. Name of current permittee: _____

B. Agency number of existing permit: N.A.

C. Initiation date of existing permit: _____

D. Expiration date of existing permit: _____

10. Complete the attached D.E.E.P. reporting form.

11. The undersigned hereby consents to necessary and proper inspections of above referenced property by members or agents of the Inland Wetlands Agency at reasonable times, both before and after the permit in question has been acted upon by the Agency.

Lisa Nolan
Signature of Property Owner

5-27-26
Date:

12. The undersigned attest that the information supplied in the completed application is accurate, to the best of his or her knowledge and belief and is aware of the penalties for obtaining a permit through deception, inaccurate or misleading information.

Lisa Nolan
Signature of Applicant

5.27.26
Date:



23 Horseshoe Ridge Road
Newtown, CT 06482
Office: 203-364-0345
james@jmmwetland.com
Jmmwetland.com

REPORT DATE: July 28, 2026 (Revised)
PAGE 1 OF 3

ON-SITE SOIL INVESTIGATION REPORT

PROJECT NAME & SITE LOCATION:

Project Site

1 Stony Brook Lane

Watertown, Connecticut

JMM Job No.: 23-3393-WTR-3

Field Investigation Date(s): 10/11/23 & 7/20/26

Field Investigation Method(s):

☒ Spade and Auger

☐ Backhoe Test Pits

☐ Other: _____

REPORT PREPARED FOR:

Ms. Lisa Mottillo

1 Stony Brook Lane

Watertown, CT 06795

Field Conditions:

Weather: Sunny, 40's/80's

Soil Moisture: Moist

Snow Depth: N/A

Frost Depth: N/A

Purpose of Investigation:

- ☒ Wetland Delineation/Flagging in Field
☐ Wetland Mapping on Sketch Plan or Topographic Plan
☐ High Intensity Soil Mapping by Soil Scientist
☒ Medium Intensity Soil Mapping from USDA-NRCS Web Soil Survey Maps
☐ Other: _____

Base Map Source: USDA-NRCS Web Soil Survey (attached)

Wetland Boundary Marker Series: JMM-1 to JMM-22, JMM-A-1 to JMM-A-9, and JMM-B-1 to JMM-B-19

General Site Description/Comments: The site is located west of Stony Brook Lane, in Watertown, CT. This +/- 4.4-acre undeveloped parcel is comprised of bedrock outcrops and forested upland and wetland areas, which include an intermittent watercourse (see Figure 1, attached). The soil types within the study area were found to be a mix of undisturbed and disturbed soils. The undisturbed soils are derived from glacial till (i.e., unstratified sand, silt, and rock) deposits. The undisturbed upland soils are comprised of the excessively to somewhat excessively drained Hollis-Chatfield (75) soil series complex and the moderately well drained Sutton (50) soil series. The disturbed upland soils are mapped as the Udorthents (308) mapping unit while any disturbed wetland soils are mapped as the Aquents (308w) mapping unit. The undisturbed wetland soils were identified as the poorly to very poorly drained Ridgebury, Leicester, and Whitman (3) soil series complex. The regulated areas associated with the study area consist of a seasonally saturated to seasonally flooded wooded swamp with an intermittent watercourse located within the eastern and southeastern parts of the site (JMM-#/B-series) and a wooded swamp along the northwestern corner of the site (JMM-A-series). Typical vegetation observed within the regulated areas included such species as, red maple, American beech, black birch, spicebush, sweet pepperbush, highbush blueberry, sassafras, sedges, cinnamon fern, skunk cabbage, Canada mayflower, royal fern, and poison ivy, to name a few.

ON-SITE SOIL INVESTIGATION REPORT (CONTINUED)

PROJECT NAME & SITE LOCATION: Project Site
1 Stony Brook Lane, Watertown, CT

SOIL MAP UNITS**Wetland Soils**

Ridgebury fine sandy loam (3). This soil series consists of deep, poorly, and somewhat poorly drained soils formed in a coarse-loamy mantle underlain by firm, compact glacial till on uplands. They are nearly level to moderately steep soils on till plains, low ridges and drumloidal landforms. The soils formed in acid glacial till derived mainly from schist, gneiss, or granite. Typically, these soils have a black sandy loam surface layer 6 inches thick. The mottled subsoil from 6 to 16 inches is olive gray sandy loam. The mottled substratum from 16 to 60 inches is a light olive brown and olive, very firm and brittle gravelly sandy loam.

Leicester fine sandy loam (3). This series, which is some Connecticut counties is found only in complex with the Ridgebury and Whitman series, consists of deep, poorly drained loamy soils formed in friable glacial till on uplands. They are nearly level to gently sloping soils in drainage ways and low-lying positions on till covered uplands. The soils formed in acid glacial till derived mainly from schist, gneiss, or granite. Typically, these soils have a surface layer of black fine sandy loam 6 inches thick. The subsoil from 6 to 23 inches is grayish brown, mottled fine sandy loam. The substratum from 26 to 60 inches or more is dark yellowish brown, mottled, friable, gravelly fine sandy loam.

Whitman fine sandy loam (3). This series, which is some Connecticut counties is only mapped in complex with the Ridgebury and Leicester series, consists of deep, very poorly drained soils formed in a coarse-loamy mantle underlain by firm, compact glacial till on uplands. They are nearly level and gently sloping soils on till plains, low ridges and drumloidal landforms. The soils formed in acid glacial till derived mainly from schist, gneiss, or granite. Typically, these soils have a black fine sandy loam surface layer 8 inches thick. The mottled subsoil from 8 to 15 inches is gray sandy loam. The mottled substratum from 15 to 60 inches is firm, olive gray to gray dense glacial till.

Aquents (308w). This soil map unit consists of poorly drained and very poorly drained disturbed land areas. They are most often found on landscapes, which have been subject to prior filling and/or excavation activities. In general, this soil map unit occurs where two or more feet of the original soil surface has been filled over, graded, or excavated. The *Aquents* are characterized by a seasonal to prolonged high ground water table and either support or are capable of supporting wetland vegetation. *Aquents* are recently formed soils, which have an aquic moisture regime. An aquic moisture regime is associated with a reducing soil environment that is virtually free of dissolved oxygen because the soil is saturated by groundwater or by water of the capillary fringe. The key feature is the presence of a ground water table at or very near to the soil surface for a period of fourteen days or longer during the growing season.

Upland Soils

Hollis fine sandy loam (75). This series consists of shallow, well drained and somewhat excessively drained; loamy soils formed in a thin mantle of friable glacial till over ledge. Depth to bedrock ranges from 10 to 20 inches. They occur on till plains and hills. The soils formed in acid glacial till derived mainly from schist, gneiss or granite. Typically, these soils have a surface layer of dark grayish brown fine sandy loam 3 inches thick. The subsoil from 3 to 14 inches is yellowish brown fine sandy loam. Hard and unweathered bedrock lies under the subsoil.

ON-SITE SOIL INVESTIGATION REPORT (CONTINUED)

PROJECT NAME & SITE LOCATION: Project Site
1 Stony Brook Lane, Watertown, CT

SOIL MAP UNITS

Chatfield fine sandy loam (75). This series consists of moderately deep, well drained, and somewhat excessively drained soils formed in till. They are nearly level to very steep soils on glaciated plains, hills, and ridges. Slope ranges from 0 to 70 percent. Crystalline bedrock is at depths of 20 to 40 inches. Permeability is moderate or moderately rapid.

Sutton stony fine sandy loam (50). This series consists of deep, moderately well drained loamy soils formed in friable, glacial till on uplands. They are nearly level to steeply sloping soils on till plains, low ridges, and hills, being typically located on lower slopes and in slight depressions. The soils formed in acid glacial till derived mainly from schist, gneiss, or granite. Typically, these soils have a surface layer of dark brown fine sandy loam 8 inches thick. The subsoil from 8 to 28 inches is yellowish brown, mottled fine sandy loam and sandy loam. The substratum from 28 to 60 inches or more is light olive brown fine sandy loam.

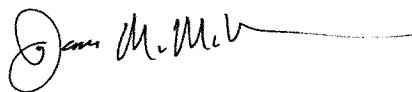
Udorthents (308). This soil mapping unit consists of well drained to moderately well drained soils that have been altered by cutting, filling, or grading. The areas either have had two feet or more of the upper part of the original soil removed or have more than two feet of fill material on top of the original soil. *Udorthents* or Made Land soils can be found on any soil parent material but are typically fluvial on glacial till plains and outwash plains and stream terraces.

Any accompanying soil logs and soil maps, and the on-site soil investigation narrative are in accordance with the taxonomic classification of the National Cooperative Soil Survey of the USDA Natural Resource Conservation Service, and with the Connecticut Soil Legend (DEP Bulletin No.5, 1983). Jurisdictional wetland boundaries were delineated pursuant to the Connecticut General Statutes (CGS Sections 22a-36 to 22a-45), as amended. The site investigation was conducted and/or reviewed by the undersigned Registered Soil Scientist(s) [registered with the Society of Soil Scientists of Southern New England (SSSSNE) in accordance with the standards of the Federal Office of Personnel Management].

All wetland boundary lines established by the undersigned Soil Scientist are subject to change until officially adopted by, local, state, and federal regulatory agencies.

Respectfully submitted,

JMM WETLAND CONSULTING SERVICES, LLC



James M. McManus, MS, CPSS
Certified Professional Soil Scientist
Field Investigator/Reviewer



FIGURE 1: 1 Stony Brook

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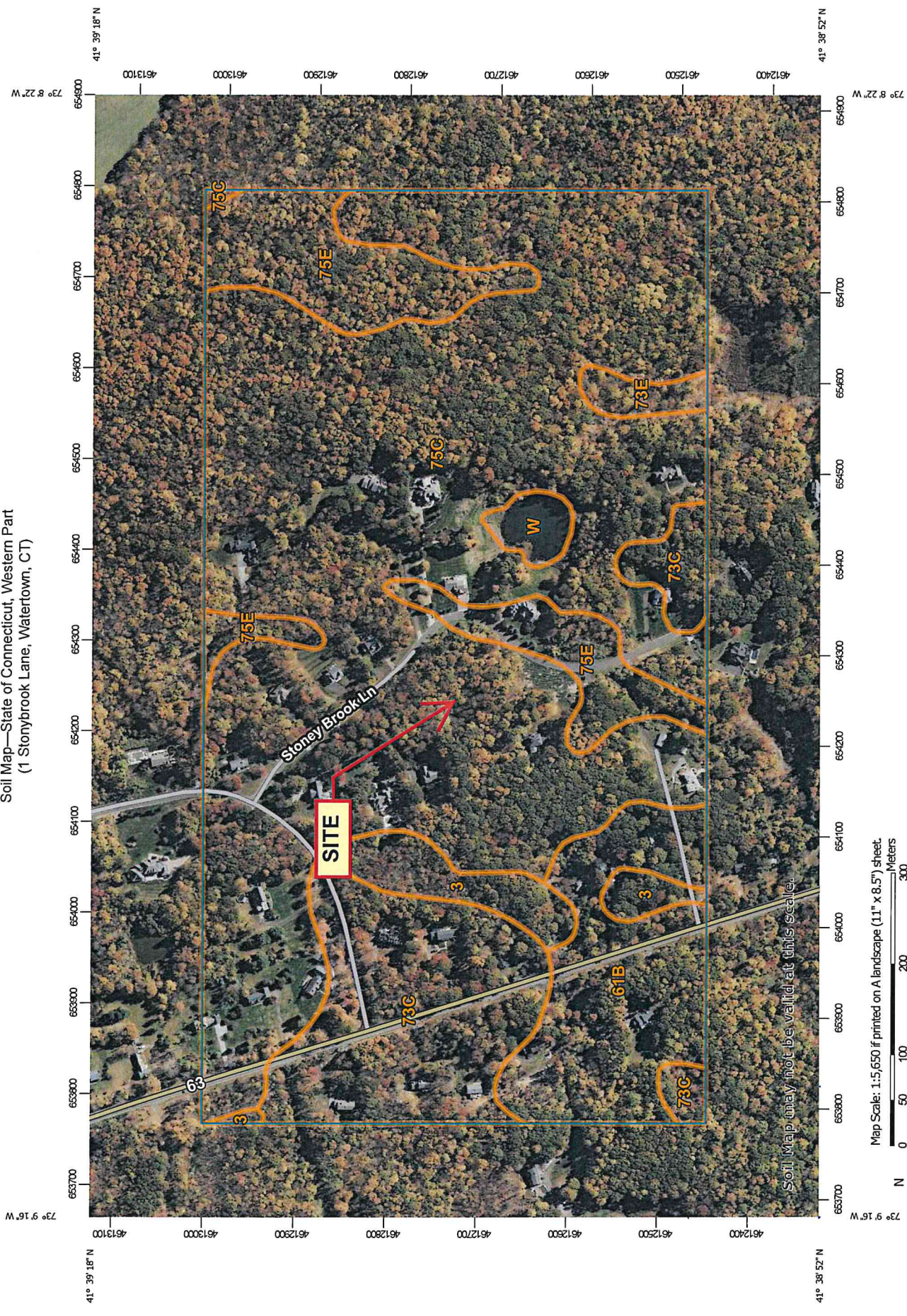
Scale: 1"=200'

Scale is approximate

The information depicted on this map is for planning purposes only.
It is not adequate for legal boundary definition, regulatory
interpretation, or parcel-level analyses.



Soil Map—State of Connecticut, Western Part
(1 Stonybrook Lane, Watertown, CT)



Soil Map may not be valid at this scale.

Map Scale: 1:5,650 if printed on A landscape (11" x 8.5") sheet.

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84



MAP LEGEND

MAP INFORMATION

- Area of Interest (AOI)

Area of Interest (AOI)
- Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points
- Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot
- Water Features

Streams and Canals
- Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads
- Background

Aerial Photography
- Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.
Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut, Western Part
Survey Area Data: Version 1, Sep 15, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 21, 2022—Oct 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony	4.7	3.3%
61B	Canton and Charlton fine sandy loams, 0 to 8 percent slopes, very stony	13.5	9.5%
73C	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	18.6	13.1%
73E	Charlton-Chatfield complex, 15 to 45 percent slopes, very rocky	1.4	1.0%
75C	Hollis-Chatfield-Rock outcrop complex, 3 to 15 percent slopes	88.3	62.4%
75E	Hollis-Chatfield-Rock outcrop complex, 15 to 45 percent slopes	13.7	9.7%
W	Water	1.4	1.0%
Totals for Area of Interest		141.5	100.0%

AFFIDAVIT

I, Lisa Moffitt of 42 Ferrone Ave Waterbury -hereby depose and

say:

1. That I am over the age of 18 and believe in the obligation of an oath;
2. That I am the owner of Lot #1 Stonybrook Ln
3. That I have an application pending before the Conservation Commission/ Inland Wetlands Agency which is subject to Section 9.4.a. to 9.4.i. of the Watertown Inland Wetlands and Watercourses Regulations concerning the posting of public hearing notices;
4. That I have fully complied with the regulation concerning posting of public hearing notices.

Subscribed and sworn to before me, this 27th day of May, 20 26.

Lisa Moffitt

Lisa M. Cattaneo

Commissioner of the Superior Court
Notary Public
My Commission Expires:

LISA M. CATTANEO
Notary Public, State of Connecticut
My Commission Expires 03/31/2029

INSTRUCTIONS FOR COMPLETING THE STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM

*Use a separate form to report EACH action taken by the Agency. Complete the form as described below.
Do NOT submit a reporting form for withdrawn actions.*

PART I: Must Be Completed By The Inland Wetlands Agency

1. Choose the year and month the Inland Wetlands Agency took the action being reported. If multiple actions were taken regarding the same project or activity then multiple forms need to be completed.
2. Choose ONE code letter to describe the final action or decision taken by the Inland Wetlands Agency. Do NOT submit a reporting form for withdrawn actions. Do NOT enter multiple code letters (for example, if the same project or activity had both a permit issued and enforcement action, submit two forms for the two separate actions).
 - A** = A Permit Granted by the Inland Wetlands Agency (not including map amendments, see code D below)
 - B** = Any Permit Denied by the Inland Wetlands Agency
 - C** = A Permit Renewed or Amended by the Inland Wetlands Agency
 - D** = A Map Amendment to the Official Town Wetlands Map - or -
An Approved/Permitted Wetland or Watercourse Boundary Amendment to a Project Site Map
 - E** = An Enforcement Action: Permit Revocation, Citation, Notice of Violation, Order, Court Injunction, or Court Fines
 - F** = A Jurisdictional Ruling by the Inland Wetlands Agency (activities "permitted as of right" or activities considered non-regulated)
 - G** = An Agent Approval pursuant to CGS 22a-42a(c)(2)
 - H** = An Appeal of Agent Approval Pursuant to 22a-42a(c)(2)
3. Check "yes" if a public hearing was held in regards to the action taken; otherwise check "no".
4. Enter the name of the Inland Wetlands Agency official verifying that the information provided on this form is accurate and that it reflects the FINAL action of the agency.

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant - If Part II is completed by the applicant, the applicant MUST return the form to the Inland Wetlands Agency. The Inland Wetlands Agency MUST ensure that the information provided is accurate and that it reflects the FINAL action of the Agency.

5. Enter the name of the municipality for which the Inland Wetlands Agency has jurisdiction and in which the action/project/activity is occurring.
Check "yes" if the action/project/activity crosses municipal boundaries and enter the name(s) of the other municipality(ies) where indicated. Check "no" if it does not cross municipal boundaries.
6. Enter the USGS Quad Map name or number (1 through 115) as found on the Connecticut Town and Quadrangle Index Map (the directory to all USGS Quad Maps) that contains the location of the action/project/activity. USGS Quad Map information is available at: <https://portal.ct.gov/-/media/deep/gis/resources/IndexNamedQuadTownpdf.pdf>
ALSO enter the four-digit identification number of the corresponding Subregional Drainage Basin in which the action/project/activity is located. If located in more than one subregional drainage basin, enter the number of the basin in which the majority of the action/project/activity is located. Town subregional drainage basin maps can be found at UConn CLEAR's website: https://media.clear.uconn.edu/data/watershed_maps/index.htm (no roads depicted) or at CTECO: http://www.cteco.uconn.edu/map_catalog.asp (depicts roads, choose town and a natural drainage basin map).
7. Enter the name of the individual applying for, petitioning, or receiving the action.
8. Enter the name and address or location of the action/project/activity. Check if the action/project/activity is TEMPORARY or PERMANENT in nature. Also provide a brief DESCRIPTION of the action/project/activity. It is always best to provide as much information as possible (for example, -don't state "forestry," provide details such as "20 acre forest harvest, permit required for stream crossing.")

Town of Watertown Connecticut

Planning and Zoning, Zoning Board of Appeals,
Conservation Commission/Inland Wetland Agency

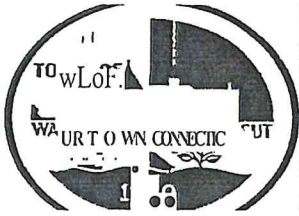
Watertown Municipal Center

61 Echo Lake Road

Watertown, CT 06795

Telephone: (860) 945-5266

Website: www.watertownct.org



SITE WALK/FIELD INSPECTION REQUIREMENTS

Dear Applicant/ Applicant Representative:

Please be advised that pursuant to Section 7 Article VII of the By-laws of Conservation Commission/ Inland Wetland Agency of Town of Watertown (the Agency) when the Agency determines that a field inspection/ site walk is appropriate, the Agency will set a time and place at the convenience of its members to gain on site knowledge of the proposed activities. The applicant or his agent/ representative, the design engineer and the Soil Scientist who delineated and flagged the wetlands/watercourses shall be present and the following shall be provided:

1. Adequate and safe access to the property
2. All wetlands and watercourses (permanent and intermittent) on the site shall be delineated and flagged by a certified Soil Scientist. Soil Scientist report shall be submitted with the application.
3. All building locations, access ways, onsite septic system locations and other regulated activities shall be marked on the site.
4. A copy of the proposed Site Plan shall be available on the site during the site walk/field inspection.

No testimony may be taken on the site walk/field inspection by the Commission.

Signature of Applicant: Lise Nolan Date: 5-27-26

Signature of Property Owner: Lise Nolan Date: 5-27-26

Inland Wetland Fee Schedule

Residential uses means activities carried out on property developed for permanent housing or being developed to be occupied by permanent housing.

Commercial and industrial uses means activities carried out on property developed for industry, commerce, trade, recreation or business or being developed to be occupied for such purposes, for profit or nonprofit.

Other uses means activities other than residential, commercial or other industrial uses.

Permitted uses as of right	\$0.00
No regulated uses	\$35.00

Regulated Uses

Residential Uses

Single lot	\$125.00
Proposed Subdivisions	\$250.00
Plus \$50.00 per each proposed lot	

Commercial and Industrial Uses

Regulated area	\$250.00
Plus \$25.00 per acre of regulated area	
All other uses	\$150.00
Significant Activity Fee/ Public Hearing Fee	\$350.00
Map Amendment Petitions	\$200.00 plus \$25.00/ acre
Modification of Previous Approval	\$100.00 (Permit Approval)
Transfer of an Existing Permit	\$50.00

No application shall be granted or approved by the Conservation Commission/ Inland Wetland Agency unless the correct application fee is paid in full or unless a waiver has been granted by the Conservation Commission/ Inland Wetland Agency pursuant to subsection 4.14 of the Town Fee Ordinance #09-20-93-134.

li: ~~CONFIDENTIAL~~

PROTECTION

79 Elm Street • Hartford, CT 06106-5127

www.ct.gov/deep

Affirmative Action/Equal Opportunity Employer

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, 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

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): WATERTOWN
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: WOODBURY or number: 63
subregional drainage basin number: 6914
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): MR & MRS ANTONIO MOTTILLO
8. NAME & ADDRESS OF ACTIVITY/ PROJECT SITE (print information): "O" STONY BROOK LN
briefly describe the action/project activity (check and print information): temporary ☐ permanent ☒ description: clearing excavation, fill related to the construction of a single family residence
9. ACTIVITY PURPOSE CODE (see instructions - one code only): "A"
10. ACTIVITY TYPE CODE(S) (see instructions for codes): 1 2 9 12
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): 0.69± 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

JMM WETLAND CONSULTING SERVICES, LLC

23 Horseshoe Ridge Road
Newtown, CT 06482
Phone: 203-364-0345

REPORT DATE: December 17, 2023
PAGE 1 OF 3

ON-SITE SOIL INVESTIGATION REPORT

PROJECT NAME & SITE LOCATION:

Project Site
1 Stoney Brook Lane
Watertown, Connecticut

JMM Job No.: 23-3393-WTR-3

Field Investigation Date(s): 10/11/2023

Field Investigation Method(s):

- ☒ Spade and Auger
☐ Backhoe Test Pits
☐ Other: _____

REPORT PREPARED FOR:

Ms. Lisa Mottillo
1 Stony Brook Lane
Watertown, CT 06795

Field Conditions:

Weather: Sunny, 40's

Soil Moisture: Moist

Snow Depth: N/A

Frost Depth: N/A

Purpose of Investigation:

- ☒ Wetland Delineation/Flagging in Field
☐ Wetland Mapping on Sketch Plan or Topographic Plan
☐ High Intensity Soil Mapping by Soil Scientist
☒ Medium Intensity Soil Mapping from USDA-NRCS Web Soil Survey Maps
☐ Other: _____

Base Map Source: USDA-NRCS Web Soil Survey (attached)

Wetland Boundary Marker Series: JMM-1 to JMM-22 (open line)

General Site Description/Comments: The site is located west of Stony Brook Lane, in Watertown, CT. This +/- 4.4-acre undeveloped parcel is comprised of bedrock outcrops and forested upland and wetland areas, which include an intermittent watercourse (see Figure 1, attached). It should be noted at this time, JMM focused its delineations along the eastern portion of the overall site (i.e., JMM Study Area). The soil types within the study area were found to be a mix of undisturbed and disturbed soils. The undisturbed soils are derived from glacial till (i.e., unstratified sand, silt, and rock) deposits. The undisturbed upland soils are comprised of the excessively to somewhat excessively drained Hollis-Chatfield (75) soil series complex and the moderately well drained Sutton (50) soil series. The disturbed upland soils were mapped as the Udorthents (308) mapping unit while the disturbed wetland soils were mapped as the Aquents (308w) mapping unit. The undisturbed wetland soils were identified as the poorly to very poorly drained Ridgebury, Leicester, and Whitman (3) soil series complex. The regulated areas associated with the study area consist of a seasonally saturated to seasonally flooded wooded swamp with an intermittent watercourse located within the western portion of the study area (JMM-#-series). Typical vegetation observed within the regulated area included such species as, red maple, American beech, spicebush, sweet pepperbush, highbush blueberry, sweet birch, highbush blueberry, sedges, cinnamon fern, skunk cabbage, and poison ivy, to name a few.

Kristene Jmmwetland.com

ON-SITE SOIL INVESTIGATION REPORT (CONTINUED)

PROJECT NAME & SITE LOCATION: Project Site
1 Stony Brook Lane, Watertown, CT

SOIL MAP UNITS**Wetland Soils**

Ridgebury fine sandy loam (3). This soil series consists of deep, poorly and somewhat poorly drained soils formed in a coarse-loamy mantle underlain by firm, compact glacial till on uplands. They are nearly level to moderately steep soils on till plains, low ridges and drumloidal landforms. The soils formed in acid glacial till derived mainly from schist, gneiss or granite. Typically, these soils have a black sandy loam surface layer 6 inches thick. The mottled subsoil from 6 to 16 inches is olive gray sandy loam. The mottled substratum from 16 to 60 inches is a light olive brown and olive, very firm and brittle gravelly sandy loam.

Leicester fine sandy loam (3). This series, which is some Connecticut counties is found only in complex with the Ridgebury and Whitman series, consists of deep, poorly drained loamy soils formed in friable glacial till on uplands. They are nearly level to gently sloping soils in drainage ways and low-lying positions on till covered uplands. The soils formed in acid glacial till derived mainly from schist, gneiss or granite. Typically, these soils have a surface layer of black fine sandy loam 6 inches thick. The subsoil from 6 to 23 inches is grayish brown, mottled fine sandy loam. The substratum from 26 to 60 inches or more is dark yellowish brown, mottled, friable, gravelly fine sandy loam.

Whitman fine sandy loam (3). This series, which is some Connecticut counties is only mapped in complex with the Ridgebury and Leicester series, consists of deep, very poorly drained soils formed in a coarse-loamy mantle underlain by firm, compact glacial till on uplands. They are nearly level and gently sloping soils on till plains, low ridges and drumloidal landforms. The soils formed in acid glacial till derived mainly from schist, gneiss or granite. Typically, these soils have a black fine sandy loam surface layer 8 inches thick. The mottled subsoil from 8 to 15 inches is gray sandy loam. The mottled substratum from 15 to 60 inches is firm, olive gray to gray dense glacial till.

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Upland Soils

Hollis fine sandy loam (75). This series consists of shallow, well drained and somewhat excessively drained; loamy soils formed in a thin mantle of friable glacial till over ledge. The depth to bedrock ranges from 10 to 20 inches. They occur on till plains and hills. The soils formed in acid glacial till derived mainly from schist, gneiss or granite. Typically, these soils have a surface layer of dark grayish brown fine sandy loam 3 inches thick. The subsoil from 3 to 14 inches is yellowish brown fine sandy loam. Hard and unweathered bedrock lies under the subsoil.

PROJECT NAME & SITE LOCATION: Project Site

1 Stony Brook Lane, Watertown, CT

SOIL MAP UNITS

Chatfield fine sandy loam (75). This series consists of moderately deep, well drained, and somewhat excessively drained soils formed in till. They are nearly level to very steep soils on glaciated plains, hills, and ridges. Slope ranges from 0 to 70 percent. Crystalline bedrock is at depths of 20 to 40 inches. Permeability is moderate or moderately rapid.

Sutton stony fine sandy loam (50). This series consists of deep, moderately well drained loamy soils formed in friable, glacial till on uplands. They are nearly level to steeply sloping soils on till plains, low ridges and hills, being typically located on lower slopes and in slight depressions. The soils formed in acid glacial till derived mainly from schist, gneiss or granite. Typically, these soils have a surface layer of dark brown fine sandy loam 8 inches thick. The subsoil from 8 to 28 inches is yellowish brown, mottled fine sandy loam and sandy loam. The substratum from 28 to 60 inches or more is light olive brown fine sandy loam.

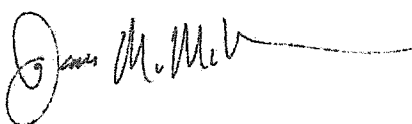
Udorthents (308). This soil mapping unit consists of well drained to moderately well drained soils that have been altered by cutting, filling, or grading. The areas either have had two feet or more of the upper part of the original soil removed or have more than two feet of fill material on top of the original soil. *Udorthents* or Made Land soils can be found on any soil parent material but are typically fluvial on glacial till plains and outwash plains and stream terraces.

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All wetland boundary lines established by the undersigned Soil Scientist are subject to change until officially adopted by, local, state, and federal regulatory agencies.

Respectfully submitted,

JMM WETLAND CONSULTING SERVICES, LLC



Proposed Study Area



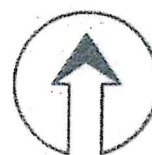
FIGURE 1: 1 Stony Brook

10/8/2023 9:48:15 AM

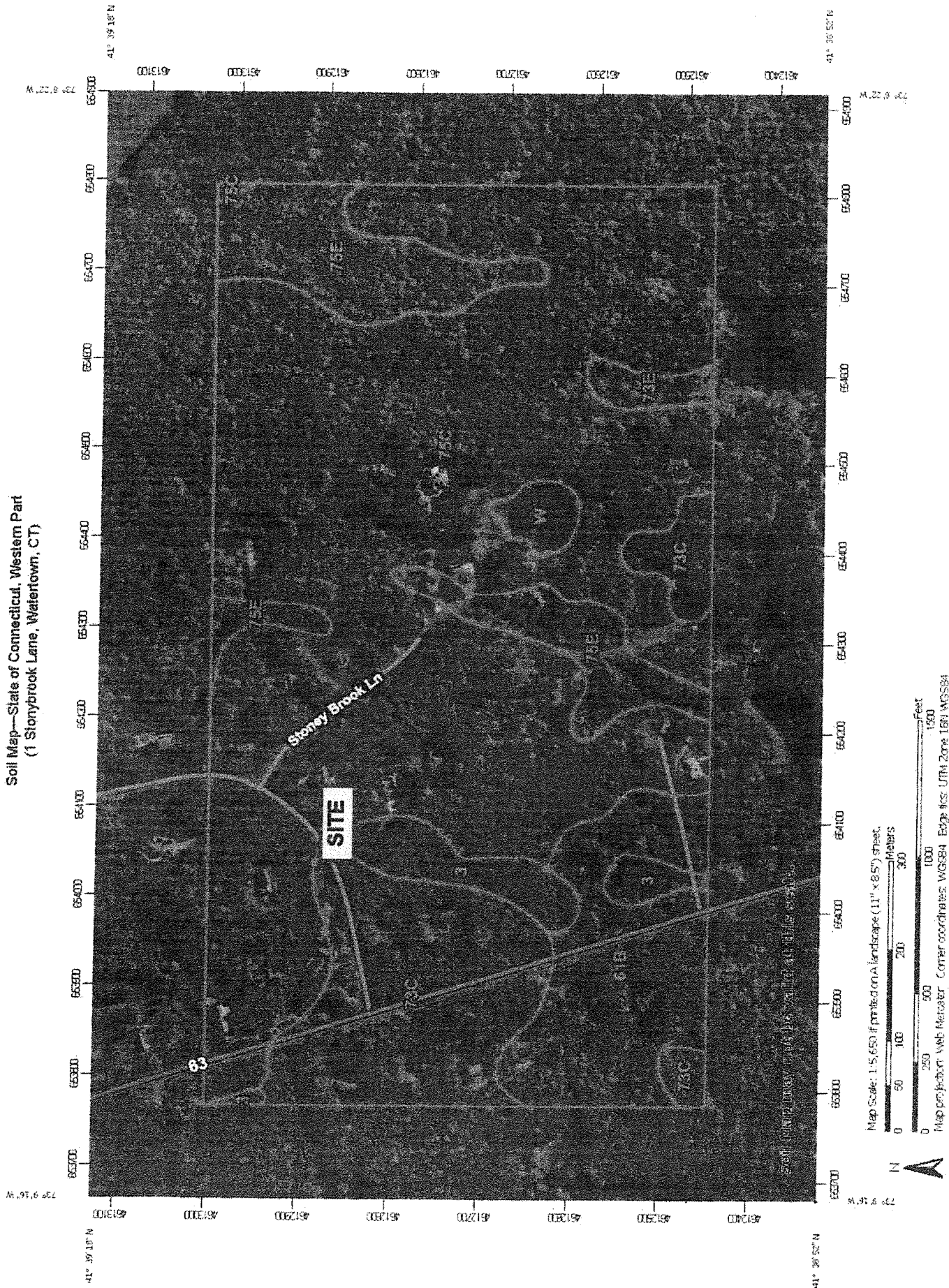
Scale: 1"=200'

Scale is approximate

The information depicted on this map is for planning purposes only.
It is not adequate for legal boundary definition, regulatory
interpretation, or parcel-level analyses



Soil Map—State of Connecticut, Western Part
(1 Stonybrook Lane, Watertown, CT)



Map Scale: 1:5,650 (printed on a landscape (11" x 8.5") sheet)
Map projection: Web Mercator
Coordinate system: WGS84
Edge file: UTM Zone 18N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND

Area of Interest (AOI)	Spot Area
Area of Interest (AOI)	Stony Spot
Soils	Very Stony Spot
Soil Map Unit Polygons	Wet Spot
Soil Map Unit Lines	Other
Soil Map Unit Points	Special Line Features
Special Point Features	Water Features
Blowout	Streams and Canals
Borrow Pit	Transportation
Clay Spot	Rails
Closed Depression	Interstate Highways
Gravel Pit	US Routes
Gravelly Spot	Major Roads
Landfill	Local Roads
Lava Flow	Background
Marsh or swamp	Aerial Photography
Mine or Quarry	
Miscellaneous Water	
Perennial Water	
Rock Outcrop	
Saline Spot	
Sandy Spot	
Severely Eroded Spot	
Sinkhole	
Slide or Slip	
Sodic Spot	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut, Western Part
Survey Area Data: Version 1, Sep 15, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 21, 2022—Oct 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony	4.7	3.3%
61B	Canton and Charlton fine sandy loams, 0 to 8 percent slopes, very stony	13.5	9.5%
73C	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	18.6	13.1%
73E	Charlton-Chatfield complex, 15 to 45 percent slopes, very rocky	1.4	1.0%
75C	Hollis-Chatfield-Rock outcrop complex, 3 to 15 percent slopes	88.3	62.4%
75E	Hollis-Chatfield-Rock outcrop complex, 15 to 45 percent slopes	13.7	9.7%
W	Water	1.4	1.0%
Totals for Area of Interest		141.5	100.0%

9. Carefully review the list below and enter ONLY ONE code letter which best characterizes the action/project/activity. All state agency projects must code "N".

A = Residential Improvement by Homeowner

B = New Residential Development for Single Family Units

C = New Residential Development for Multi-Family/ Condos

D = Commercial / Industrial Uses

E = Municipal Project

F = Utility Company Project

G = Agriculture, Forestry or Conservation

H = Wetland Restoration, Enhancement, Creation

I = Storm Water/ Flood Control

J = Erosion / Sedimentation Control

K = Recreation / Boating / Navigation

L = Routine Maintenance

M = Map Amendment

N = State Agency Project

P = Other (this code includes the approval of concept, subdivision or similar plans with no oil-the-ground work)

10. Enter between one and four code numbers to best characterize the action/project/activity being reported. Enter "NA" if this form is being completed for the action of map amendment. You-MUST provide code 12 if the activity is located in an established upland review area. You MUST provide code 14 if the activity is located beyond the established upland review area or no established upland review area exists.

1 = Filling

2 = Excavation

3 = Land Clearing {Grubbing (no other activity)}

4 = Stream Channelization

5 = Stream Stabilization (includes lakeshore stabilization)

6 = Stream Clearance (removal of debris only)

7 = Culverting (not for roadways)

8 = Underground Utilities Only (no other activities)

9 = Roadway/ Driveway Construction (including related culverts)

10 = Drainage Improvements

11 = Pond, Lake Dredging/ Dam Construction

12 = Activity in an Established Upland Review Area

14 = Activity in Upland

Examples: Jurisdictional ruling allowing construction of a parking lot in an upland where the municipality does not have an established upland review area must use code 14, other possible codes are 2 and 10. Permitted construction of a free standing garage (residential improvement by homeowner) partially in an established upland review area with the remainder in the upland must use code 12 and 14, other possible codes are 1 and 2.

11. Leave blank for TEMPORARY alterations but please indicate action/project/activity is temporary under question #8 on the form. For PERMANENT alterations, enter in acres the area of wetland soils or watercourses altered. Include areas that are permanently altered, or are proposed to be, for all agency permits, denials, amendments, renewals, jurisdictional rulings, and enforcement actions. For those activities that involve filling or dredging of lakes, ponds or similar open water bodies enter the acres filled or dredged under "open water body." For those activities that involve directly altering a linear reach of a brook, river, lakeshore or similar linear watercourse, enter the total linear feet altered under "stream." Remember, these figures represent only the acreage altered, not the total acreage of wetlands or watercourses on the site. You MUST provide all information in ACRES (or linear feet as indicated) including those areas less than one acre. To convert from square feet to acres, divide square feet by the number 43,560. If this report is being completed for an agency jurisdictional ruling and detailed information is not available, provide an estimate. Enter zero if there is no alteration.
12. Enter in acres the area of upland altered as a result of an ACTIVITY REGULATED BY the inland wetlands agency, or as a result of an AGENT APPROVAL pursuant to CGS section 22a-42a(c)(2). Leave blank for TEMPORARY alterations but please indicate action/project/activity is temporary under question #8 on the form. Include areas that are permanently altered, or proposed to be permanently altered, for all agent approvals, agency permits, denials, amendments, renewals, jurisdictional rulings, and enforcement actions. You MUST provide all information in ACRES including those areas less than one acre. See directions above (#11) for conversion factor. If this report is being completed for an agent approval or an agency jurisdictional ruling and detailed information is not available, provide an estimate. Enter zero if there is no alteration.
13. Enter the acres that are, or are proposed to be, restored, enhanced or created for all agency permits, denials, amendments, renewals, jurisdictional rulings and enforcement actions. NOTE restored or enhanced applies to previously existing wetlands or watercourses. Created applies to a non-wetland or non-watercourse area which is converted into wetlands or watercourses. For created - question #10 must provide 12 and/or 14 as an answer, and question #12 must also be answered. You MUST provide all information in ACRES including those areas less than one acre. See directions above (#11) for conversion factor. Enter zero if there is no restoration, enhancement or creation.

PART 111: To Be Completed By The DEEP - Please leave this area blank. Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

Inland Wetland Fee Schedule

Residential uses means activities carried out on property developed for permanent housing or being developed to be occupied by permanent housing.

Commercial and industrial uses means activities carried out on property developed for industry, commerce, trade, recreation or business or being developed to be occupied for such purposes, for profit or nonprofit.

Other uses means activities other than residential, commercial or other industrial uses.

Permitted uses as of right	\$0.00
----------------------------	--------

No regulated uses	\$35.00
-------------------	---------

Regulated Uses

Residential Uses

Single lot	\$125.00
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Proposed Subdivisions	\$250.00
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Plus \$50.00 per each proposed lot

Commercial and Industrial Uses

Regulated area	\$250.00
----------------	----------

Plus \$25.00 per acre of regulated area

All other uses	\$150.00
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Significant Activity Fee/ Public Hearing Fee	\$350.00
--	----------

Map Amendment Petitions	\$200.00 plus \$25.00/ acre
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Modification of Previous Approval	\$100.00 (Permit Approval)
-----------------------------------	----------------------------

Transfer of an Existing Permit	\$50.00
--------------------------------	---------

No application shall be granted or approved by the Conservation Commission/ Inland Wetland Agency unless the correct application fee is paid in full or unless a waiver has been granted by the Conservation Commission/ Inland Wetland Agency pursuant to subsection 4.14 of the Town Fee Ordinance #09-20-93-134.



SPOT Flays & en worksheet Fieldwork 6/26/25



AREA MAP (NOT TO SCALE)

N/F
MBL 14-26B-28
DOMENIC ANTHONY &
KELLY ANN GARDINO
(64 STONYBROOK LN)
VOL. 2329 PG. 108

MBL 14-26C-1
AREA = 194,643± S.F.
= 4.47± ACRES

N/F
MBL 14-26-14
ANNE M. PALIULIS
(1742 LITCHFIELD RD)
VOL. 1412 PG. 275

N/F
MBL 14-26-13
THOMAS J. OBRIEN JR
(1706 LITCHFIELD RD)
VOL. 2329 PG. 98

N/F
MBL 14-26C-2
MICHAEL & LENORE
RELLI
(146 STONYBROOK LN)
VOL. 2293 PG. 237

NOTES:

1. PARCEL OWNER: ANTONIO & LISA MOTTILLO
2. SEE WARRANTY DEED IN VOL. 2303 AT PG. 251 AT TOWN OF WATERTOWN LAND RECORDS
3. ADDRESS: 0 STONYBROOK LANE, WATERTOWN, CT
4. THE SUBJECT PARCEL MAY BE SUBJECT TO OR BENEFIT BY THE EASEMENTS, RIGHTS OF WAY, AND/OR AGREEMENTS AS MAY APPEAR ON RECORD.
5. SEE MAP REFERENCE "A".
6. BEARINGS ARE REFERENCED TO MAP REFERENCE "A".
7. ELEVATIONS ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND DETERMINED BY GNSS RIN READINGS.
8. CONTOUR INTERVAL IS 2-FOOT
9. THIS PLAN REPRESENTS THE LOCATION OF THE BOUNDS AND SITE CONDITIONS DETERMINED BY FIELD SURVEY JUNE 27, 2025. RECORD TITLE AND ADDITIONAL INFORMATION WAS OBTAINED FROM TAX ASSESSOR AND LAND EVIDENCE RECORDS MAY 26, 2025
10. UNDERGROUND UTILITY, STRUCTURE, AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND OTHER DATA SUPPLIED BY RESPECTIVE UTILITY COMPANIES, GOVERNMENTAL AGENCIES, AND/OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON SITE. THE EXISTENCE, SIZE, AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO BEGINNING CONSTRUCTION. CALL "CALL BEFORE YOU DIG" AT 811 OR 1-800-922-4455.

MAP REFERENCES

1. A MAP ENTITLED "MOON POND ESTATES, ROBERT PECO, 1670 LITCHFIELD RD, WATERTOWN, CT, 06750, SCALE 1"=100', DATED 4-4-94, LAST REVISED 7-12-95, PREPARED BY FRED D'AMICO P.E., L.S., 631 BUCKS HILL RD, SOUTHBRIDGE, CT, 06488. ON FILE IN WATERTOWN'S LAND RECORDS AS MAP#2775.

ZONING TABLE	
RESIDENTIAL (R-90)	
EFFECTIVE DATE: DECEMBER 30, 2024	
REQUIRED	
LOT AREA	50,000 S.F.
FRONT YARD SETBACK	50'
SIDE YARD SETBACK	25'
REAR YARD SETBACK	50'
LOT FRONTAGE	150'
MAX. BUILDING COVERAGE	10%
MAX. IMPERVIOUS COVERAGE	20%
MAX. BUILDING HEIGHT	35'

LEGEND	
	PROPERTY LINE
	PROPERTY CORNER
	EXISTING IRON PIN
	EXISTING MONUMENT
	EXISTING SANITARY MANHOLE
	EXISTING LIGHT
	EXISTING HYDRANT
	EXISTING UTILITY POLE
	EXISTING WATER VALVE
	EXISTING GAS VALVE
	EX. EDGE OF ROAD
	EX. EDGE OF BIT CURB

Disclaimer:
The underground utilities shown have been located from limited field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. To meet the requirements of our professional liability insurance, the terms CERTIFICATE, CERTIFY, AND CERTIFICATION mean to the best information, knowledge, and belief of the engineer, and are not an unconditional certification, warranty or guarantee which are not covered under the policy.

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISION-7:	
REVISION-6:	
REVISION-5:	
REVISION-4:	
REVISION-3:	
REVISION-2:	
REVISION-1:	

PROJECT: 225088-MOTTILLO
DR: R.J.G. SR: R.J.G. DE: JVS

SURVEY NOTES:
THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS REVISED 2018-10-26 FOR USE BY THE REGULATIONS OF CONNECTICUT STATE AGENCIES. (CT SECTIONS 20-300b-1 TO 20-300b-20).

THE TYPE OF SURVEY PERFORMED IS AN IMPROVEMENT LOCATION SURVEY.
BOUNDARY DETERMINATION IS BASED UPON A RESURVEY.

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

James M. Schuchman
James M. Schuchman
CT P.E. & L.S. #11302
SEAL: THIS SHALL NOT BE CONSIDERED A SEALED DOCUMENT WITHOUT A LIVE HAND PLACED SEAL AND SIGNATURE.

kratzer, KJA
jones &
associates, inc.
CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS

P.O. BOX 337
1755 MERIDON-WATERSBURY RD.
MIDDLETOWN, CT 06457-0337
PHONE: (860) 621-3538
FAX: (860) 621-9669
EMAIL: INFO@KRATZERTJONES.COM

EXISTING
CONDITIONS MAP

for
ANTONIO & LISA
MOTTILLO

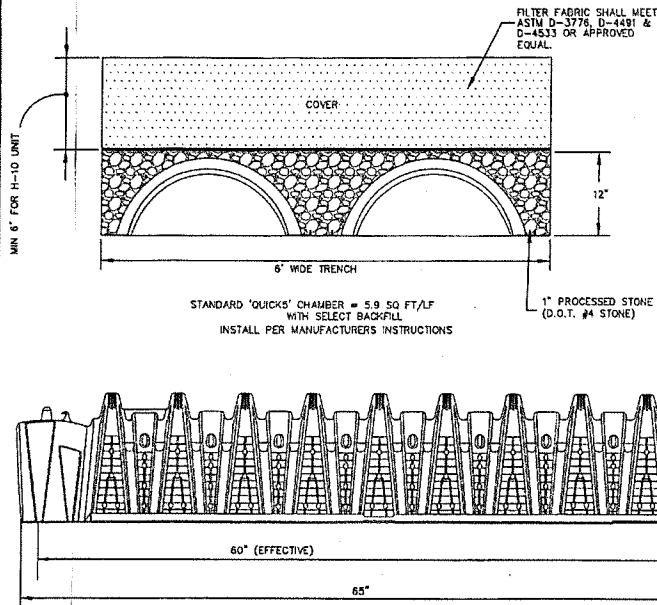
MBL: 14-26C-1
STONYBROOK LANE,
WATERTOWN, CT

SCALE: 1"=30'

DATE: MAY 21, 2026

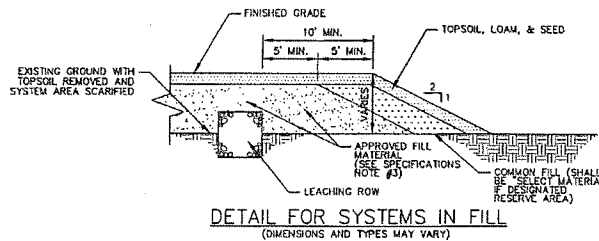
HALF ONE INCH TWO INCH
INCHES ON ORIGINAL

KJA FILE NO.: 225-088
DRAWING NO.: E-1

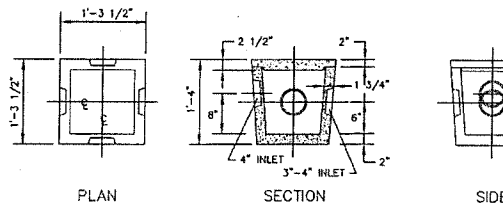


NOTE: ENGINEER REQUIRES TWO SEPARATE DISTRIBUTION PIPES TO SERVE EACH ROW OF 'QUICK5' THAT ARE INSTALLED SIDE-BY-SIDE.

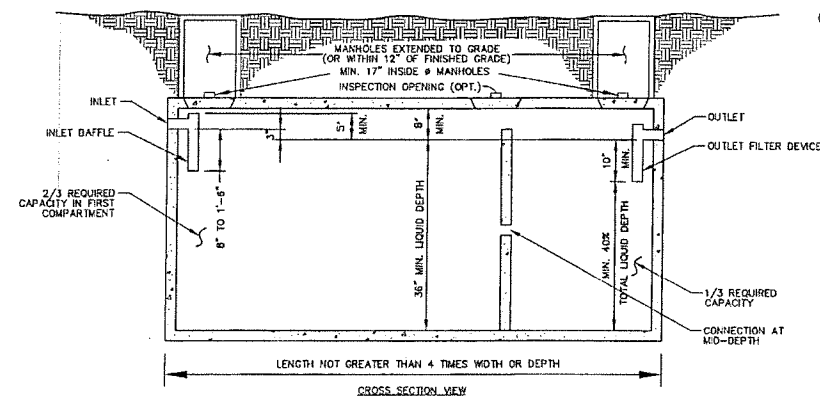
STANDARD 'QUICK5' CHAMBER SIDE-BY-SIDE TRENCH DESIGN
(DIMENSIONS MAY VARY)



DETAIL FOR SYSTEMS IN FILL
(DIMENSIONS AND TYPES MAY VARY)



DISTRIBUTION BOX DETAIL
(DIMENSIONS AND TYPES MAY VARY)



DOUBLE CHAMBER SEPTIC TANK DETAIL
(DIMENSIONS AND TYPES MAY VARY)

MINIMUM SIZE
3 BEDROOMS - 1000 GALLONS
4 BEDROOMS - 1250 GALLONS
5 BEDROOMS - 1500 GALLONS
NOTE: ALL SEPTIC TANKS INSTALLED AFTER JANUARY 1, 1990

James Sakonchick

MINIMUM SEPARATING DISTANCES FROM SEPTIC SYSTEMS

A. WATER SUPPLY WELL (POTABLE, OPEN LOOP GEOTHERMAL, IRRIGATION), SPRING OR DOMESTIC WATER DISTRIBUTION PIPE	75'
REQUIRED MINIMUM RATE	
<50 GAL. PER MINUTE	75'
10 TO 50 GAL. PER MINUTE	100'
>50 GAL. PER MINUTE	200'
B. BUILDING SERVED	10'
C. OPEN WATERCOURSE	50'
D. PUBLIC WATER SUPPLY RESERVOIR	100'
E. SURFACE OR GROUNDWATER DRAIN CONSTRUCTED OF SOLID PIPE (NOT JOINT TYPE TABLE 3.1-3)	15'
F. STORMWATER STRUCTURES (E.G., CATCH BASINS, MANHOLES)	25'
G. GROUNDWATER DRAINS (CATCH, FOOTING, FOUNDATION, ETC.) STORM WATER INFILTRATION OR RETENTION/DETENTION SYSTEM LOCATED UP GRADIENT, OR ON THE SIDE OF SYSTEM	25'
H. STORM WATER SYSTEMS (E.G., INFILTRATION, RETENTION, SINGLE FAMILY-RESIDENTIAL BUILDING LOTS, OTHER LOTS (E.G., COMMERCIAL, MULTIFAMILY))	50'
I. TOP OF EMBANKMENT (I.E. FILL PACKAGE AROUND PERIMETER OF LEACHING SYSTEM)	10'
J. PROPERTY UP-GRADIENT AND ON SLOPES	15'
DOWN-GRADIENT	25'
K. WATER PIPING PRESSURE (E.G., POTABLE, IRRIGATION)	10'
L. BELOW GROUND SWIMMING POOL	25'
M. ABOVE GROUND SWIMMING POOL	10'
N. ACCESSORY STRUCTURE	10'
O. UTILITY SERVICE TRENCH (E.G., ELECTRIC, GAS)	5'
P. BURIED FUEL TANKS	25'
Q. WATER TREATMENT WASTEWATER (WITH) DISPERSAL STRUCTURE SHALL DISCHARGE (500 GPD)	25'
MED. DISCHARGE (100-500 GPD OR LESS)	25'
LARGE DISCHARGE (5000 GPD)	75'
R. CLOSED LOOP GEOTHERMAL SYSTEM	50'
DOWN-GRADIENT	50'
GEOTHERMAL PUMP TO DRY/EMPHASE	10'
S. GRADE CUTS OR SOIL OBSTACLES DOWN-GRADIENT OF LEACHING SYSTEM	50'

*REFER TO THE TECHNICAL STANDARDS LATEST REVISIONS, TO ENSURE COMPLIANCE WITH THE STATE HEALTH CODE.

SPECIFICATIONS

- CONSTRUCTION METHODS: CARE SHALL BE TAKEN BEFORE AND DURING CONSTRUCTION TO MINIMIZE COMPACTION AND DISTURBANCE OF THE EXISTING GROUND. SOIL CONDITIONS SHALL BE DRY DURING CONSTRUCTION. BOTTOM AND SIDES OF TRENCHES TO BE RAKED TO A DEPTH OF ONE INCH AND LOOSE MATERIAL REMOVED BEFORE PLACING STONE.
- FINAL GRADING AND ROOF WATER DRAINAGE SHALL BE DONE IN A MANNER THAT WILL PROTECT THE SYSTEM FROM SURFACE WATER INFILTRATION. THE ENTIRE AREA OF THE SYSTEM SHALL BE IMMEDIATELY SEEDING TO A THICK COVER. ALL ROOF DRAINAGE WATER SHALL BE DIRECTED AWAY FROM LEACHING SYSTEM AS SHOWN ON PLAN.
- "SELECT FILL MATERIAL" AND "SELECT BACKFILL MATERIAL" PLACED WITHIN AND ADJACENT TO PROPOSED LEACHING AREAS SHALL BE COMPOSED OF CLEAN SAND, OR SAND AND GRAVEL, FREE FROM ORGANIC MATTER AND FOREIGN SUBSTANCES. THE SELECT FILL MATERIAL SHALL MEET THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE APPROVED BY A PROFESSIONAL ENGINEER FOR USE WITHIN THE LEACHING AREA:
 - THE SELECT FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN THE THREE (3) INCH SIEVE.
 - UP TO 45% OF THE DRY WEIGHT OF THE REPRESENTATIVE SAMPLE MAY BE RETAINED ON THE #4 SIEVE (THIS IS THE GRAVEL PORTION OF THE SAMPLE).
 - THE MATERIAL THAT PASSES THE #4 SIEVE IS THEN DESIGNATED AND THE SIEVE ANALYSIS STARTED.
 - THE REMAINING SAMPLE SHALL MEET THE FOLLOWING GRADATION CRITERIA:

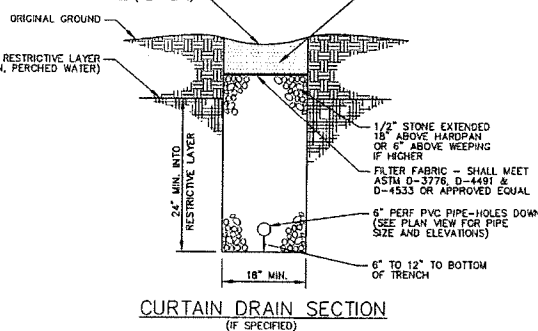
SIEVE SIZE	PERCENT PASSING
#4	100
#10	70-100
#40	10-50
#60	10-20
#200	0-5

NOTE: PERCENT PASSING THE #40 SIEVE CAN BE INCREASED TO NO GREATER THAN 75% IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10% AND THE #200 SIEVE DOES NOT EXCEED 5%.

- MAINTENANCE: SEPTIC TANK TO BE CLEANED EVERY 3 YEARS.
- SEPTIC SYSTEM PIPE MATERIAL: CONTRACTOR SHALL REFER TO THE "ACCEPTED SEWER PIPE" TABLES IN THE LATEST EDITION OF THE STATE HEALTH CODE AND/OR LOCAL SANITARIAN TO ENSURE THE PROPER PURCHASE AND INSTALLATION OF ALL PIPING MATERIALS.

INSTALLER'S NOTES

- PRIOR TO CONSTRUCTION, THE CONTRACTOR AND/OR OWNER SHALL OBTAIN A "PERMIT TO INSTALL SYSTEM" FROM THE LOCAL HEALTH DEPARTMENT/DISTRICT.
- PROPOSED CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE STATE OF CONNECTICUT PUBLIC HEALTH CODE, AS AMENDED.
- IF FIELD CONDITIONS (LEDGE, GROUNDWATER, MOTILING, ETC.) ARE ENCOUNTERED AT SHALLOWER DEPTHS THAN SHOWN IN THE DEEP TEST HOLE, RES. TS, THE SANITARIAN AND DESIGN ENGINEER SHALL BE CONTACTED IMMEDIATELY AND CONSTRUCTION HALTED UNTIL DIRECTED FURTHER.
- THE DESIGN ENGINEER SHALL BE CONTACTED, PRIOR TO BACKFILLING THE SEPTIC SYSTEM, TO TAKE NECESSARY MEASUREMENTS FOR THE PREPARATION OF A CERTIFIED "AS-BUILT" DRAWING OF THE SEPTIC SYSTEM CONSTRUCTION. A COPY OF THE CERTIFIED "AS-BUILT" DRAWING MUST BE SUBMITTED TO THE LOCAL HEALTH DEPT. FOR REVIEW AND FINAL APPROVAL OF THE SEPTIC SYSTEM. (SEE NOTE #7)
- NO DEVIATIONS FROM THE APPROVED DESIGN SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE LOCAL HEALTH DEPARTMENT AND THE DESIGN ENGINEER.
- THE TOWN SANITARIAN SHALL BE NOTIFIED AFTER THE FOLLOWING (AS APPLICABLE PER THE HEALTH DEPARTMENT/DISTRICT) FOR INSPECTION:
 - PLACEMENT OF FILL MATERIAL
 - INSTALLATION OF LEACHING SYSTEM
- NO PORTION OF THE SEPTIC SHALL BE COVERED UNTIL APPROVED BY THE TOWN SANITARIAN.
- IF ENGINEER IS REQUIRED TO PERFORM THE "AS-BUILT" SURVEY OF SEPTIC SYSTEM BY THE HEALTH DEPARTMENT/DISTRICT, CONTRACTOR SHALL NOTIFY ENGINEER AT LEAST THREE WORKING DAYS PRIOR TO BACKFILLING PROCEDURE. SO SYSTEM COMPONENTS ARE VISIBLE.
- THE RESPONSIBILITY FOR THE PREPARATION OF A LEACHING AREA UTILIZING "SELECT MATERIAL" IS THAT OF THE LICENSED INSTALLER. THE INSTALLER SHALL TAKE THE NECESSARY STEPS TO PROTECT THE UNDERLYING NATURALLY OCCURRING SOILS FROM OVER COMPACTION AND SILTATION ONCE EXPOSED.

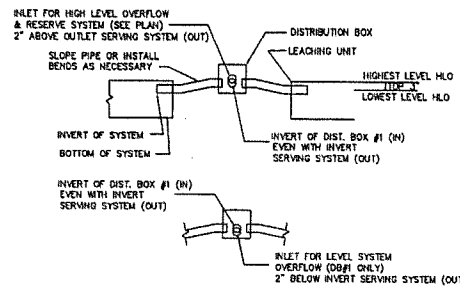


CURTAIN DRAIN SECTION
(IF SPECIFIED)

SUBSURFACE SEWAGE DISPOSAL SYSTEM DETAILS FOR 12" HIGH STANDARD 'QUICK5' CHAMBER INSTALLED SIDE-BY-SIDE

DETAILS APPLICABLE WHERE INDICATED ON PLAN

KRATZERT, JONES & ASSOC. INC.
CIVIL ENGINEERS - LAND SURVEYORS - SITE PLANNERS - BUILDING ENGINEERS
1755 MERIDEN-WATERBURY TURNPIKE, MIDDLETOWN, CT. TEL 621-3638



DIST. BOX INVERT DETAIL
N.T.S.

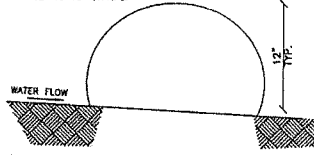
NOTE: THE OUTLET INVERT OF THE TANK SHALL BE SET AT A HIGHER ELEVATION THAN THE TOP OF ALL LEACHING STRUCTURES (EXCEPT IN A PUMP SYSTEM), OR IN THE CASE OF LEACHING SYSTEMS UTILIZING SERIAL DISTRIBUTION, HIGHER THAN THE HIGH-LEVEL OVERFLOW ELEVATION OF THE UPPER MOST LEACHING SYSTEM ROW. LEACHING SYSTEMS DESIGNED FOR SERIAL DISTRIBUTION SHALL BE DESIGNED SO THAT THE HIGH-LEVEL OVERFLOW INVERT ELEVATIONS ARE WITHIN THE TOP 3 INCHES (0.25 FEET) OF THE LEACHING STRUCTURE (TRENCH, GALLERY, ETC.).

NOTES:

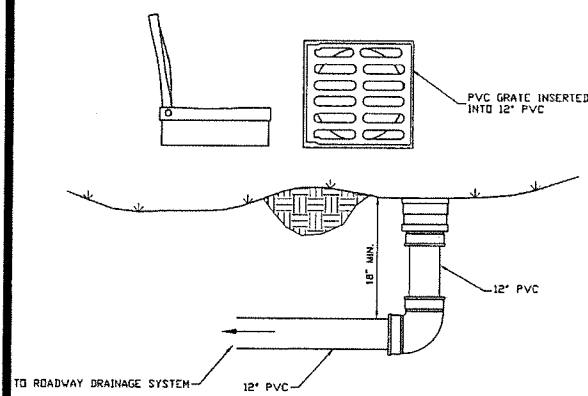
- ALL MATERIAL TO MEET FILTEREXX™ SPECIFICATIONS.
- SECURE FILTERSOCK TO GROUND AT EACH END.

SOCK OPTION:

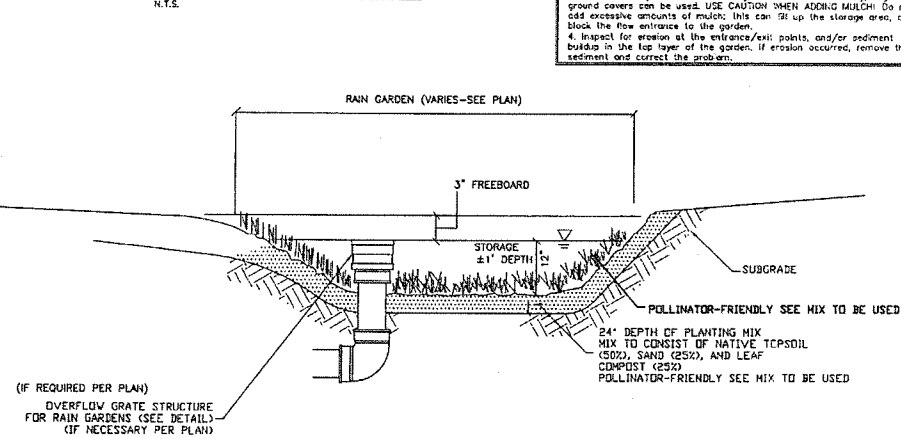
FILTEREXX™ FILTER SOCK, SIZED TO SUIT CONDITIONS. 12" TO 18" TYPICAL.



SILT SOCK DETAIL
N.T.S.

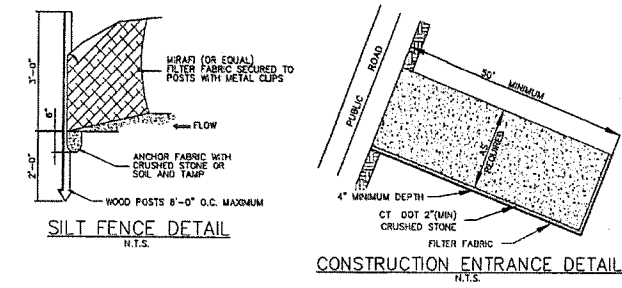


OVERFLOW GRATE STRUCTURE FOR RAIN GARDENS
N.T.S.



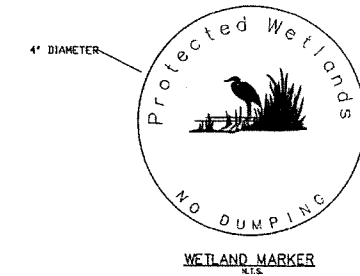
RAIN GARDEN
N.T.S.

NOTE: RAIN GARDENS TO BE CONSTRUCTED AND PLANTED IN CONFORMANCE WITH "RAIN GARDENS IN CONNECTICUT: A DESIGN GUIDE FOR HOMEOWNERS" AS PREPARED BY THE UCONN COOPERATIVE EXTENSION SYSTEM.



SILT FENCE DETAIL
N.T.S.

CONSTRUCTION ENTRANCE DETAIL
N.T.S.



WETLAND MARKER
N.T.S.

INLAND WETLANDS MARKERS TO BE INSTALLED PRIOR TO STARTING CONSTRUCTION. PURCHASE MARKERS FROM QUALITY NAME PLATE, INC. 860-633-9495 860-633-4391 FAX PLATE SAME AS ORDER NUMBER & SHIP ORDER NUMBER OTHER CONTACT: TOWN OF WATERTOWN PLANNING DEPARTMENT AND INSTALL ALONG FINAL WETLANDS BOUNDARIES EVERY 30 FEET ON CENTERS FOR ALL AREAS OF WETLANDS WITHIN 150 FEET OF ANY AREA TO BE DISTURBED BY CONSTRUCTION.

INSTALL ON EXISTING TREES (IF AVAILABLE) 7' ABOVE THE GROUND. IF TREES ARE NOT AVAILABLE INSTALL 40" ABOVE GROUND ON DOT METAL SIGN POSTS OR ON 4X4 TREATED WOOD POSTS.

INLAND WETLANDS MARKER

RAIN GARDEN SUGGESTED PLANTING LIST	RAIN GARDEN DESIGN TABLE
1. SWAMP AZALEA 2. CARDINAL FLOWER 3. NEW YORK ASTER 4. BLUE-EXED SUSAN 5. IRIS 6. JOE PYNCELED 7. LANCELEAF CORDEGRASS 8. ROYAL FERN 9. ASTILBE 10. SWITCH GRASS SOURCE: RAIN GARDENS IN CONNECTICUT: A DESIGN GUIDE FOR HOMEOWNERS FROM THE UCONN COOPERATIVE EXTENSION SYSTEM	RAIN GARDEN SIZED FOR 1.3" OVER IMPERVIOUS AREA RAIN GARDEN SIZE = 1.3/12 IMPERVIOUS AREA FOR A 4' DEEP RAIN GARDEN RAIN GARDEN #1 PROP. IMPERVIOUS AREA (HOUSE ROOF AND DRIVEWAY) = 8,347 S.F. REQUIRED RAIN GARDEN SIZE: (8,347 S.F. x 1.3)/12 = 904 S.F. PROPOSED RAIN GARDEN SIZE = 914 S.F. SOURCE: RAIN GARDENS IN CONNECTICUT: A DESIGN GUIDE FOR HOMEOWNERS FROM THE UCONN COOPERATIVE EXTENSION SYSTEM

RAIN GARDEN MAINTENANCE

Short Term:

- Although native plants have low fertilizer and water needs once established, they will need care in the short term. After planting, the plants should get an inch of water per week. If it does not rain, provide supplemental irrigation for 1-2 months, or longer if drought conditions exist.
- Inspect the area(s) where water enters and exits the garden for erosion. Make repairs as necessary, and add extra stones if needed to disperse energy.
- Remove any weeds or invasive species that may start to grow in the garden.

Long Term:

- Remove any dead branches from shrubs or trees, and dead vegetation from perennials and grasses. Depending on the look that you want from your garden, you can prune shrubs to keep them smaller, or let them grow larger. This will not impact the function of the garden.
- Remove weeds/nuisance as needed.
- Add a thin layer of mulch annually, if desired. Alternatively, vegetated ground covers can be used. USE CAUTION WHEN ADDING MULCH: Do not add excessive amounts of mulch; this can 'sit up' the slope area, or block the flow entrance to the garden.
- Inspect for erosion at the entrance/exit points, and/or sediment buildup in the top layer of the garden. If erosion occurred, remove the sediment and correct the problem.

Disclaimer:
The underground utilities shown have been located from limited field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. To meet the requirements of our professional liability insurance, the terms CERTIFICATE, CERTIFY, AND CERTIFICATION mean to the best information, knowledge, and belief of the engineer, and are not an unconditional certification, warranty or guarantee which are not covered under the policy.

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISION	DATE	BY	CHKD
REVISION-7:			
REVISION-6:			
REVISION-5:			
REVISION-4:			
REVISION-3:			
REVISION-2:			
REVISION-1:			

PROJECT: 225088-MOTILLO
DATE: 05/21/2026
SCALE: 1"=30'

NOT ALL DETAILS ON THIS PLAN MAY BE APPLICABLE

James N. Sakonchick
CT P.E. & L.S. #11302
SEAL: THIS SEAL NOT BE CONSIDERED A SEALED DOCUMENT WITHOUT A LIVE HAND PLACED SEAL AND SIGNATURE.

Kratzert, Jones & Associates, Inc.
CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS
P.O. BOX 337
1755 MERIDEN-WATERBURY RD.
MIDDLETOWN, CT 06457-0337
PHONE: (860) 621-3638
FAX: (860) 621-9609
EMAIL: INFO@KRATZERTJONES.COM

DETAIL SHEET

for
ANTONIO & LISA MOTTILLO

MBL: 14-26C-1
STONYBROOK LANE,
WATERTOWN, CT

SCALE: 1"=30'
DATE: MAY 21, 2026

HALF ONE INCH TWO INCH
INCHES ON ORIGINAL

KJA FILE NO.:
225-088
DRAWING NO.:
D-1

N/F
MBL: 14-26B-28
DOMENIC ANTHONY &
KELLY ANN CARDINO
(64 STONYBROOK LN)
VOL. 2329 PG. 108

MBL: 14-26C-1
AREA = 194,643± S.F.
= 4.47± ACRES

N/F
MBL: 14-26-14
ANNE M. PALULIS
(1742 LITCHFIELD RD)
VOL. 1412 PG. 275

N/F
MBL: 14-26-13
THOMAS J. OBRIEN JR
(1706 LITCHFIELD RD)
VOL. 2329 PG. 98

N/F
MBL: 14-26C-2
MICHAEL & LENORE
REILLI
(145 STONYBROOK LN)
VOL. 2293 PG. 237

NOTES:

1. PARCEL OWNER: ANTONIO & LISA MOTTILLO
- SEE WARRANTY DEED IN VOL. 2303 AT PG. 251 AT TOWN OF WATERTOWN LAND RECORDS
2. ADDRESS: 0 STONYBROOK LANE, WATERTOWN, CT
3. ZONE: RESIDENTIAL (R-90)
4. THE SUBJECT PARCEL MAY BE SUBJECT TO OR BENEFIT BY THE EASEMENTS, RIGHTS OF WAY, AND/OR AGREEMENTS AS MAY APPEAR ON RECORD:
A. SEE MAP REFERENCE "A".
5. BEARINGS ARE REFERENCED TO MAP REFERENCE "A".
6. ELEVATIONS ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND DETERMINED BY GNSS RTK READINGS.
- CONTOUR INTERVAL IS 2-FOOT
7. THIS PLAN REPRESENTS THE LOCATION OF THE BOUNDS AND SITE CONDITIONS DETERMINED BY FIELD SURVEY JUNE 27, 2025. RECORD TITLE AND ADJOINER INFORMATION WAS OBTAINED FROM TAX ASSESSOR AND LAND EVIDENCE RECORDS MAY 26, 2025.
8. UNDERGROUND UTILITY, STRUCTURE, AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND OTHER DATA SUPPLIED BY RESPECTIVE UTILITY COMPANIES, GOVERNMENTAL AGENCIES, AND/OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON SITE. THE EXISTENCE, SIZE, AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO BEGINNING CONSTRUCTION. CALL "CALL BEFORE YOU DIG" AT 811 OR 1-800-922-4455.

ZONING TABLE	
RESIDENTIAL (R-90)	
EFFECTIVE DATE: DECEMBER 30, 2024	
	REQUIRED
LOT AREA	90,000 S.F.
FRONT YARD SETBACK	50'
SIDE YARD SETBACK	25'
REAR YARD SETBACK	50'
LOT FRONTAGE	150'
MAX. BUILDING COVERAGE	10%
MAX. IMPERVIOUS COVERAGE	20%
MAX. BUILDING HEIGHT	35'

MAP REFERENCES:

A. MAP ENTITLED "RODGEN POND ESTATES, ROBERT PECO, 1670 LITCHFIELD RD, WATERTOWN, CT, 06750, SCALE 1"=100', DATED 4-4-94, LAST REVISED 7-12-95, PREPARED BY FRED D'AMICO P.E., L.S., 631 BUCKS HILL RD, SOUTHBRIDGE, CT, 06488. ON FILE IN WATERTOWN'S LAND RECORDS AS MAP#2775.

Disclaimer:
The underground utilities shown have been located from limited field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. To meet the requirements of our professional liability insurance, the terms CERTIFICATE, CERTIFY, AND CERTIFICATION mean to the best information, knowledge, and belief of the engineer, and are not an unconditional certification, warranty or guarantee which are not covered under the policy.

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISION-7:	
REVISION-6:	
REVISION-5:	
REVISION-4:	
REVISION-3:	
REVISION-2:	
REVISION-1:	
PROJECT: 225088-WOTRLO	
DR:RJG	SR:RJG
DR:JNS	

James M. Schaefer
James M. Schaefer
CT P.E. & L.S. #11302
SEAL: THIS SHALL NOT BE CONSIDERED A SEALED DOCUMENT WITHOUT A LIVE HAND PLACED SEAL AND SIGNATURE.

Kratzert, KJA
jones & associates, inc.
CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS
P.O. BOX 337
1755 WENDEN-WATERBURY RD.
MILDALE, CT 06457-0337
PHONE: (860) 621-3638
FAX: (860) 621-9609
EMAIL: INFO@KRATZERTJONES.COM

ALTERNATE LAYOUT #1

for
**ANTONIO & LISA
MOTTILLO**

MBL: 14-26C-1
STONYBROOK LANE,
WATERTOWN, CT

SCALE: 1"=30'

DATE: MAY 21, 2026

HALF SHEET ONE TWO INCHES ON ORIGINAL

KJA FILE NO.:
225-088
DRAWING NO.:
PL-1

LEGEND	
EXISTING PROPERTY LINE	PROPOSED BUILDING LINE
EXISTING CONTOUR	EASEMENT
EXISTING STONEWALL	PROPOSED CONTOUR
EXISTING TREELINE	PROPOSED TREE/CLIPPING LIMITS
EXISTING 100' WETLANDS BUFFER	PROPOSED STAKED HAY BALES
EXISTING LIMIT OF WETLANDS	PROPOSED STORM PIPE
EXISTING PROPERTY CORNER	PROPOSED PERFORATED FOOTING DRAIN
EXISTING BORN PIN	PROPOSED SOLID FOOTING DRAIN (DRAIN)
EXISTING WETLAND	PROPOSED PROPERTY CORNER
DEEP TEST PIT LOCATION	PROPOSED CATCH BASIN
PERCOLATION TEST LOCATION	PROPOSED STORM DRAINAGE MANHOLE
PROPOSED PROPERTY LINE	PROPOSED SPOT ELEVATION
PROP. Silt FENCE	

N/F
MBL: 14-26B-2B
DOMENIC ANTHONY &
KELLY ANN GARDINO
(64 STONYBROOK LN)
VOL. 2329 PG. 108

N/F
MBL: 14-26-14
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VOL. 2329 PG. 98

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EFFECTIVE DATE: DECEMBER 30, 2024	
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P.E., L.S., 631 BUCKS HILL RD, SOUTHBRURY, CT, 06488. ON FILE IN WATERTOWN'S LAND RECORDS
AS MAP#2775.

LEGEND	
EXISTING PROPERTY LINE	PROPOSED BUILDING LINE
EXISTING CONTOUR	EASEMENT
EXISTING STONEWALL	PROPOSED CONTOUR
EXISTING TREELINE	PROPOSED TREELINE/CLEARING LIMITS
EXISTING 100' WETLANDS BUFFER	PROPOSED STAKED HAY BALES
EXISTING LIMIT OF WETLANDS	PROPOSED STORM PIPE
EXISTING PROPERTY CORNER	PROPOSED PERFORATED TOWING DRAIN
EXISTING IRON PIN	PROPOSED SOLID FOOTING DRAIN OUTLET
EXISTING MONUMENT	PROPOSED PROPERTY CORNER
DEEP TEST PIT LOCATION	PROPOSED WELL
PERCOLATION TEST LOCATION	CATCH BASIN
PROPOSED PROPERTY LINE	PROPOSED STORM DRAINAGE MANHOLE
PROP. SILT FENCE	PROPOSED SPOT ELEVATION

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THAN KJA SHALL MAKE THESE PLANS NULL AND
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SAID REVISIONS.

REVISION-7	
REVISION-6	
REVISION-5	
REVISION-4	
REVISION-3	
REVISION-2	
REVISION-1	
PROJECT: 225088-MOTTILLO	
EDR PLG	SR RLD
DR-JMS	

James M. Mottillo
James M. Mottillo
CT P.E. & L.S. #11302
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PLACED SEAL AND SIGNATURE.

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jones & associates, inc.
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PHONE: (860) 621-3638
FAX: (860) 621-0909
EMAIL: INFO@KRATZERTJONES.COM

ALTERNATE LAYOUT #2

for
**ANTONIO & LISA
MOTTILLO**

MBL: 14-26C-1
STONYBROOK LANE,
WATERTOWN, CT

SCALE: 1"=30'
DATE: MAY 21, 2026

KJA FILE NO.:
DRAWING NO.:

225-088 PL-1



Town of Watertown Connecticut
Conservation Commission/ Inland Wetland Agency
Watertown Municipal Center
61 Echo Lake Road
Watertown, CT 06795
(860) 945-5266
www.watertownct.org

**Conservation Commission / Inland Wetland Agency
Town of Watertown, Connecticut**

Application for Permit

Permit Application Number: _____

Property location: 800 Thomaston Road

72/87/9C

INSTRUCTIONS

All applicants must complete Section 1 of this application form for preliminary review. If the Agency determines that the activity described constitutes a significant activity in accordance with the definition provided in Section 2.1 of the Regulations, then a public hearing shall be scheduled, and additional information requested. In addition to the information supplied in Section 1, the applicant may submit any other supporting documents or facts which may assist the commission in its evaluation of the proposal. Incomplete applications will be rejected by the commission.

1. Name of Applicant: John Daddona Jr.

Business or Home Address: 7 Beal Dr.

Southington, Conn. 06489

Telephone #: _____ Mobile#: 203-985-5622

Email: jmdaddona@gmail.com

2. Applicant's Interest in Land:



Owner



Lessee



Contract Purchases



Other – Please Describe

3. Name of Property Owner: 720 Thomaston Road LLC

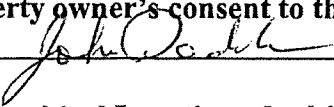
Address: 7 Beale Street

Spouthington, Conn. 06489

Telephone #: _____ Mobile 203-985-5622

Email: jmdaddona@gmail.com

4. **Name of Authorized Agent:** John Daddona Jr.
Address: 7 Beal Dr.
WSouthington, Conn. 06489
Telephone #: _____ **Mobile** 203-985-5622
Email: jmdaddona@gmail.com

5. **Property owner's consent to the activities proposed in this application:**
 **Date:** 7/13/26

6. **Geographical Location of subject property:**
U.S. Route 6, 1,500 ft northeast of Buckingham Street

A. Attach a vicinity map prepared at a scale of one-inch equals 1,000 feet, or larger, which is of sufficient detail to allow identification of the property on the Inland Wetlands and Water Courses Map, Town of Watertown, Connecticut.

B. Is the property located within 500 feet of any adjoining town or city boundary?
Yes ☐ or No ☒

If yes, identify municipalities:

☐ Bethlehem ☐ Middlebury ☐ Morris ☐ Thomaston ☐ Waterbury ☐ Woodbury

7. Purpose and Description of the Proposed Activities, Use or Operation.

A. List below or attach a narrative describing the proposal including area computations of all wetlands, watercourses, and upland review areas to be altered; type and volume of material to be deposited or removed, separating distances between proposed regulated activities and wetlands and/or top of bank of any watercourses. Attach a site development plan.

1. Proposal to construct a mixed use structure with associated parking, required drainage and utility connections. for further description, see Project Description in the Drainage Report..

2. Area of wetlands-0.19 Ac. Area of Wetlands Disturbed-0.02 Ac. Area of Activity within 100' 150' Buffer-0.62 Ac. Area of Wetlands Created-0.15 Ac. Nearest Activity to Wetlands -0 Ft.

3. Activity within wetlands, trench excavation for sanitary sewer lateral installation to existing sewer main

B. Provide a narrative describing the alternatives to the proposal which have been considered, and state why these alternatives were rejected in favor of the requested activity. Attach drawings or diagrams which show the alternatives considered.

1. Alternative considered is a septic system. Not feasible because of limited soil profile to ledge.

2. Alternative considered is sewer lateral in Route 6 Pavement. Not feasible because of existing underground utilities (Storm drainage, Fibre optics)

C. Steps taken to avoid or minimize impacts to wetlands and upland review area.

The proposal is the only location to minimize impacts to wetlands

D. List any mitigation or enhancement measures if avoidance is not possible.

An area northeast of the driveway access point will be mitigated by regrading

During installation of the sanitary sewer lateral, the contractor will separate and stockpile the organic material to be replaced after trench work is completed.

E. Provide a report from a qualified soil scientist.

F. Describe the proposed erosion and sediment control plan.

E. See Attached

F. See Plan Set

PLEASE ANSWER THE FOLLOWING STATEMENTS

8. The applicant shall certify the following information by circling the appropriate word(s).

A. Traffic attributable to the completed project on the site (will/will not) use streets within an adjoining municipality to enter the site. ☐ YES OR NO ☒

B. Sewer or water drainage from the project site (will/will not) flow through and impact the sewage or drainage system of another municipality. ☐ YES OR NO ☒

C. Water run-off from the improved site (will/ will not) impact streets or other municipal or private property within another municipality. ☐ YES OR NO ☒

9. Complete the following section if the purpose of this application is to transfer, amend/ modify a previously issued permit:

A. Name of current permittee: _____

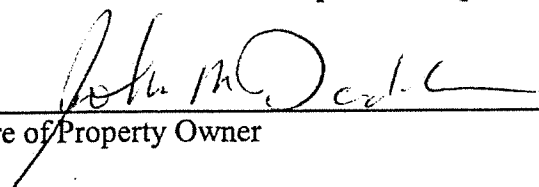
B. Agency number of existing permit: _____

C. Initiation date of existing permit: _____

D. Expiration date of existing permit: _____

10. Complete the attached D.E.E.P. reporting form.

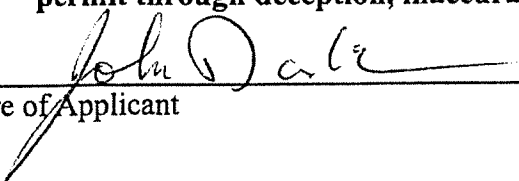
11. The undersigned hereby consents to necessary and proper inspections of above referenced property by members or agents of the Inland Wetlands Agency at reasonable times, both before and after the permit in question has been acted upon by the Agency.



Signature of Property Owner

Date: 7/13/26

12. The undersigned attest that the information supplied in the completed application is accurate, to the best of his or her knowledge and belief and is aware of the penalties for obtaining a permit through deception, inaccurate or misleading information.



Signature of Applicant

Date: 7/13/26

AFFIDAVIT

I, John Daddona of 7 Beal Dr. Southington CT 06489 hereby depose and

say:

1. That I am over the age of 18 and believe in the obligation of an oath;
2. That I am the owner/principal of 720 Thomaston Rd Waterford CT 
3. That I have an application pending before the Conservation Commission/ Inland Wetlands Agency which is subject to Section 9.4.a. to 9.4.i. of the Watertown Inland Wetlands and Watercourses Regulations concerning the posting of public hearing notices;
4. That I have fully complied with the regulation concerning posting of public hearing notices.

Subscribed and sworn to before me, this 28 day of July, 20 26

John H. Daddona
John Daddona 7/28/26

Natalie [Signature]
Commissioner of the Superior Court
Notary Public
My Commission Expires:

Subscribed and sworn to before me
This 28 day of July, 2026
NOTARY PUBLIC
MY COMMISSION TO EXPIRE FEBRUARY 28, 2030



Town of Watertown Connecticut

Planning and Zoning, Zoning Board of Appeals,
Conservation Commission/Inland Wetland Agency

Watertown Municipal Center

61 Echo Lake Road

Watertown, CT 06795

Telephone: (860) 945-5266

Website: www.watertownct.org

SITE WALK/FIELD INSPECTION REQUIREMENTS

Dear Applicant/ Applicant Representative:

Please be advised that pursuant to Section 7 Article VII of the By-laws of Conservation Commission/ Inland Wetland Agency of Town of Watertown (the Agency) when the Agency determines that a field inspection/ site walk is appropriate, the Agency will set a time and place at the convenience of its members to gain on site knowledge of the proposed activities. The applicant or his agent/ representative, the design engineer and the Soil Scientist who delineated and flagged the wetlands/watercourses shall be present and the following shall be provided:

1. Adequate and safe access to the property
2. All wetlands and watercourses (permanent and intermittent) on the site shall be delineated and flagged by a certified Soil Scientist. Soil Scientist report shall be submitted with the application.
3. All building locations, access ways, onsite septic system locations and other regulated activities shall be marked on the site.
4. A copy of the proposed Site Plan shall be available on the site during the site walk/field inspection.

No testimony may be taken on the site walk/field inspection by the Commission.

Signature of Applicant: *[Signature]* Date: 7/13/26

Signature of Property Owner: *[Signature]* Date: 7/13/26

**II: ~~CONFIDENTIAL~~
PROTECTION**

79 Elm Street • Hartford, CT 06106-5127

www.ct.gov/deep

Affirmative Action/Equal Opportunity Employer

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, 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

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): Watertown 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: Thomaston Rd or number: _____
subregional drainage basin number: 49
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): John Daddona Jr.
8. NAME & ADDRESS OF ACTIVITY/ PROJECT SITE (print information): 800 Thomaston Road 720 9c
briefly describe the action/project activity (check and print information): temporary ☐ permanent ☒ description: Proposed Construction of a mixed use building and associated grading, drainage and utility installation
9. ACTIVITY PURPOSE CODE (see instructions - one code only): D
10. ACTIVITY TYPE CODE(S) (see instructions for codes): 2 13 14
11. WETLAND /WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):
wetlands: 0 acres open water body: _____ acres stream: _____ linear feet
12. UPLAND AREA ALTERED (must provide acres): 0.62 acres
13. AREA OF WETLANDS /WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0.015 acres

DATE RECEIVED:

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED/ COMPLETED: YES NO

Inland Wetland Fee Schedule

Residential uses means activities carried out on property developed for permanent housing or being developed to be occupied by permanent housing.

Commercial and industrial uses means activities carried out on property developed for industry, commerce, trade, recreation or business or being developed to be occupied for such purposes, for profit or nonprofit.

Other uses means activities other than residential, commercial or other industrial uses.

Permitted uses as of right	\$0.00
No regulated uses	\$35.00

Regulated Uses

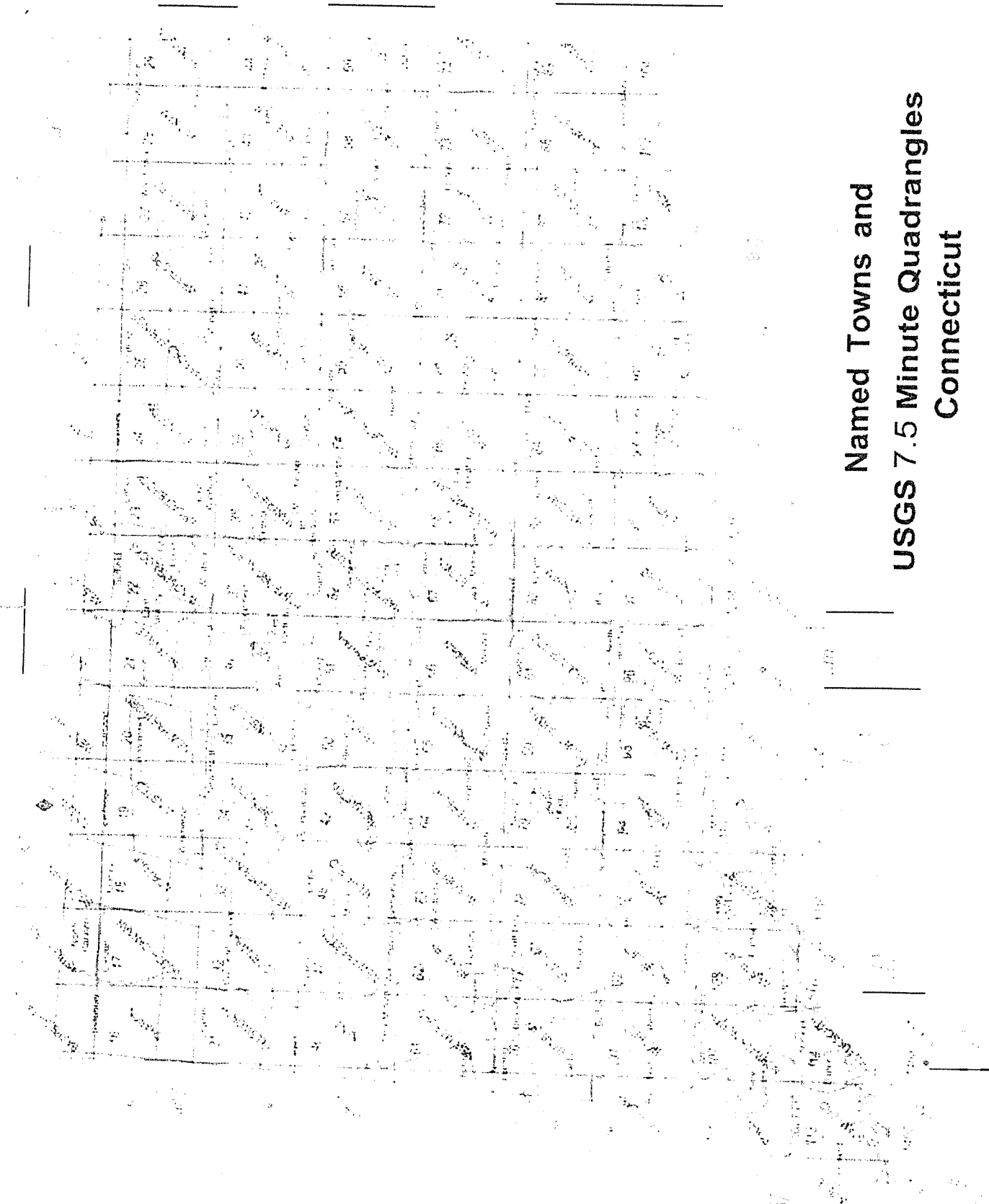
Residential Uses

Single lot	\$125.00
Proposed Subdivisions	\$250.00
Plus \$50.00 per each proposed lot	

Commercial and Industrial Uses

→ Regulated area	\$250.00
Plus \$25.00 per acre of regulated area	
- All other uses	\$150.00
- Significant Activity Fee/ Public Hearing Fee	\$350.00
Map Amendment Petitions	\$200.00 plus \$25.00/ acre
Modification of Previous Approval	\$100.00 (Permit Approval)
Transfer of an Existing Permit	\$50.00

No application shall be granted or approved by the Conservation Commission/ Inland Wetland Agency unless the correct application fee is paid in full or unless a waiver has been granted by the Conservation Commission/ Inland Wetland Agency pursuant to subsection 4.14 of the Town Fee Ordinance #09-20-93-134.



**Named Towns and
USGS 7.5 Minute Quadrangles
Connecticut**

INSTRUCTIONS FOR COMPLETING THE STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM

*Use a separate form to report EACH action taken by the Agency. Complete the form as described below.
Do NOT submit a reporting form for withdrawn actions.*

PART I: Must Be Completed By The Inland Wetlands Agency

1. Choose the year and month the Inland Wetlands Agency took the action being reported. If multiple actions were taken regarding the same project or activity then multiple forms need to be completed.
2. Choose ONE code letter to describe the final action or decision taken by the Inland Wetlands Agency. Do NOT submit a reporting form for withdrawn actions. Do NOT enter multiple code letters (for example, if the same project or activity had both a permit issued and enforcement action, submit two forms for the two separate actions).
 - A = A Permit Granted by the Inland Wetlands Agency (not including map amendments, see code D below)
 - B = Any Permit Denied by the Inland Wetlands Agency
 - C = A Permit Renewed or Amended by the Inland Wetlands Agency
 - D = A Map Amendment to the Official Town Wetlands Map - or -
An Approved/Permitted Wetland or Watercourse Boundary Amendment to a Project Site Map
 - E = An Enforcement Action: Permit Revocation, Citation, Notice of Violation, Order, Court Injunction, or Court Fines
 - F = A Jurisdictional Ruling by the Inland Wetlands Agency (activities "permitted as of right" or activities considered non-regulated)
 - G = An Agent Approval pursuant to CGS 22a-42a(c)(2)
 - H = An Appeal of Agent Approval Pursuant to 22a-42a(c)(2)
3. Check "yes" if a public hearing was held in regards to the action taken; otherwise check "no".
4. Enter the name of the Inland Wetlands Agency official verifying that the information provided on this form is accurate and that it reflects the FINAL action of the agency.

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant - If Part II is completed by the applicant, the applicant MUST return the form to the Inland Wetlands Agency. The Inland Wetlands Agency MUST ensure that the information provided is accurate and that it reflects the FINAL action of the Agency.

5. Enter the name of the municipality for which the Inland Wetlands Agency has jurisdiction and in which the action/project/activity is occurring.
Check "yes" if the action/project/activity crosses municipal boundaries and enter the name(s) of the other municipality(ies) where indicated. Check "no" if it does not cross municipal boundaries.
6. Enter the USGS Quad Map name or number (1 through 115) as found on the Connecticut Town and Quadrangle Index Map (the directory to all USGS Quad Maps) that contains the location of the action/project/activity. USGS Quad Map information is available at: <https://portal.ct.gov/-/media/deep/gis/resources/IndexNamedQuadTownpdf.pdf>
ALSO enter the four-digit identification number of the corresponding Subregional Drainage Basin in which the action/project/activity is located. If located in more than one subregional drainage basin, enter the number of the basin in which the majority of the action/project/activity is located. Town subregional drainage basin maps can be found at UConn CLEAR's website: https://media.clear.uconn.edu/data/watershed_maps/index.htm (no roads depicted) or at CTECO: http://www.cteco.uconn.edu/map_catalog.asp (depicts roads, choose town and a natural drainage basin map).
7. Enter the name of the individual applying for, petitioning, or receiving the action.
8. Enter the name and address or location of the action/project/activity. Check if the action/project/activity is TEMPORARY or PERMANENT in nature. Also provide a brief DESCRIPTION of the action/project/activity. It is always best to provide as much information as possible (for example, -don't state "forestry," provide details such as "20 acre forest harvest, permit required for stream crossing.")

9. Carefully review the list below and enter **ONLY ONE** code letter which best characterizes the action/project/activity. All state agency projects must code "N".

A = Residential Improvement by Homeowner
B = New Residential Development for Single Family Units
C = New Residential Development for Multi-Family/ Condos
D = Commercial / Industrial Uses
E = Municipal Project
F = Utility Company Project
G = Agriculture, Forestry or Conservation
H = Wetland Restoration, Enhancement, Creation

I = Storm Water/ Flood Control
J = Erosion / Sedimentation Control
K = Recreation / Boating / Navigation
L = Routine Maintenance
M = Map Amendment
N = State Agency Project
P = Other (this code includes the approval of concept, subdivision or similar plans with no oil-the-ground work)

10. Enter between one and four code numbers to best characterize the action/project/activity being reported. Enter "NA" if this form is being completed for the action of map amendment. You **MUST** provide code 12 if the activity is located in an established upland review area. You **MUST** provide code 14 if the activity is located beyond the established upland review area or no established upland review area exists.

1 = Filling
2 = Excavation
3 = Land Clearing (Grubbing (no other activity)
4 = Stream Channelization
5 = Stream Stabilization (includes lakeshore stabilization)
6 = Stream Clearance (removal of debris only)
7 = Culverting (not for roadways)

8 = Underground Utilities Only (no other activities)
9 = Roadway/ Driveway Construction (including related culverts)
10 = Drainage Improvements
11 = Pond, Lake Dredging/ Dam Construction
12 = Activity in an Established Upland Review Area
14 = Activity in Upland

Examples: Jurisdictional ruling allowing construction of a parking lot in an upland where the municipality does not have an established upland review area must use code 14, other possible codes are 2 and 10. Permitted construction of a free standing garage (residential improvement by homeowner) partially in an established upland review area with the remainder in the upland must use code 12 and 14, other possible codes are 1 and 2.

11. Leave blank for **TEMPORARY** alterations but please indicate action/project/activity is temporary under question #8 on the form. For **PERMANENT** alterations, enter in acres the area of wetland soils or watercourses altered. Include areas that are permanently altered, or are proposed to be, for all agency permits, denials, amendments, renewals, jurisdictional rulings, and enforcement actions. For those activities that involve filling or dredging of lakes, ponds or similar open water bodies enter the acres filled or dredged under "open water body." For those activities that involve directly altering a linear reach of a brook, river, lakeshore or similar linear watercourse, enter the total linear feet altered under "stream." Remember, these figures represent only the acreage altered, not the total acreage of wetlands or watercourses on the site. You **MUST** provide all information in ACRES (or linear feet as indicated) including those areas less than one acre. To convert from square feet to acres, divide square feet by the number 43,560. If this report is being completed for an agency jurisdictional ruling and detailed information is not available, provide an estimate. Enter zero if there is no alteration.
12. Enter in acres the area of upland altered as a result of an **ACTIVITY REGULATED BY** the inland wetlands agency, or as a result of an **AGENT APPROVAL** pursuant to CGS section 22a-42a(c)(2). Leave blank for **TEMPORARY** alterations but please indicate action/project/activity is temporary under question #8 on the form. Include areas that are permanently altered, or proposed to be permanently altered, for all agent approvals, agency permits, denials, amendments, renewals, jurisdictional rulings, and enforcement actions. You **MUST** provide all information in ACRES including those areas less than one acre. See directions above (#11) for conversion factor. If this report is being completed for an agent approval or an agency jurisdictional ruling and detailed information is not available, provide an estimate. Enter zero if there is no alteration.
13. Enter the acres that are, or are proposed to be, restored, enhanced or created for all agency permits, denials, amendments, renewals, jurisdictional rulings and enforcement actions. NOTE restored or enhanced applies to previously existing wetlands or watercourses. Created applies to a non-wetland or non-watercourse area which is converted into wetlands or watercourses. For created - question #10 must provide 12 and/or 14 as an answer, and question #12 must also be answered. You **MUST** provide all information in ACRES including those areas less than one acre. See directions above (#11) for conversion factor. Enter zero if there is no restoration, enhancement or creation.

PART 111: To Be Completed By The DEEP - Please leave this area blank. Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

SITE PLAN - MIXED USE

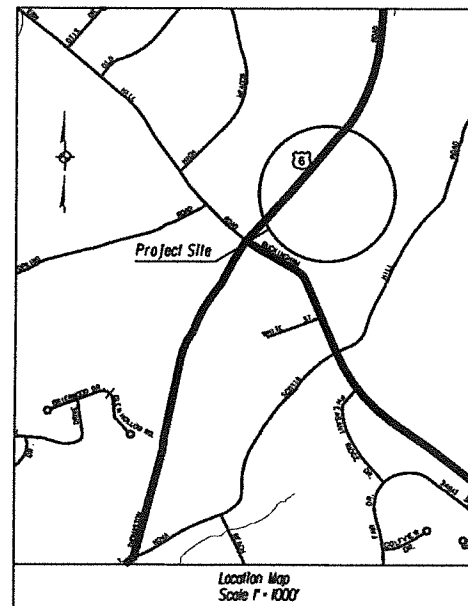
LOT 9C BLACK ROCK NOTCH SUBDIVISION

ASSESSORS MAP: 72 BLOCK 87 LOT 9C

800 THOMASTON ROAD

WATERTOWN, CONNECTICUT

APRIL 2, 2026



REV.	DATE	REVISION DESCRIPTION
1	7-14-2026	Sewer Detail Added & Miscellaneous Modifications

LEGEND	
	NORTH ARROW
	UTILITY POLE
	UTILITY POLE W/ LUMINAIRE
	MANHOLE
	CATCH BASIN
	SIGN
	GATE VALVE (TYPE AS NOTED)
	HYDRANT
	DECIDUOUS TREE
	EVERGREEN TREE
	SHRUB / BUSH
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	CURBING (TYPE AS NOTED)
	CHAIN LINK FENCE
	ZONING SETBACK LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	APPROX. LOCATION EXISTING SEWER MAIN
	APPROX. LOCATION EXISTING WATER MAIN
	APPROX. LOCATION EXISTING GAS MAIN
	APPROX. LOCATION EXISTING COMMUNICATION LINE
	PROPOSED 6" D.I.P. WATER MAIN
	PROPOSED 2" COPPER DOMESTIC WATER SERVICE
	PROPOSED 4" D.I.P. WATER SERVICE
	PROPOSED GAS SERVICE
	PROPOSED ELECTRIC CONNECTION
	PROPOSED 4" PERF. PVC UNDERDRAIN
	PROPOSED ROOF LEADER CONNECTION
	SAWCUT LINE
	SEDIMENTATION AND EROSION CONTROL FENCE
	WHITE PAINTED PAVEMENT ARROW
	ACCESSIBLE ROUTE

LIST OF DRAWINGS

- 1 COVER SHEET
- 2 PROPERTY & TOPOGRAPHIC SURVEY
- 3 GENERAL NOTES
- 4 LAYOUT, SIGNS AND PAVEMENT MARKINGS PLAN
- 5 DRAINAGE AND UTILITIES PLAN
- 6 GRADING PLAN
- 7 EROSION AND SEDIMENTATION CONTROL PLAN
- 8 - 10 MISCELLANEOUS NOTES AND DETAILS
- L-1 LANDSCAPING PLAN

Owner/Applicant

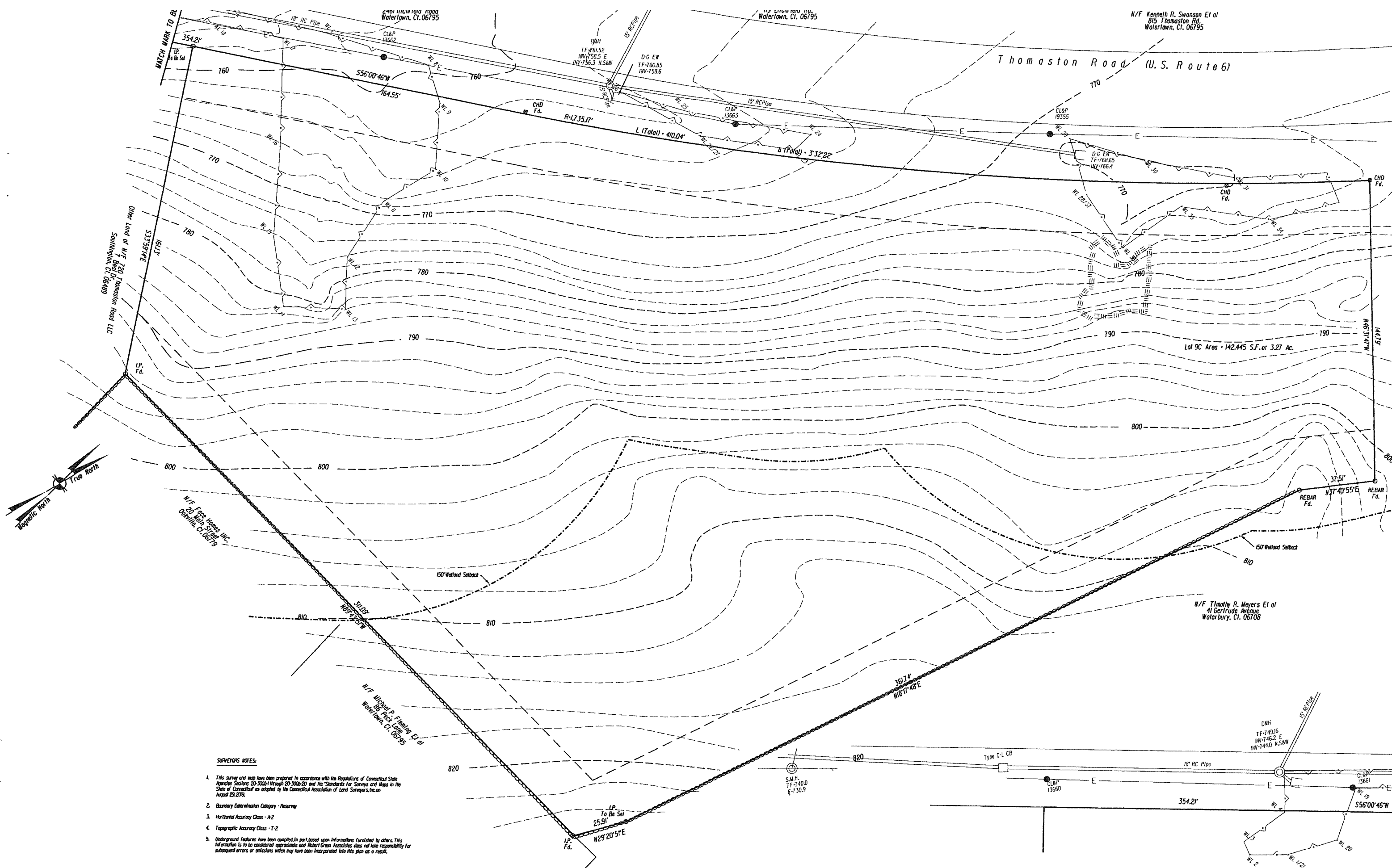
720 Thomaston Road LLC
c/o John Daddona Jr.
7 Beal Drive
Southington, Connecticut 06489
(203)985-5622

Surveyor/Civil Engineer:

Robert Green Associates LLC
6 Old Waterbury Road
Terryville, CT 06786
(860) 589-0135

Landscaping:

Development Planning Solutions LLC
225 North Main Street, Suite 207
Bristol, CT 06010
(860) 506-4268



SURVEYOR'S NOTES:

1. This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. on August 25, 2019.
2. Boundary Determination Category - Resurvey
3. Horizontal Accuracy Class - A-2
4. Topographic Accuracy Class - T-2
5. Underground features have been compiled, in part, based upon information furnished by others. This information is to be considered approximate and Robert Green Associates does not take responsibility for subsequent errors or omissions which may have been incorporated into this plan as a result.

DATE:
APRIL 2, 2026

SCALE:
SCALE IN FEET SCALE 1"=20'

SURVEYOR SIGNATURE/BLOCK:
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS SHOWN HEREON

Robert Green



ENGINEER SIGNATURE/BLOCK:

PROJECT TITLE:

IMPROVEMENT LOCATION SURVEY - PROPOSED
LOT 72-87-9C
800 THOMASTON ROAD
WATERLOO, CONNECTICUT

ASSESSOR'S MAP/BLOCK/LOT:

MAP 72 BLOCK 87 LOT 9C

DRAWING TITLE:

DATE:

V

SHEET:

1. ASSESSORS MAP 72 BLOCK 87 LOT 9C
2. PROPERTY ADDRESS: 800 THOMASTON ROAD
3. OWNER NAME: 720 THOMASTON ROAD LLC
4. PREPARED FOR: JOHN DADDONA JR.
5. ZONE: BL
6. AREA • 142,445 S.F. (3.27 ACRES)
7. TOTAL AREA OF WETLANDS/WATERCOURSES ON SITE: 0.19 ACRES
AREA OF WETLANDS/WATERCOURSES TO BE DISTURBED: 0.02 ACRES
LINEAR FEET OF STREAM TO BE ALTERED: 0 FT
AREA OF WETLANDS/WATERCOURSES TO BE CREATED: 0.015 ACRES
AREA OF ACTIVITY WITHIN 150' BUFFER ZONE: 1.2 ACRES
CLOSEST DISTANCE TO WETLANDS: 0'
8. LEFT BLANK INTENTIONALLY
9. THE PROPERTY IS "NOT" LOCATED WITHIN AN AQUIFER PROTECTION AREA
10. EXISTING AND PROPOSED CONTOURS AT 2' INTERVALS EXCEPT AS NOTED
11. PROPOSED BUILDINGS TO BE SERVICED BY WELL AND PUBLIC SEWER
12. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT "CALL-BEFORE-YOU-DIG" AT 811 PRIOR TO THE COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL PERFORM CAREFUL EXPLORATORY EXCAVATIONS TO IDENTIFY AND VERIFY ALL LOCATIONS WHERE UTILITIES MAY BE ENCOUNTERED AND MAY INTERFERE WITH THE PROPOSED WORK, WHETHER SHOWN ON THE EXISTING CONDITIONS DRAWINGS OR NOT.
13. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, QUANTITIES AND DETAILS PRIOR TO ANY CONSTRUCTION
14. TECHNICAL SPECIFICATIONS ARE THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION (FORM 8/91) AND ALL LATEST SUPPLEMENTAL SPECIFICATIONS THERE TO, INCLUDING ANY SPECIAL PROVISIONS.
15. CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS AND PROVIDE ADDITIONAL DETAILS NECESSARY FOR THE CONSTRUCTION OF SANITARY SEWER LATERAL ALONG THE ROUTE 6 RIGHT OF WAY

PARKING CALCULATION:

PROPOSED USE: MULT-USE

RESIDENTIAL PARKING REQUIRED: 15/UNIT (1 BEDROOM)

6 UNITS X 15 = 9 SPACES

COMMERCIAL PARKING REQUIRED: RETAIL AT 1/250 S.F.

4694/250 = 18.7 Say 19 SPACES

PARKING REQUIRED: 28 SPACES

PARKING PROVIDED 26 SPACES.

1. FLAG THE LIMITS OF CONSTRUCTION NECESSARY TO FACILITATE THE PRECONSTRUCTION MEETING.
2. HOLD PRECONSTRUCTION MEETING WITH THE OWNER, ENGINEER, CONTRACTOR AND APPROPRIATE TOWN STAFF. REVIEW FLAGGED CLEARING LIMITS AND DETERMINE TOPSOIL STOCKPILE AREA. (REMEMBER TO CALL BEFORE YOU DIG AT 811).
3. FLAG REMAINDER OF THE LIMITS OF CONSTRUCTION AND TREE PROTECTION ZONES IF REQUIRED.
4. INSTALL CONSTRUCTION ENTRANCE PAD.
5. INSTALL PERIMETER EROSION AND SEDIMENT CONTROLS AND TREE PROTECTION DEVICES IN ACCORDANCE WITH THE EBS PLAN.
6. CUT TREES WITHIN THE DEFINED CLEARING LIMITS AND REMOVE CUT WOOD CHIP BRUSH AND SLASH. STOCKPILE CHIPS FOR FUTURE USE OR REMOVE OFF SITE.
7. LEFT BLANK INTENTIONALLY
8. STRIP AND STOCKPILE ALL TOPSOIL THAT IS WITHIN THE FOOTPRINT OF THE CONSTRUCTION SITE AND REFERENCE STOCKPILE MANAGEMENT FOR EROSION AND SEDIMENT CONTROLS. EITHER REMOVE TREE STUMPS TO AN APPROVED DISPOSAL SITE OR CHIP IN PLACE AS INDICATED ON THE PLANS.
9. MAKE ALL CUTS AND FILLS REQUIRED. ESTABLISH THE SUBGRADE FOR THE PARKING LOT AND DRIVEWAY AS REQUIRED AND BENCH THE BUILDING TO A SUBGRADE. ALLOW A REASONABLE AMOUNT OF AREA AROUND THE FOOT-PRINT OF THE PROPOSED BUILDING FOR THE CONSTRUCTION ACTIVITIES.
10. BEGIN CONSTRUCTION OF THE PROPOSED BUILDINGS.
11. PRIOR TO INSTALLING SURFACE WATER CONTROLS SUCH AS TEMPORARY DIVERSIONS AND STONE DIKES, INSPECT EXISTING CONDITIONS TO ENSURE DISCHARGE LOCATIONS ARE STABLE. IF NOT STABLE, REVIEW DISCHARGE CONDITIONS WITH THE DESIGN ENGINEER AND IMPLEMENT ADDITIONAL STABILIZATION MEASURES PRIOR TO INSTALLING WATER SURFACE CONTROLS.
12. INSTALL ALL UTILITIES AND DRAINAGE SYSTEMS TO WITHIN 5 FEET OF THE BUILDING OR AS OTHERWISE MODIFIED BY THE DESIGN ENGINEER TO ADJUST FOR UNFORESEEN SITE CONDITIONS.
13. PREPARE SUB-BASE, SLOPES, PARKING AREAS, SHOULDER AREAS, ACCESS DRIVES AND ANY OTHER DISTURBANCE FOR FINAL GRADING.
14. INSTALL PROCESS AGGREGATE IN PARKING AREAS.
15. PLACE TOPSOIL WHERE REQUIRED. COMPLETE THE PERIMETER LANDSCAPE PLANTINGS.
16. FINE GRADE, RAKE, SEED AND MULCH TO WITHIN 2 FEET OF THE CURBING.
17. UPON SUBSTANTIAL COMPLETION OF THE PROPOSED BUILDINGS, COMPLETE THE BALANCE OF SITE WORK AND STABILIZATION OF ALL OTHER DISTURBED AREAS. INSTALL FIRST COURSE OF PAVING.
18. WHEN ALL OTHER WORK HAS BEEN COMPLETED, REPAIR AND SWEEP ALL PAVED AREAS FOR THE FINAL COURSE OF PAVING. INSPECT THE DRAINAGE SYSTEM AND CLEAN AS NEEDED.
19. INSTALL FINAL COURSE OF PAVEMENT.
20. AFTER THE SITE IS STABILIZED, REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS.

SIGNING AND PAVEMENT MARKING NOTES:

1. SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO MUTCD OR CONNDOT STANDARDS AS DEPICTED.
2. SIGNS SHALL BE INSTALLED WITH A BREAKAWAY FEATURE.
3. ALL PAVEMENT MARKINGS SHALL BE EPOXY RESIN.

ACCESSIBILITY NOTES:

1. ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2X IN ANY DIRECTION.
2. ALL ACCESSIBLE EGRESSES SHALL BE FLUSH WITH THE ADJOINING MATERIAL UNLESS OTHERWISE NOTED ON THE PLANS.
3. WALKWAYS ALONG ACCESSIBLE ROUTES ARE NOT TO EXCEED 5% RUNNING SLOPE OR 2X CROSS SLOPE UNLESS OTHERWISE SPECIFICALLY NOTED ON THE PLANS.
4. ALL RAMPS SHALL NOT EXCEED 1/42 OR 2X CROSS PITCH.

UTILITY AND DRAINAGE NOTES:

1. TOP OF FRAME ELEVATIONS SHOWN ON THESE PLANS REFLECT THE 2" STANDARD DEPRESSION FROM GUTTER LINE FOR TYPE "C" CATCH BASINS.
2. ALL CATCH BASINS SHALL HAVE A 2FT SUMP UNLESS OTHERWISE NOTED ON THE PLANS.
3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES REGARDING A FINAL DESIGN, WEARS OF CONSTRUCTION AND AN EXACT LOCATION AND SIZE OF THE UTILITY PRIOR TO THE START OF CONSTRUCTION.
4. ALL PROPOSED UTILITY SERVICES ARE TO BE UNDERGROUND.
5. SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF PLYMOUTH WATER POLLUTION CONTROL AUTHORITY SANITARY SEWER REGULATIONS.
6. WHEN SEWER AND WATER ARE WITHIN 10' HORIZONTALLY, THE WATER MAIN SHALL BE LOCATED IN A SEPARATE TRENCH OR ON AN UNDISTURBED SHELF AND AT LEAST 12" HORIZONTALLY (8" RECOMMENDED), MEASURED EDGE TO EDGE AND 18" ABOVE THE TOP OF THE SEWER, MEASURED FROM CROWN TO INVERT. FINAL LOCATIONS SHALL BE APPROVED BY THE APPROPRIATE UTILITY COMPANY.
7. IF THE CONTRACTOR ENCOUNTERS UNDERGROUND DRAINAGE AND/OR UTILITIES DURING CONSTRUCTION THAT ARE NOT SHOWN ON THE PLANS, HE/SHE SHALL CONTACT THE ENGINEER FOR EVALUATION AND AS-BUILT.

OPERATION AND MAINTENANCE PLAN (POST CONSTRUCTION)

1. ALL DRAINAGE SHOULD BE INSPECTED TWO TIMES PER YEAR AND SEDIMENT REMOVED WHEN IT EXTENDS TO WITHIN 12 INCHES OF THE OUTLET PIPE INVERT. NOT LESS THAN ONCE PER YEAR. THE SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED LOCATION.
2. ALL PAVED AREAS SHALL BE SWEEPED TWICE ANNUALLY. TYPICALLY, SWEEPING SHOULD OCCUR IN THE SPRING, AFTER WINTER SANDING, AND IN THE FALL, AFTER ALL LEAVES HAVE FALLEN.
3. A VEGETATIVE OR IMPROVED COVER SHALL BE MAINTAINED ON ALL EARTH SURFACES TO MINIMIZE SOIL EROSION. USE OF FERTILIZER SHOULD BE MINIMIZED AND APPLIED USING PRUDENT APPLICATION PROCEDURES. (USE ONLY ORGANIC FERTILIZER)
4. DURING CONSTRUCTION AND FOR THREE MONTHS AFTER PROJECT COMPLETION, INSPECTION OF SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MADE ON A WEEKLY BASIS AND AFTER RAINFALL EVENTS OF 1/2" OR GREATER. A LOG OF SUCH INSPECTIONS SHALL BE MAINTAINED AT THE SITE.

GENERAL NOTES FOR EROSION AND SEDIMENTATION CONTROL

1. THIS PLAN OF DEVELOPMENT PROPOSES EROSION CONTROL MEASURES WHICH WILL PERFORM ONE OR MORE OF THE FOLLOWING FUNCTIONS: MINIMIZATION OF SOIL EXPOSURE, CONTROL OF RUNOFF, SHIELDING THE SOILS AND BUILDING OF THE SOILS. PROPER EROSION MANAGEMENT WILL MINIMIZE THE NEED FOR EXTENSIVE SEDIMENTATION CONTROLS.
2. ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
3. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD AND FOR A PERIOD AFTERWARDS UNTIL ALL AREAS ARE STABILIZED. THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROL MEASURES AFTER EACH STORM EVENT (1/2" OR MORE) OR ONCE A WEEK AND IMMEDIATELY MAKE ANY CORRECTIVE ACTION REQUIRED.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE EROSION AND SEDIMENTATION CONTROL HANDBOOK.
5. RUNOFF SHALL ALSO BE CONTROLLED BY THE STAGING OF CONSTRUCTION ACTIVITY AND THE PRESERVATION OF NATURAL VEGETATION WHEREVER POSSIBLE.
6. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM AND RESTABILIZATION SHALL BE SCHEDULED AS SOON AS POSSIBLE. THE AREAS WHICH ARE LEFT EXPOSED FOR MORE THAN 30 DAYS, TEMPORARY SEEDING FOR STABILIZATION SHALL BE UTILIZED OR AN APPROVED EQUAL.

A) SEED BED PREPARATION:
 - REMOVE STONES LARGER THAN 2"
 - APPLY LIVESTONE AT 500 / 1000 S.F.
 - WORK LINE AND FERTILIZER INTO SOIL

B) SEED APPLICATION:
 - APPLY GRASS MIXTURE BY HAND OR CYCLOPE SEEDER. LIGHTLY DRAG OR ROLL THE SEED SURFACE TO COVER OPTIMAL SEEDING SEASON IS BETWEEN MARCH 15TH AND JUNE 30TH OR BETWEEN AUGUST 15TH AND OCTO
 - IF SEEDING CAN NOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE STATED BELOW UNTIL CAN TAKE PLACE.

C) SEED MIX:
 - CREEPING RED FESCUE 49% / ACRE
 - TALL FESCUE 20% / ACRE

D) MULCHING:
 - IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDDED SURFACE WITH STRAW OR HAY AT A RATE OF 1-1/2 T
 - SPREAD MULCH BY HAND OR MULCH BLOWER.
 - PURCH MULCH INTO SOIL SURFACE WITH TRACK MACHINE OR DISK HARROW STRAIGHT UP. MULCH MATERIAL SH
 - TUCKED APPROXIMATELY 2" - 3" INTO SOIL SURFACE.

E) TREE PROTECTION:
 - LIMIT CONSTRUCTION ACTIVITIES THAT MIGHT CAUSE DAMAGE TO TREES. THE AREA ADJACENT TO, AND TREES BE PROTECTED, WILL BE IDENTIFIED AND CLEARLY MARKED. EXCAVATION SHOULD NOT OCCUR WITHIN THE ROOT TREES THAT ARE TO REMAIN. IN ADDITION, RAISING OR LOWERING THE GRADE NEAR REMAINING TREES SHOULD

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY EROSION AND SEDIMENTATION CONTROL MEASURES DUE TO UNFORESEEN FIELD CONDITIONS. ADDITIONAL CONTROL MEASURES MAY ALSO BE INSTALLED DURING THE CONSTRUCTION PERIOD IF DEEMED NECESSARY BY THE ENGINEER, ENVIRONMENTAL SUPERVISOR AND/OR TOWN ENGINEER.

8. ANY CHANGE TO THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN BY THE CONTRACTOR SHALL BE SUBMITTED BY THE CONTRACTOR IN WRITING AND APPROVED BY THE ENGINEER.

9. ANTI-TRACKING PADS SHALL BE INSTALLED WHERE CONSTRUCTION ACCESS MEETS A PAVED ACCESS POINT, OR AS DIRECT BY THE ENGINEER.

10. STOCKPILE LOCATIONS SHALL BE DETERMINED PRIOR TO THE START OF CONSTRUCTION AND IF A STOCKPILE IS LOCATI OFF-SITE, THE LOCATION SHALL HAVE EROSION CONTROL MEASURES IN PLACE AND MEET ALL LOCAL REQUIREMENTS.

11. SLOPES SHALL BE RESTRICTED TO 2' HORIZONTAL TO 1' VERTICAL OR FLATTER THROUGH GRADING AND/OR RETAINING WALL WHERE LEDGE IS ENCOUNTERED. THE MAXIMUM CUT SLOPE MAY BE INCREASED TO 1 HORIZONTAL: 1 VERTICAL. A 4FT HIGH PERMAN SAFETY FENCE (60g CHAIN LINK FENCE) SHALL BE ADDED TO ALL ROCK CUTS GREATER THAN 4FT HIGH.

12. ALL SLOPES OR DISTURBED AREAS (EXCEPT PAVED AREAS) ARE TO BE STABILIZED WITH 6" OF TOPSOIL AND TURF MUS ESTABLISHED UNLESS OTHERWISE NOTED ON THE PLANS. STABILIZATION SHALL INCLUDE INSTALLATION OF EROSION CONT WAITING WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

13. SEDIMENTATION BARRIERS TO BE HARRIS SILT FENCE OR APPROVED EQUAL. ANY DAMAGED BARRIERS SHALL BE REPLACI AND/OR RESET IMMEDIATELY FOLLOWING DAMAGE.

14. TEMPORARY PERVIOUS BARRIERS, USING SILT FENCE AND HAYBALES HELD IN PLACE WITH WOODEN STAKES, SHALL BE USI AT ALL AREAS WHERE STORM WATER CONTAINING SUSPENDED SEDIMENT COULD DRAIN OFF-SITE.

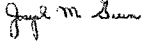
15. JOHN DADDONA JR. OR HIS DULY AUTHORIZED AGENT (860) 985-5622 IS RESPONSIBLE FOR NOTIFYING THE MUNICIPAL PLA ENGINEERING DEPARTMENTS AT LEAST 24 HOURS IN ADVANCE TO THE START OF ANY CONSTRUCTION ACTIVITY.

16. JOHN DADDONA JR. OR HIS DULY AUTHORIZED AGENT (860) 985-5622 IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTI EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES. IN ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING OFFICE OF ANY TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENTATION PLAN IF THE TITLE OF THE LAND IS TRANSFERRED.

17. THESE PLANS WERE PREPARED IN ACCORDANCE WITH THE 2024 GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CO AS AMENDED. AN ADDITIONAL REFERENCE IS THE 1994 CONNDOT PUBLICATION "ON-SITE MITIGATION FOR CONSTRUCTION AC
- EROSION AND SEDIMENTATION CONTROL MAINTENANCE REQUIREMENTS
- TOPSOIL STOCKPILES:
- THE SIDE SLOPES SHALL NOT EXCEED A SLOPE GREATER THAN 2:1. STOCKPILES THAT WILL NOT BE USED WITHIN 30 DAYS SHOULD BE SEEDDED AND MULCHED. A SEDIMENTATION FENCE SHALL BE INSTALLED APPROX. 10FT FROM THE TOE OF SLOPE
- IF THE TOPSOIL STOCKPILE LOCATION IS RELOCATED, IT SHALL BE LOCATED SO AS NOT TO OBSTRUCT THE NATURAL DRAINAGE PATTERN OF THE SITE. IT SHALL BE LOCATED AS FAR AS PRACTICAL FROM ANY WETLANDS, WATER COURSES, DRAINAGEWAYS AND STEEP SLOPES. IF THE LOCATION IS DOWNGRADIENT FROM A LONG SLOPE, DVERT RUNOFF AROUND THE STOCKPILE.
- CONSTRUCTION ENTRANCE PAD / ANTI-TRACKING PAD:
- THE CONSTRUCTION ENTRANCE SHALL BE KEPT CLEAN OF ANY DEBRIS OR CONSTRUCTION MATERIALS. A PERIODIC TOP DRES OF STONE SHALL BE ADDED AS MAY BE REQUIRED TO KEEP THE ENTRANCE PAD WORKING EFFECTIVELY. IF A SEDIMENT S OCCURS ON THE ROAD, IT SHALL BE CLEANED UP IMMEDIATELY.
- SEDIMENTATION CONTROL FENCE:
- THE SEDIMENTATION CONTROL FENCE SHALL BE INSPECTED AT LEAST ONCE A WEEK AND WITHIN 24 HRS OF A RAIN EVENT 0.5 INCHES OR MORE. IF A FAILURE OCCURS, REPAIR OR REPLACE THE FENCE WITHIN 24 HRS. ANY SEDIMENT DEPOSITS TH REACH HALF THE HEIGHT OF THE FENCE SHALL BE REMOVED.
- DUST CONTROL:
- PERIODICALLY MOISTEN THE EXPOSED SOIL SURFACE TO KEEP TRAVELWAYS DAMP. AFTER THE TRAVELWAY HAS BEEN PAVED, SWEEPING MAY BE REQUIRED TO REMOVE DUST AND FINE MATERIALS ACCUMULATED FROM TRUCK TRAFFIC.
- TREE PROTECTION:
- TREES TO BE PROTECTED WILL BE IDENTIFIED AND CLEARLY MARKED. CONSTRUCTION ACTIVITIES WITHIN THE ADJACENT ARE CAUSE DAMAGE TO THE TREE SHALL BE LIMITED AND TRUNK ARMORING PROVIDED.
- | Zoning Data Table - Zone B-L | | |
|---|-------------|----------------|
| | Required | Provided |
| A. Minimum Lot Requirements | | |
| 1. Minimum Lot Area | 10,000 S.F. | 142,445 S.F. |
| 2. Minimum Lot Frontage | 50' | 574.59' |
| B. Minimum Building/Structure Setbacks | | |
| 1. Front Yard Abutting a Non-Residential District | 25' | 65.7' |
| 2. Rear Yard Abutting a Residential District | 25' | 146.6' |
| 3. Side Yard Abutting a Non-Residential District | No Minimum | 210.2' |
| C. Minimum Parking/Loading Setbacks | | |
| 1. Front Yard Abutting a Non-Residential District | 10' | 12.7' |
| 2. Side and Rear Yard | | |
| Abutting a Non-Residential District | 10' | 201.0' |
| Abutting a Residential District | 25' | 90.2' |
| D. Maximum Coverage | | |
| 1. Building Coverage | 30% | 3.3% |
| 2. Impervious Surface Coverage | 75% | 16.2% |
| E. Maximum Floor Area Ratio | | |
| 1. Maximum Floor Area Ratio | 0.4 | 0.07 |
| F. Maximum Height | | |
| 1. Stories | 2 | 2 |
| 2. Feet | 30' | See Arch. Dwg. |
- | | | | | | | | | | | | |
|--|--|--|----------------------------|---|--|---|---|--|--|---|---------------------|
| | | | DATE:

APRIL 2, 2026 | SURVEYOR SIGNATURE/BLOCK:

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. | |  |  | ENGINEER SIGNATURE/BLOCK:

 | PROJECT TITLE:

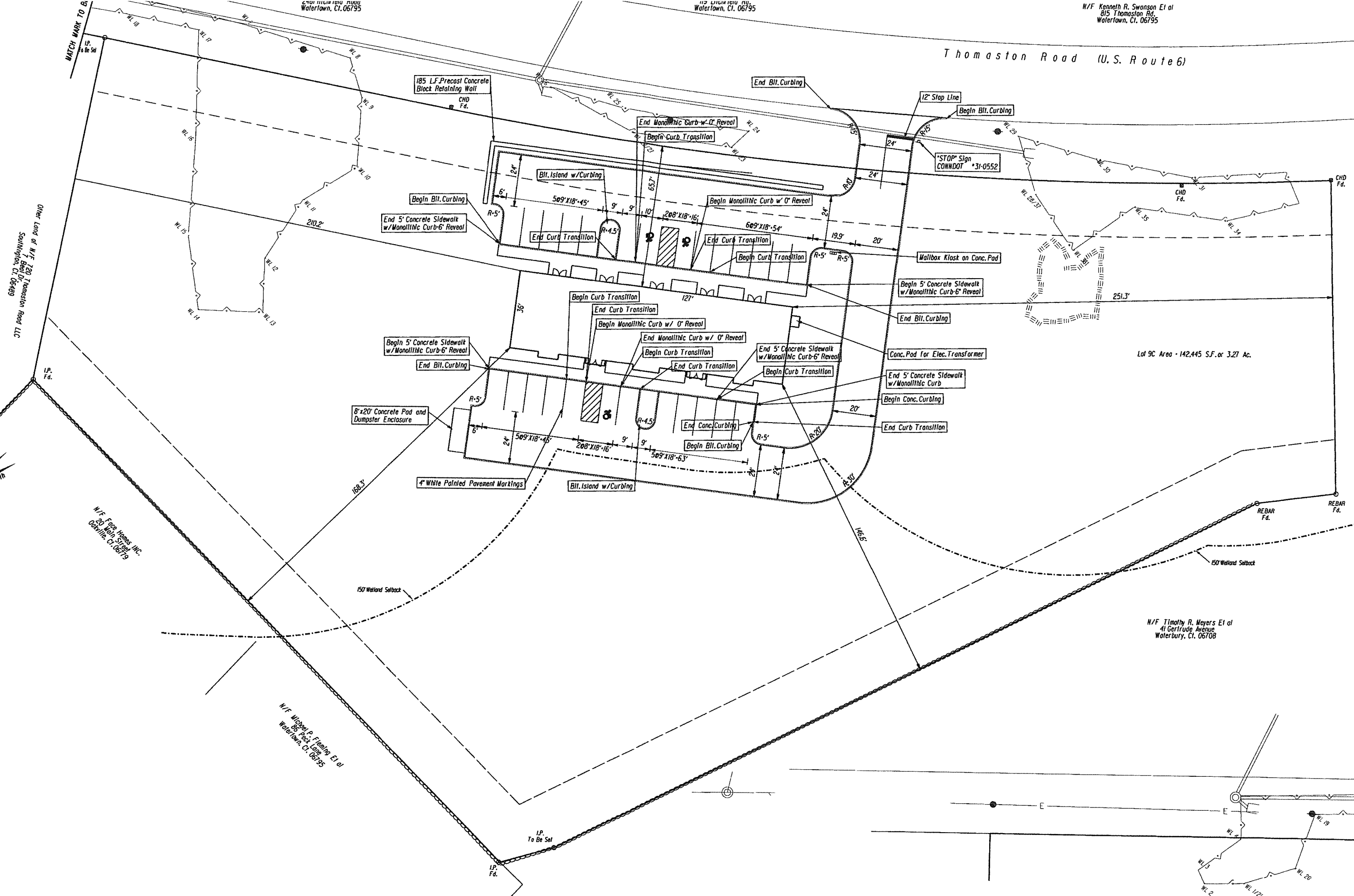
IMPROVEMENT LOCATION SURVEY - PROPOSED
LOT 72-87-9C
800 THOMASTON ROAD | ASSESSOR'S MAP/BLOCK/LOT:

MAP 72 BLOCK 87 LOT 9C | DRAWN BY:

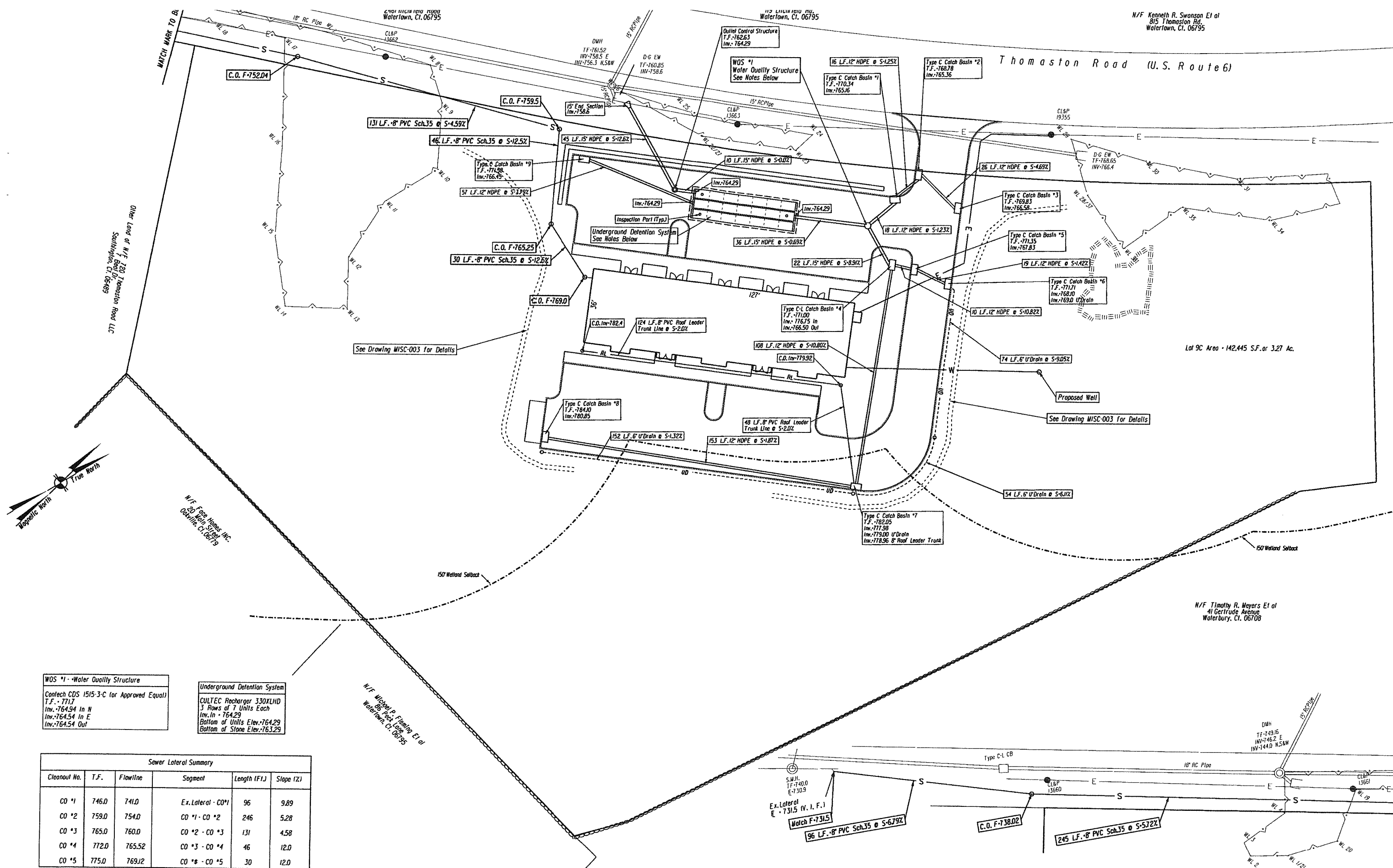
NC |
| | | | SCALE:

AS NOTED | | | | | | | DRAWING TITLE:

SHEET | |



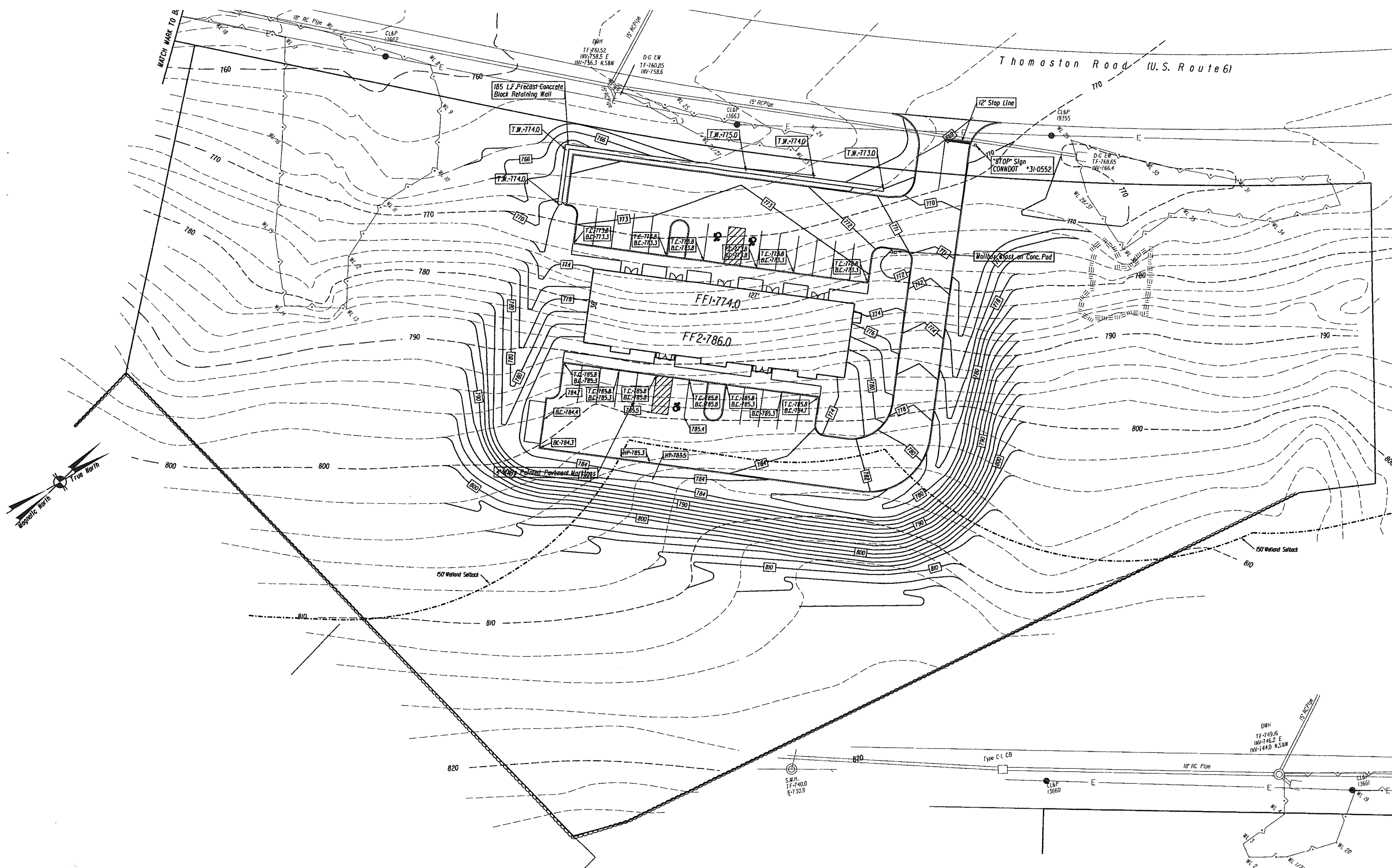
REV	DATE	DESCRIPTION	DATE:	SURVEYOR SIGNATURE/BLOCK:	Robert Green Associates L.L.C. 4 Old Waterbury Rd. Torrville, CT 06786 Phone: (860) 389-0133 Fax: (860) 389-1342	ENGINEER SIGNATURE/BLOCK: Judy M. Lunn	PROJECT TITLE: IMPROVEMENT LOCATION SURVEY - PROPOSED LOT 72-87-9C 800 THOMASTON ROAD WATERBURY, CT 06708	ASSESSOR'S MAP/BLOCK/LOT:	DRAW:
			APRIL 2, 2026	TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON				MAP 72 BLOCK 87 LOT 9C	P
			SCALE:	DRAWING TITLE:				SHEET	



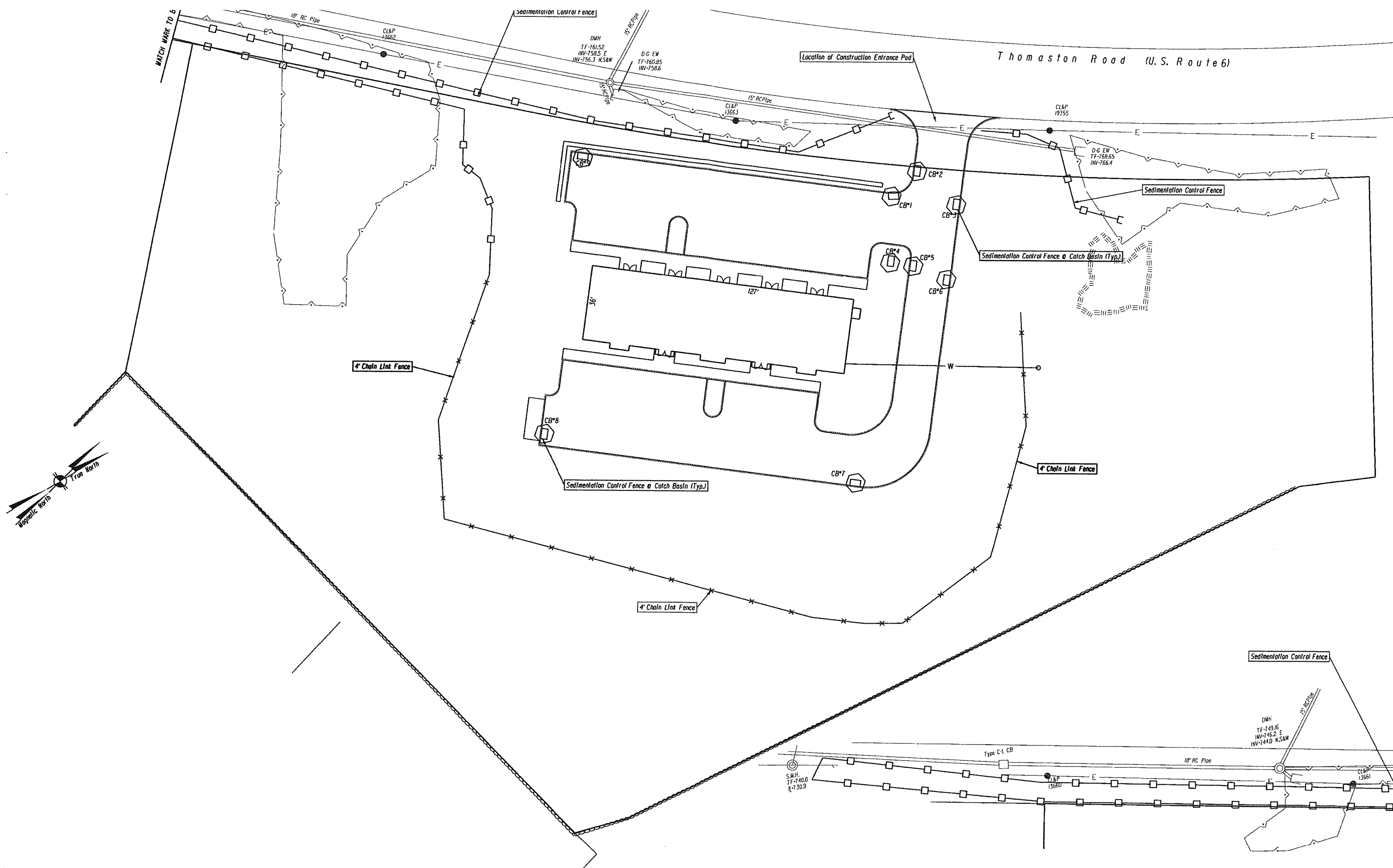
WQS #1 - Water Quality Structure
Contech CDS 1515-3-C (for Approved Equal)
T.F. - 771.7
Inv. - 764.94 In N
Inv. - 764.54 In E
Inv. - 764.54 Out

Underground Detention System
CULTEC Recharger 330XLHD
3 Rows of 7 Units Each
Inv. In - 764.29
Bottom of Units Elev. - 764.29
Bottom of Stone Elev. - 763.29

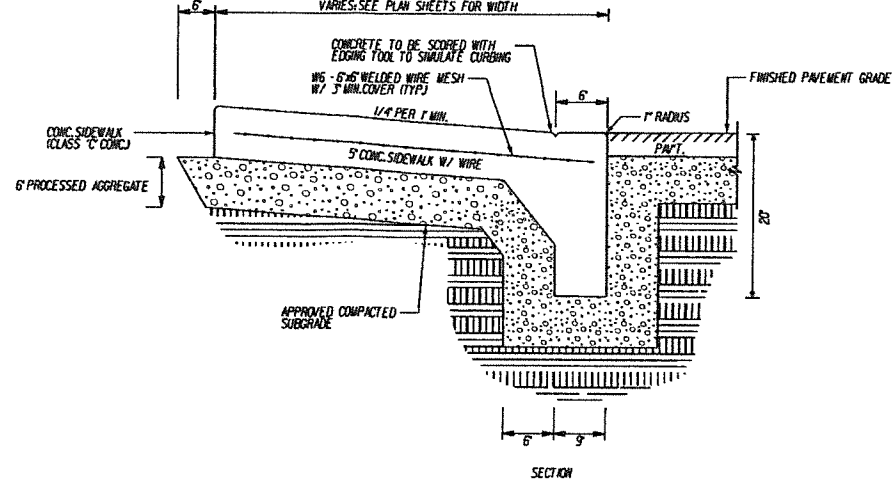
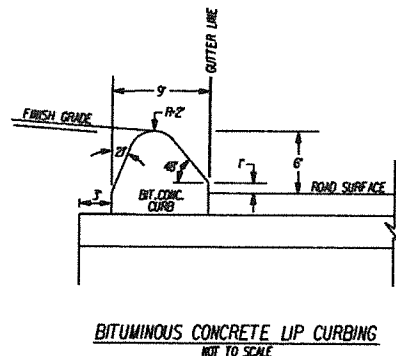
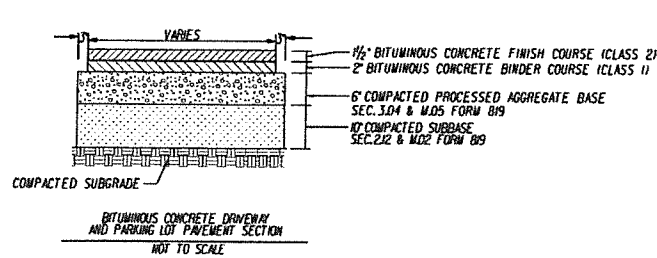
Sewer Lateral Summary					
Cleanout No.	T.F.	Flowline	Segment	Length (Ft.)	Slope (%)
CO #1	746.0	741.0	Ex. Lateral - CO #1	96	9.89
CO #2	759.0	754.0	CO #1 - CO #2	246	5.28
CO #3	765.0	760.0	CO #2 - CO #3	131	4.58
CO #4	772.0	765.52	CO #3 - CO #4	46	12.0
CO #5	775.0	769.12	CO #4 - CO #5	30	12.0



DATE: APRIL 2, 2026		SURVEYOR SIGNATURE BLOCK: TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS SHOWN HEREON		Robert Green Associates L.L.C. 6 Old Waterbury Rd. Torrville, CT 06786 Phone: (860) 389-0135 Fax: (860) 389-1142		ENGINEER SIGNATURE BLOCK: Judy M. Green		PROJECT TITLE: IMPROVEMENT LOCATION SURVEY - PROPOSED LOT 72-87-9C 800 THOMASTON ROAD		ASSESSOR'S MAP/BLOCK/LOT: MAP 72 BLOCK 87 LOT 9C		DRAWING TITLE: SHEET	
SCALE: SCALE IN FEET SCALE 1"=20'													
7-14-2026		Sewer Detail Added & Miscellaneous Modifications											

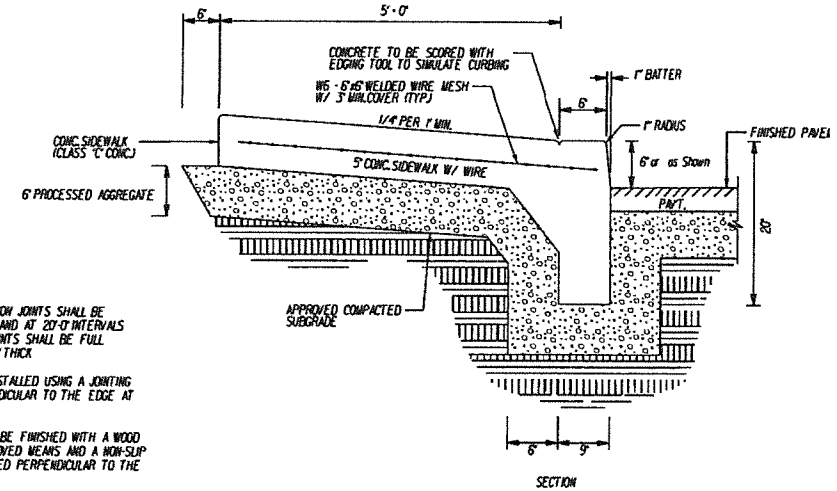


DATE: APRIL 2, 2026		SURVEYOR SIGNATURE BLOCK: TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.		Robert Green Associates L.L.C. 6 Old Watertown Rd. Watertown, CT 06786 Phone: (860) 389-0135 Fax: (860) 389-1342 Surveyors and Engineers		ENGINEER SIGNATURE BLOCK: Joseph M. Sun		PROJECT TITLE: IMPROVEMENT LOCATION SURVEY - PROPOSED LOT 72-87-9C 800 THOMASTON ROAD WATERTOWN, CONNECTICUT		ASSESSOR'S MAP/BLOCK/LOT: MAP 72 BLOCK 87 LOT 9C		DRAWN BY: E
SCALE: SCALE IN FEET SCALE 1"=20'										DRAWING TITLE: EROSION & SEDIMENTATION CONTROL PLAN		SHEET: E
RFI DATE: 7-14-2026 Sever Detail Added & Miscellaneous Modifications												

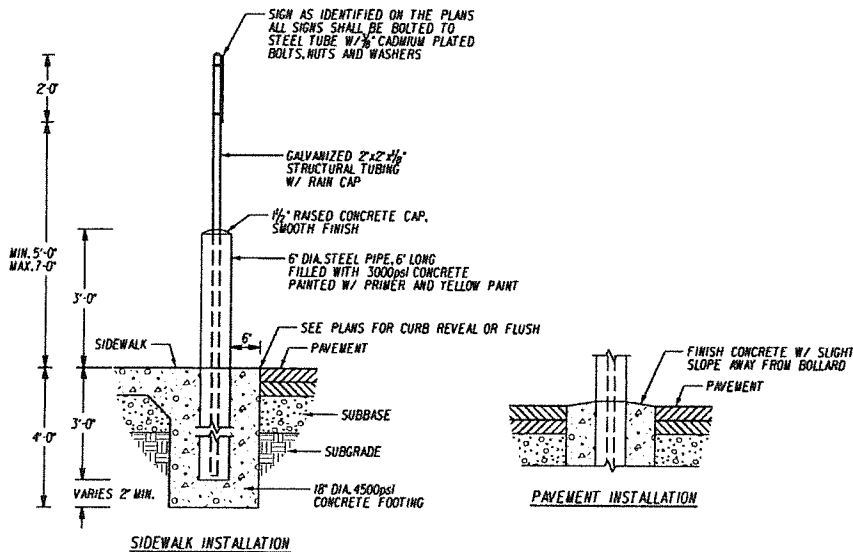


NOTES:

1. PRECASTED MASTIC EXPANSION JOINTS SHALL BE PLACED AT MATCH JOINTS AND AT 20'-0" INTERVALS FOR CONTINUOUS PAVEMENT. JOINTS SHALL BE FULL DEPTH OF FOUR AND A 1/2" THICK.
2. DUMMY JOINTS SHALL BE INSTALLED USING A JOINTING TOOL AS DIRECTED PERPENDICULAR TO THE EDGE AT 5'-0" ON CENTER.
3. CONCRETE SURFACE SHALL BE FINISHED WITH A WOOD FLOAT OR BY OTHER APPROVED MEANS AND A NON-SLIP LIGHT BROOM FINISH APPLIED PERPENDICULAR TO THE EDGE OF WALK.
4. OUTSIDE EDGES AND ALL JOINTS SHALL BE EDGED WITH A 1/4" RADIUS EDGING TOOL.



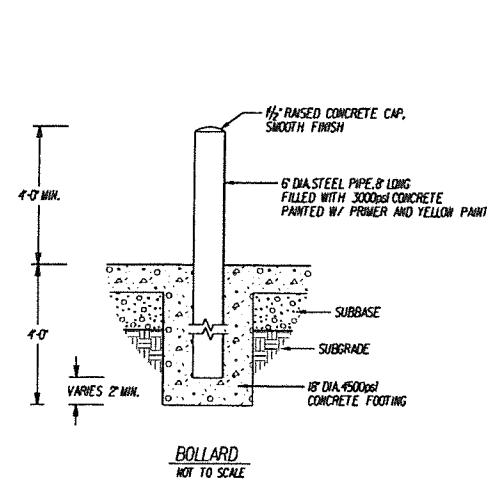
MONOLITHIC CONCRETE CURB AND SIDEWALK W/ 6" CURB REVEAL
NOT TO SCALE



NOTES:

1. ALL STEEL POSTS AND BRACKETS SHALL BE CUT, BENT, AND HOLES PUNCHED AND DRILLED BEFORE GALVANIZING. GALVANIZING SHALL BE IN CONFORMANCE WITH CURRENT A.S.T.M. SPECIFICATION A12378 FOR LATEST VERSION.
2. BOLTS SHALL NOT PROTRUDE MORE THAN 1/4" BEYOND THE NUT WHEN TIGHT, BUT SHALL FULLY ENGAGE ALL THREADS ON THE NUT.
3. SEE PLANS FOR TYPE OF INSTALLATION AND WHETHER TO BE INSTALLED WITH OR WITHOUT A SIGN.

BOLLARD / SIGN BOLLARD
NOT TO SCALE



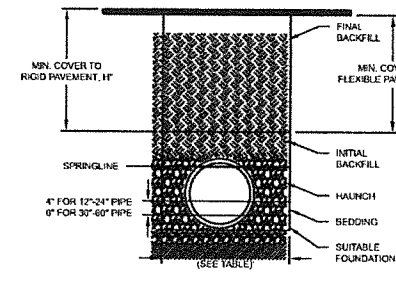
SYMBOL OF ACCESS PARKING SPACE MARKING
(TO COMPLY WITH CT.P.A. #16-78)
NOT TO SCALE

AREA (SQ. FT.)	SIZE (INCHES)	CONN. D.O.T. *	POSTS	ALUM. THK.
1.85	18	31-0532	1	.080

AREA (SQ. FT.)	SIZE (INCHES)	CONN. D.O.T. *	POSTS	ALUM. THK.
12x6	31-0540			.080

AREA (SQ. FT.)	SIZE (INCHES)	CONN. D.O.T. *	POSTS	ALUM. THK.
2.08	12x24		1	.080

AREA (SQ. FT.)	SIZE (INCHES)	CONN. D.O.T. *	POSTS	ALUM. THK.
12x6	31-0540			.080



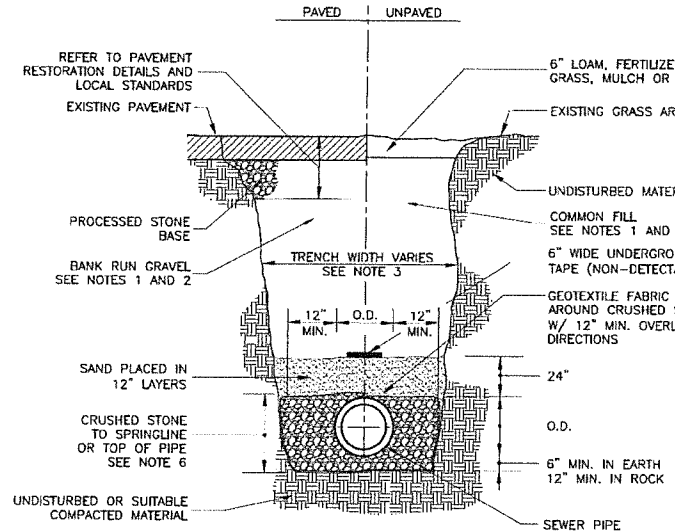
NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER. MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4" - 24" (100mm - 600mm), 6" (150mm) FOR 30" - 48" (750mm - 1200mm).
5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING TO THE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT. FOR TRAFFIC APPLICATIONS WITH LESS THAN FOUR FEET OF COVER, EMBEDMENT OF THE PIPE SHALL BE USING ONLY A CLASS I OR CLASS II BACKFILL.

PIPE DIAM.	MIN. TRENCH WIDTH
4"	21"
6"	25"
8"	29"
10"	33"
12"	37"
14"	41"
16"	45"
18"	49"
20"	53"
22"	57"
24"	61"
26"	65"
28"	69"
30"	73"
32"	77"
34"	81"
36"	85"
38"	89"
40"	93"
42"	97"
44"	101"
46"	105"
48"	109"
50"	113"
52"	117"
54"	121"
56"	125"
58"	129"
60"	133"
62"	137"
64"	141"
66"	145"
68"	149"
70"	153"
72"	157"
74"	161"
76"	165"
78"	169"
80"	173"
82"	177"
84"	181"
86"	185"
88"	189"
90"	193"
92"	197"
94"	201"
96"	205"
98"	209"
100"	213"

PIPE DIAM.	H 25	CLASS I	CLASS II	CLASS III
4"	12"	12"	12"	12"
6"	12"	12"	12"	12"
8"	12"	12"	12"	12"
10"	12"	12"	12"	12"
12"	12"	12"	12"	12"
14"	12"	12"	12"	12"
16"	12"	12"	12"	12"
18"	12"	12"	12"	12"
20"	12"	12"	12"	12"
22"	12"	12"	12"	12"
24"	12"	12"	12"	12"
26"	12"	12"	12"	12"
28"	12"	12"	12"	12"
30"	12"	12"	12"	12"
32"	12"	12"	12"	12"
34"	12"	12"	12"	12"
36"	12"	12"	12"	12"
38"	12"	12"	12"	12"
40"	12"	12"	12"	12"
42"	12"	12"	12"	12"
44"	12"	12"	12"	12"
46"	12"	12"	12"	12"
48"	12"	12"	12"	12"
50"	12"	12"	12"	12"
52"	12"	12"	12"	12"
54"	12"	12"	12"	12"
56"	12"	12"	12"	12"
58"	12"	12"	12"	12"
60"	12"	12"	12"	12"
62"	12"	12"	12"	12"
64"	12"	12"	12"	12"
66"	12"	12"	12"	12"
68"	12"	12"	12"	12"
70"	12"	12"	12"	12"
72"	12"	12"	12"	12"
74"	12"	12"	12"	12"
76"	12"	12"	12"	12"
78"	12"	12"	12"	12"
80"	12"	12"	12"	12"
82"	12"	12"	12"	12"
84"	12"	12"	12"	12"
86"	12"	12"	12"	12"
88"	12"	12"	12"	12"
90"	12"	12"	12"	12"
92"	12"	12"	12"	12"
94"	12"	12"	12"	12"
96"	12"	12"	12"	12"
98"	12"	12"	12"	12"
100"	12"	12"	12"	12"

TYPICAL TRENCH DETAIL FOR HDPE PIPE
NOT TO SCALE



NOTES:

1. ALL EXCAVATED MATERIAL SHALL BE REA THE SITE AND DISPOSED.
2. BACKFILL MATERIAL SHALL BE APPROVED GRAVEL IN PAVED AREAS (INCLUDING DR SIDEWALKS) OR COMMON FILL IN UNPAVED AREAS.
3. TRENCH WIDTH VARIES BASED ON PIPE DEPTH.
4. TRENCHES LOCATED IN THE ROADWAY SHOULD BE TREATED THE SAME AS TRENCHES IN ROADWAY EXCEPT FOR PAVEMENT AND RESTORATION WORK.
5. PROVIDE IMPERVIOUS TRENCH DAM(S) IN BEDDING AS DIRECTED BY THE ENGINEER. TRENCH DAM DETAIL.
6. CRUSHED STONE SHALL BE INSTALLED T. PIPE FOR PVC AND DI PIPE AND TO SPI RC PIPE.

CDS1515-3-C RATED TREATMENT CAPACITY IS 1 CFS, OR PER LOCAL REGULATIONS.
THE STANDARD CDS1515-3-C CONFIGURATION IS SHOWN.

SITE SPECIFIC DATA REQUIREMENTS			
STRUCTURE ID			
WATER QUALITY FLOW RATE (cfs) [L/s]			
PEAK FLOW RATE (cfs) [L/s]			
RETURN PERIOD OF PEAK FLOW (yr)			
RIM ELEVATION			
PIPE DATA			
INLET PIPE 1	INVERT	MATERIAL	DIAMETER
INLET PIPE 2			
OUTLET PIPE			
NOTES / SPECIAL REQUIREMENTS:			

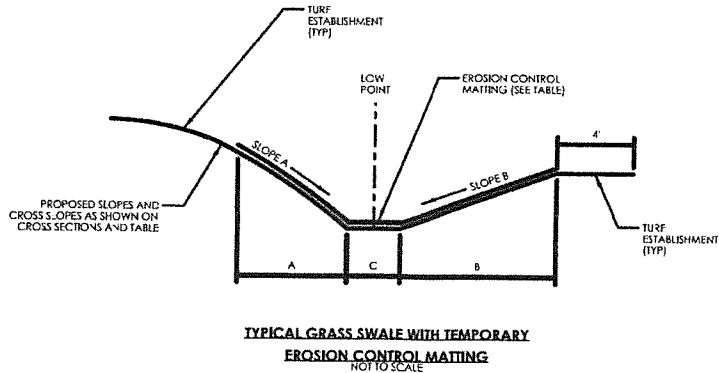
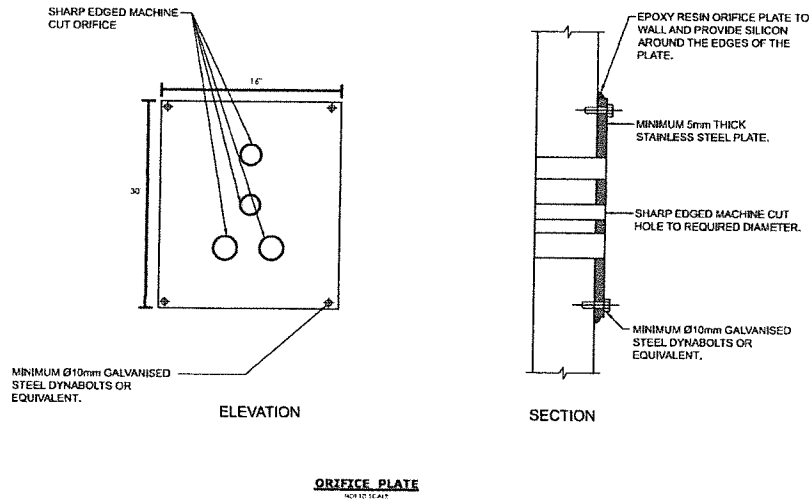
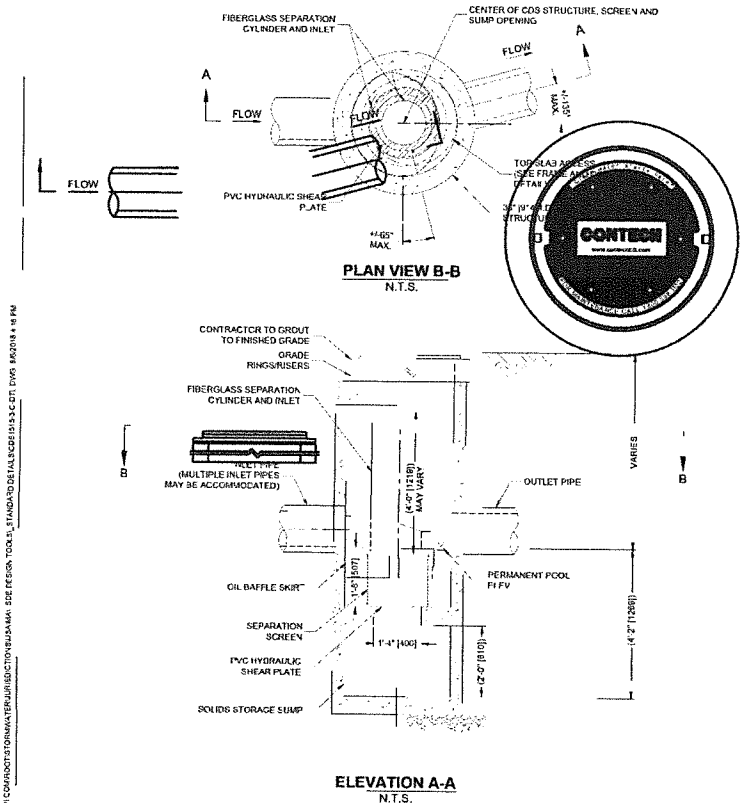
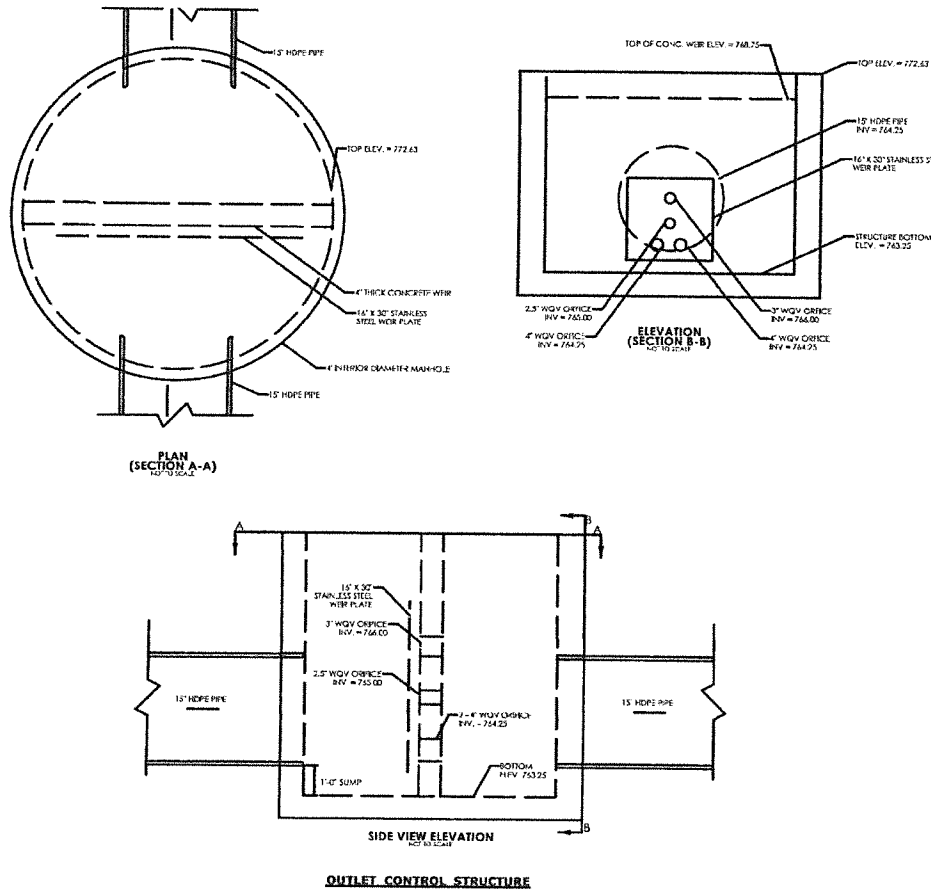
SITE SPECIFIC DATA REQUIREMENTS			
STRUCTURE ID			
WATER QUALITY FLOW RATE (cfs) [L/s]			
PEAK FLOW RATE (cfs) [L/s]			
RETURN PERIOD OF PEAK FLOW (yr)			
RIM ELEVATION			
PIPE DATA			
INLET PIPE 1	INVERT	MATERIAL	DIAMETER
INLET PIPE 2			
OUTLET PIPE			
NOTES / SPECIAL REQUIREMENTS:			

FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

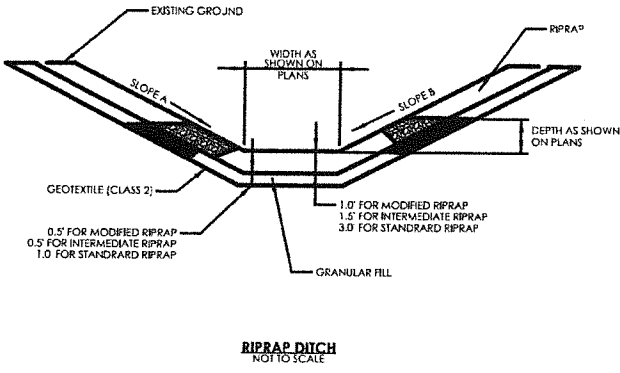
- GENERAL NOTES:
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 - FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE: www.contechES.com
 - CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
 - STRUCTURE SHALL MEET AASHTO H20-44 LOAD RATING, ASSUMING EARTH COVER OF 3'-2" AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO PROVIDE ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M208 AND BE CAST WITH THE CONCRETE.
 - IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
 - CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-418 AND AASHTO LOAD FACTOR DESIGN METHOD.
- INSTALLATION NOTES:
- ANY SUB-BASE, BACKFILL, DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
 - CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLY STRUCTURE.
 - CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
 - CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT ANCHOR. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH
ENGINEERED SOLUTIONS LLC
www.contechES.com
800 Centre Pointe Dr. Suite 402, West Chester, OH 45389
800-338-1122 513-645-7000 513-645-7063 FAX

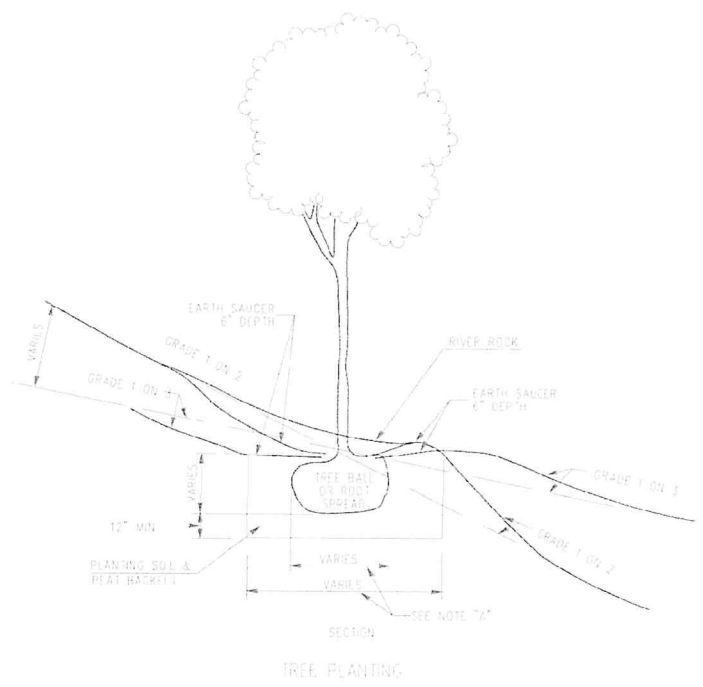
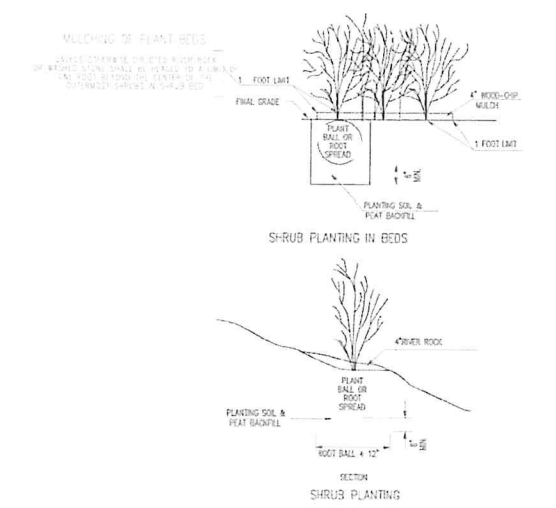
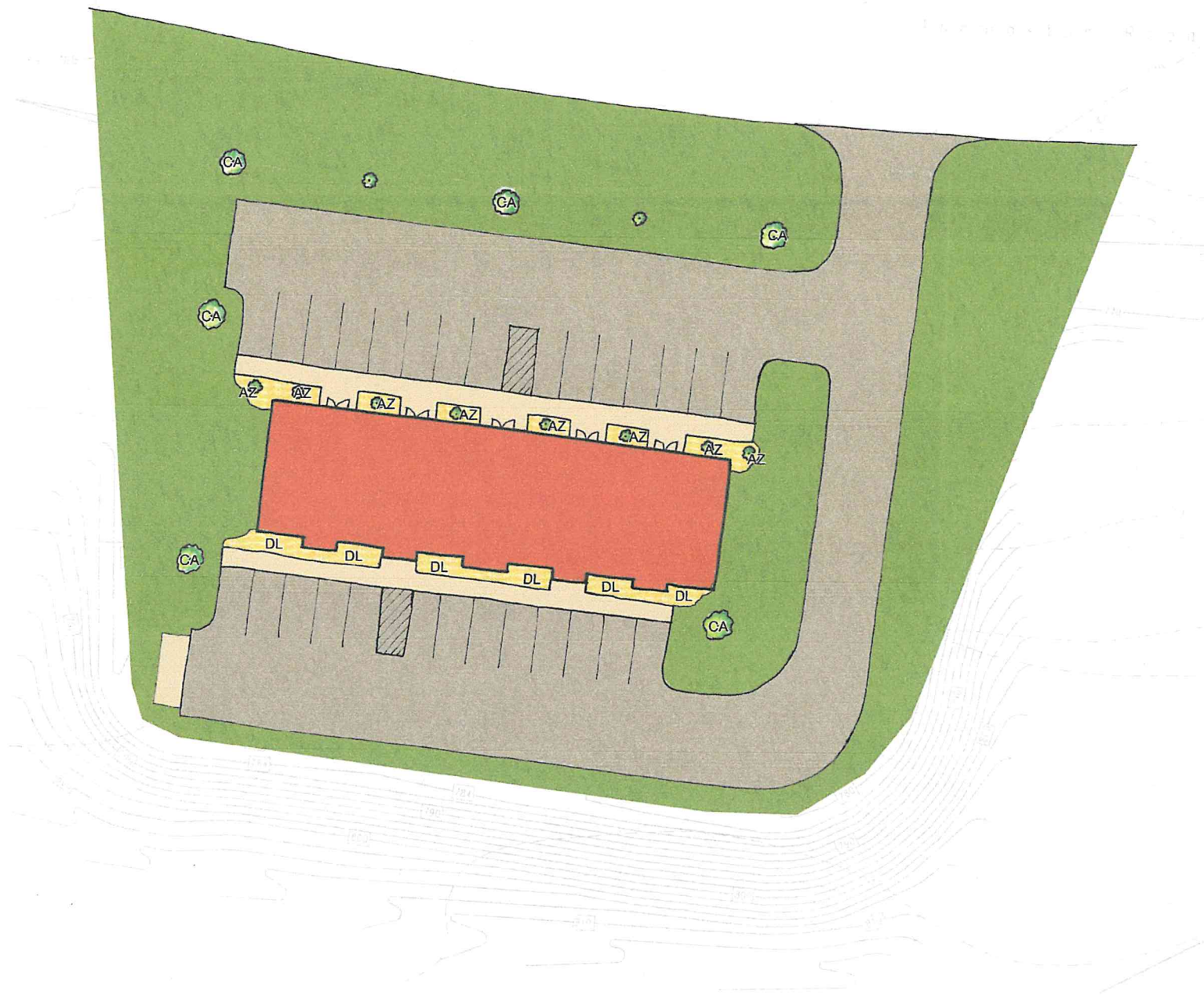
CDS1515-3-C
ONLINE CDS
STANDARD DETAIL



GRASS DITCH SUMMARY						
LOCATION	TEMPORARY EROSION CONTROL MATING TYPE	SIDE SLOPES		LINEAR WIDTH		
		SLOPE A	SLOPE B	A	B	C
EAST OF BUILDING	F	2	2	2	2	2

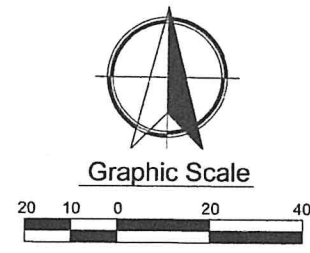


RIPRAP DITCH SUMMARY				
LOCATION	TYPE	SIDE SLOPES		BOTTOM WIDTH
		SLOPE A	SLOPE B	
WEST OF BUILDING	MODIFIED	4	4	2



- LANDSCAPE NOTES:**
1. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL BE SEED 4" OF LOAM AND SEE
 2. PROVIDE A APPROVED GEED BARRIER UNDER ALL BARK MULCH OR STONE
 3. THE CONTRACTOR SHALL LOCATE, VERIFY AND MARK ALL EXISTING AND NEWLY INSTALLED UNDERGROUND UTILITIES PRIOR TO ANY LAWN WORK OR PLANTING. ANY CONFLICTS WHICH MAY OCCUR BETWEEN PLANTING AND UTILITIES SHALL BE IMMEDIATELY REPORTED TO THE OWNER SO THAT ALTERNATE PLANTING LOCATIONS CAN BE DETERMINED
 4. PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER INSPECTION AND ACCEPTANCE AND SHALL HAVE AT LEAST 80% HEALTHY GROWTH AT THE END OF THE GUARANTEED PERIOD.
 5. FINAL QUANTITIES AND SPECIES MAY BE MODIFIED AS AGREED BY THE LANDSCAPE INSTALLER.
 6. PLANT SPECIES MAY NEED TO BE SUBSTITUTED WITH AN EQUIVALENT SPECIES DUE TO AVAILABILITY AT TIME OF INSTALLATION.

Planting Key				
Key	Quantity	Botanical Name Common Name	Size	Condition
CA	6	Malus x Prairiefire Prairiefire Crab Apple	6 Foot	Height
AZ	8	Rododendron / Robelzea Autumn Bonfire Azalea	3	Gallon
DL	6	Hemerocallis Daylily	1	Gallon



Prepared For John Daddona		Landscaping Plan 720 Thomaston Road Watertown Connecticut May 7, 2026
Scale 1" = 20'-0"		Development Planning Solutions LLC 225 North Main Street Suite 207 Bristol CT 06010 (860) 506-4268
DPS_Daddona_Watertown_Thomaston Ro		



Town of Watertown Connecticut
Conservation Commission/ Inland Wetland Agency
Watertown Municipal Center
61 Echo Lake Road
Watertown, CT 06795
(860) 945-5266
www.watertownct.org

**Conservation Commission / Inland Wetland Agency
Town of Watertown, Connecticut**

Application for Permit

Permit Application Number: _____

Property location: 54 Rockdale Ave

INSTRUCTIONS

All applicants must complete Section 1 of this application form for preliminary review. If the Agency determines that the activity described constitutes a significant activity in accordance with the definition provided in Section 2.1 of the Regulations, then a public hearing shall be scheduled, and additional information requested. In addition to the information supplied in Section 1, the applicant may submit any other supporting documents or facts which may assist the commission in its evaluation of the proposal. Incomplete applications will be rejected by the commission.

1. Name of Applicant: Geoffrey miko
Business or Home Address: 54 Rockdale Ave
Telephone #: _____ Mobile#: (203) 560-1040
Email: JBMike@hotmail.com

2. Applicant's Interest in Land:
☒ Owner ☐ Lessee ☐ Contract Purchases ☐ Other – Please Describe
Install Power Poles in rear yard.

3. Name of Property Owner: Geoffrey miko
Address: 54 Rockdale Ave
Telephone #: _____ Mobile: (203) 560-1040
Email: _____

4. Name of Authorized Agent: _____
Address: _____
Telephone #: _____ Mobile _____
Email: _____

5. Property owner's consent to the activities proposed in this application: _____
Date: 07/22/2026

6. Geographical Location of subject property:

54 Rockdale Ave.

A. Attach a vicinity map prepared at a scale of one-inch equals 1,000 feet, or larger, which is of sufficient detail to allow identification of the property on the Inland Wetlands and Water Courses Map, Town of Watertown, Connecticut.

B. Is the property located within 500 feet of any adjoining town or city boundary?
Yes or No

If yes, identify municipalities:

() Bethlehem () Middlebury () Morris () Thomaston () Waterbury () Woodbury

7. Purpose and Description of the Proposed Activities, Use or Operation.

A. List below or attach a narrative describing the proposal including area computations of all wetlands, watercourses, and upland review areas to be altered; type and volume of material to be deposited or removed, separating distances between proposed regulated activities and wetlands and/or top of bank of any watercourses. Attach a site development plan.

1. Install 26'6" x 24'6" Permeable paver patio on back of home.
2. Install open gravel base for new patio area.

PLEASE ANSWER THE FOLLOWING STATEMENTS

8. The applicant shall certify the following information by circling the appropriate word(s).

A. Traffic attributable to the completed project on the site (will/will not) use streets within an adjoining municipality to enter the site. YES OR NO

B. Sewer or water drainage from the project site (will/will not) flow through and impact the sewage or drainage system of another municipality. YES OR NO

C. Water run-off from the improved site (will/ will not) impact streets or other municipal or private property within another municipality. YES OR NO

9. Complete the following section if the purpose of this application is to transfer, amend/ modify a previously issued permit:

A. Name of current permittee: _____

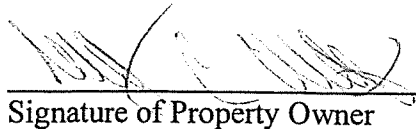
B. Agency number of existing permit: _____

C. Initiation date of existing permit: _____

D. Expiration date of existing permit: _____

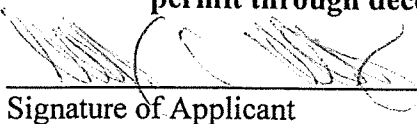
10. Complete the attached D.E.E.P. reporting form.

11. The undersigned hereby consents to necessary and proper inspections of above referenced property by members or agents of the Inland Wetlands Agency at reasonable times, both before and after the permit in question has been acted upon by the Agency.


Signature of Property Owner

7/20/2020
Date:

12. The undersigned attest that the information supplied in the completed application is accurate, to the best of his or her knowledge and belief and is aware of the penalties for obtaining a permit through deception, inaccurate or misleading information.


Signature of Applicant

7/20/2020
Date:

B. Provide a narrative describing the alternatives to the proposal which have been considered, and state why these alternatives were rejected in favor of the requested activity. Attach drawings or diagrams which show the alternatives considered.

1. Previously installed crushed gravel in attempt to maintain area clean and free of mud.
2. unevenness of existing gravel pad is becoming of concern to walk on.

C. Steps taken to avoid or minimize impacts to wetlands and upland review area.

1. Permeable pavers opposed to standard paver.
2. open graded base to improve permeability over compacted processed stone base.

D. List any mitigation or enhancement measures if avoidance is not possible.

E. Provide a report from a qualified soil scientist.

F. Describe the proposed erosion and sediment control plan.

1. Install silt fence prior to installation of padia around work area.

AFFIDAVIT

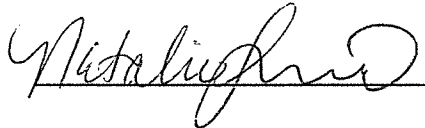
I, Geoffrey miko of 54 Rockdale Ave. hereby depose and
CANVILLE, CT

say:

1. That I am over the age of 18 and believe in the obligation of an oath;
2. That I am the owner of 54 Rockdale Ave.,
3. That I have an application pending before the Conservation Commission/ Inland Wetlands Agency which is subject to Section 9.4.a. to 9.4.i. of the Watertown Inland Wetlands and Watercourses Regulations concerning the posting of public hearing notices;
4. That I have fully complied with the regulation concerning posting of public hearing notices.

Subscribed and sworn to before me, this 20th day of July, 2020.


Geoffrey miko 7/20/2020


Commissioner of the Superior Court
Notary Public
My Commission Expires: 02/28/2030

Town of Watertown Connecticut

Planning and Zoning, Zoning Board of Appeals,
Conservation Commission/Inland Wetland Agency

Watertown Municipal Center

61 Echo Lake Road

Watertown, CT 06795

Telephone: (860) 945-5266

Website: www.watertownct.org



SITE WALK/FIELD INSPECTION REQUIREMENTS

Dear Applicant/ Applicant Representative:

Please be advised that pursuant to Section 7 Article VII of the By-laws of Conservation Commission/ Inland Wetland Agency of Town of Watertown (the Agency) when the Agency determines that a field inspection/ site walk is appropriate, the Agency will set a time and place at the convenience of its members to gain on site knowledge of the proposed activities. The applicant or his agent/ representative, the design engineer and the Soil Scientist who delineated and flagged the wetlands/watercourses shall be present and the following shall be provided:

1. Adequate and safe access to the property
2. All wetlands and watercourses (permanent and intermittent) on the site shall be delineated and flagged by a certified Soil Scientist. Soil Scientist report shall be submitted with the application.
3. All building locations, access ways, onsite septic system locations and other regulated activities shall be marked on the site.
4. A copy of the proposed Site Plan shall be available on the site during the site walk/field inspection.

No testimony may be taken on the site walk/field inspection by the Commission.

Signature of Applicant:..... Date: 07/20/2020

Signature of Property Owner:..... Date: 07/20/2020



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, 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

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): Waterbury, 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: Waterbury or number: _____

subregional drainage basin number: 6912

7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Gaffney Mike

8. NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): 54 Rockdale Ave

briefly describe the action/project/activity (check and print information): temporary ☐ permanent ☒ description: _____

Install 26'x24' Permeable Paver Patio

9. ACTIVITY PURPOSE CODE (see instructions - one code only): A

10. ACTIVITY TYPE CODE(S) (see instructions for codes): 2, 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): 78.5977 acres

13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0 acres

DATE RECEIVED:

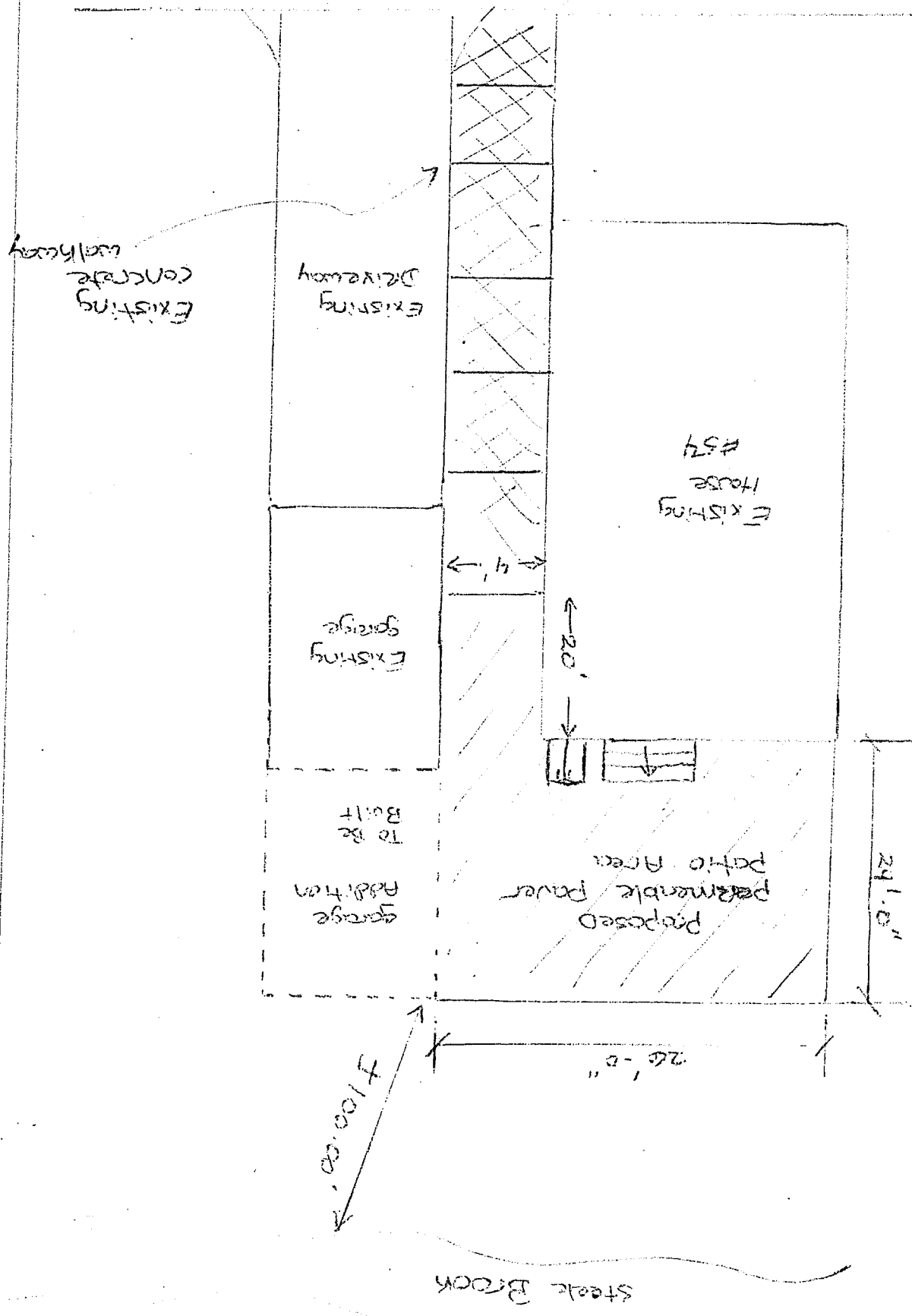
PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO

Rockdale Ave



Inland Wetland Fee Schedule

Residential uses means activities carried out on property developed for permanent housing or being developed to be occupied by permanent housing.

Commercial and industrial uses means activities carried out on property developed for industry, commerce, trade, recreation or business or being developed to be occupied for such purposes, for profit or nonprofit.

An additional \$60.00 State fee must be added to all application costs per Public Act 92-235 Section (4) enacted by the Connecticut State Legislature.

Other uses means activities other than residential, commercial or other industrial uses.

Permitted uses as of right	\$0.00
No regulated uses	\$35.00

REGULATED USES

Residential Uses

Single Lot	\$125.00
Proposed Subdivisions Plus \$50.00 per each proposed lot	\$250.00

Commercial and Industrial Uses

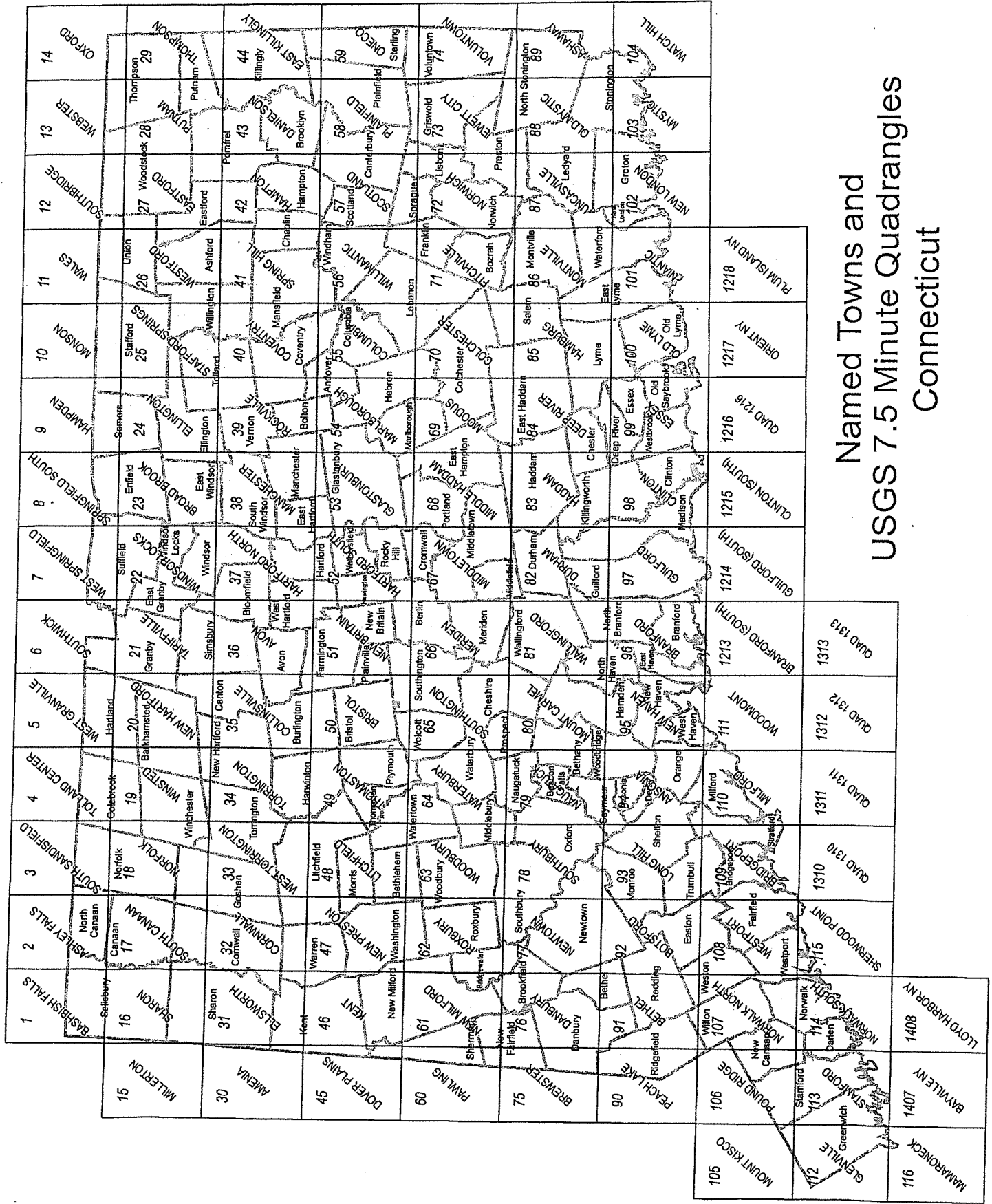
Regulated Area Plus \$25.00 per acre of regulated area	\$250.00
All other uses	\$150.00
Significant Activity fee/ Public Hearing Fee	\$350 .00
Map Amendment Petitions	\$200.00 plus \$25.00/acre
Modification of Previous Approval	\$100.00 (Permit Approval)
Transferal of an Existing Permit	\$50

No application shall be granted or approved by the Conservation Commission/ Inland Wetland Agency unless the correct application fee is paid in full or unless a waiver has been granted by the Conservation Commission/ Inland Wetland Agency pursuant to subsection 4.14 of the Town Fee Ordinance #09-20-93-134.

The application fee is not refundable. Fees shall be paid by either cash, check or creditcard.

All checks should be made payable to the 'Town of Watertown. Prior to holding a public hearing, the \$350.00 significant activity fee (public hearing fee) must be paid to the Planning and Zoning Office prior to the public hearing being scheduled and advertised in the newspaper.

An application will be considered incomplete if all the required fees are not paid.



Named Towns and
USGS 7.5 Minute Quadrangles
Connecticut

INSTRUCTIONS FOR COMPLETING

THE STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM

*Use a separate form to report EACH action taken by the Agency. Complete the form as described below.
Do NOT submit a reporting form for withdrawn actions.*

PART I: Must Be Completed By The Inland Wetlands Agency

1. Choose the year and month the Inland Wetlands Agency took the action being reported. If multiple actions were taken regarding the same project or activity then multiple forms need to be completed.
2. Choose ONE code letter to describe the final action or decision taken by the Inland Wetlands Agency. Do NOT submit a reporting form for withdrawn actions. Do NOT enter multiple code letters (for example, if the same project or activity had both a permit issued and enforcement action, submit two forms for the two separate actions).

 - A = A Permit Granted by the Inland Wetlands Agency (not including map amendments, see code D below)
 - B = Any Permit Denied by the Inland Wetlands Agency
 - C = A Permit Renewed or Amended by the Inland Wetlands Agency
 - D = A Map Amendment to the Official Town Wetlands Map - or -
An Approved/Permitted Wetland or Watercourse Boundary Amendment to a Project Site Map
 - E = An Enforcement Action: Permit Revocation, Citation, Notice of Violation, Order, Court Injunction, or Court Fines
 - F = A Jurisdictional Ruling by the Inland Wetlands Agency (activities "permitted as of right" or activities considered non-regulated)
 - G = An Agent Approval pursuant to CGS 22a-42a(c)(2)
 - H = An Appeal of Agent Approval Pursuant to 22a-42a(c)(2)
3. Check "yes" if a public hearing was held in regards to the action taken; otherwise check "no".
4. Enter the name of the Inland Wetlands Agency official verifying that the information provided on this form is accurate and that it reflects the FINAL action of the agency.

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant - If Part II is completed by the applicant, the applicant MUST return the form to the Inland Wetlands Agency. The Inland Wetlands Agency MUST ensure that the information provided is accurate and that it reflects the FINAL action of the Agency.

5. Enter the name of the municipality for which the Inland Wetlands Agency has jurisdiction and in which the action/project/activity is occurring.
Check "yes" if the action/project/activity crosses municipal boundaries and enter the name(s) of the other municipality(ies) where indicated. Check "no" if it does not cross municipal boundaries.
6. Enter the USGS Quad Map name or number (1 through 115) as found on the Connecticut Town and Quadrangle Index Map (the directory to all USGS Quad Maps) that contains the location of the action/project/activity. USGS Quad Map information is available at: <https://portal.ct.gov/-/media/deep/gis/resources/IndexNamedQuadTownpdf.pdf>
ALSO enter the four-digit identification number of the corresponding Subregional Drainage Basin in which the action/project/activity is located. If located in more than one subregional drainage basin, enter the number of the basin in which the majority of the action/project/activity is located. Town subregional drainage basin maps can be found at UConn CLEAR's website: https://media.clear.uconn.edu/data/watershed_maps/index.htm (no roads depicted) or at CTECO: http://www.cteco.uconn.edu/map_catalog.asp (depicts roads, choose town and a natural drainage basin map).
7. Enter the name of the individual applying for, petitioning, or receiving the action.
8. Enter the name and address or location of the action/project/activity. Check if the action/project/activity is TEMPORARY or PERMANENT in nature. Also provide a brief DESCRIPTION of the action/project/activity. It is always best to provide as much information as possible (for example, don't state "forestry," provide details such as "20 acre forest harvest, permit required for stream crossing.")



Town of Watertown Connecticut
Conservation Commission/ Inland Wetland Agency
Watertown Municipal Center
61 Echo Lake Road
Watertown, CT 06795
(860) 945-5266
www.watertownct.org

**Conservation Commission / Inland Wetland Agency
Town of Watertown, Connecticut**

Application for Permit

Permit Application Number: _____

Property location: 121 Beach Avenue, Watertown, CT 06795

INSTRUCTIONS

All applicants must complete Section 1 of this application form for preliminary review. If the Agency determines that the activity described constitutes a significant activity in accordance with the definition provided in Section 2.1 of the Regulations, then a public hearing shall be scheduled, and additional information requested. In addition to the information supplied in Section 1, the applicant may submit any other supporting documents or facts which may assist the commission in its evaluation of the proposal. Incomplete applications will be rejected by the commission.

1. Name of Applicant: Kimberly Misiolek
Business or Home Address: 121 Beach Ave
Watertown, CT 06795
Telephone #: NA Mobile#: (203) 470-5146
Email: K.misiolek@sbglobal.net

2. Applicant's Interest in Land:
☒ Owner ☐ Lessee ☐ Contract Purchases ☐ Other – Please Describe

3. Name of Property Owner: Kimberly Misiolek and Andrew Misiolek
Address: 121 Beach Ave
Watertown, CT 06795
Telephone #: NA Mobile (203) 470-5146
Email: K.misiolek@sbglobal.net

K.misiolek@sbglobal.net
Page 1 of 4

4. Name of Authorized Agent: N/A
Address: _____
Telephone #: _____ Mobile _____
Email: _____

5. Property owner's consent to the activities proposed in this application:
Kimberly Misicki / [Signature] Date: 7/23/26

6. Geographical Location of subject property:
41.410610 73.106384
Longitude Latitude

A. Attach a vicinity map prepared at a scale of one-inch equals 1,000 feet, or larger, which is of sufficient detail to allow identification of the property on the Inland Wetlands and Water Courses Map, Town of Watertown, Connecticut. See attached map

B. Is the property located within 500 feet of any adjoining town or city boundary?
Yes or (No)

If yes, identify municipalities:

() Bethlehem () Middlebury () Morris () Thomaston () Waterbury () Woodbury

7. Purpose and Description of the Proposed Activities, Use or Operation.

A. List below or attach a narrative describing the proposal including area computations of all wetlands, watercourses, and upland review areas to be altered; type and volume of material to be deposited or removed, separating distances between proposed regulated activities and wetlands and/or top of bank of any watercourses. Attach a site development plan.

See attached.

- B. Provide a narrative describing the alternatives to the proposal which have been considered, and state why these alternatives were rejected in favor of the requested activity. Attach drawings or diagrams which show the alternatives considered.

N/A

- C. Steps taken to avoid or minimize impacts to wetlands and upland review area.

Did not remove Stumps -> trees taken down on side that
parallels brook and to the trees in back yard.
Removed all weed, that was cut, from the property and was
carted away.

- D. List any mitigation or enhancement measures if avoidance is not possible.

N/A

- E. Provide a report from a qualified soil scientist. N/A

- F. Describe the proposed erosion and sediment control plan.

N/A

PLEASE ANSWER THE FOLLOWING STATEMENTS

8. The applicant shall certify the following information by circling the appropriate word(s).

A. Traffic attributable to the completed project on the site (will/will not) use streets within an adjoining municipality to enter the site. YES OR NO

B. Sewer or water drainage from the project site (will/will not) flow through and impact the sewage or drainage system of another municipality. YES OR NO

C. Water run-off from the improved site (will/ will not) impact streets or other municipal or private property within another municipality. YES OR NO

9. Complete the following section if the purpose of this application is to transfer, amend/ modify a previously issued permit:

A. Name of current permittee: N/A

B. Agency number of existing permit: N/A

C. Initiation date of existing permit: N/A

D. Expiration date of existing permit: N/A

10. Complete the attached D.E.E.P. reporting form. N/A

11. The undersigned hereby consents to necessary and proper inspections of above referenced property by members or agents of the Inland Wetlands Agency at reasonable times, both before and after the permit in question has been acted upon by the Agency.

[Signature]
Signature of Property Owner

7/23/26
Date:

12. The undersigned attest that the information supplied in the completed application is accurate, to the best of his or her knowledge and belief and is aware of the penalties for obtaining a permit through deception, inaccurate or misleading information.

[Signature]
Signature of Applicant

7/23/26
Date:

Town of Watertown Connecticut

Planning and Zoning, Zoning Board of Appeals,
Conservation Commission/Inland Wetland Agency

Watertown Municipal Center

61 Echo Lake Road

Watertown, CT 06795

Telephone: (860) 945-5266

Website: www.watertownct.org



SITE WALK/FIELD INSPECTION REQUIREMENTS

Dear Applicant/ Applicant Representative:

Please be advised that pursuant to Section 7 Article VII of the By-laws of Conservation Commission/ Inland Wetland Agency of Town of Watertown (the Agency) when the Agency determines that a field inspection/ site walk is appropriate, the Agency will set a time and place at the convenience of its members to gain on site knowledge of the proposed activities. The applicant or his agent/ representative, the design engineer and the Soil Scientist who delineated and flagged the wetlands/watercourses shall be present and the following shall be provided:

1. Adequate and safe access to the property
2. All wetlands and watercourses (permanent and intermittent) on the site shall be delineated and flagged by a certified Soil Scientist. Soil Scientist report shall be submitted with the application.
3. All building locations, access ways, onsite septic system locations and other regulated activities shall be marked on the site.
4. A copy of the proposed Site Plan shall be available on the site during the site walk/field inspection.

No testimony may be taken on the site walk/field inspection by the Commission.

Signature of Applicant: [Signature] Date: 7/31/24

Signature of Property Owner: [Signature] Date: 7/31/24

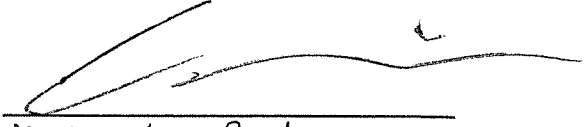
AFFIDAVIT

I, Kim Misiolek of 121 Beach Ave, hereby depose and
Watertown, CT

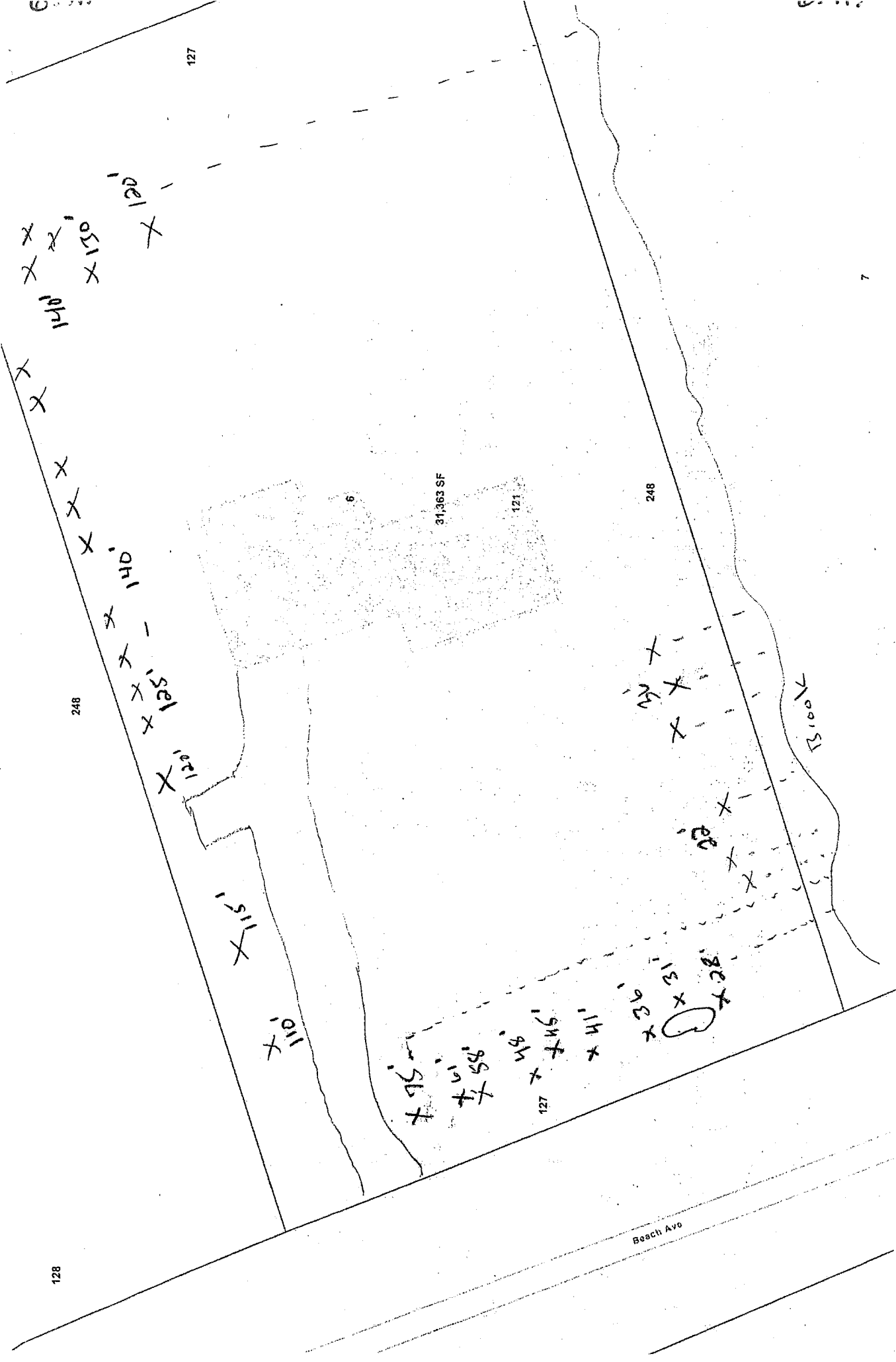
say:

1. That I am over the age of 18 and believe in the obligation of an oath;
2. That I am the joint owner of 121 Beach Ave, Watertown, CT.
3. That I have an application pending before the Conservation Commission/ Inland Wetlands Agency which is subject to Section 9.4.a. to 9.4.i. of the Watertown Inland Wetlands and Watercourses Regulations concerning the posting of public hearing notices;
4. That I have fully complied with the regulation concerning posting of public hearing notices.

Subscribed and sworn to before me, this 31st day of July, 2026.



Christopher P. Norris
Commissioner of the Superior Court
Notary Public
My Commission Expires:



7.A.

Property owner has had extensive damage done to their house and yard due to trees falling in the past; three very large trees have fallen on the house, one large tree across our driveway, one on the neighbor's garage and some in our back yard. A large number of trees on and around our property present a high degree of danger to our house, property and to people, pets and animals. The trees are very tall and very mature in age; most have doubled in size since we purchased the property. Due to their size and their extensive roots, we have damage to our driveway and garage foundation.

The trees taken down for this project (more than the majority were pine trees) posed a hazardous threat to our property, our house, to people, animals, and to the town power lines on the street bordering our property. A good portion of the extremely high trees taken down were leaning towards the direction of our house, presenting a very hazardous situation. Other trees posed a hazardous threat to our neighbor's house and some a threat to our power lines. We have not removed any stumps on the side of our property nor in the backyard to not disrupt any of the surrounding soil, and to avoid and/or minimize any impact on this wetland area. All cut wood was removed from the premises and carted out.

This brook, in concern, clearly shows, over the 19 years we have been residing there, it has become all overgrown with fallen trees, rocks and brush that overtime has crowded the brook, basically causing its own natural deterioration and erosion at no fault of ours, and prior to any work being done on our property. A person would not be able to tell if there is an actual brook there with all the overgrowth that exists, without actually clearing all the brush and walking into the woods.

We clearly and humbly were not aware that a permit was needed for this type of tree work. We were focused on the safety aspect and felt it was paramount to take these high overgrown trees down sooner rather than later. Storms and weather patterns seem to be increasing in frequency and strength over the past few years and presently.

If you look at our past with the repairs and improvements to our home, a permit has always been submitted to the town and approved/closed out.

Over the 19 years we have resided at 121 Beach Avenue, we have greatly improved our lot by maintaining all the overgrowth and clearing out all the rubbish (metal, plastic, glass) that was dumped in the tree line and brook by a prior owner. We have had numerous large branches and trees fallen on our property of which we cut and cleared by ourselves.

To summarize the purpose of this project: We were focused on the safety of our home, people, animals and power lines; and on the actual improvement of the property by removing very hazardous trees.



Connecticut Department of

ENERGY &
ENVIRONMENTAL
PROTECTION

GIS CODE #: _____
For DEEP Use Only

79 Elm Street • Hartford, CT 06106-5127

www.ct.gov/deep

Affirmative Action/Equal Opportunity Employer

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, 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

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): Watertown
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: _____ or number: 64
subregional drainage basin number: _____
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Kimberly Misidobek
8. NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): 121 Beach Ave, Watertown, CT
briefly describe the action/project/activity (check and print information): temporary ☐ permanent ☒ description: Removal / cutting down of trees
9. ACTIVITY PURPOSE CODE (see instructions - one code only): A
10. ACTIVITY TYPE CODE(S) (see instructions for codes): 12
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): 0.1 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

Inland Wetland Fee Schedule

Residential uses means activities carried out on property developed for permanent housing or being developed to be occupied by permanent housing.

Commercial and industrial uses means activities carried out on property developed for industry, commerce, trade, recreation or business or being developed to be occupied for such purposes, for profit or nonprofit.

An additional \$60.00 State fee must be added to all application costs per Public Act 92-235 Section (4) enacted by the Connecticut State Legislature.

Other uses means activities other than residential, commercial or other industrial uses.

Permitted uses as of right	\$0.00
No regulated uses	\$35.00

REGULATED USES

Residential Uses

Single Lot	\$125.00
Proposed Subdivisions Plus \$50.00 per each proposed lot	\$250.00

Commercial and Industrial Uses

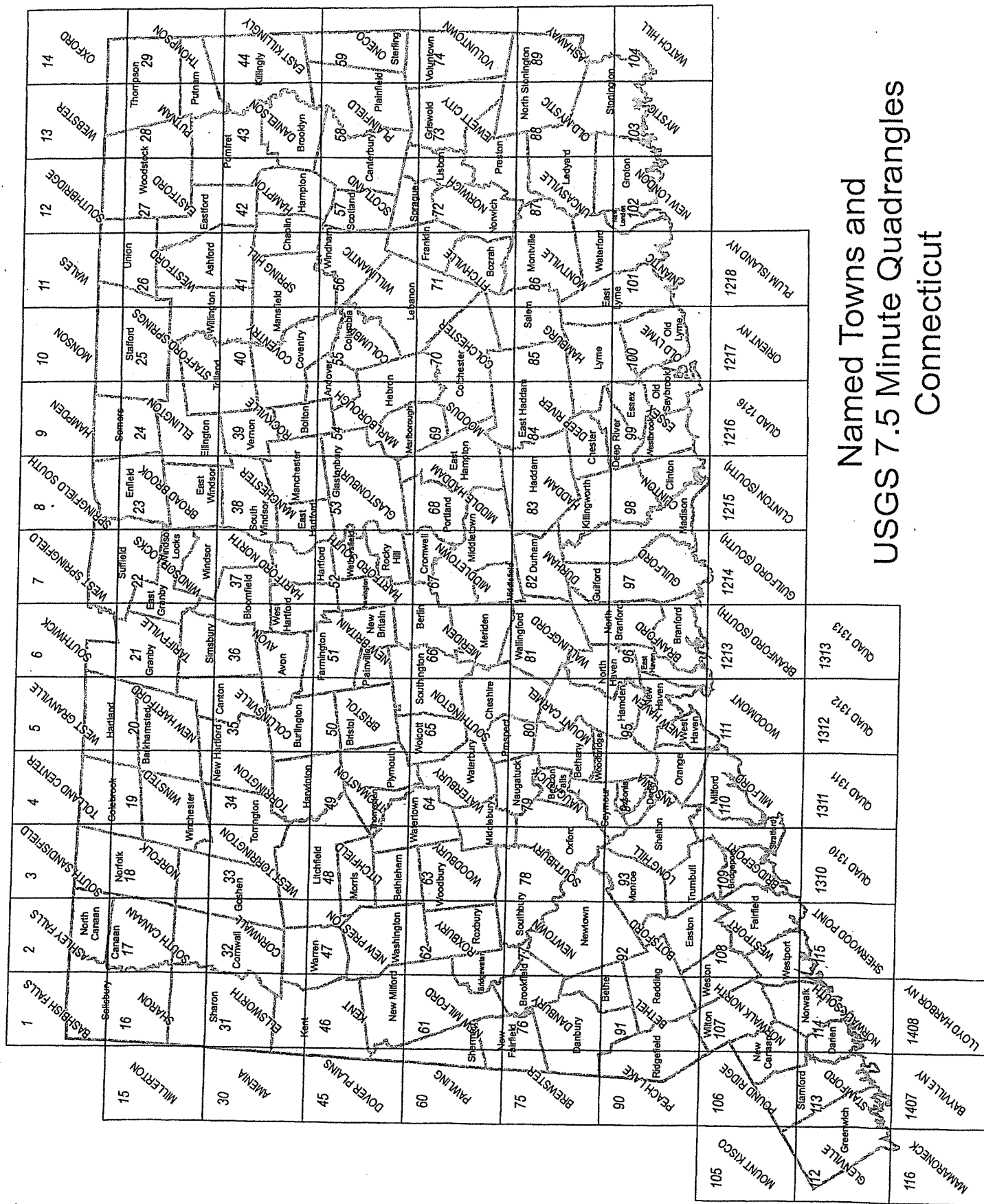
Regulated Area Plus \$25.00 per acre of regulated area	\$250.00
All other uses	\$150.00
Significant Activity fee/ Public Hearing Fee	\$350 .00
Map Amendment Petitions	\$200.00 plus \$25.00/acre
Modification of Previous Approval	\$100.00 (Permit Approval)
Transferal of an Existing Permit	\$50

No application shall be granted or approved by the Conservation Commission/ Inland Wetland Agency unless the correct application fee is paid in full or unless a waiver has been granted by the Conservation Commission/ Inland Wetland Agency pursuant to subsection 4.14 of the Town Fee Ordinance #09-20-93-134.

The application fee is not refundable. Fees shall be paid by either cash, check or creditcard.

All checks should be made payable to the 'Town of Watertown. Prior to holding a public hearing, the \$350.00 significant activity fee (public hearing fee) must be paid to the Planning and Zoning Office prior to the public hearing being scheduled and advertised in the newspaper.

An application will be considered incomplete if all the required fees are not paid.



Named Towns and
USGS 7.5 Minute Quadrangles
Connecticut

INSTRUCTIONS FOR COMPLETING THE STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM

*Use a separate form to report EACH action taken by the Agency. Complete the form as described below.
Do NOT submit a reporting form for withdrawn actions.*

PART I: Must Be Completed By The Inland Wetlands Agency

1. Choose the year and month the Inland Wetlands Agency took the action being reported. If multiple actions were taken regarding the same project or activity then multiple forms need to be completed.
2. Choose ONE code letter to describe the final action or decision taken by the Inland Wetlands Agency. Do NOT submit a reporting form for withdrawn actions. Do NOT enter multiple code letters (for example, if the same project or activity had both a permit issued and enforcement action, submit two forms for the two separate actions).
 - A = A Permit Granted by the Inland Wetlands Agency (not including map amendments, see code D below)
 - B = Any Permit Denied by the Inland Wetlands Agency
 - C = A Permit Renewed or Amended by the Inland Wetlands Agency
 - D = A Map Amendment to the Official Town Wetlands Map - or -
An Approved/Permitted Wetland or Watercourse Boundary Amendment to a Project Site Map
 - E = An Enforcement Action: Permit Revocation, Citation, Notice of Violation, Order, Court Injunction, or Court Fines
 - F = A Jurisdictional Ruling by the Inland Wetlands Agency (activities "permitted as of right" or activities considered non-regulated)
 - G = An Agent Approval pursuant to CGS 22a-42a(c)(2)
 - H = An Appeal of Agent Approval Pursuant to 22a-42a(c)(2)
3. Check "yes" if a public hearing was held in regards to the action taken; otherwise check "no".
4. Enter the name of the Inland Wetlands Agency official verifying that the information provided on this form is accurate and that it reflects the FINAL action of the agency.

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant - If Part II is completed by the applicant, the applicant MUST return the form to the Inland Wetlands Agency. The Inland Wetlands Agency MUST ensure that the information provided is accurate and that it reflects the FINAL action of the Agency.

5. Enter the name of the municipality for which the Inland Wetlands Agency has jurisdiction and in which the action/project/activity is occurring.
Check "yes" if the action/project/activity crosses municipal boundaries and enter the name(s) of the other municipality(ies) where indicated. Check "no" if it does not cross municipal boundaries.
6. Enter the USGS Quad Map name or number (1 through 115) as found on the Connecticut Town and Quadrangle Index Map (the directory to all USGS Quad Maps) that contains the location of the action/project/activity. USGS Quad Map information is available at: <https://portal.ct.gov/-/media/deep/gis/resources/IndexNamedQuadTownpdf.pdf>
ALSO enter the four-digit identification number of the corresponding Subregional Drainage Basin in which the action/project/activity is located. If located in more than one subregional drainage basin, enter the number of the basin in which the majority of the action/project/activity is located. Town subregional drainage basin maps can be found at UConn CLEAR's website: https://media.clear.uconn.edu/data/watershed_maps/index.htm (no roads depicted) or at CTECO: http://www.cteco.uconn.edu/map_catalog.asp (depicts roads, choose town and a natural drainage basin map).
7. Enter the name of the individual applying for, petitioning, or receiving the action.
8. Enter the name and address or location of the action/project/activity. Check if the action/project/activity is TEMPORARY or PERMANENT in nature. Also provide a brief DESCRIPTION of the action/project/activity. It is always best to provide as much information as possible (for example, don't state "forestry," provide details such as "20 acre forest harvest, permit required for stream crossing.")



Town of Watertown Connecticut
Conservation Commission/ Inland Wetland Agency
Watertown Municipal Center
61 Echo Lake Road
Watertown, CT 06795
(860) 945-5266
www.watertownct.org

**Conservation Commission / Inland Wetland Agency
Town of Watertown, Connecticut**

Application for Permit

Permit Application Number: _____

Property location: 250 Old Baird Road, Watertown Ct 06795

INSTRUCTIONS

All applicants must complete Section 1 of this application form for preliminary review. If the Agency determines that the activity described constitutes a significant activity in accordance with the definition provided in Section 2.1 of the Regulations, then a public hearing shall be scheduled, and additional information requested. In addition to the information supplied in Section 1, the applicant may submit any other supporting documents or facts which may assist the commission in its evaluation of the proposal. Incomplete applications will be rejected by the commission.

1. **Name of Applicant:** Mark Soliwocki c/o Pilicy & Ryan P.C.

Business or Home Address: 235 Main Street Watertown CT 06795

Telephone #: 860 274 0018 Mobile#: 203 228 3990 Judy Pilicy Contact

Email: jpilicy@pilicy.com

2. **Applicant's Interest in Land:**

☒ Owner ☐ Lessee ☐ Contract Purchases ☐ Other -- Please Describe

3. **Name of Property Owner:** Mark Soliwocki

Address: 250 Old Baird Road, Watertown Ct 06795

Telephone #: _____ Mobile 203 5095463

Email: jpilicy@pilicy.com

4. **Name of Authorized Agent:** Pilicy & Ryan PC Attorney Franklin G. Pilicy

Address: 235 Main Street Watertown CT 06795

Telephone #: 860 274 0018

Mobile 203 228 3990 Judy Pilicy Contact

Email: jpilicy@pilicy.com

5. **Property owner's consent to the activities proposed in this application:**

Approved

Date: 7/29/2026

6. **Geographical Location of subject property:**

A. Attach a vicinity map prepared at a scale of one-inch equals 1,000 feet, or larger, which is of sufficient detail to allow identification of the property on the Inland Wetlands and Water Courses Map, Town of Watertown, Connecticut.

B. Is the property located within 500 feet of any adjoining town or city boundary?

Yes ☐ or No ☒

If yes, identify municipalities:

☐ Bethlehem ☐ Middlebury ☐ Morris ☐ Thomaston ☐ Waterbury ☐ Woodbury

7. **Purpose and Description of the Proposed Activities, Use or Operation.**

A. List below or attach a narrative describing the proposal including area computations of all wetlands, watercourses, and upland review areas to be altered; type and volume of material to be deposited or removed, separating distances between proposed regulated activities and wetlands and/or top of bank of any watercourses. Attach a site development plan.

This proposal is for the resubdivision of 250 Old Baird Road into 3 lots. Lot 32A contains the existing house drive and other site improvements. No proposed activities are planned for Lot 32 A. Lot 32B, a 10 +/- proposed lot shows a potential layout for the construction of a single family residence and related improvements. The proposed driveway as shown crosses a small section of wetlands as shown on the plans (695 +/- SF). Lastly, Lot 32C, a 4 +/- Acre parcel shows the potential development of a single family residence with related improvements. Refer to the attached plans for additional information.

SEE ATTACHED Schedule "A"

- B. Provide a narrative describing the alternatives to the proposal which have been considered, and state why these alternatives were rejected in favor of the requested activity. Attach drawings or diagrams which show the alternatives considered.

Lot 32A has not proposed activities. On Lot 32B, the proposed driveway was reviewed to avoid the small wetland crossing but it would require excavation into the hill side and would have more impact on the environment as the proposed driveway location follows a more natural path and along the path of an old wood road. For Lot 32C, the septic area could be shifted west to be outside the regulated area but the existing site conditions lends itself to the proposed location and downgradient topography is sloping away from the nearby wetlands.

SEE ATTACHED SCHEDULE "A"

- C. Steps taken to avoid or minimize impacts to wetlands and upland review area.

Planning of the proposed houses and related improvements were laid out to minimize impacts.

- D. List any mitigation or enhancement measures if avoidance is not possible.

- E. Provide a report from a qualified soil scientist.

- F. Describe the proposed erosion and sediment control plan.

Refer to the attached plan showing the erosion and sediment controls

PLEASE ANSWER THE FOLLOWING STATEMENTS

8. The applicant shall certify the following information by circling the appropriate word(s).

A. Traffic attributable to the completed project on the site (will/will not) use streets within an adjoining municipality to enter the site. ☐ YES OR NO ☒

B. Sewer or water drainage from the project site (will/will not) flow through and impact the sewage or drainage system of another municipality. ☐ YES OR NO ☒

C. Water run-off from the improved site (will/ will not) impact streets or other municipal or private property within another municipality. ☐ YES OR NO ☒

9. Complete the following section if the purpose of this application is to transfer, amend/ modify a previously issued permit:

A. Name of current permittee: _____

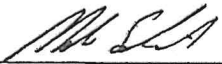
B. Agency number of existing permit: _____

C. Initiation date of existing permit: _____

D. Expiration date of existing permit: _____

10. Complete the attached D.E.E.P. reporting form.

11. The undersigned hereby consents to necessary and proper inspections of above referenced property by members or agents of the Inland Wetlands Agency at reasonable times, both before and after the permit in question has been acted upon by the Agency.


Signature of Property Owner MARK SOLIWOKI

8/3/2026
Date:

12. The undersigned attest that the information supplied in the completed application is accurate, to the best of his or her knowledge and belief and is aware of the penalties for obtaining a permit through deception, inaccurate or misleading information.


Signature of Applicant MARK SOLIWOKI

8/3/2026
Date:

Schedule "A"

7A

This proposal is for the resubdivision of 250 Old Baird Road into 3 lots. Lot 32A contains the existing house drive and other site improvements. No proposed activities are planned for Lot 32A. Lot 32B, a 10 +/- acre proposed lot, shows a potential layout for the construction of a single-family residence and related improvements. The proposed driveway as shown crosses a small section of wetlands as shown on the plans (695 +/- SF). Lastly, Lot 32C, a 4 +/- acre parcel, shows the potential development of a single-family residence with related improvements. Refer to the attached plans for additional information.

7B

Lot 32A has not proposed activities. On Lot 32B, the proposed driveway was reviewed to avoid the small wetland crossing but it would require excavation into the hillside and would have more impact on the environment as the proposed driveway location follows a more natural path and along the path of an old wood road. For Lot 32C, the septic area could be shifted west to be outside the regulated area, but the existing site conditions lend itself to the proposed location and downgradient topography is sloping away from the nearby wetlands.



23 Horseshoe Ridge Road
Newtown, CT 06482
Office: 203-364-0345
james@jmmwetland.com
Jmmwetland.com

REPORT DATE: June 30, 2026

PAGE 1 OF 3

ON-SITE SOIL INVESTIGATION REPORT

PROJECT NAME & SITE LOCATION:

Project Site
250 Old Baird Road
Watertown, Connecticut

JMM Job No.: 26-3925-WTR-1

Field Investigation Date(s): 5/27 & 6/30/2026

Field Investigation Method(s):

- ☒ Spade and Auger
☐ Backhoe Test Pits
☐ Other: _____

REPORT PREPARED FOR:

Mr. Mark Solowocki
250 Old Baird Road
Watertown, CT 06795

Field Conditions:

Weather: Sunny, 60's/80's
Soil Moisture: Moist
Snow Depth: N/A
Frost Depth: N/A

Purpose of Investigation:

- ☒ Wetland Delineation/Flagging in Field
☐ Wetland Mapping on Sketch Plan or Topographic Plan
☐ High Intensity Soil Mapping by Soil Scientist
☒ Medium Intensity Soil Mapping from USDA-NRCS Web Soil Survey Maps
☐ Other: _____

Base Map Source: USDA-NRCS Web Soil Survey (attached)

Wetland Boundary Marker Series: JMM-1 to JMM-20, JMM-A-1 to JMM-A-6, JMM-1A-1 to JMM-1A-8, JMM-B-1 to JMM-B-13, JMM-1B-1 to JMM-1B-13, JMM-2B-1 to JMM-2B-14, and JMM-3B-1 to JMM-3B-12

General Site Description/Comments: The subject site is located east of Old Baird Road in Watertown, CT. This +/- 26.2-acre parcel is comprised of a single-family residence, gravel driveway, maintained lawn, open areas, scattered trees and shrubs, bedrock outcrops, and forested upland and wetland areas, which includes intermittent watercourses (see Figure 1, attached). The soil types were found to be a mix of undisturbed and disturbed. The undisturbed soils are derived from glacial till (i.e., unstratified sand, silt, and rock) deposits. The undisturbed upland soils are comprised of the excessively to somewhat excessively drained Hollis-Chatfield (75) soil series complex and the moderately well drained Sutton (50) soil series. The disturbed upland soils were mapped as the Udorthents (308) mapping unit while any disturbed wetland soils were mapped as the Aquents (308w) mapping unit. The undisturbed wetland soils would be identified as the poorly to very poorly drained Ridgebury, Leicester, and Whitman (3) soil series complex. The regulated areas associated with the site consist of wooded swamp and a portion of a larger off-site pond located in the southeastern part of the site (JMM-#-series), an intermittent watercourse that comes from the pond and its associated narrow fringe wooded swamp located along the southeastern part (JMM-A/1A-series), and a mix of wooded swamp and wet meadow with an intermittent watercourse that flows to a CMP under the Old Baird Road located in the northwestern portion (JMM-B/1B/2B/3B-series). Typical vegetation observed within the regulated areas included such species as red maple, sugar maple, American Beech, black birch, swamp white oak, highbush blueberry, spicebush, Japanese barberry, winterberry, witch hazel, skunk cabbage, sedges, jewelweed, cinnamon fern, sensitive fern, jewelweed, Jack-in-the-pulpit, Asiatic bittersweet, and poison ivy, to name a few.

ON-SITE SOIL INVESTIGATION REPORT (CONTINUED)

PROJECT NAME & SITE LOCATION: Project Site
250 Old Baird Road, Watertown, CT

SOIL MAP UNITS

Wetland Soils

Ridgebury fine sandy loam (3). This soil series consists of deep, poorly, and somewhat poorly drained soils formed in a coarse-loamy mantle underlain by firm, compact glacial till on uplands. They are nearly level to moderately steep soils on till plains, low ridges and drumloidal landforms. The soils formed in acid glacial till derived mainly from schist, gneiss, or granite. Typically, these soils have a black sandy loam surface layer 6 inches thick. The mottled subsoil from 6 to 16 inches is olive gray sandy loam. The mottled substratum from 16 to 60 inches is a light olive brown and olive, very firm and brittle gravelly sandy loam.

Leicester fine sandy loam (3). This series, which is some Connecticut counties is found only in complex with the Ridgebury and Whitman series, consists of deep, poorly drained loamy soils formed in friable glacial till on uplands. They are nearly level to gently sloping soils in drainage ways and low-lying positions on till covered uplands. The soils formed in acid glacial till derived mainly from schist, gneiss, or granite. Typically, these soils have a surface layer of black fine sandy loam 6 inches thick. The subsoil from 6 to 23 inches is grayish brown, mottled fine sandy loam. The substratum from 26 to 60 inches or more is dark yellowish brown, mottled, friable, gravelly fine sandy loam.

Whitman fine sandy loam (3). This series, which is some Connecticut counties is only mapped in complex with the Ridgebury and Leicester series, consists of deep, very poorly drained soils formed in a coarse-loamy mantle underlain by firm, compact glacial till on uplands. They are nearly level and gently sloping soils on till plains, low ridges and drumloidal landforms. The soils formed in acid glacial till derived mainly from schist, gneiss, or granite. Typically, these soils have a black fine sandy loam surface layer 8 inches thick. The mottled subsoil from 8 to 15 inches is gray sandy loam. The mottled substratum from 15 to 60 inches is firm, olive gray to gray dense glacial till.

Aquents (308w). This soil map unit consists of poorly drained and very poorly drained disturbed land areas. They are most often found on landscapes, which have been subject to prior filling and/or excavation activities. In general, this soil map unit occurs where two or more feet of the original soil surface has been filled over, graded, or excavated. The *Aquents* are characterized by a seasonal to prolonged high ground water table and either support or are capable of supporting wetland vegetation. *Aquents* are recently formed soils, which have an aquic moisture regime. An aquic moisture regime is associated with a reducing soil environment that is virtually free of dissolved oxygen because the soil is saturated by groundwater or by water of the capillary fringe. The key feature is the presence of a ground water table at or very near to the soil surface for a period of fourteen days or longer during the growing season.

Upland Soils

Hollis fine sandy loam (75). This series consists of shallow, well drained and somewhat excessively drained; loamy soils formed in a thin mantle of friable glacial till over ledge. Depth to bedrock ranges from 10 to 20 inches. They occur on till plains and hills. The soils formed in acid glacial till derived mainly from schist, gneiss or granite. Typically, these soils have a surface layer of dark grayish brown fine sandy loam 3 inches thick. The subsoil from 3 to 14 inches is yellowish brown fine sandy loam. Hard and unweathered bedrock lies under the subsoil.

ON-SITE SOIL INVESTIGATION REPORT (CONTINUED)

PROJECT NAME & SITE LOCATION: Project Site
250 Old Baird Road, Watertown, CT

SOIL MAP UNITS

Chatfield fine sandy loam (75). This series consists of moderately deep, well drained, and somewhat excessively drained soils formed in till. They are nearly level to very steep soils on glaciated plains, hills, and ridges. Slope ranges from 0 to 70 percent. Crystalline bedrock is at depths of 20 to 40 inches. Permeability is moderate or moderately rapid.

Sutton stony fine sandy loam (50). This series consists of deep, moderately well drained loamy soils formed in friable, glacial till on uplands. They are nearly level to steeply sloping soils on till plains, low ridges, and hills, being typically located on lower slopes and in slight depressions. The soils formed in acid glacial till derived mainly from schist, gneiss, or granite. Typically, these soils have a surface layer of dark brown fine sandy loam 8 inches thick. The subsoil from 8 to 28 inches is yellowish brown, mottled fine sandy loam and sandy loam. The substratum from 28 to 60 inches or more is light olive brown fine sandy loam.

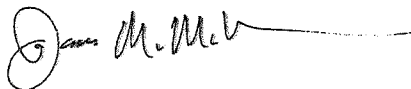
Udorthents (308). This soil mapping unit consists of well drained to moderately well drained soils that have been altered by cutting, filling, or grading. The areas either have had two feet or more of the upper part of the original soil removed or have more than two feet of fill material on top of the original soil. *Udorthents* or Made Land soils can be found on any soil parent material but are typically fluvial on glacial till plains and outwash plains and stream terraces.

Any accompanying soil logs and soil maps, and the on-site soil investigation narrative are in accordance with the taxonomic classification of the National Cooperative Soil Survey of the USDA Natural Resource Conservation Service, and with the Connecticut Soil Legend (DEP Bulletin No.5, 1983). Jurisdictional wetland boundaries were delineated pursuant to the Connecticut General Statutes (CGS Sections 22a-36 to 22a-45), as amended. The site investigation was conducted and/or reviewed by the undersigned Registered Soil Scientist(s) [registered with the Society of Soil Scientists of Southern New England (SSSSNE) in accordance with the standards of the Federal Office of Personnel Management].

All wetland boundary lines established by the undersigned Soil Scientist are subject to change until officially adopted by, local, state, and federal regulatory agencies.

Respectfully submitted,

JMM WETLAND CONSULTING SERVICES, LLC



James M. McManus, MS, CPSS
Certified Professional Soil Scientist
Field Investigator/Reviewer

FIGURE 1: 250 Old Baird Road, Watertown, CT
Aerial Showing the Approximate Location of Wetland and Property Boundaries.

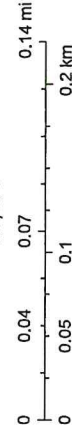
CT ECO Map



4/22/2026, 4:38:03 PM

- CT Municipalities
- 2023 Spring 3 inch
- Parcels with CAMA
- Blue: Band_3
- Red: Band_1
- Green: Band_2
- World_Hillshade

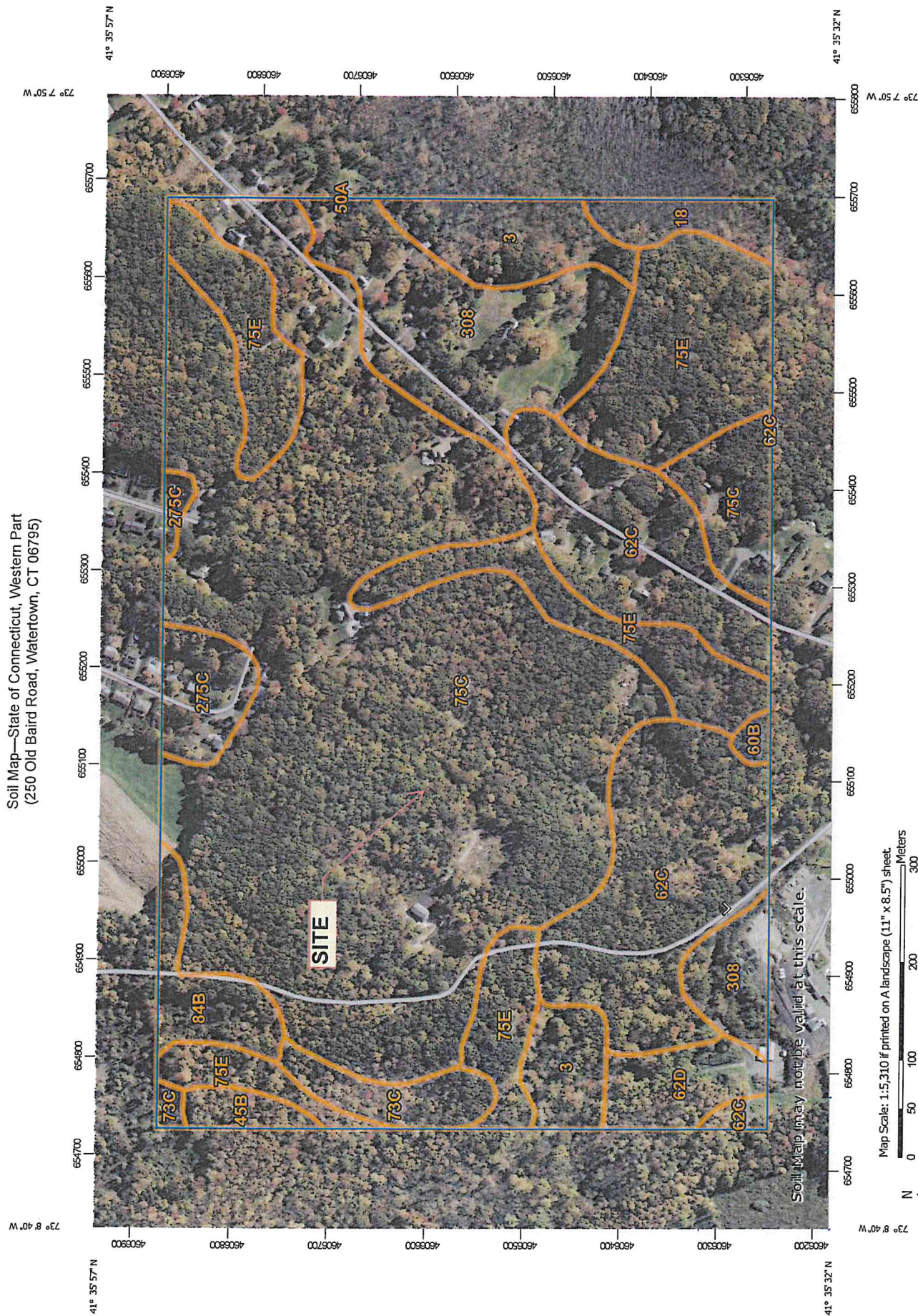
1:3,895



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasylsien, Rijkswaterstaat, GSA, Geoland,

This map is intended for general planning, management, education, and research purposes only. Data shown on this map may not be complete or current. The data shown may have been compiled at different times and at different map scales, which may not match the scale at which the data is shown on this map. Map created with the CT ECO Advanced Viewer. Visit CT ECO at

Soil Map—State of Connecticut, Western Part
(250 Old Baird Road, Watertown, CT 06795)



Approximate Location of
JMM-B/1B-series (flags
2B-1-2B-14 & 3B-1-3B-12)

Watertown

Approximate Location of
JMM-#-Series (flags 1-20)

Approximate Location of JMM-A/1A-
series (flags A-1-A-6 & 1A-1-1A-8)

MAP LEGEND

MAP INFORMATION

- Area of Interest (AOI)

Area of Interest (AOI)
- Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Water Features

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

Streams and Canals

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.
Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut, Western Part
Survey Area Data: Version 6, Sep 16, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 21, 2022—Oct 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony	6.6	4.5%
18	Calden and Freetown soils, 0 to 2 percent slopes	2.1	1.4%
45B	Woodbridge fine sandy loam, 3 to 8 percent slopes	1.1	0.8%
50A	Sutton fine sandy loam, 0 to 3 percent slopes	0.0	0.0%
60B	Canton and Charlton fine sandy loams, 3 to 8 percent slopes	0.4	0.3%
62C	Canton and Charlton fine sandy loams, 3 to 15 percent slopes, extremely stony	21.5	14.5%
62D	Canton and Charlton fine sandy loams, 15 to 35 percent slopes, extremely stony	3.0	2.0%
73C	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	2.8	1.9%
75C	Hollis-Chatfield-Rock outcrop complex, 3 to 15 percent slopes	69.0	46.5%
75E	Hollis-Chatfield-Rock outcrop complex, 15 to 45 percent slopes	22.4	15.1%
84B	Paxton and Montauk fine sandy loams, 3 to 8 percent slopes	3.0	2.0%
275C	Urban land-Chatfield complex, rocky, 3 to 15 percent slopes	3.2	2.2%
308	Udorthents, smoothed	13.2	8.9%
Totals for Area of Interest		148.5	100.0%



STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM

Pursuant to section 22a-39(m) of the General Statutes of Connecticut and section 22a-39-14 of the Regulations of Connecticut State Agencies, inland wetlands agencies must complete the Statewide Inland Wetlands & Watercourses Activity Reporting Form for **each** action taken by such agency.

This form may be made part of a municipality's inland wetlands application package. If the municipality chooses to do this, it is recommended that a copy of the Town and Quadrangle Index of Connecticut and a copy of the municipality's subregional drainage basin map be included in the package.

Please remember, the inland wetlands agency is responsible for ensuring that the information provided is **accurate** and that it reflects the **final** action of the agency. Incomplete or incomprehensible forms will be mailed back to the agency. Instructions for completing the form are located on the following pages.

The inland wetlands agency shall mail completed forms for actions taken during a calendar month no later than the 15th day of the following month to the Department of Energy and Environmental Protection (DEEP). Do **not** mail this cover page or the instruction pages. Please mail **only** the **completed** reporting form to:

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

Questions may be directed to the DEEP's Inland Wetlands Management Program at (860) 424-3019.

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INSTRUCTIONS FOR COMPLETING THE STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM

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3. Check "yes" if a public hearing was held in regards to the action taken; otherwise check "no".
4. Enter the name of the Inland Wetlands Agency official verifying that the information provided on this form is accurate and that it reflects the FINAL action of the agency.

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant - If Part II is completed by the applicant, the applicant MUST return the form to the Inland Wetlands Agency. The Inland Wetlands Agency MUST ensure that the information provided is accurate and that it reflects the FINAL action of the Agency.

5. Enter the name of the municipality for which the Inland Wetlands Agency has jurisdiction and in which the action/project/activity is occurring.
Check "yes" if the action/project/activity crosses municipal boundaries and enter the name(s) of the other municipality(ies) where indicated. Check "no" if it does not cross municipal boundaries.
6. Enter the USGS Quad Map name or number (1 through 115) as found on the Connecticut Town and Quadrangle Index Map (the directory to all USGS Quad Maps) that contains the location of the action/project/activity. USGS Quad Map information is available at: <https://portal.ct.gov/-/media/deep/gis/resources/IndexNamedQuadTownpdf.pdf>
ALSO enter the four-digit identification number of the corresponding Subregional Drainage Basin in which the action/project/activity is located. If located in more than one subregional drainage basin, enter the number of the basin in which the majority of the action/project/activity is located. Town subregional drainage basin maps can be found at UConn CLEAR's website: https://media.clear.uconn.edu/data/watershed_maps/index.htm (no roads depicted) or at CTECO: http://www.cteco.uconn.edu/map_catalog.asp (depicts roads, choose town and a natural drainage basin map).
7. Enter the name of the individual applying for, petitioning, or receiving the action.
8. Enter the name and address or location of the action/project/activity. Check if the action/project/activity is TEMPORARY or PERMANENT in nature. Also provide a brief DESCRIPTION of the action/project/activity. It is always best to provide as much information as possible (for example, don't state "forestry," provide details such as "20 acre forest harvest, permit required for stream crossing.")

9. Carefully review the list below and enter **ONLY ONE** code letter which best characterizes the action/project/activity. All state agency projects must code "N".

A = Residential Improvement by Homeowner
B = New Residential Development for Single Family Units
C = New Residential Development for Multi-Family / Condos
D = Commercial / Industrial Uses
E = Municipal Project
F = Utility Company Project
G = Agriculture, Forestry or Conservation
H = Wetland Restoration, Enhancement, Creation

I = Storm Water / Flood Control
J = Erosion / Sedimentation Control
K = Recreation / Boating / Navigation
L = Routine Maintenance
M = Map Amendment
N = State Agency Project
P = Other (this code includes the approval of concept, subdivision or similar plans with no on-the-ground work)

10. Enter between one and four code numbers to best characterize the action/project/activity being reported. Enter "NA" if this form is being completed for the action of map amendment. You **MUST** provide code 12 if the activity is located in an established upland review area. You **MUST** provide code 14 if the activity is located beyond the established upland review area or no established upland review area exists.

1 = Filling
2 = Excavation
3 = Land Clearing / Grubbing (no other activity)
4 = Stream Channelization
5 = Stream Stabilization (includes lakeshore stabilization)
6 = Stream Clearance (removal of debris only)
7 = Culverting (not for roadways)

8 = Underground Utilities Only (no other activities)
9 = Roadway / Driveway Construction (including related culverts)
10 = Drainage Improvements
11 = Pond, Lake Dredging / Dam Construction
12 = Activity in an Established Upland Review Area
14 = Activity in Upland

Examples: Jurisdictional ruling allowing construction of a parking lot in an upland where the municipality does not have an established upland review area must use code 14, other possible codes are 2 and 10. Permitted construction of a free standing garage (residential improvement by homeowner) partially in an established upland review area with the remainder in the upland must use code 12 and 14, other possible codes are 1 and 2.

11. Leave blank for **TEMPORARY** alterations but please indicate action/project/activity is temporary under question #8 on the form. For **PERMANENT** alterations, enter in acres the area of wetland soils or watercourses altered. Include areas that are permanently altered, or are proposed to be, for all agency permits, denials, amendments, renewals, jurisdictional rulings, and enforcement actions. For those activities that involve filling or dredging of lakes, ponds or similar open water bodies enter the acres filled or dredged under "open water body." For those activities that involve directly altering a linear reach of a brook, river, lakeshore or similar linear watercourse, enter the total linear feet altered under "stream." Remember, these figures represent only the acreage altered, not the total acreage of wetlands or watercourses on the site. You **MUST** provide all information in ACRES (or linear feet as indicated) including those areas less than one acre. To convert from square feet to acres, divide square feet by the number 43,560. If this report is being completed for an agency jurisdictional ruling and detailed information is not available, provide an estimate. Enter zero if there is no alteration.
12. Enter in acres the area of upland altered as a result of an **ACTIVITY REGULATED BY** the inland wetlands agency, or as a result of an **AGENT APPROVAL** pursuant to CGS section 22a-42a(c)(2). Leave blank for **TEMPORARY** alterations but please indicate action/project/activity is temporary under question #8 on the form. Include areas that are permanently altered, or proposed to be permanently altered, for all agent approvals, agency permits, denials, amendments, renewals, jurisdictional rulings, and enforcement actions. You **MUST** provide all information in ACRES including those areas less than one acre. See directions above (#11) for conversion factor. If this report is being completed for an agent approval or an agency jurisdictional ruling and detailed information is not available, provide an estimate. Enter zero if there is no alteration.
13. Enter the acres that are, or are proposed to be, restored, enhanced or created for all agency permits, denials, amendments, renewals, jurisdictional rulings and enforcement actions. NOTE restored or enhanced applies to previously existing wetlands or watercourses. Created applies to a non-wetland or non-watercourse area which is converted into wetlands or watercourses. For created - question #10 must provide 12 and/or 14 as an answer, and question #12 must also be answered. You **MUST** provide all information in ACRES including those areas less than one acre. See directions above (#11) for conversion factor. Enter zero if there is no restoration, enhancement or creation.

PART III: To Be Completed By The DEEP - Please leave this area blank. Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.



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, 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

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): Watertown
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: Woodbury or number: 63
subregional drainage basin number: 6912
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Mark Soliwocki
8. NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): 250 Old Baird Road-Watertown
briefly describe the action/project/activity (check and print information): temporary ☐ permanent ☒ description: Resubdivision of property into three lots
9. ACTIVITY PURPOSE CODE (see instructions - one code only): B
10. ACTIVITY TYPE CODE(S) (see instructions for codes): 1, 2, 12, 14
11. WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):
wetlands: 0.02 acres open water body: 0 acres stream: 0 linear feet
12. UPLAND AREA ALTERED (must provide acres): 0.4 acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0 acres

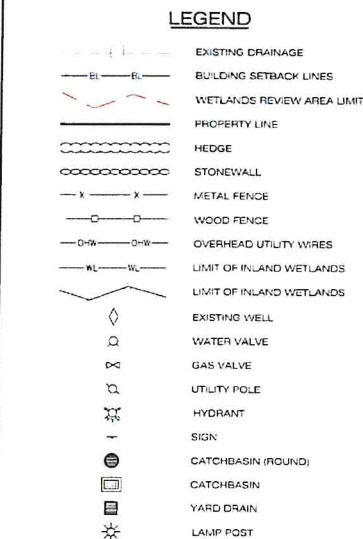
DATE RECEIVED:

PART III: To Be Completed By The DEEP

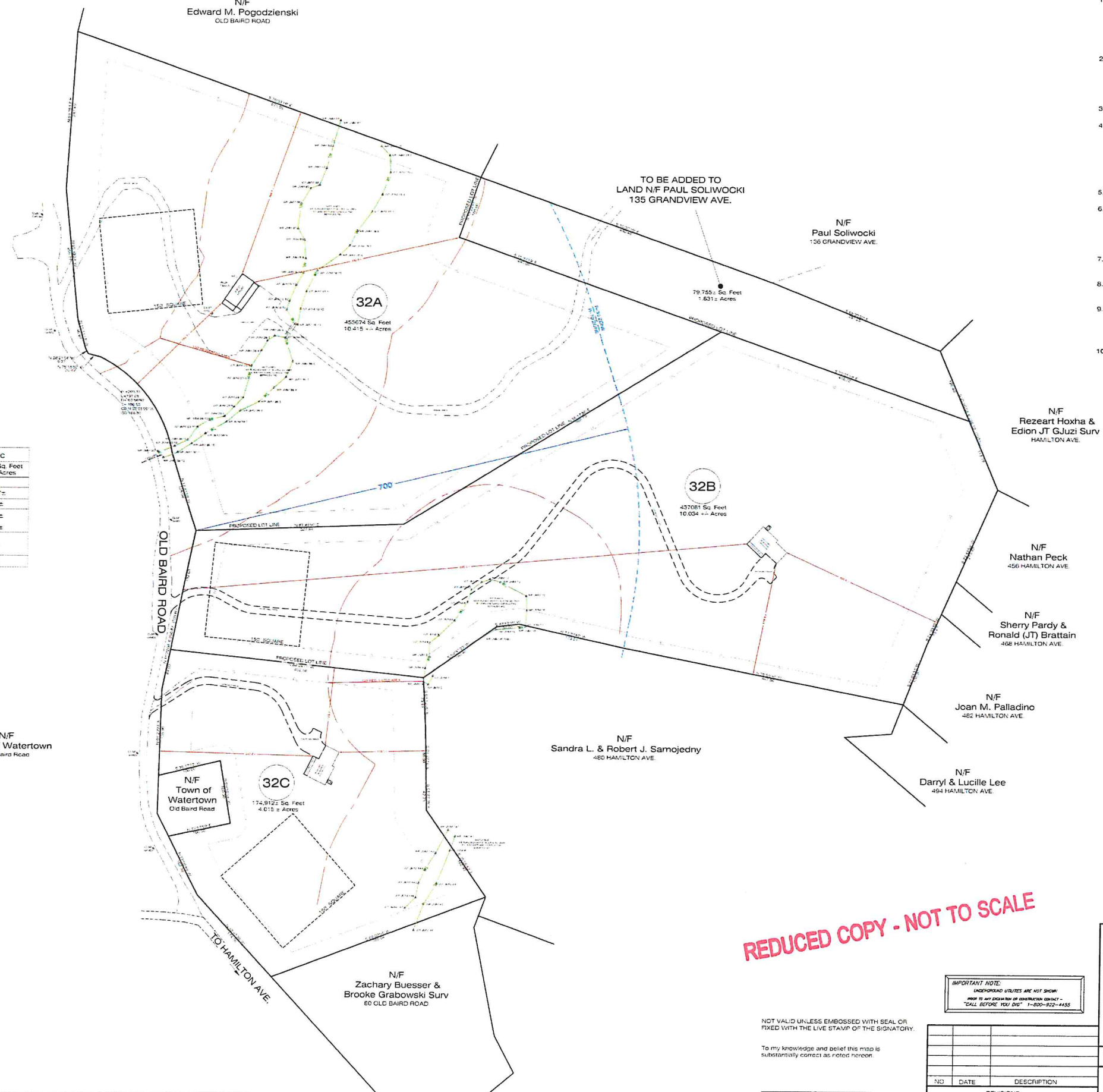
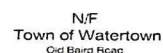
DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO



ZONING CRITERIA				
REGULATION-R70 Zone		LOT 32A	LOT 32B	LOT 32C
Lot Area-Without Municipal Water	70.00 SF	453.674 SF 10.45 ± Acres	437.081 Sq. Feet 10.034 ± Acres	174.012 Sq. Feet 4.015 ± Acres
Minimum Square Dimension	150	150	150	150
Minimum Lot Frontage	125	856.08 ±	192.63 ±	477.85 ±
Minimum Setback From Front	50	184.3 ±	892.5 ±	242.6 ±
Minimum Setback From Side	25	269.7 ±	178.9 ±	123.2 ±
Minimum Setback From Rear	40	330.8 ±	263.5 ±	136.7 ±
Maximum Lot Coverage By Buildings And Structures As Percent Of Lot Area	15%	0.4%	0.4%	1.0%
Total Lot Coverage	25%	5.0%	3.8%	3.6%



REDUCED COPY - NOT TO SCALE

NOT VALID UNLESS EMBOSSED WITH SEAL OR
FIXED WITH THE LIVE STAMP OF THE SIGNATORY

To my knowledge and belief this map is substantially correct as noted hereon.

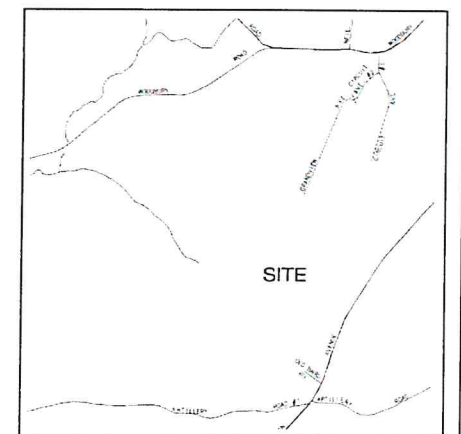
Charles Spatn, Jr., L.S. CT No. 70056

NOTES:

1. This survey and map has been prepared in accordance with the Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Survey and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a Data Accumulation Plan based upon a Dependent Resurvey and the boundary determination conforms to Horizontal Class "A-2". Proposed Lot lines are original survey.
2. Reference is made to the following documents on file in the Watertown Town Clerks Office:

A. Record Map - 3812
B. Deed - Vol. 1983 Pg. 273
3. The north bearing is based upon the map referenced in note 2) a. above.
4. The underground utilities shown, if any, have been located from visible field survey information. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although the surveyor does hereby declare that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
5. Total area of lot is 26.295 +/- acres.
6. Lot is located in zone R-70 & R-30. Minimum required property line setbacks.

	R-70	R-30
Front	50'	35'
Side	25'	20'
Rear	50'	50'
7. Reference is hereby made to Connecticut State Statutes Section 8-13a, as amended, with regards to existing structures three or more years old.
8. The inland wetlands depicted are as flagged by JMM Wetland Consulting, LLC on May 27 & June 30, 2026 and located by this office.
9. This survey has been prepared in accordance with "T-2" vertical standards, as defined in the "minimum" standards for surveys and maps in the State of Connecticut, as prepared and adopted by the Connecticut Association of Land Surveyors, Inc., dated September 26, 1996.
10. It is the owners and/or contractors responsibility to obtain any and all required permits and/or variances that may be required prior to any construction activity.



VICINITY MAP

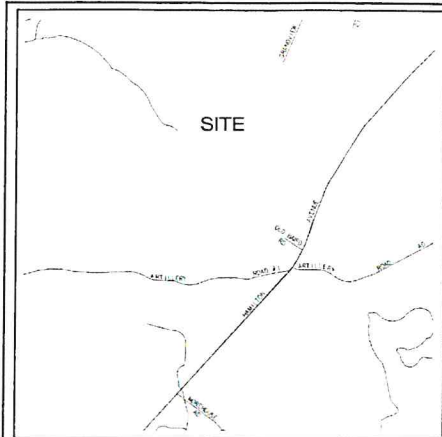
DATA ACCUMULATION PLAN
DEPICTING RESUBDIVISION OF
ASSESSOR'S MAP 107, BLOCK 13, LOT 32
250 OLD BAIRD ROAD
WATERTOWN, CONNECTICUT
PREPARED FOR
MARK SOLIWOCKI



DATE:	SCALE:	DRAFTER:	JOB NUMBER:	FILE #:
06-30-2026	1"=80'	MSR	SC-165	XXXX

SMITH & Company

1/5



VICINITY MAP
SCALE: 1"=1000'

N/F
Salvatore Solla
Old Baird Road

MAP REFERENCE AND GENERAL NOTES

- These plans are for review by governmental agencies only and are not to be used for construction.
- All construction methods, materials and septic installations are to conform to all applicable local and state regulations.
- Grading to be according to applicable regulations a normal standards of good practice.
- It is the contractor's responsibility to verify all on site and off site field conditions and establish that no changes have occurred since the issuance of this plan. The design engineer is to be notified of any field conditions which conflict with this plan.
- The location of underground utilities, if any, is unknown.
- Existing on site topography and site features are from a field survey performed by this office.
- Proposed building will be served with private water and a private septic disposal system.
- Refer to soil erosion control plans for all erosion control information.
- All construction to be done to the Town Standards.
- Elevations refer to NAVD 88 datum.
- All utilities to be installed underground.
- Inverts for all culverts and flared ends to be modified if necessary by field conditions.
- All storm sewer pipe shall be CPP unless approved otherwise by the public works.
- Erosion control netting shall be utilized where deemed necessary.
- Any retaining walls greater than 3 feet shall be designed by a structural engineer.

THE FOLLOWING GENERAL SPECIFICATIONS WILL ALSO BE ADHERED TO:

- Land disturbance will be kept to a minimum. Restoration will be scheduled as soon as practical.
- Hay bale filters will be installed at all culvert outlets and along the toe of all critical cut and fill slopes, clogged, or decomposing hay bales shall be replaced immediately.
- Culvert discharge areas will be protected with rip-rap channels. Energy dissipaters will be provided as necessary.
- Catch basins will be protected with crushed stone, hay bale filters, or silt sacks (as appropriate) throughout the construction period and until all disturbed areas are thoroughly stabilized.
- All erosion and sediment control measures will be constructed in accordance with the standards and specifications of the "Guidelines for Soil Erosion and Sediment Control" of the State of Connecticut, as amended.
- Erosion and sediment control measures will be installed prior to construction whenever possible.
- All control measures will be maintained in effective condition throughout the construction period.
- Additional control measures will be installed during construction if necessary or required.
- The responsibility for implementing the erosion and sediment control plan will rest with the owner, who is also responsible for informing all concerned of the requirements of the plan, for notifying the planning administration of any transfer of responsibility and for seeing that a copy of the site plan accompanies the title to the land be transferred.

SEEDING AND PLANTING REQUIREMENTS

- Seedbed Preparation** - Fine grade and rake surface to remove stones larger than 2" in diameter. Install needed erosion control devices such as surface water diversions. Grade stabilization structures, sediment basins or drainage channels to maintain grassed areas. Apply limestone at a rate of 2 tons/Ac. or 90 lbs/1000 SQ.FT. unless otherwise required according to soil test results. Apply fertilizers with 10-10-10 at a rate of 300 lbs/Ac. or 7.5 lbs/1000 SQ.FT. At least 50 % of nitrogen from organic sources. Work lime and fertilizer into soil uniformly to a depth of 4" with a whisk, spring tooth harrow or other suitable equipment following the contour lines.
- Seed Application** - Apply grass mixtures at rates specified by hand, cyclone seeder or hydroseeder. Increase seed mixture by 10% if hydroseed is used. Lightly drag or roll the seeded surface to cover seed. Seeding for selected fine grasses should be done between April 1 and June 1 or between August 15 and October 15. If seeding cannot be done during these times, repeat mulching procedure below until seeding can take place or seed with a quick germinating seed mixture to stabilize slopes. A quick germinating seed mixture (Domestic Ryegrass) can be applied between June 15 through August 15 as approved by the Architect or Engineer.
- Mulching** - Immediately following seeding, mulch the seeded surface with straw, hay or wood fiber at a rate of 1.5 to 2 tons/Ac. (80#/1,000sq.ft.), except as otherwise specified elsewhere. Mulches should be free of weeds and coarse matter. Spread mulch by hand or mulch blower. Punch mulch into soil surface with track machine or disk harrow set straight up. Mulch material should be "tucked" approximately 2"-3" into the soil surface. Chemical mulch binders or netting, in combination with the straw, hay or wood fibers, will be used where difficult slopes do not allow harrowing by machines.
- Grass Seed Mixtures**
Temporary Covers
Perennial ryegrass 20 lbs/Ac.
Annual ryegrass 20 lbs/Ac.
Permanent Covers
Creeping Red Fescue 40 lbs/Ac.
Canada Bluegrass 20 lbs/Ac.
- A minimum of 5 inches of topsoil shall be spread over all cut and fill areas.

N/F
Town of Watertown
Old Baird Road

N/F
Town of Watertown
Old Baird Road

N/F
Edward M. Pogodzinski
OLD BAIRD ROAD

TO BE ADDED TO
LAND N/F PAUL SOLIWOCKI
135 GRANDVIEW AVE.

N/F
Paul Soliwocki
135 GRANDVIEW AVE.

N/F
Rezeart Hoxha &
Edion JT Gluzi Surv
HAMILTON AVE.

N/F
Nathan Peck
456 HAMILTON AVE.

N/F
Sherry Parady &
Ronald (JT) Brattain
465 HAMILTON AVE.

N/F
Joan M. Palladino
462 HAMILTON AVE.

N/F
Darryl & Lucille Lee
454 HAMILTON AVE.

N/F
Sandra L. & Robert J. Samojedny
480 HAMILTON AVE.

N/F
Zachary Buesser &
Brooke Grabowski Surv
60 OLD BAIRD ROAD

- LEGEND**
- EXISTING DRAINAGE
 - LIMIT OF INLAND WETLANDS
 - PROPOSED FOOTING DRAIN
 - PROPOSED ROOF DRAIN
 - PROPOSED CURTAIN DRAIN
 - PROPOSED WELL
 - BUILDING SETBACK LINES
 - WETLANDS REVIEW AREA LIMIT
 - PROPERTY LINE
 - HEDGE
 - STONEWALL
 - METAL FENCE
 - WOOD FENCE

- TEST HOLE
- PERCOLATION TEST
- TEST HOLE
- EXISTING WELL
- UTILITY POLE
- HYDRANT
- SYNTHETIC FILTER BARRIER
- GRADE TO DRAIN
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING TREE LINE

EROSION CONTROL MAT INSTALLATION

Channel Applications:

- Prepare soil before installing blankets, including any necessary application of lime, fertilizer, and seed.
- Begin at the top of the channel by anchoring the blanket in a 6" (15.2 cm) deep by 6" (15.2 cm) wide trench with approximately 12" (30 cm) of blanket extended beyond the up-slope portion of the trench. Anchor the blanket with a row of staples/stakes approximately 12" (30 cm) apart in the bottom of the trench. Backfill and compact the trench after staping. Apply seed to compacted soil and fold remaining 12" (30 cm) portion of blanket back over seed and compacted soil. Secure blanket over compacted soil with a row of staples/stakes spaced approximately 12" (30 cm) apart across the width of the blanket.
- Roll center blanket in direction of water flow in bottom of channel. Blankets will unroll with appropriate side against the soil surface. All blankets must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide. When using optional DOT System(TM), staples/stakes should be placed through each of the colored dots corresponding to the appropriate staple pattern.
- Place consecutive blankets end over end (shingle style) with a 4' - 6" (10-15cm) overlap. Use a double row of staples staggered 4' (10cm) apart and 4' (10cm) on center to secure blankets.
- Full length edge of blankets at top of side slopes must be anchored with a row of staples/stakes approximately 12" (30 cm) apart in a 6" (15 cm) deep by 6" (15 cm) wide trench. Backfill and compact the trench after staping.
- Adjacent blankets must be overlapped approximately 2' - 5' (5 - 10 cm) (depending on blanket type) and stapled to ensure proper seam alignment. Place the edge of the overlapping blanket (blanket being installed on top) even with the colored Seam Stitch(TM) on the blanket being overlapped.
- In high flow channel applications, a staple check slot is recommended at 30 - 40 ft (9 m) - 12 m intervals. Use a double row of staples staggered 4' (10 cm) apart and 4' (10 cm) on center over entire width of channel.
- The terminal end of the blankets must be anchored with a row of staples/stakes approximately 12" (30 cm) apart in a 6" (15cm) deep by 6" (15cm) wide trench. Backfill and compact the trench after staping. Refer to manufactures staple guide for correct staple pattern.
- Hay Bales: Place as ordered to provide for temporary control of erosion or pollution or both. Stake with the required stakes. Upon acceptance of the contract, the bales shall be left in place unless released to the contractor.
- ADJUSTING: If any staples become loosened or raised, or if any matting becomes loose, torn, or undermined, make satisfactory repairs immediately. Maintain areas mulched or matted, until the vegetation becomes established. Remove or level and grade to the extent required to present a slightly appearance and to prevent any obstruction of the flow of water or any other interference with the operation of or access to the permanent works.

Slope Applications

- Prepare soil before installing rolled erosion control products (RECPs), including any necessary application of lime, fertilizer, and seed.
- Begin at the top of the slope by anchoring the RECPs in a 6" (15 cm) deep x 6" (15 cm) wide trench with approximately 12" (30 cm) of RECPs extended beyond the up-slope portion of the trench. Backfill and compact the trench after staping. Apply seed to compacted soil and fold remaining 12" (30 cm) portion of RECPs back over seed and compacted soil. Secure RECPs over compacted soil with a row of staples/stakes spaced approximately 12" (30 cm) apart across the width of the RECPs.
- Roll the RECPs (A) down or (B) horizontally across the slope. RECPs will unroll with appropriate side against the soil surface. All RECPs must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide. When using the DOT System, staples/stakes should be placed through each of the colored dots corresponding to the appropriate staple pattern. The edges of parallel RECPs must be stapled with approximately 2' to 5' (5 cm to 12.5 cm) overlap, depending on RECP type.
- Consecutive RECPs spliced down the slope must be placed end over end (shingle style) with an approximate 3' (7.5 cm) overlap. Staple through overlapped area, approximately 12" (30 cm) apart across entire width of the RECP.
- In loose soil conditions, the use of staple or stake lengths greater than 6" may be necessary to properly secure the RECPs.

IMPORTANT NOTE:
UNDERGROUND UTILITIES ARE NOT SHOWN
PRIOR TO ANY EXCAVATION OR CONSTRUCTION CONTACT
"CALL BEFORE YOU DIG" 1-800-852-4433

I HEREBY CERTIFY THAT THE SOIL EROSION
CONTROL PLAN CONFORMS TO THE MINIMUM
STANDARDS OF CONNECTICUT GUIDELINES FOR SOIL
EROSION AND SEDIMENT CONTROL (2024), AS AMENDED

MARK S. RIEFENHAUSER, P.E. CT No. 21714

OVERALL SITE DEVELOPMENT PLAN
DEPICTING RESUBDIVISION OF
ASSESSOR'S MAP 107, BLOCK 13, LOT 32
250 OLD BAIRD ROAD
WATERTOWN, CONNECTICUT
PREPARED FOR
MARK SOLIWOCKI

DATE: 04-09-2026 SCALE: 1"=60' DRAFTER: MSR JOB NUMBER: SC-165 FILE #: XXXX

DATE: 04-09-2026 SCALE: 1"=60' DRAFTER: MSR JOB NUMBER: SC-165 FILE #: XXXX

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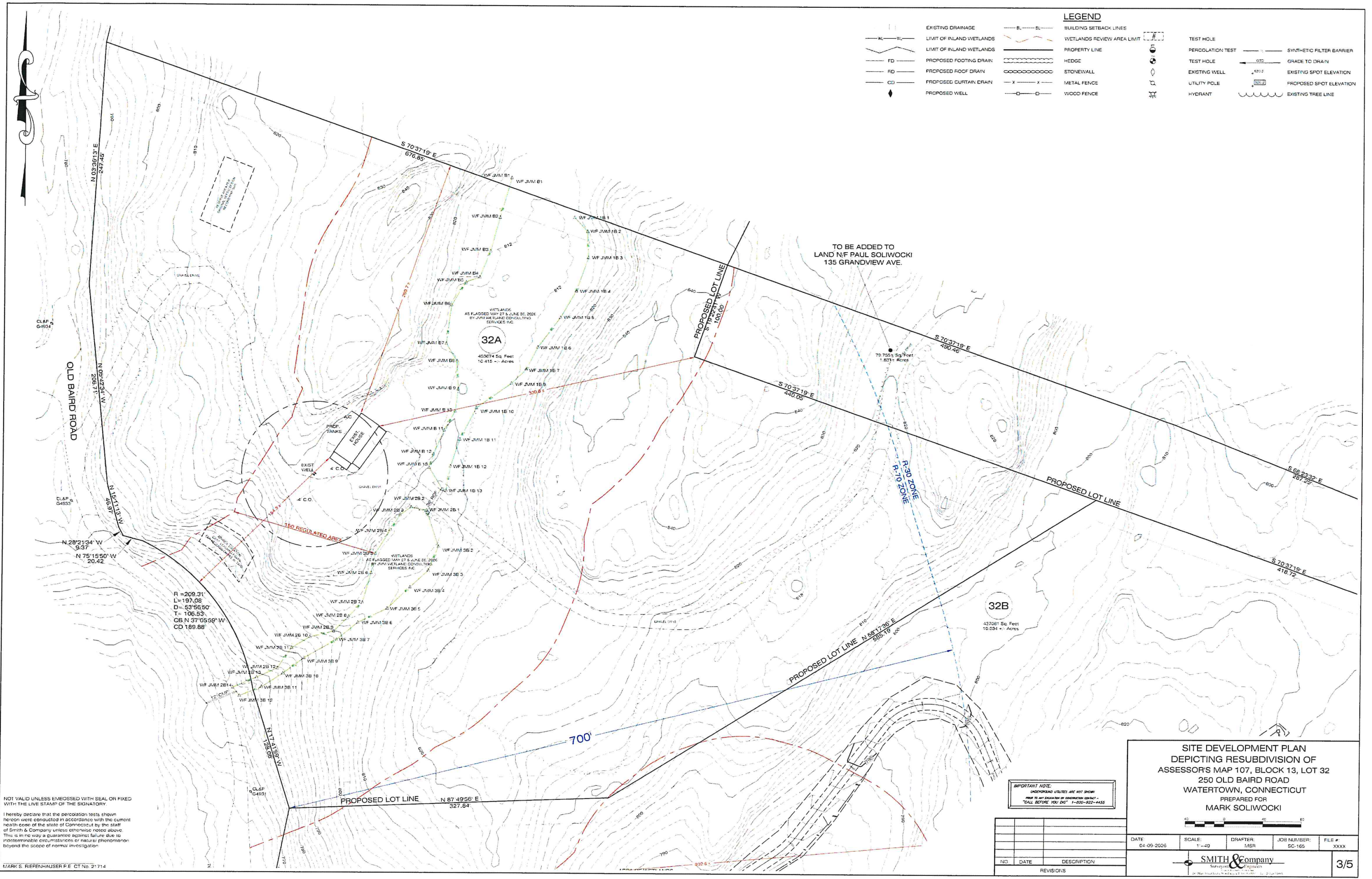
DATE: 04-09-2026 SCALE: 1"=60' DRAFTER: MSR JOB NUMBER: SC-165 FILE #: XXXX

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DATE: 04-09-2026 SCALE: 1"=60' DRAFTER: MSR JOB NUMBER: SC-165 FILE #: XXXX



LEGEND

- EXISTING DRAINAGE
- LIMIT OF INLAND WETLANDS
- PROPOSED FOOTING DRAIN
- PROPOSED ROOF DRAIN
- PROPOSED CURTAIN DRAIN
- PROPOSED WELL
- BUILDING SETBACK LINES
- WETLANDS REVIEW AREA LIMIT
- PROPERTY LINE
- HEDGE
- STONEWALL
- METAL FENCE
- WOOD FENCE
- TEST HOLE
- PERCOLATION TEST
- TEST HOLE
- EXISTING WELL
- UTILITY POLE
- HYDRANT
- SYNTHETIC FILTER BARRIER
- GRADE TO DRAIN
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING TREE LINE

NOT VALID UNLESS EMBOSSED WITH SEAL OR FIXED WITH THE LIVE STAMP OF THE SIGNATORY.

I hereby declare that the percolation tests shown hereon were conducted in accordance with the current health code of the state of Connecticut by the staff of Smith & Company unless otherwise noted above. This is in no way a guarantee against failure due to indeterminate circumstances or natural phenomenon beyond the scope of normal investigation.

IMPORTANT NOTE:
UNDERGROUND UTILITIES ARE NOT SHOWN
PRIOR TO ANY EXCAVATION OR CONSTRUCTION CONTACT -
"CALL BEFORE YOU DIG" 1-800-922-6433

SITE DEVELOPMENT PLAN
DEPICTING RESUBDIVISION OF
ASSESSOR'S MAP 107, BLOCK 13, LOT 32
250 OLD BAIRD ROAD
WATERTOWN, CONNECTICUT
PREPARED FOR
MARK SOLIWOCKI

DATE: 04-09-2026

SCALE: 1"=40'

DRAFTER: MSR

JOB NUMBER: SC-165

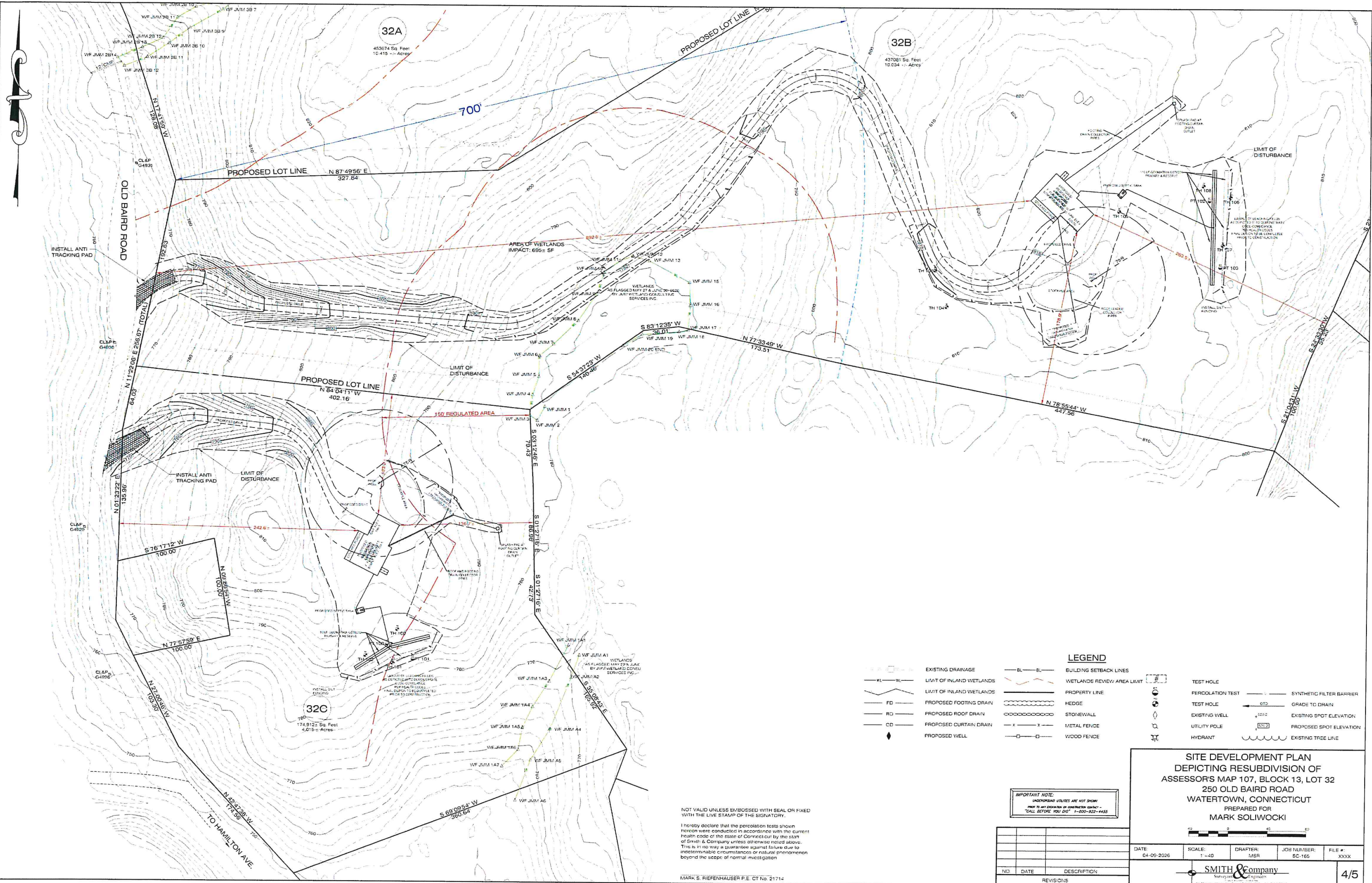
FILE #: XXXX

SMITH & Company
Surveyors & Engineers
200 Main Street, Watertown, CT 06106
(860) 946-1111

3/5

NO	DATE	DESCRIPTION
REVISIONS		

MARK S. RIEFENHAUSER P.E. CT No. 21714



NOT VALID UNLESS EMBOSSED WITH SEAL OR FIXED WITH THE LIVE STAMP OF THE SIGNATORY.

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MARK S. RIEFENHAUSER P.E. CT No. 21714

IMPORTANT NOTE:
UNDERGROUND UTILITIES ARE NOT SHOWN
PRIOR TO ANY EXCAVATION OR CONSTRUCTION CONTACT -
"CALL BEFORE YOU DIG" 1-800-482-4433

LEGEND

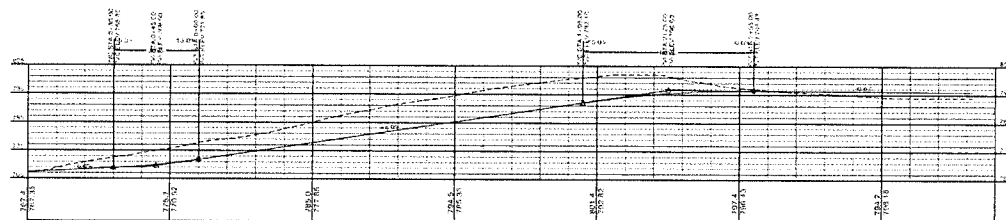
- | | | | |
|--------------------------|----|----------------------------|--------------------|
| EXISTING DRAINAGE | BL | BUILDING SETBACK LINES | TEST HOLE |
| LIMIT OF INLAND WETLANDS | WL | WETLANDS REVIEW AREA LIMIT | PERCOLATION TEST |
| LIMIT OF INLAND WETLANDS | WL | PROPERTY LINE | TEST HOLE |
| PROPOSED FOOTING DRAIN | FD | HEDGE | EXISTING WELL |
| PROPOSED ROOF DRAIN | RD | STONEWALL | UTILITY POLE |
| PROPOSED CURTAIN DRAIN | CD | METAL FENCE | HYDRANT |
| PROPOSED WELL | WD | WOOD FENCE | EXISTING TREE LINE |

**SITE DEVELOPMENT PLAN
DEPICTING RESUBDIVISION OF
ASSESSOR'S MAP 107, BLOCK 13, LOT 32
250 OLD BAIRD ROAD
WATERTOWN, CONNECTICUT
PREPARED FOR
MARK SOLIWOCKI**

DATE: 04-09-2026 SCALE: 1"=40' DRAFTER: MSR JOB NUMBER: SC-165 FILE #: XXXX

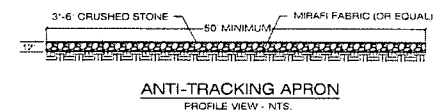
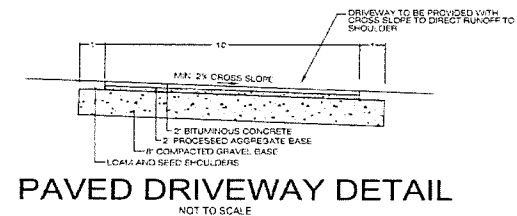
SMITH & Company
Surveyors & Engineers
100 Main Street, Watertown, CT 06195-1000

4/5



DRIVEWAY PROFILE - LOT 32B
SCALE: Horiz. : 1" = 30'
Vert. : 1" = 30'

DRIVEWAY PROFILE - LOT 32C
SCALE: Horiz : 1" = 30'
Vert. : 1" = 30'



DEEP TEST HOLES LOG

Test Date: May 11, 2026
Recorded by: Mark Riefenhauser, PE
Witnessed by: Wendy Batterton, TAHD

TP 100
0 - 6" Topsoil
6 - 32" Red brown silty sandy loam w/small rocks
32 - 60" Light gray compact sandy till w/small rocks

Roots to 32"
Restrictive Layer @ 32"
No Groundwater
Refusal @ 60" - Decomposed rock

TP 101
0 - 6" Topsoil
6 - 26" Red brown silty sandy loam w/small rocks
26 - 78" Light gray compact sandy till

Roots to 26"
Restrictive Layer @ 26"
No Groundwater
Ledge @ 78"

TP 102
0 - 6" Topsoil
6 - 24" Red brown silty sandy loam w/small rocks
24 - 72" Light gray compact sandy till

Roots to 26"
Restrictive Layer @ 24"
No Groundwater
Ledge @ 72"

TP 103 24 - 30" to Ledge
TP 104 24 - 26" to Ledge
TP 105 24 - 26" to Ledge

TF 106
0 - 6" Topsoil
6 - 26" Orange brown sandy loam
26 - 70" Light gray moderately compacted sandy till w/mottles

Roots to 20"
Mottling @ 26"
No Groundwater
Ledge @ 70"

TP 107
0 - 6" Topsoil
6 - 26" Orange brown sandy loam
26 - 60" Light gray moderately compacted sandy till

Roots to 20"
Restrictive Layer @ 26"
No Groundwater
Ledge @ 60"

TP 108
0 - 6" Topsoil
6 - 26" Orange brown sandy loam
26 - 60" Light gray moderately compacted sandy till

Roots to 26"
Restrictive Layer @ 26"
No Groundwater
Ledge @ 60"

PERCOLATION TEST
HOLES LOG

P-100

Pre-soak @ 10:44 AM
test @ 12:45 PM

PRESOAK TIME 2.01
depth of hole= 20 inches

time	reading	drop (")	interval (minutes)	rate (mm/min)
12:45	5			
12:55	10	1	10.00	10.00
1:05	11 1/2	1 1/2	10.00	6.67
1:15	13	1 1/2	10.00	6.67
1:25	14 1/4	1 1/4	10.00	6.00
1:35	15	3/4	10.00	13.33
1:45	15 3/4	3/4	10.00	13.33

PERCOLATION RATE
17/ 13 minutes

P-102

Pre-soak @ 10:54 AM
test @ 12:50 PM

PRESOAK TIME 1:56
depth of hole= 22 inches

time	reading	drop ("	interval minutes)	rate mm/inch
12:50	8			
1:00	10	2	10.00	5.00
1:10	11 1/2	1 1/2	10.00	6.67
1:20	13	1 1/2	10.00	6.67
1:30	14 1/4	1 1/4	10.00	8.00
1:40	15 1/2	1 1/4	10.00	8.00
1:50	16 1/2	1	10.00	10.00

PERCOLATION RATE
1" / 10 minutes

P-101					
Pre-soak @ 10:45 AM					
test @ 12:46 PM					
PRESOAK TIME 2.01					
depth of hole= 22		inches		interval	rate
time	reading	drop (")	(minutes)	(min/inch)	
12:46	6 1/2				
12:56	10 1/2	2	10.00	5.00	
1:06	11 3/4	1 1/4	10.00	8.00	
1:16	13	1 1/4	10.00	6.00	
1:26	14	1	10.00	10.00	
1:36	14 3/4	3/4	10.00	13.33	
1:46	15 1/2	3/4	10.00	13.33	

PERCOLATION RATE
1 1/2 13 minutes

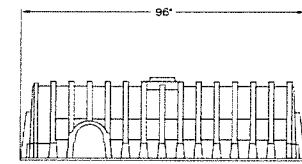
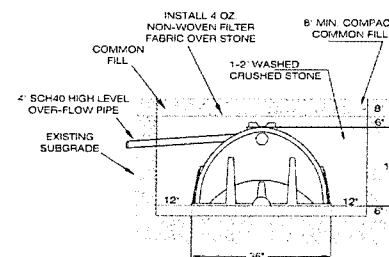
P-103

Pre-sink @ 10:55 AM
test @ 12:51 PM

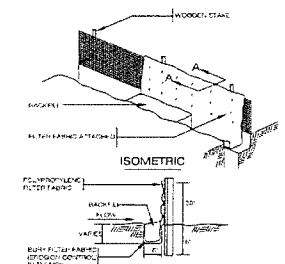
PRESQAK TIME -----
depth of hole= 21 inches

time	reading	drop (")	interval (minutes)	rate (mm/inch)
12:51	7 1/2			
1:01	9 1/2	2	10.00	5.00
1:11	11 1/4	3 3/4	10.00	5.71
1:21	12 1/2	1 1/4	10.00	8.00
1:31	13 1/2	1	10.00	10.00
1:41	14 1/2	1	10.00	10.00
1:51	15 1/2	1	10.00	10.00

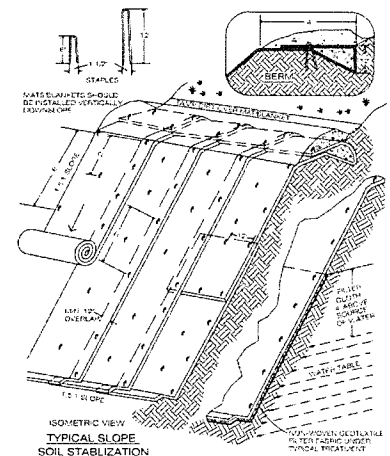
PERCOLATION RATE
1" / 10 minutes



CULTEC RECHARGER 100HD
FOR ROOF AREA DRAINAGE



FILTER FABRIC FENCE DETAIL



NOTES

1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLOUDS, STICKS AND GRASS. MATS/CARPETS SHALL HAVE GOOD SOIL CONTACT.
2. LAY BLANKETS LOGICALLY AND STAPLE OR STAPLE TO HARDEN. SOFT CONTACT WITH THE SOIL. PROTECT STRUCTURE.

WET SLOPE LINING

EROSION BLANKETS & TURF REINFORCEMENT MATS SLOPE INSTALLATION

MLSS CALCULATIONS

PROPERTY	DESIGN										PROPOSED LEACHING SYSTEM
	DEEPS	PERC #	PERC RATE	PF	R S DEPTH	SLOPE	HF	FF	MLSS	REQ'D SQ FT LEACHING	
LOT 32B-4 BR's	100-103	100, 101	10.1-20.0	1.25	24	>15.0	24	1.75	52.5	787.5	1 Row 80 LF GST 6212 (800 sf)
LOT 32C-4 BR's	106-108	102, 103	>10.1	1.0	26	<1	66	1.75	115.5	577.5	1 Row 116 LF GST 6206 (684.4 sf)

IMPORTANT NOTE:
UNDERGROUND UTILITIES ARE NOT SHOWN
PRIOR TO ANY EXCAVATION OR CONSTRUCTION PROJECT -
"CALL BEFORE YOU DIG" 1-800-922-6433

NO.	DATE	DESCRIPTION
REVISIONS		

NOTES AND DETAILS

ASSESSOR'S MAP 107, BLOCK 13, LOT 32
250 OLD BAIRD ROAD
WATERTOWN, CONNECTICUT
PREPARED FOR
MARK SOLIWOCKI



DATE:	SCALE:	DRAFTER:	JOB NUMBER:	FILE #:
04-09-2026	1"=40'	MSB	SC-165	XXXX



SMITH & Company
Surveyors & Engineers



INCORPORATED 1780

TOWN OF WATERTOWN

Land Use Office

Planning & Zoning Commission • Zoning Board of Appeals • Conservation Commission / Inland Wetlands Agency
Watertown Municipal Center • 61 Echo Lake Road • Watertown, CT 06795
Tel (860) 945-5266 • www.watertownct.org

NOTICE OF VIOLATION

Sent by Certified and Regular Mail

July 23, 2026

Matthew Mucciacciaro
PO Box 224
Watertown, CT 06795

Re: Disturbance of a watercourse/inland wetlands at 555 Northfield Road, Watertown Connecticut

Dear Matthew Mucciacciaro:

It has come to the attention of the Watertown Land Use Office that there has been site disturbance within a regulated area located on your property at 555 Northfield Road, Watertown MBL 63-34-9G. Aerial photos dated March 27, 2025 revealed that an area of watercourse and the surrounding wetlands have been disturbed by infill of sediment and removal of vegetation located on the above mentioned property.

Those regulated activities have been conducted without the approval of the Conservation Commission/ Inland Wetland Agency (the Agency). It was also noticed that erosion and sediment control measures have not been installed on the site to protect the wetlands and watercourse from further pollution located on your property and neighboring properties.

Deposition of fill and disturbance of existing vegetation and soil within those regulated areas are in violation of Inland Wetlands and Watercourses Regulations of the Town of Watertown.

In order to comply with the Watertown Inland Wetland and Watercourse Regulations (the Regulations) please do the following immediately:

1. Remove all equipment from the wetlands and cease further disturbance of the regulated areas.
2. Install erosion and sediment control measures (silt fence and hay bales barriers) downstream of the disturbed areas.
3. Appear at the next regular meeting of the Agency on August 13, 2026 to discuss how to bring your property in compliance with the Regulations.

If full compliance is not established, the full penalties set forth in Section 22a-44 of the Connecticut General Statutes shall be invoked.

YOUR IMMEDIATE ATTENTION TO THIS MATTER IS THEREFORE ADVISED.

Contact the undersigned at (860) 945-5266 or natusch@watertownct.org to discuss next steps.

Sincerely,

Cameron Natusch
Inland Wetlands Agent

Application Number	Address	Description	Expiration
2026-11	54 Rockdale Court	Garage Addition	June 11, 2031
2026-6	1297 Main St	Addition & Parking	May 14, 2031
2021-22	470 Straits Tpke	Age Restricted Housing	Sep 9, 2031
2025-18	7 Caruso Dr	Single Family Home	April 9, 2031
2026-3	110 Woodbury Rd	2 New Dormitories	April 9, 2031
2025-16	Berkshire Dr	Age Restricted Housing	Dec. 11, 2030
2025-17	Echo Lake Rd	New Industrial Building	Dec 11, 2030
2025-19	Slade St	New Three Family	Dec 11, 2030
2025-22	55 Knight St	Industrial Garage	Dec 26, 2030
2025-21	135 Marc Dr	Garage and Driveway	Oct 10, 2030
2024-22	70 Hamilton Ln	Shed	Sep. 19, 2029
2025-20	70 Hamilton Ln	Deck	Oct 15, 2030
2025-15	81 Winding Brook	Addition	Oct 9, 2030
2025-5	111 Fairview Ave	Two-lot Subdivision	June 12, 2030
2025-11	1465 Main St	Industrial Demolition	June 12, 2030
2025-13	Melrose Avenue	New Three Family	June 12, 2030
2025-12	84 Woodside Court	Three-car Garage	June 26, 2030
2025-10	Ice House Rd	Replace Culvert	May 15, 2030
2025-7	1021 Echo Lake	Turkey Brook Cleanup	May 15, 2030
2025-6	Steele Brook	Greenway Construction	April 10, 2030
2025-2	1021 Echo Lake	Warehouse Expansion	March 13, 2030
2025-3	Steele Brook	Greenway Construction	March 13, 2030
2024-24	85 Davis St	Parking lot Expansion	March 13, 2030
2025-4	Bassett Rd	Demolition	March 27, 2030
2024-18	11L Caruso Dr	Single Family Home	Feb 13, 2030
2025-1	0 Hillside Ave	Tractor Supply Building	Feb 13, 2030
2024-20	108 Butternut Ln	Two-lot Subdivision	Nov. 14, 2029
2024-23	17 DiNunzio Rd	Excation/Test Pits	Oct 10, 2029
N/A	N/A	PW Basin Cleaning	Sep. 12, 2029
2024-19	2192 Litchfield Rd	Garage	August 18, 2029
2024-7	Turnberry Estates	34-unit Age Restricted	July 11, 2029
2024-12	Seemar Rd	Industrial Building	June 13, 2029
2024-15	Lot 8 Wolf Hill Rd	Single Family	~June 27, 2029
2024-1	Munson Rd	6 new homes and sub	May 9, 2029
2024-8	Lot 46 Meadowcrest	Single Family	May 9, 2029
2024-9	165 Bassett Rd	Single Family	May 9, 2029
2023-16	Aunt Olive Rd	Farm and Farm Stores	April 11, 2029
2024-6	720 Thomaston Rd	Two Lot Subdivision	April 11, 2029
2024-2	Knight St	Culvert PW	Feb 8, 2029
2023-11	Hamilton Ln	Single Family	Oct 12, 2028
2023-15	Guernseytown Rd	Remove 3 Beaver Dams	~Oct 26, 2028

2023-14	192 Park Rd	4-Lot Industrial Sub	Oct 12, 2028
2023-10	Lot 19 Breezy Knoll	Single Family	Sep 14, 2028
2023-5	1267 Northfield Rd	Tree Removal and Fence	Aug. 10, 2028
2023-8	Lot 13 Artillery Rd	Single Family	Aug. 10, 2028
2023-12	680-686 Main St	Demolition and parking	~Aug. 24, 2028
2023-3	8 High Meadow Rd	Shed and Playscape	June 15, 2028
2023-7	1456 Main St	Monitoring Wells & Test	June 15, 2028
2022-17	Sperry Rd	4 Single Family Homes	Feb 9, 2028
2022-28	Northfield Rd	Single Family	Jan 12, 2028
2022-20	114 Porter St	Clearing Vegetation	Oct 13, 2027
2022-19	Guernseytown Rd	PW Intersection Replace	Oct 13, 2027
2022-23	Steele Brook	Sediment Removal	Oct 13, 2027
2022-16	28 Aubrey Court	Failing Septic	~Aug 11, 2027
2022-18	305 Straits Tpke	Inground Pool	~Aug 11, 2027
2022-5	Northfield Rd	2 Single Family Homes	Jun 9, 2027
2022-6	340 Bryant Rd	Single Family	Jun 9, 2027
2022-7	720 Thomaston Rd	Commercial Building	May 12, 2027
2022-12	Lot 6 Windy Ridge Ln	Single Family	May 12, 2027
2022-13	270 Smith Pond Rd	Garage	~May 16, 2027
2022-2	106 Porter St	Garage & Driveway	April 21, 2027
2021-39	Lake View Dr	2 Single Family Homes	March 10, 2027
2021-36	Lot 2A Bassett Rd	Single Family	Feb 10, 2027
2021-40	830 Echo Lake Rd	Industrial Building	Feb 10, 2027
2021-41	Echo Lake Rd	Industrial Building	Feb 10, 2027
1012	741 Echo Lake Rd	25 Residential Units	Feb 10, 2027
567	Highmeadow Rd	Driveway	Feb 10, 2027
2021-35	115 Main St	Driveway	Dec 9, 2026
2021-38	Caruso Dr	PW Fire Pond	Dec 9, 2026
2021-33	Lot 8 Sand Bank	Single Family 2 Lot Sub	Nov 18, 2026
2021-34	5 Plungis Rd	Geothermal Installation	Nov 18, 2026
2021-31	Lot 10 Windy Ridge	Single Family	Oct 14, 2026
2021-32	1374 Buckingham	Propane Tank	~Oct 14, 2026
589	French St	Subdivision	Dec 23, 2029