

**AGENDA**  
Regular Hybrid Meeting  
Town of Granby  
Inland Wetlands and Watercourses Commission  
Thursday, February 13, 2025, at 7:00 pm  
Town Hall Meeting Room

**Live Stream Under “Shows and Spotlight”:** [www.gctv16.org](http://www.gctv16.org)

**Zoom:** <https://us02web.zoom.us/j/86739463893?pwd=XG8m9JYMDApPjq9b1RC4ZFo2xnels9.1>

**Call In:** 929-205-6099

**Meeting ID:** 867 3946 3893

**Passcode:** 884928

1. Call to Order
2. Action on the minutes of January 8, 2025
3. Permit Requests
  - a. 310R Salmon Brook Street – M. Lamaj – Permit request to construct a rear deck, create a patio area and block wall in front of the house, and conduct site and driveway improvements within a regulated area.
  - b. 29 Canton Road – E. Geusic – Permit application to remove an existing shed and place a new 12’x16’ prefabricated shed in the back yard within a regulated area.
4. Public Hearing
  - a. 188 Day Street – Kirk MacNaughton c/o Peak Mountain Development, LLC – Permit application for a 7-lot single family residential subdivision and associated site work within a regulated area.
5. Enforcement Order Hearing
  - a. 310R Salmon Brook Street – M. Lamaj – Conducting regulated activities without a valid IWWC permit immediately adjacent to the East Branch of Salmon Brook.
6. Agent Report and Correspondence
7. Commissioner Reports and Correspondence
8. Adjourn

*Please note: The Town of Granby invites any resident who wishes to provide materials to this Commission to provide them to the Office of Community Development by noon on the prior Thursday of the scheduled meeting. In the event you are unable to meet that deadline but still wish to provide the Commission with materials, the Town of Granby respectfully asks that you provide sufficient copies of your materials to the Office prior to the meeting so the materials may be distributed to the Commission. Thank you in advance for your cooperation.*

**MEETING MINUTES**  
Town of Granby  
Inland Wetlands and Watercourses Commission  
Wednesday, January 8, 2025, at 7:00 pm

**PRESENT:** Nicholas Dethlefsen, John Laudati, Sue Okie, Fred Jones, David Tolli, and Aurelle Locke  
**ALSO PRESENT:** IWWC Agent Kate Bednaz and Land Use Coordinator Renee Deltenre (via Zoom)

**1. Call to Order**

Chair J. Laudati called the meeting to order at 7:00 p.m.

**2. Action on the minutes of December 11, 2024**

**ON A MOTION** by A. Locke seconded by D. Tolli, the Commission voted 5-0-1 to approve the December 11, 2024, minutes as presented. V. Direnzo abstained.

**3. Permit Requests**

**a. 188 Day Street – Kirk MacNaughton c/o Peak Mountain Development, LLC – Permit application for a 7-lot single family residential subdivision and associated site work within a regulated area.**

V. Direnzo noted for the record that K. MacNaughton built her home over 25 years ago and she has no conflicts regarding the application. Applicant Kirk MacNaughton of Peak Mountain Development, LLC and Civil Engineer Skip Alford were present to discuss the application and answer any questions the Commission had. The applicant is proposing a 7-lot, single-family home subdivision at 188 Day Street, which consists of 15.63 acres. The property consists of two different zones (R50 and R30) and has 965 feet of frontage on Day Street and 545 feet of frontage on North Granby Road. K. MacNaughton indicated that soil testing has been completed and the soils are suitable for on-site septic systems. The property consists primarily of open fields with some wooded areas along the road frontage and property boundaries.

Wetlands are located at the southwestern corner (wetland #1) and northeastern corner (wetland #2) of the property, and to satisfy the open space requirement, 3.55 acres on the eastern side of the property are shown to be open space. Wetland #1 consists of .43 acres and consists of a 150-foot-long watercourse that enters the property from the west through a 42" culvert pipe under Day Street and flows south onto the abutting property. The house proposed for lot#7 is located within 200 feet of the watercourse and all site activity is located 50 feet outside of the wetlands. Wetland #2 consists of 0.09 acres and is located within the proposed open space parcel. CT Soil Scientist Ian Cole conducted a wetlands survey of the property, flagged the wetlands on-site, and submitted a wetland & watercourse delineation report.

S. Alford provided an overview of the proposed drainage, E&S measures, driveway configuration, and functionality/design of the rain gardens. K. Bednaz expressed concerns regarding site disturbance on lot #7 and the proximity to wetlands, as well as the potential vernal pool located at wetland #2. She indicated that further review is necessary and questioned why the owner abandoned cutting hay in early 2000. A potential for the accumulation of sediment around wetland #1 was noted, as well as a minimal buffer regarding the piping under the proposed driveway exiting directly into the wetland. The Commission discussed how the property has been agricultural for years and whether to hold a public hearing on the application.

**ON A MOTION** by V. Dirienzo seconded by S. Okie, the Commission voted 6-0-0 to receive the application and schedule a public hearing for the next regular meeting due to public interest and the proximity of significant impact.

**4. Enforcement Order Hearing**

- a. **310R Salmon Brook Street – M. Lamaj – Conducting regulated activities without a valid IWWC permit immediately adjacent to the East Branch of Salmon Brook.**

Property owner Marko Lamaj of 9 Hoskins Crossing, Simsbury, CT was present to discuss the activities that occurred on-site. Marko indicated that since purchasing the home, he has cleaned up the property as it was unkept and replaced the existing patio, retaining wall and deck. Due to the lawn work that occurred late in the season, no germination was able to occur so wattles were installed to prevent further erosion and grass seed will be utilized in the spring. Kate met the property owner earlier in the week to discuss restoration efforts and next steps, as no permits were approved for the work. According to the homeowner, run-off occurs down the driveway, so he installed three leak-offs.

**ON A MOTION** by A. Locke seconded by S. Okie, the Commission voted 6-0-0 to Uphold the Enforcement Order.

According to conversations with the Building Official, corrections need to be made to the retaining wall to install drainage, which will require additional work; therefore, a permit application to the Commission. The house is currently listed for sale and under contract; therefore, the Enforcement Order will transfer to the new owners. J. Laudati stated that the Commission is unaware of what the Building Official might require as part of the plan review process, to which Kate directed the property owner to meet with the Building Official to discuss next steps. Once a plan and all corrective measures are established, they shall be reflected on the IWWC application that will be discussed at the next regular meeting. Kate noted that the Enforcement Order will remain in effect until the three required shrubs are planted, all vegetation is established, and the leak-offs remain functional.

**5. Agent Report and Correspondence**

- a. **90 Salmon Brook Street – J. Gravel – Request for Review for the temporary installation of erosion and sedimentation control measures to address pre-existing erosion concerns.**

K. Bednaz and Director of Community Development Abigail Kenyon met with the Broadleaf Solar Team on-site to walk the property. It was noted that the hoop houses have been removed and majority of the site consisted of disturbed soils that need to be stabilized. Supreme Industries has been retained to work on-site as the owners are looking to install erosion and sedimentation control measures to eliminate further erosion.

**6. Commissioner Reports and Correspondence**

N. Dethlefsen commented on the trash that has accumulated on Hungary Road from the Station 280 construction site, which Town Staff and the project team are aware of. Cleanup is underway and the issue should be resolved within the next few days. K. Bednaz provided an overview regarding DEEP's regulations pertaining to water diversion, as complaints have been received by the Land Use Office pertaining to hydroseed companies drafting water from local water sources. In accordance with the State's regulations, a permit is required if more than 50,000 gallons are diverted on a daily basis.

7. **Adjourn**

**ON A MOTION** by A. Locke seconded by S. Okie, the Commission voted 6-0-0 to adjourn the meeting at 8:05 p.m.

Respectfully submitted,

Renee Deltenre  
Land Use Coordinator



# **TOWN OF GRANBY**

## **MEMORANDUM**

TO: Inland Wetlands and Watercourses Commission

FROM: Abby Kenyon, Director of Community Development

DATE: February 6, 2025

RE: Overview and Status of IWWC Permit Requests

---

The following provides an overview and status of applications pending before the IWWC.

**310R Salmon Brook Street – M. Lamaj – Permit request to construct a rear deck, create a patio area and block wall in front of the house, and conduct site and driveway improvements within a regulated area.**

This application was received by the Commission at its meeting on January 8, 2025. The application is for work on the property including a deck, patio, retaining wall, and other site improvements. While much of this work has already been done on the property, there are some changes needed, which require an IWWC permit. Work includes changes to the retaining wall to install additional drainage and creating space between the house siding and patio to pull away rock/other materials. It should be noted that the Building Official has inspected work on the property and provided IWWC approves the permit, he may sign off on the building permits for the aforementioned work.

The Commission will also be considering the Enforcement Order on this property.

**29 Canton Road – E. Geusic – Permit application to remove an existing shed and place a new 12'x16' prefabricated shed in the back yard within a regulated area.**

This application is for a 12' by 16' prefabricated shed within a regulated area. It will be located to the rear of the home in an existing cleared lawn area. The current shed on the property will be removed. Please refer to the application materials.

It should be noted the Commission cannot vote on an application the same evening it is received. A vote could be taken at the March 12, 2025, meeting.

**188 Day Street – Kirk MacNaughton c/o Peak Mountain Development, LLC – Permit application for a 7-lot single family residential subdivision and associated site work within a regulated area.**

This application is for a 7-lot residential subdivision and associated site work at 188 Day Street. It was received by the Commission at its meeting on January 8, 2025, and scheduled for hearing at the February meeting. It should be noted that once a public hearing is opened, the Commission has 35 days to close it, unless the applicant grants an extension.

The Wetlands Agent and Town Engineer reviewed the application and have issued comments (please refer to application materials enclosed).



**TOWN OF GRANBY**  
**Office of Community Development, Inland Wetlands and Watercourses Commission**  
**Telephone: (860) 844-5318, www.granby-ct.gov**



**Application for Inland Wetlands & Watercourses Activity**

Application For: ☒ Permit ☐ Extension ☐ Modification (Existing Permit/Application #): \_\_\_\_\_  
☐ Wetlands Map Amend. ☐ Request for Review ☐ Other: \_\_\_\_\_

Property Location and Nearest Intersection: 310 R Salmon Brook, Granby (10/202)  
 Size of Parcel: 1.41 Zone: CC Map/Lot: F-35/55/30 Current Use: Single Family Home

Applicant's Name: Marko Lamaj  
 Complete Address: 310 R Salmon Brook, Granby CT  
 Daytime Phone: 860-392-9063 Evening Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: marko.lamaj@gmail.com

Owner's Name: Marko Lamaj  
*If the owner is a corporation, or other non-individual entity, include the primary contact information*

Complete Address: \_\_\_\_\_  
 Phone Daytime Phone: \_\_\_\_\_ Evening Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Applicant's Representative: \_\_\_\_\_  
 Complete Address: \_\_\_\_\_  
 Daytime Phone: \_\_\_\_\_ Evening Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

\*\*\*\*\*PLEASE ATTACH ADDITIONAL SHEET IF NECESSARY\*\*\*\*\*

Project Name and Brief Description (i.e. residential, agricultural, commercial, number of lots, etc.): \_\_\_\_\_  
Deck rebuild in back. Clear w lawn from weeds.  
\*Cut down 2 trees and cut all the overgrown brush.  
\*Retaining Wall + patio rebuild. Lawn redone.

Is any portion of the property located within 500 feet of an adjoining municipality? \_\_\_\_\_  
 Wetlands Located on Property (in square feet (sq. ft.)): \_\_\_\_\_ Wetlands to be impacted (sq. ft.): \_\_\_\_\_  
 Watercourses Located on Property? \_\_\_\_\_ Name or Type of Watercourse: \_\_\_\_\_  
 Are Proposed Activities Located within the 100-Year Floodplain? Yes Floodway? \_\_\_\_\_  
 Are there slopes with grades in excess of 15% located on the property? NO  
 Do Proposed Activities Require Review by the PZC? \_\_\_\_\_

\*\*\*\*\*SEE APPLICATION CHECKLIST ON BACK for MINIMUM APPLICATION REQUIREMENTS\*\*\*\*\*

The applicant understands that this application is to be considered complete only when all information and documents required by the Commission have been submitted. The undersigned warrants the truth of all statements contained herein and in all supporting documents according to the best of his/her knowledge and belief. Permission is granted to the Town of Granby, Inland Wetlands & Watercourses Commission, and its agent (s) to inspect the subject land, at reasonable times, during the pendency of an application and for the life of the permit.

Applicant's Signature: [Signature] Date: 12/17/24  
 Owner's Signature: [Signature] Date: 12/17/24

FOR OFFICE USE	
Application #: <u>n/a</u>	Date Submitted: <u>12/17/24</u>
Fee amt./Check or Cash: <u>\$140.00 cash</u>	Date of Receipt: <u>1/8/25</u>
Agent Ruling: _____	Date Approved/Denied: _____

### Granby Inland Wetlands and Watercourses Commission Application Checklist

N/A Appl.

#### Documents Required

- ☐ ☐ Applications and revised materials must be submitted to the Office of Community Development no later than 5 pm eight (8) days prior to the IWWC meeting to be fully reviewed by the IWWC, otherwise applications may only be received.
- ☐ ☐ An original of the completed application form and site plan and two (2) full size copies of the set of site plans and any reports.
- ☐ ☐ Seven (7) 11X17 (or full size) sets copies of site plans and complete application, including one (1) complete digital copy of submission.
- ☐ ☐ Application Fee (see following page for calculation)
- ☐ ☐ Pre and post development stormwater drainage calculations, with drainage area map, except for single-family homes, etc.
- ☐ ☐ Report on soil types and characteristics from Professional Soil Scientist who delineated wetlands. Report shall include a minimum of one field soil profile for each wetland soil type within project area. Profile shall be presented in data sheet format.
- ☐ ☐ The applicant must certify whether any portion of the property is within 500 feet of an adjoining municipality, whether streets from an adjoining municipality will be used for entering or exiting the site, whether sewer or water drainage will flow through or impact an adjoining municipality or whether water run-off will impact streets or adjoining municipal or private property within an adjoining municipality. If the project falls within any of the above mentioned definitions, then a letter must be sent by certified mail to the adjoining municipalities Inland Wetlands Agency along with a copy of the application and site plan being submitted to this Commission. Evidence of submission shall be submitted to the Granby IWWC.
- ☐ ☐ For proposed wetland impacts, a wetland assessment report from a soil scientist or other qualified individual. Mitigation activities shall also be described.

N/A Appl.

#### Site Plan Requirements

- ☐ ☐ Stamped by a Professional Engineer registered in the State of Connecticut.
- ☐ ☐ Property boundaries, north arrow, name of project, date and type of drawing, subsequent dates of revision with description, names and addresses of engineers and surveyors (when appropriate), location map, property owners(s) and adjacent property owners.
- ☐ ☐ Existing and proposed topography, structures, utilities, roadways and buildings. Plan/profile sheets shall be included for roads and all off road pipelines.
- ☐ ☐ Soil types as mapped by the National Resource Conservation Service.
- ☐ ☐ Wetlands or watercourses located on adjacent properties when proposed activities may be located in the Upland Review Area.
- ☐ ☐ Alternatives considered and rejected to be either shown on a site plan or explained in narrative form.
- ☐ ☐ Soil and Erosion Control Measures including Narrative, per 2002 CT E&S Control Guidelines at a minimum.
- ☐ ☐ Wetland boundaries delineated by a Professional Soil Scientist whose signatures is required on site plan.
- ☐ ☐ Limits of Upland Review Areas.
- ☐ ☐ Cuts and fill volumes indicating source and type of fill, destination of removed fill, except for single-family homes or similar.
- ☐ ☐ Limits of woody vegetation clearing.
- ☐ ☐ Well locations and setbacks from septic systems and drainage swales.
- ☐ ☐ Septic system locations including reserve areas, existing and proposed grading, spot grades and setbacks from wetland areas.
- ☐ ☐ Stormwater drainage systems.
- ☐ ☐ All existing and proposed pipe sizes, lengths and inverts.
- ☐ ☐ Test pit and soil profile locations.
- ☐ ☐ Acreages of wetlands/watercourses on the site and the acreages presented separately of wetlands, watercourses or upland review areas to be altered.
- ☐ ☐ Boundaries of 100-year floodplain or floodways as determined by FEMA.
- ☐ ☐ Erosion and sediment control details along with a sequence plan.
- ☐ ☐ Test pit logs
- ☐ ☐ Details of all proposed site improvements (i.e. drainage structures, pipes, footing drains, curtain drains, dewatering, cross section of septic system or sewer connection, cross section of detention, retention, or sediment basins, etc.)
- ☐ ☐ Construction sequence specifications.

N/A Appl.

#### Public Hearing (If Required)

- ☐ ☐ The Town of Granby Office of Community Development is responsible for publishing the legal notice.  
THE GRANBY IWWC MAY REQUEST ADDITIONAL INFORMATION DURING THE PERMIT PROCESS AS NECESSARY.

## SECTION 19 FEES

19.5 Fee Schedule. Application fees shall be based on the following schedule.

<u>ACTIVITY</u>	<u>FEE/ AREA / #</u>	<u>APPLIED</u>
State of Connecticut Land Use Fee	\$60.00	\$ 60.00 +
Permitted Uses As-of-Right & Non-Regulated Uses	None	None

### CATEGORY 1 - RESIDENTIAL/SINGLE-FAMILY RESIDENCES (INCLUDING 2-LOT SUBDIVISIONS)

I. Base Fee		
a. General Application	\$150.00 + II	\$ _____ +
b. Accessory to Existing Primary Structure	\$80.00 + II	\$ 80.00 +
c. Modification to Existing Approval	\$30.00 + II	\$ _____ +
II. Activity Fee		
a. \$100.00 per Watercourse Crossing	_____ (#)	\$ _____ +
b. \$0.02 per sq. ft. of Wetland Disturbance Within Upland Review Area...	_____ SF	\$ _____ +
c. \$100.00 per Structure (greater than 200 sq. ft.)	_____ (#)	\$ _____ +
d. \$0.01 per sq. ft. of Impervious Surface	_____ SF	\$ _____ +
e. \$250.00 per Stormwater Management Basin	_____ (#)	\$ _____ +
f. \$100.00 per Storm Drain Outfall	_____ (#)	\$ _____ +
g. \$0.01 per sq. ft. of Steep Slope Disturbance (Slopes Greater than 2:1 – Define Area on Plan)	_____ SF	\$ _____ +
h. \$0.005 per sq. ft. of Woody Vegetation Clear-Cut	_____ SF	\$ _____ +

#### ➤ TOTAL FEE – CATEGORY 1

\$ 140.00

### CATEGORY 2 - SUBDIVISIONS (GREATER THAN 2-LOTS)/CONDOMINIUMS, MULTI-FAMILY UNITS/COMMERCIAL

I. Base Fee		
a. General Application Per Primary Structure (up to 5)	\$300.00/(+II)	\$ _____ +
i. Fee Per Each Primary Structure Beyond 5	\$20.00 (+II)	\$ _____ +
b. Accessory to Existing Primary Structure	\$150.00 (+II)	\$ _____ +
c. Modification to Existing Approval	\$60.00 (+II)	\$ _____ +
II. Activity Fee*		
a. \$200.00 per Watercourse Crossing	_____ (#)	\$ _____ +
b. \$0.04 per sq. ft. of Wetland Disturbance Within Upland Review Area...	_____ SF	\$ _____ +
c. \$100.00 per Structure	_____ (#)	\$ _____ +
d. \$0.02 per sq. ft. of Impervious Surface	_____ SF	\$ _____ +
e. \$250.00 per Stormwater Management Basin	_____ (#)	\$ _____ +
f. \$100.00 per Storm Drain Outfall	_____ (#)	\$ _____ +
g. \$0.02 per sq. ft. of Steep Slope Disturbance (Slopes Greater than 2:1 – Defined Area on Plan)	_____ SF	\$ _____ +
h. \$0.01 per sq. ft. of Woody Vegetation Clear-Cut	_____ SF	\$ _____ +

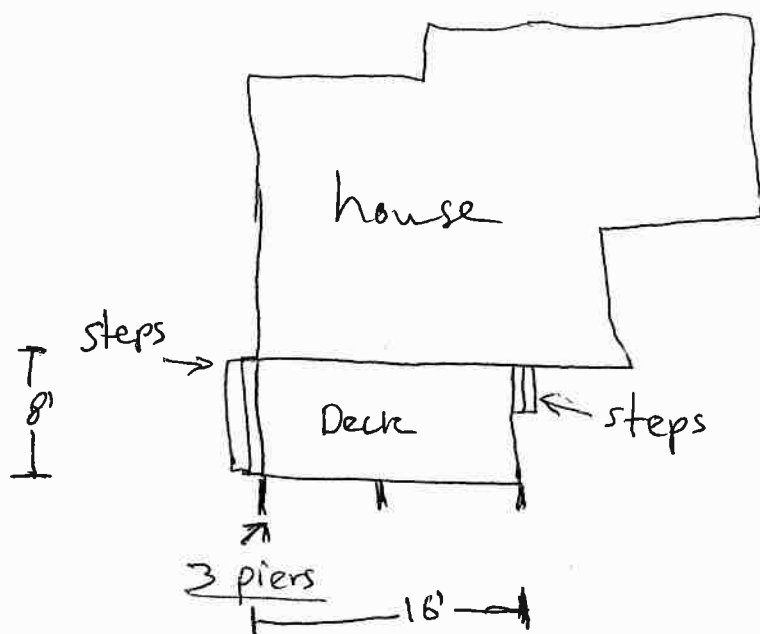
#### ➤ TOTAL FEE – CATEGORY 2

\$ \_\_\_\_\_

<u>ACTIVITY</u>	<u>FEE/ AREA / #</u>	<u>APPLIED</u>
<b>CATEGORY 3 – <u>ALL OTHER APPLICATIONS</u></b>		
I. Base Fee		
a. General Application	<u>\$200.00 (+II)</u>	\$ _____ +
b. Modification to Existing Approval	<u>\$60.00 (+II)</u>	\$ _____ +
II. Activity Fee*		
a. \$200.00 per Watercourse Crossing	_____ (#)	\$ _____ +
b. \$0.04 per sq. ft. of Wetland Disturbance	_____ SF	\$ _____ +
Within Upland Review Area...		
c. \$100.00 per Structure	_____ (#)	\$ _____ +
d. \$0.02 per sq. ft. of Impervious Surface	_____ SF	\$ _____ +
e. \$250.00 per Stormwater Management Basin	_____ (#)	\$ _____ +
f. \$100.00 per Storm Drain Outfall	_____ (#)	\$ _____ +
g. \$0.02 per sq. ft. of Steep Slope Disturbance	_____ SF	\$ _____ +
(Slopes Greater than 2:1 – Defined Area on Plan)		
h. \$0.01 per sq. ft. of Woody Vegetation Clear-Cut	_____ SF	\$ _____ +
> <b>TOTAL FEE – CATEGORY 3</b>		\$ _____
III. Significant Activity Fee	<u>\$300.00</u>	\$ _____ +
IV. Permit Extension Fee		
a. Residential Uses	<u>\$40.00</u>	\$ _____ +
b. Commercial/Industrial/Other Uses	<u>\$80.00</u>	\$ _____ +
V. Map and Regulation Amendments	<u>\$250.00</u>	\$ _____ +
> <b>APPLICATION FEE SUBTOTAL</b>		\$ _____ +
VI. Post Activity Application Fee	<u>20% of Fee Subtotal</u>	\$ _____ +
> <b><u>TOTAL APPLICATION FEE:</u></b>		<u>\$ 140.<sup>00</sup></u>

*Boards, Commissions, Agencies and Departments of the Town of Granby are exempt from all fee requirements.*

- VII. Complex Application Fee – Section 22a-42a of the Connecticut General Statutes states that an applicant shall pay a fee equal to the Town's expenditures in hiring outside consultants and experts to analyze, review and report on issues requiring such experts. Such fee may include, but not be limited to, the cost of retaining experts to analyze, review, and report on issues requiring such experts. The Commission or the duly authorized agent shall estimate the complex application fee which shall be paid pursuant to section 19.1 of these regulations within 10 days of the applicant's receipt or notice of such estimate. Any portion of the complex application fee in excess of the actual cost shall be refunded to the applicant no later than 30 days after publication of the Commission's decision.



- All pressure treated wood,
- 3 Piers
- 12" on center joists
- Wood Railings (pressure treated)
- 8' x 16" Dimensions

## 310R SALMON BROOK ST

**Location** 310R SALMON BROOK ST

**Mblu** F-53/ 55/ 30/ /

**Acct#** 1-7-310R

**Owner** LAMAJ MARKO

**Assessment** \$158,060

**Appraisal** \$225,800

**PID** 1574

**Building Count** 1

### Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$167,600	\$58,200	\$225,800
Assessment			
Valuation Year	Improvements	Land	Total
2022	\$117,320	\$40,740	\$158,060

### Owner of Record

**Owner** LAMAJ MARKO

**Co-Owner**

**Address** 310R SALMON BROOK ST  
GRANBY, CT 06035

**Sale Price** \$140,000

**Certificate**

**Book & Page** 0460/0298

**Sale Date** 05/26/2023

**Instrument** 00

### Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LAMAJ MARKO	\$140,000		0460/0298	00	05/26/2023
RAYMOND RENEE LYNN	\$77,000		0238/0719	00	03/02/2000
VEZINA KAREN HOWARD	\$0		0238/0718		03/02/2000
HOWARD KAREN E	\$45,000		0189/0098	00	07/01/1993
FOX LYNN H	\$0		0189/0095		07/01/1993

### Building Information

#### Building 1 : Section 1

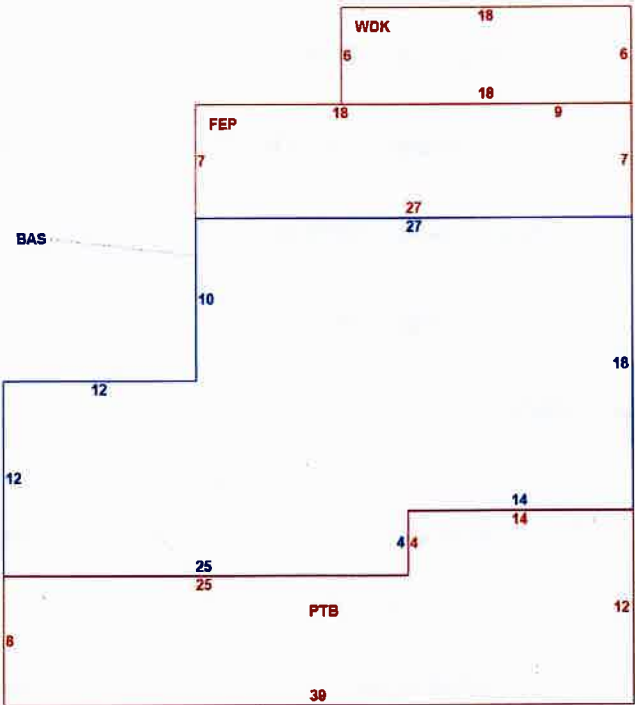
**Year Built:** 1939

Living Area: 682  
Replacement Cost: \$198,250  
Building Percent Good: 83  
Replacement Cost  
Less Depreciation: \$164,500

Building Photo

 Building Photo  
([https://images.vgsi.com/photos2/GranbyCTPhotos/\\0011\HD\\_173256840](https://images.vgsi.com/photos2/GranbyCTPhotos/\\0011\HD_173256840))

Building Layout



(ParcelSketch.aspx?pid=1574&bid=1574)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	682	682
FEP	Porch, Enclosed	189	0
PTB	Patio, Brick	368	0
WDK	Deck, Wood	108	0
		1,347	682

Building Attributes	
Field	Description
Style:	Ranch
Model	Residential
Grade:	Average +10
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Logs
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt/Arch
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Quarry Tile
Heat Fuel	Gas / Propane
Heat Type:	Hot Air-no Duc
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	4 Rooms
Bath Style:	Modern
Kitchen Style:	Above Average
Extra Kitchens	
Solar Panels	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrflid 706	

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #



FPL4	STONE FPL 1ST	1.00 UNITS	\$2,800	1
------	---------------	------------	---------	---

## Land

### Land Use

**Use Code** 1010  
**Description** Single Fam M01  
**Zone** CC  
**Neighborhood** 200  
**Alt Land Appr Category** No

### Land Line Valuation

**Size (Acres)** 1.41  
**Frontage** 0  
**Depth** 0  
**Assessed Value** \$40,740  
**Appraised Value** \$58,200

## Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FRAME			96.00 S.F.	\$300	1

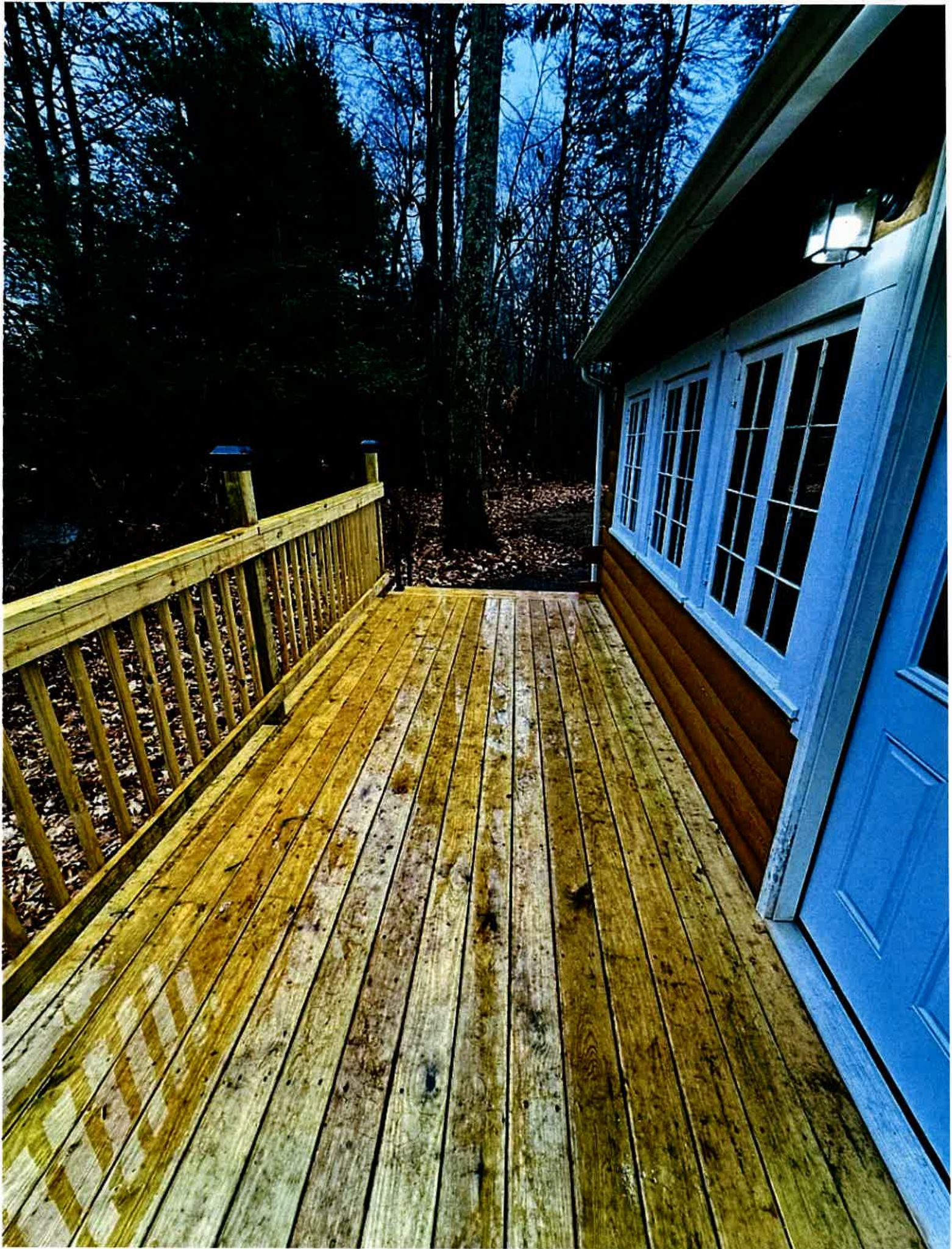
## Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$89,500	\$58,200	\$147,700
2022	\$89,500	\$58,200	\$147,700
2021	\$57,400	\$50,300	\$107,700

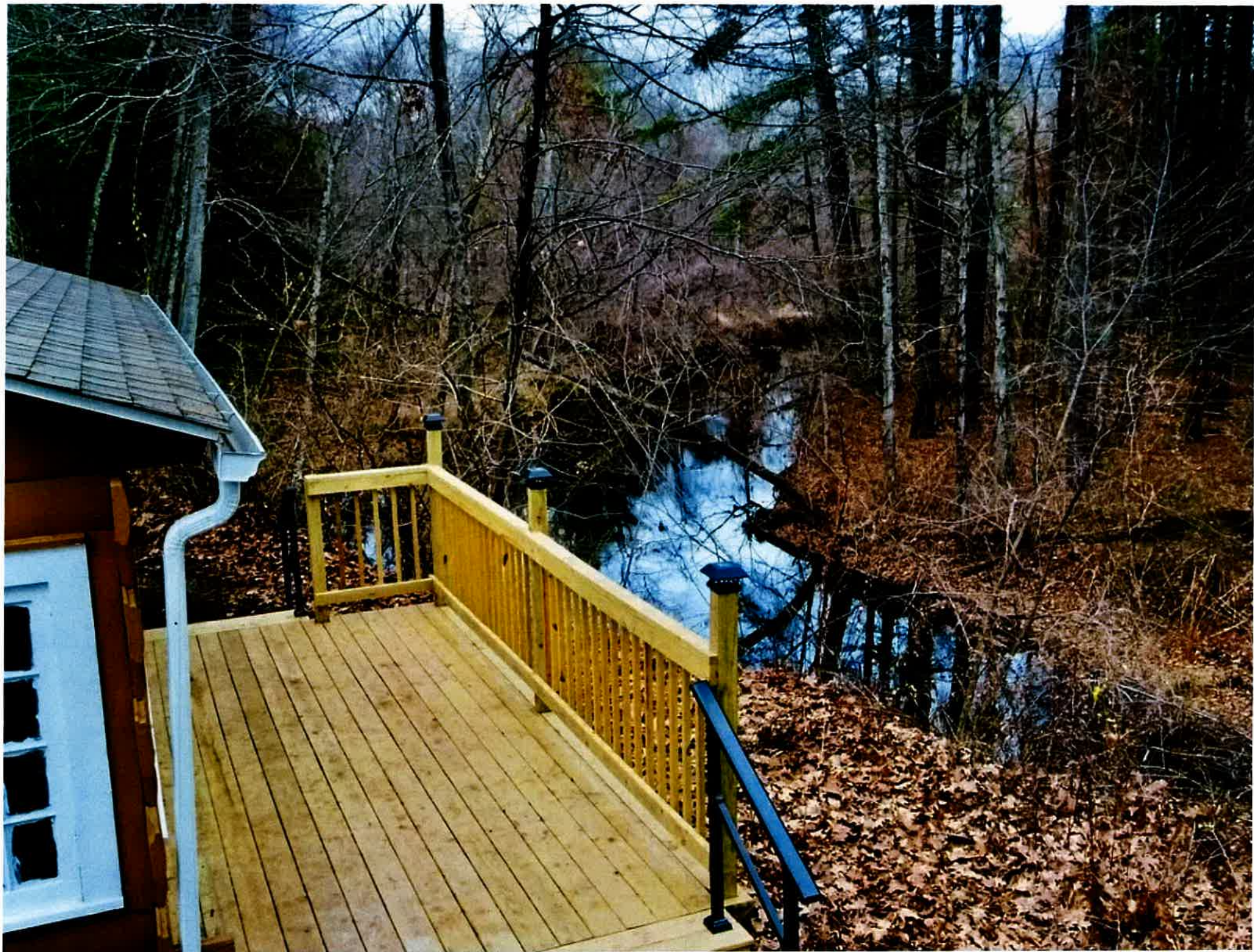
Assessment			
Valuation Year	Improvements	Land	Total
2023	\$62,650	\$40,740	\$103,390
2022	\$62,650	\$40,740	\$103,390
2021	\$40,160	\$35,230	\$75,390



























Overview



Legend

-  Parcels
-  Roads
-  Wetlands

Parcel ID 1574  
Location 310R SALMON BROOK ST  
[View Assessor website](#)

Date created: 12/17/2024  
Last Data Uploaded: 12/17/2024 7:16:30 AM

Developed by  **SCHNEIDER**  
GEOSPATIAL





Marko Lamaj

310R Salmon Brook St, Granby CT

Building of retaining walls will be done following the stone manufacturers step by step installation guide. On top of the installation guide, we will include a 4" drain pipe behind the retaining wall as well to help aid in removing water. Install landscape fabric between the soil and drainage aggregate.

Wall number one dimensions— 18.5 ft x ~~10~~ 3 ft 7"

Wall number two dimensions— 12 ft x ~~10~~ 3 ft 4"

For the Lawn—we installed wattles and erosion control mats. In the spring we will reseed the area and make sure we have 70%+ vegetation. Install 3 shrubs on the edge of the property near the brook.

The deck in the back--- 16FT X <sup>7.5</sup> 8FT. Three piers 42" in the ground for support. 2"x6" Joists that are 12" on center. 4"x4" Posts with metal footings. Ledger flashing and LedgerLok screws tying it to the house. Three steps on each side with metal railings. Building inspector came out and said it passes inspection.

Railings— 43" Tall

Source from manufactures of Versa-Lok-- <https://www.versa-lok.com/homeowner/installation-tips>

Below will be the step by step procedure.

## Step By Step Installation

### Step 1: Leveling Pad Preparation

VERSA-LOK walls should be placed on a leveling pad of well-compacted gravel, crushed stone or coarse sand approximately 6" thick and 24" wide. The first course of VERSA-LOK units should be embedded below grade approximately 1/10th of the exposed wall height. Excavate to lines and grades you've established for your wall, allowing for the leveling pad and unit embedment. Place and compact leveling pad material. It may be helpful to add a thin layer of sand to create a uniform, level pad.



## Step 2: Install Retaining Wall Base Course

Place VERSA-LOK units on prepared leveling pad. As you proceed, level each unit front to back, side to side, and with adjacent units. Leveling is critical at this stage, so take your time! Align straight wall sections using a string line or by sighting down the grooves on unit tops. If your wall has a corner, begin at the corner and work out from there.



## Step 3: Backfill Your Wall

Using native soil, backfill and compact behind and in front of the base course to a level even with the grade in front of the wall. Next, place and compact 12" of drainage aggregate behind units.



## Step 4: Install Successive Retaining Wall Courses

Stack units one course at a time. Set units back 3/4" and insert two pins in front holes of units so they fall into the rear slots of the units beneath. Tap pins with another pin and a mallet to properly set them. Place and compact drainage aggregate behind each course as it is completed.

**NOTE:** In addition to the requirements shown above, many walls require horizontal layers of geogrid reinforcement for stability. The maximum, stable unreinforced wall height in the best conditions is 4 feet and can be lower, depending on soils, loading, slopes or terraces.

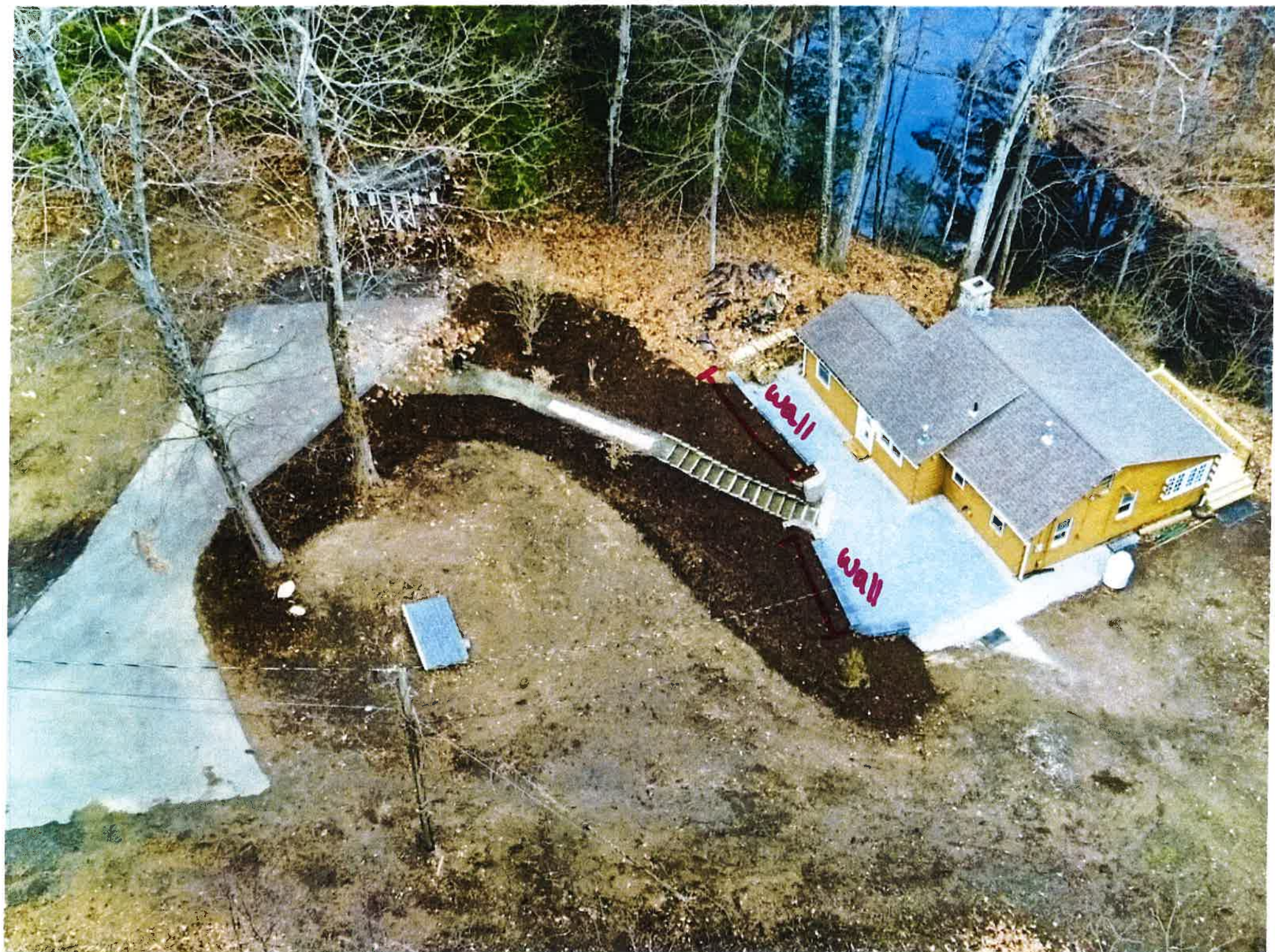


## Step 5: Install Caps

After completing the top course of your wall, install VERSA-LOK caps, either with a slight overhang (recommended), set back or flush with the wall face. Use VERSA-LOK concrete adhesive to secure cap units to the wall.











**TOWN OF GRANBY**  
**Office of Community Development, Inland Wetlands and Watercourses Commission**  
**Telephone: (860) 844-5318, www.granby-ct.gov**

**RECEIVED**  
**JAN 23 2025**  
 Granby Building  
 Department

**Application for Inland Wetlands & Watercourses Activity**

Application For: ☒ Permit ☐ Extension ☐ Modification (Existing Permit/Application #): \_\_\_\_\_  
☐ Wetlands Map Amend. ☐ Request for Review ☐ Other: \_\_\_\_\_

Property Location and Nearest Intersection: 29 CANTON ROAD  
 Size of Parcel: .4 ACRES Zone: R30 Map/Lot: H 44-84-11 Current Use: RESIDENTIAL

Applicant's Name: EVAN GEUSIC  
 Complete Address: 29 CANTON ROAD GRANBY CT 06035  
 Daytime Phone: 860 402-5746 Evening Phone: 860 653-5931 Fax: \_\_\_\_\_  
 Email: GEUSIC1@COX.NET

Owner's Name: EVAN GEUSIC  
If the owner is a corporation, or other non-individual entity, include the primary contact information  
 Complete Address: 29 CANTON ROAD GRANBY CT 06035  
 Phone Daytime Phone: 860 402-5746 Evening Phone: 860 653-5931 Fax: \_\_\_\_\_

Applicant's Representative: \_\_\_\_\_  
 Complete Address: \_\_\_\_\_  
 Daytime Phone: \_\_\_\_\_ Evening Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

\*\*\*\*\*PLEASE ATTACH ADDITIONAL SHEET IF NECESSARY\*\*\*\*\*

Project Name and Brief Description (i.e. residential, agricultural, commercial, number of lots, etc.):  
REPLACEMENT OF SHED BY DEMOLITION OF EXISTING SHED AND REPLACING  
WITH NEW SHED. SHED DIMENSIONS WILL BE 12'X16' TO BE LOCATED ON  
CRUSHED STONE PAD WITH NO OTHER DISTURBANCE.

Is any portion of the property located within 500 feet of an adjoining municipality? NO  
 Wetlands Located on Property (in square feet (sq. ft.)): 2000 Wetlands to be impacted (sq. ft.): 192  
 Watercourses Located on Property? NO Name or Type of Watercourse: \_\_\_\_\_  
 Are Proposed Activities Located within the 100-Year Floodplain? NO Floodway? NO  
 Are there slopes with grades in excess of 15% located on the property? NO  
 Do Proposed Activities Require Review by the PZC? NO

\*\*\*\*\*SEE APPLICATION CHECKLIST ON BACK for MINIMUM APPLICATION REQUIREMENTS\*\*\*\*\*

The applicant understands that this application is to be considered complete only when all information and documents required by the Commission have been submitted. The undersigned warrants the truth of all statements contained herein and in all supporting documents according to the best of his/her knowledge and belief. Permission is granted to the Town of Granby, Inland Wetlands & Watercourses Commission, and its agent (s) to inspect the subject land, at reasonable times, during the pendency of an application and for the life of the permit.

Applicant's Signature: Evan Gusic Date: 1/23/25  
 Owner's Signature: Evan Gusic Date: 1/23/25

FOR OFFICE USE	
Application #: <u>n/a</u>	Date Submitted: <u>1/23/25</u>
Fee amt. <u>(Check or Cash)</u> <u>\$140</u> CK# <u>5322</u>	Date of Receipt: <u>2/13/25</u>
Agent Ruling: _____	Date Approved/Denied: _____

*See Reverse Side for Conditions of Approval or Reason for Denial*

## Granby Inland Wetlands and Watercourses Commission Application Checklist

N/A Appl.

### Documents Required

- ☐ ☐ Applications and revised materials must be submitted to the Office of Community Development no later than 5 pm eight (8) days prior to the IWWC meeting to be fully reviewed by the IWWC, otherwise applications may only be received.
- ☐ ☐ An original of the completed application form and site plan and two (2) full size copies of the set of site plans and any reports.
- ☐ ☐ Seven (7) 11X17 (or full size) sets copies of site plans and complete application, including one (1) complete digital copy of submission.
- ☐ ☐ Application Fee (see following page for calculation)
- ☐ ☐ Pre and post development stormwater drainage calculations, with drainage area map, except for single-family homes, etc.
- ☐ ☐ Report on soil types and characteristics from Professional Soil Scientist who delineated wetlands. Report shall include a minimum of one field soil profile for each wetland soil type within project area. Profile shall be presented in data sheet format.
- ☐ ☐ The applicant must certify whether any portion of the property is within 500 feet of an adjoining municipality, whether streets from an adjoining municipality will be used for entering or exiting the site, whether sewer or water drainage will flow through or impact an adjoining municipality or whether water run-off will impact streets or adjoining municipal or private property within an adjoining municipality. If the project falls within any of the above mentioned definitions, then a letter must be sent by certified mail to the adjoining municipalities Inland Wetlands Agency along with a copy of the application and site plan being submitted to this Commission. Evidence of submission shall be submitted to the Granby IWWC.
- ☐ ☐ For proposed wetland impacts, a wetland assessment report from a soil scientist or other qualified individual. Mitigation activities shall also be described.

N/A Appl.

### Site Plan Requirements

- ☐ ☐ Stamped by a Professional Engineer registered in the State of Connecticut.
- ☐ ☐ Property boundaries, north arrow, name of project, date and type of drawing, subsequent dates of revision with description, names and addresses of engineers and surveyors (when appropriate), location map, property owners(s) and adjacent property owners.
- ☐ ☐ Existing and proposed topography, structures, utilities, roadways and buildings. Plan/profile sheets shall be included for roads and all off road pipelines.
- ☐ ☐ Soil types as mapped by the National Resource Conservation Service.
- ☐ ☐ Wetlands or watercourses located on adjacent properties when proposed activities may be located in the Upland Review Area.
- ☐ ☐ Alternatives considered and rejected to be either shown on a site plan or explained in narrative form.
- ☐ ☐ Soil and Erosion Control Measures including Narrative, per 2002 CT E&S Control Guidelines at a minimum.
- ☐ ☐ Wetland boundaries delineated by a Professional Soil Scientist whose signatures is required on site plan.
- ☐ ☐ Limits of Upland Review Areas.
- ☐ ☐ Cuts and fill volumes indicating source and type of fill, destination of removed fill, except for single-family homes or similar.
- ☐ ☐ Limits of woody vegetation clearing.
- ☐ ☐ Well locations and setbacks from septic systems and drainage swales.
- ☐ ☐ Septic system locations including reserve areas, existing and proposed grading, spot grades and setbacks from wetland areas.
- ☐ ☐ Stormwater drainage systems.
- ☐ ☐ All existing and proposed pipe sizes, lengths and inverts.
- ☐ ☐ Test pit and soil profile locations.
- ☐ ☐ Acreages of wetlands/watercourses on the site and the acreages presented separately of wetlands, watercourses or upland review areas to be altered.
- ☐ ☐ Boundaries of 100-year floodplain or floodways as determined by FEMA.
- ☐ ☐ Erosion and sediment control details along with a sequence plan.
- ☐ ☐ Test pit logs
- ☐ ☐ Details of all proposed site improvements (i.e. drainage structures, pipes, footing drains, curtain drains, dewatering, cross section of septic system or sewer connection, cross section of detention, retention, or sediment basins, etc.)
- ☐ ☐ Construction sequence specifications.

N/A Appl.

### Public Hearing (If Required)

- ☐ ☐ The Town of Granby Office of Community Development is responsible for publishing the legal notice.  
THE GRANBY IWWC MAY REQUEST ADDITIONAL INFORMATION DURING THE PERMIT PROCESS AS NECESSARY.

## SECTION 19 FEES

19.5 Fee Schedule. Application fees shall be based on the following schedule.

<u>ACTIVITY</u>	<u>FEE/ AREA / #</u>	<u>APPLIED</u>
State of Connecticut Land Use Fee	<u>\$60.00</u>	<u>\$ 60.00</u> +
Permitted Uses As-of-Right & Non-Regulated Uses	<u>None</u>	<u>None</u>

### CATEGORY 1 - RESIDENTIAL/SINGLE-FAMILY RESIDENCES (INCLUDING 2-LOT SUBDIVISIONS)

I. Base Fee		
a. General Application	<u>\$150.00 + II</u>	<u>\$</u> +
b. Accessory to Existing Primary Structure	<u>\$80.00 + II</u>	<u>\$ 80.00</u> +
c. Modification to Existing Approval	<u>\$30.00 + II</u>	<u>\$</u> +
II. Activity Fee		
a. \$100.00 per Watercourse Crossing	<u>          </u> (#)	<u>\$</u> +
b. \$0.02 per sq. ft. of Wetland Disturbance	<u>          </u> SF	<u>\$</u> +
Within Upland Review Area...		
c. \$100.00 per Structure (greater than 200 sq. ft.)	<u>          </u> (#)	<u>\$</u> +
d. \$0.01 per sq. ft. of Impervious Surface	<u>          </u> SF	<u>\$</u> +
e. \$250.00 per Stormwater Management Basin	<u>          </u> (#)	<u>\$</u> +
f. \$100.00 per Storm Drain Outfall	<u>          </u> (#)	<u>\$</u> +
g. \$0.01 per sq. ft. of Steep Slope Disturbance	<u>          </u> SF	<u>\$</u> +
(Slopes Greater than 2:1 – Define Area on Plan)		
h. \$0.005 per sq. ft. of Woody Vegetation Clear-Cut	<u>          </u> SF	<u>\$</u> +
<b>&gt; TOTAL FEE – CATEGORY 1</b>		<u>\$ 140.<sup>00</sup></u>

### CATEGORY 2 - SUBDIVISIONS (GREATER THAN 2-LOTS)/CONDOMINIUMS, MULTI-FAMILY UNITS/COMMERCIAL

I. Base Fee		
a. General Application Per Primary Structure (up to 5)	<u>\$300.00/(+II)</u>	<u>\$</u> +
i. Fee Per Each Primary Structure Beyond 5	<u>\$20.00 (+II)</u>	<u>\$</u> +
b. Accessory to Existing Primary Structure	<u>\$150.00 (+II)</u>	<u>\$</u> +
c. Modification to Existing Approval	<u>\$60.00 (+II)</u>	<u>\$</u> +
II. Activity Fee*		
a. \$200.00 per Watercourse Crossing	<u>          </u> (#)	<u>\$</u> +
b. \$0.04 per sq. ft. of Wetland Disturbance	<u>          </u> SF	<u>\$</u> +
Within Upland Review Area...		
c. \$100.00 per Structure	<u>          </u> (#)	<u>\$</u> +
d. \$0.02 per sq. ft. of Impervious Surface	<u>          </u> SF	<u>\$</u> +
e. \$250.00 per Stormwater Management Basin	<u>          </u> (#)	<u>\$</u> +
f. \$100.00 per Storm Drain Outfall	<u>          </u> (#)	<u>\$</u> +
g. \$0.02 per sq. ft. of Steep Slope Disturbance	<u>          </u> SF	<u>\$</u> +
(Slopes Greater than 2:1 – Defined Area on Plan)		
h. \$0.01 per sq. ft. of Woody Vegetation Clear-Cut	<u>          </u> SF	<u>\$</u> +
<b>&gt; TOTAL FEE – CATEGORY 2</b>		<u>\$</u>

<u>ACTIVITY</u>	<u>FEE/ AREA / #</u>	<u>APPLIED</u>
<b>CATEGORY 3 – ALL OTHER APPLICATIONS</b>		
I. Base Fee		
a. General Application	\$200.00 (+II)	\$ _____ +
b. Modification to Existing Approval	\$60.00 (+II)	\$ _____ +
II. Activity Fee*		
a. \$200.00 per Watercourse Crossing	_____ (#)	\$ _____ +
b. \$0.04 per sq. ft. of Wetland Disturbance	_____ SF	\$ _____ +
Within Upland Review Area...		
c. \$100.00 per Structure	_____ (#)	\$ _____ +
d. \$0.02 per sq. ft. of Impervious Surface	_____ SF	\$ _____ +
e. \$250.00 per Stormwater Management Basin	_____ (#)	\$ _____ +
f. \$100.00 per Storm Drain Outfall	_____ (#)	\$ _____ +
g. \$0.02 per sq. ft. of Steep Slope Disturbance	_____ SF	\$ _____ +
(Slopes Greater than 2:1 – Defined Area on Plan)		
h. \$0.01 per sq. ft. of Woody Vegetation Clear-Cut	_____ SF	\$ _____ +
➤ <b>TOTAL FEE – CATEGORY 3</b>		\$ _____
III. Significant Activity Fee	\$300.00	\$ _____ +
IV. Permit Extension Fee		
a. Residential Uses	\$40.00	\$ _____ +
b. Commercial/Industrial/Other Uses	\$80.00	\$ _____ +
V. Map and Regulation Amendments	\$250.00	\$ _____ +
➤ <b>APPLICATION FEE SUBTOTAL</b>		\$ _____ +
VI. Post Activity Application Fee	20% of Fee Subtotal	\$ _____ +
➤ <b>TOTAL APPLICATION FEE:</b>		\$ 140. <sup>00</sup>

*Boards, Commissions, Agencies and Departments of the Town of Granby are exempt from all fee requirements.*

- VII. Complex Application Fee – Section 22a-42a of the Connecticut General Statutes states that an applicant shall pay a fee equal to the Town's expenditures in hiring outside consultants and experts to analyze, review and report on issues requiring such experts. Such fee may include, but not be limited to, the cost of retaining experts to analyze, review, and report on issues requiring such experts. The Commission or the duly authorized agent shall estimate the complex application fee which shall be paid pursuant to section 19.1 of these regulations within 10 days of the applicant's receipt or notice of such estimate. Any portion of the complex application fee in excess of the actual cost shall be refunded to the applicant no later than 30 days after publication of the Commission's decision.



1" = 40 ft





1" = 40'





No. 99095 Date: 01-17-2025

CT HIC License # 0558916

Store: Ellington | 1-800-628-2276 | barnyard.com

Type: Hold

Mailing Address: 9 Village St, Ellington, CT 06029

Salesperson: Lucas Gudeman

CUSTOMER

DELIVERY

MAILING

PHONE (MOBILE)

EMAIL (PRIMARY)

Susan and Evan Geusic - 28 Canton Road  
T 06035

(860) 402-5746

geusic1@cox.net

THE BARN YARD  
120 WEST ROAD  
ELLINGTON, CT 06029  
8604688097

01/17/2025 14:56:20  
Terminal ID No.: 76703484

### Credit Sale

Transaction #: 1  
Card Type: MasterCard  
Account: \*\*\*\*\*4114  
Entry: Chip  
Amount: USD\$1,500.00

Ref. Number: 501718500937  
Global UID: 1240338219202501171456204167  
Auth. Code: 97366W

Batch #: 257  
Response: APPROVAL 97366W

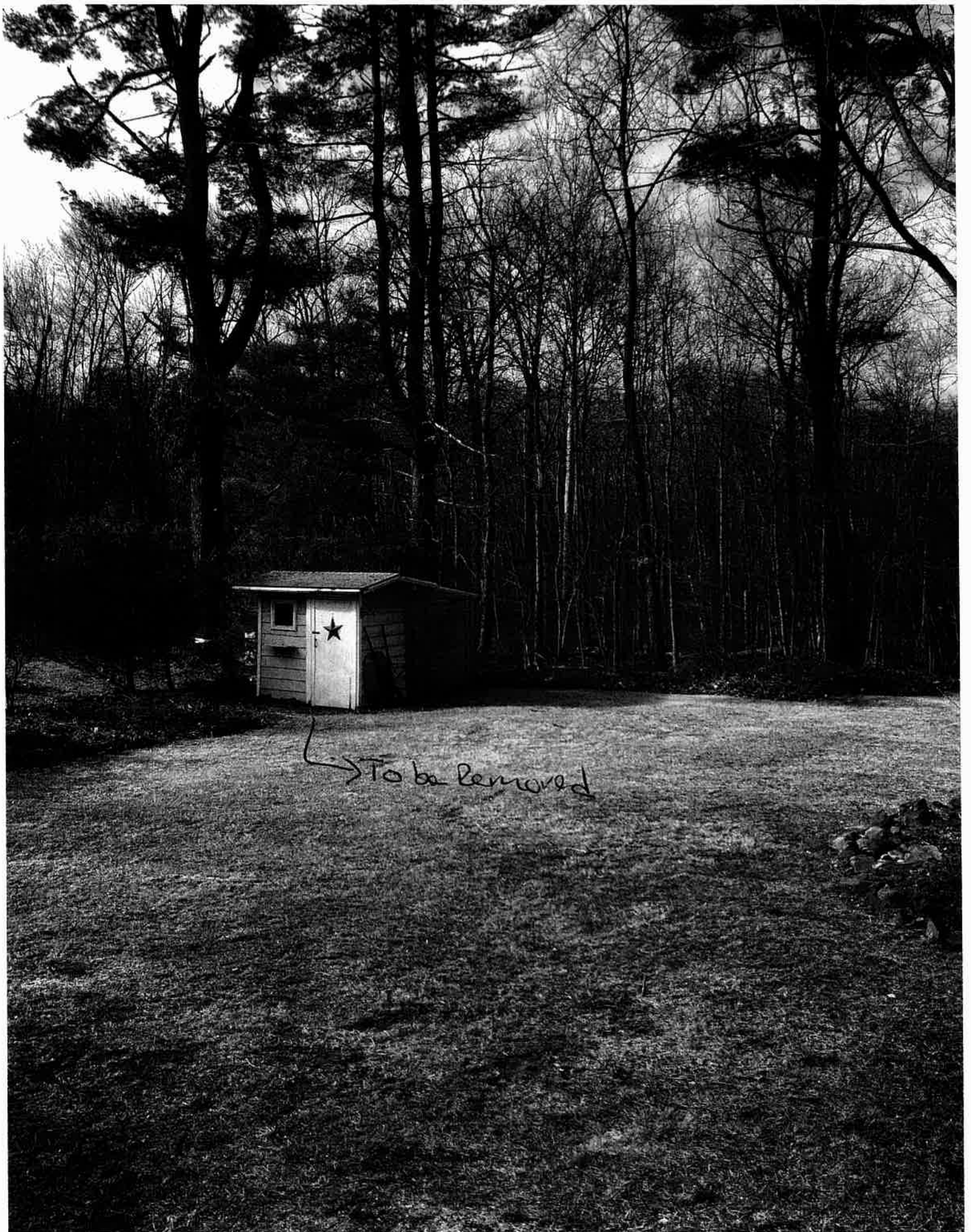
Mode: Issuer  
AID: A00000000041010  
APPLAB: Mastercard

CUSTOMER COPY  
THANK YOU!

it Pressure Treated Floor System 12" O.C., 7' Wall Height, Antique Hardware, 12" Finished Overhangs, 30 Year

	Amount
<b>Regular Price:</b>	<b>\$10,871.00</b>
Sale Price: 22% Discount (\$2,392 Savings)	\$8,479.00
	\$500.00
/hite	
Shingles Color: Rustic Black	
r: White	
yle No 'Z' with 1x3 Trim	
or: White	
er Color: Black	
le Door with Transom	\$20.00
le Door with Transoms	\$630.00

		Wood Door Color: Black	
		Door Trim: Square	
<b>Options:</b>	2	4' x 12' Loft	\$420.00
	1	Anchor Kit with Installation	\$195.00
		Transom Dormer: 3 Windows	\$900.00
	1	6' Ramp	\$185.00
<b>Promotions:</b>		Winter Sale Free Options	-\$200.00
<b>Delivery Charge:</b>			\$0.00
<b>Delivery Type:</b>	1	Truck & Trailer	
<b>Notes:</b>	8' Flex Ramp		Building Total \$11,129.00
<b>Lead Time:</b>	7-9 weeks		Delivery Total \$0.00
<b>Site Check:</b>	Yes		Total Before Tax \$11,129.00
			Sales Tax (6.35%) \$706.69
<b>Site Work</b>		3/4in Crushed Stone Pad (max 8in out of level)	\$1,027.00
			Site Work Total \$1,027.00
			Grand Total \$12,862.69
			Deposit Total \$1,500.00
			01-17-25 [MC/Visa] (\$1,500.00)
<b>Payment:</b>	Make a Payment »		<b>Balance Due on Delivery</b> \$11,362.69
Customer Signature:		Date:	





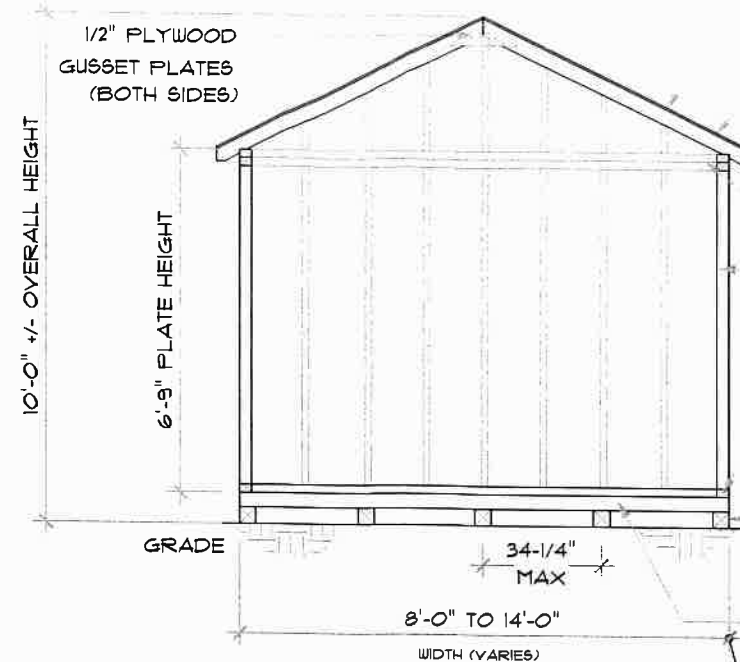
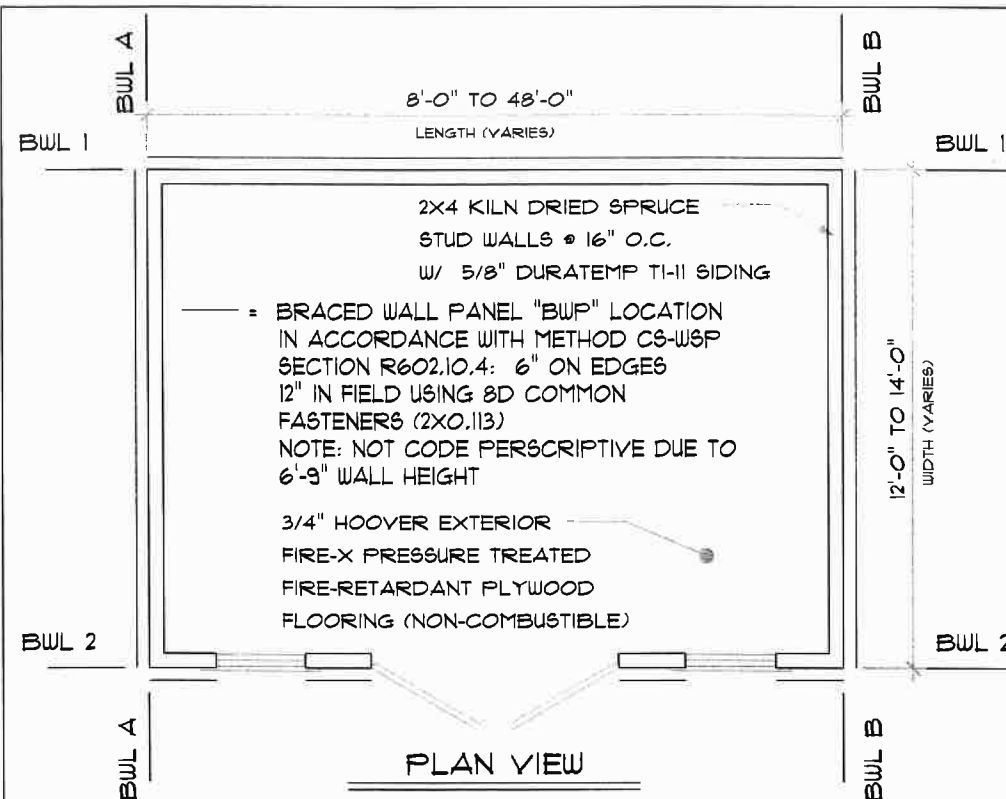


Proposed  
location of  
New shed







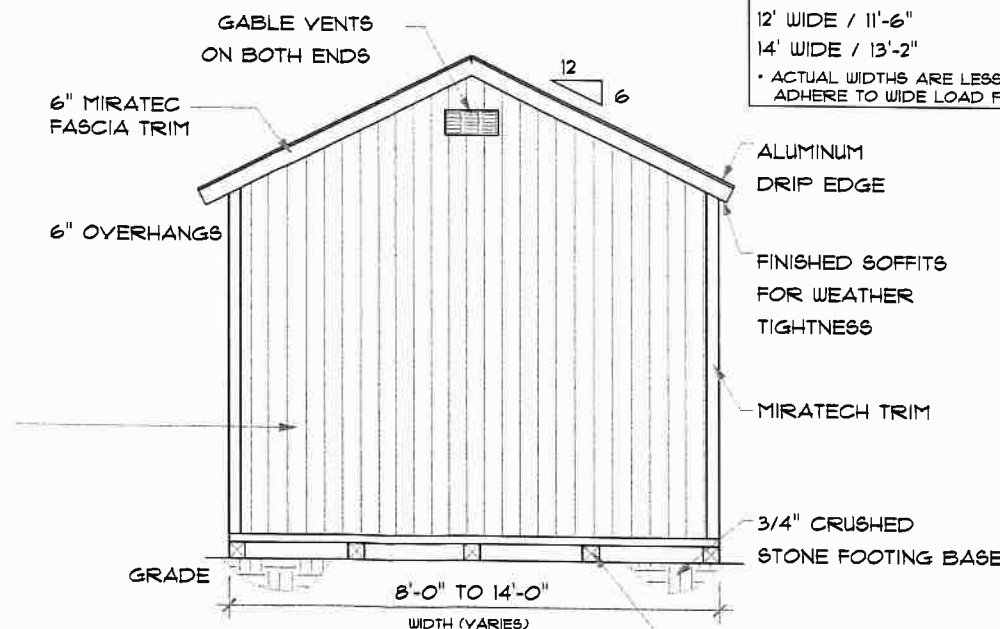
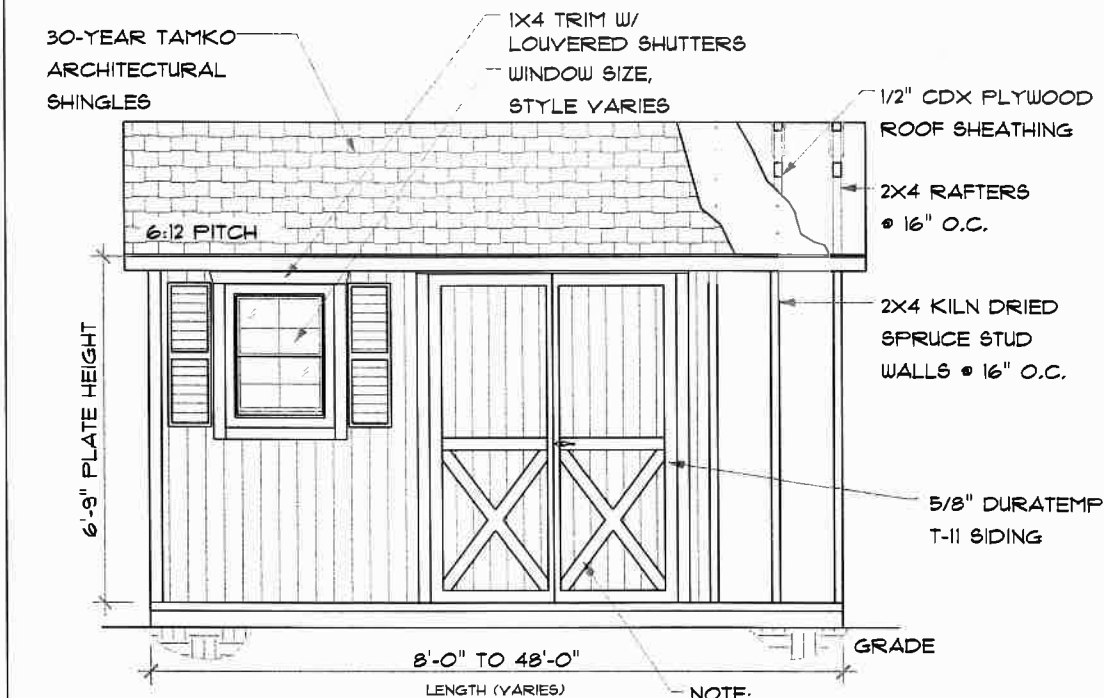


- 30-YEAR TAMKO ARCHITECTURAL SHINGLES
- 2X4 RAFTERS • 16" O.C.
- DOUBLE 2X4 TOP PLATE
- 2X4 KILN DRIED SPRUCE STUD WALLS • 16" O.C.
- 2X4 BOTTOM PLATE
- PRESSURE TREATED 4X4 FOUNDATION BEAMS
- 2X4 PRESSURE TREATED FLOOR JOISTS • 12" O.C.

**FOUNDATION BEAM CONSTRUCTION**  
NOMINAL WIDTH / ACTUAL WIDTH

8' WIDE / 8'-0"
10' WIDE / 9'-9 1/2"
12' WIDE / 11'-6"
14' WIDE / 13'-2"

\* ACTUAL WIDTHS ARE LESS THAN NOMINAL TO ADHERE TO WIDE LOAD PERMIT REGULATIONS



JACKS & HEADERS ABOVE DOORS & WINDOWS PER CODE

NOTE: REINFORCED DOUBLE DOORS PAINTED ON BOTH SIDES SIZE & STYLE VARIES

**STANDARD FEATURES:**

- BASE: 4X4 PRESSURE-TREATED BEAMS
- FLOOR FRAMING: 2X4 PRESSURE-TREATED JOISTS, 12" O.C.
- FLOORING: 3/4" HOOVER EXTERIOR FIRE-X PRESSURE TREATED FIRE-RETARDANT PLYWOOD (NON-COMBUSTIBLE)
- FRAMING: PREMIUM 2X4 KILN DRIED SPRUCE LUMBER, • 16" O.C.

**STANDARD FEATURES CONT.:**

- SIDING: 5/8" DURATEMP T-II OR VINYL
- ROOFING: 30-YEAR TAMKO SHINGLES
- DOORS: HEAVY-DUTY, REINFORCED AND PAINTED ON BOTH SIDES
- SIZES: 8'x8' TO 14'x48'

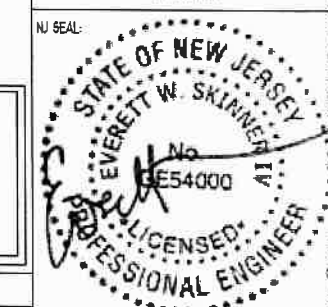
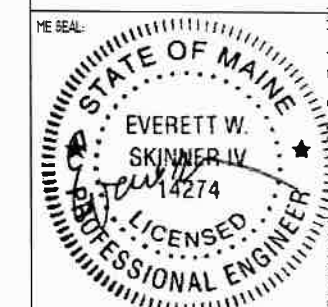
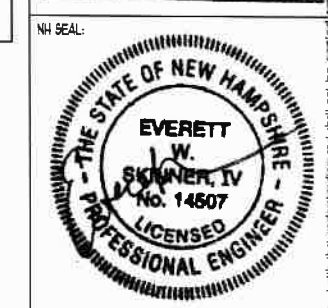
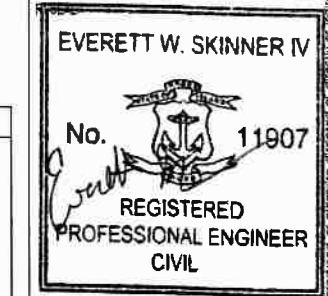
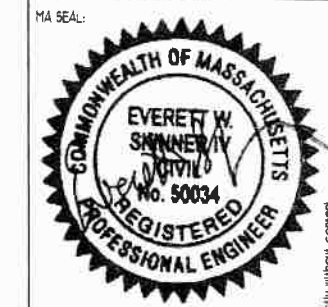
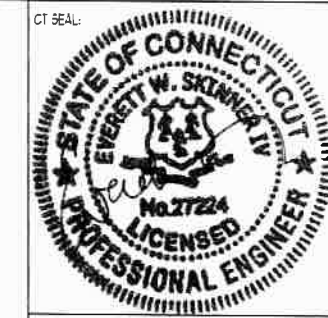
**STANDARD FEATURES CONT.:**

- \* FLOOR DESIGN MEETS REQUIREMENTS OF SECTION R301.5 FLOOR SYSTEM WILL SUPPORT 2000 LB LOAD APPLIED OVER A 20 SQUARE INCH AREA
- \* THIS STORAGE BUILDING IS DESIGNED TO BE PLACED ON 6" DEEP 3/4" CRUSHED STONE BASE
- \* FROST PROTECTION NOT REQUIRED UP TO 600 SQUARE FEET PER IRC SECTION R403.1.4.1

Warning: It is a violation of the NYS Education Law Article 145 for any person, unless he is acting under the direction of a licensed Professional Engineer, to alter this item in any way.

**CLASSIC CAPE STORAGE BUILDING**

**THE BARN YARD CONTRACTOR LICENSES**  
(CT) \*558916, (RI) \*23105, (MA) H.I.C \*121550  
(MA) C.S \*98915, (NY) WC-26545414 & PC-6146

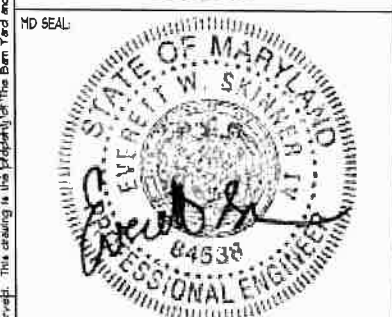
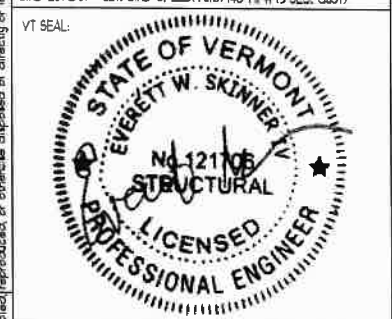


**The BARN YARD**  
THE BARN YARD  
MANUFACTURING & DESIGN FACILITY  
9 VILLAGE ST.  
ELLINGTON, CT 06029  
860.454.9103

**SHOWCASE LOCATIONS**  
100 WEST RD. 144 STRONG HILL RD.  
ELLINGTON, CT 06029 BETHEL, CT 06801  
860.896.0636 203.140.1433

**BUILDING CODE REFERENCES:**  
CT: 2022 CONNECTICUT STATE BUILDING CODE & 2021 INTERNATIONAL RESIDENTIAL CODE / INTERNATIONAL BUILDING CODE  
MA: THE MASSACHUSETTS BUILDING RESIDENTIAL CODE 180 CMR NINTH EDITION  
NH: 2018 NEW HAMPSHIRE STATE BUILDING CODE & 2015 INTERNATIONAL RESIDENTIAL CODE  
VT: 2015 VERMONT FIRE & BUILDING SAFETY CODE  
ME: MAINE UNIFORM BUILDING AND ENERGY CODE & 2015 INTERNATIONAL RESIDENTIAL CODE  
NY: 2020 RESIDENTIAL CODE OF NEW YORK STATE  
RI: SEC-2 RHODE ISLAND STATE ONE AND TWO FAMILY DWELLING CODE  
NJ: 2018 INTERNATIONAL RESIDENTIAL CODE W/ NJ EDITS FROM 3.21  
MD: CHAPTER 51 MARYLAND BUILDING PERFORMANCE STANDARDS

**DESIGN NOTES:**  
DEAD LOADS: ROOF: 15 PSF LIVE LOADS: ROOF: 20 PSF  
SNOW LOADS: ROOF: 10 PSF  
WIND LOADS: ULT. WIND SPEED(VILU): 140 MPH (3 SEC. GUST)



**PROJECT TITLE:** CLASSIC CAPE STORAGE BUILDING  
**DRAWING TITLE:** PERMIT ISSUE SHOP DRAWING  
**DRN BY:** JRO **CHK BY:** EWS  
**CUSTOMER NAME & CONTRACT No.:**  
**CUSTOMER ADDRESS:**  
**CUSTOMER TOWN, STATE, ZIP:**



---

## Modification to shed application for 29 Canton Road

---

**From** geusic1 <geusic1@cox.net>

**Date** Wed 2/5/2025 12:48 PM

**To** Renee Deltenre <RDeltenre@granby-ct.gov>

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Renee,

As advised this correspondence is to slightly modify my current application regarding the size of my shed. The size stated in the application is 12 feet by 16 feet and I would like to modify that to be slightly larger but not exceeding 12 feet by 20 feet. The placement of the rear of the shed will not change and will remain 30 feet from the rear of the lot. The length will extend forward only toward the main house on the property. Thank you for including this in the provided application.

Evan Geusic  
29 Canton Road  
Granby, CT 06035

(860) 402-5746

TOWN OF GRANBY  
Public Hearing  
Inland Wetlands and Watercourses Commission (IWWC)

There will be a public hearing conducted by the IWWC on Thursday, February 13, 2025, at 7:00 p.m. in the Granby Town Hall Meeting Room, 15 North Granby Road to hear and consider the following item:

- 188 Day Street – Kirk MacNaughton c/o Peak Mountain Development, LLC – Permit application for a 7-lot single family residential subdivision and associated site work within a regulated area.

At the hearing interested persons may appear and written communications will be received. Copies of the proposal are on file in the Community Development Office.

\*\*\*\*\*

To the Hartford Courant:

Please publish on the following dates:

January 31, 2025, and February 7, 2025, in the Connecticut Section Zone 5

Please send billing to the Town of Granby 15 North Granby Road, Granby, CT 06035

**Approved as written - An additional approval is not required.  
An affidavit of publication is not required.**

**Account # CU00254317**

Renee Deltenre  
860-844-5318

Kevin Clark, PEL  
Town Engineer  
Town of Granby  
15 North Granby Road  
Granby, CT 06035

CT: (860) 844-5318  
Cell (860) 559-1902  
E-MAIL: townengineer@granby-ct.gov

**Wetlands Application Plan Review**  
February 6, 2025

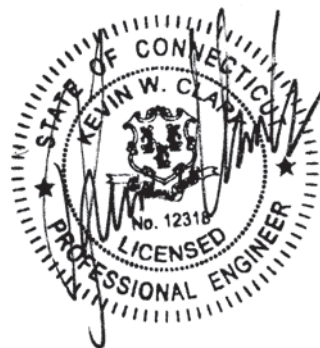
Breezy Meadow Subdivision, Prepared for Peak Mountain Development, LLC, 188 Day Street, December 23, 2024, Sheets: SD-1, GR-1, GR-2 E&SC-1, E&SC-2, Notes-1, Alford Associates, Inc.

The following comments relate to the wetlands application for regulated activities.

General:

1. Add total amount of disturbed area to Erosion and Sediment Control Narrative. >5 acres therefore a site registration DEEP-WPED-GP-015 is required. Also include existing and proposed site surface characteristics such as impervious area, woods, wetlands, etc.
2. Clarify property line for #285 North Granby Road. Are there any boundary line agreements required?
3. Are there encroachments or property line disputes on the eastern side of the Open Space?
4. Sheet 6 refers to the fact that the drawings conform to A-2 however that property line information is not shown as required. Submit an A-2 survey.
5. Is there an "established" street line on Day Street?
6. Show one line for the highway line on North Granby Road.
7. Refer to latest Infiltrator web page for current products and details for roof drainage. Add a wye with a splash block just above the ground elevation to provide relief if the infiltration system clogs.
8. Provide a drainage easement in favor of the Town of Granby, 20-ft wide, 10-ft from the street line centered on the outlet of the existing 42-in. culvert on Day Street. Show an unrestricted right-to-drain in the direction of the existing watercourse.
9. What will insure the long-term maintenance of the rain gardens?
10. Show temporary sediment and erosion control measures for the rain gardens on sheets 4 & 5.
11. What is the extent of water ponding in Wetlands #1, due to the backwater caused by the old farm path, for storms up to the 100-yr event. Can use USGS Stream Stats to develop peak flow rates.  
<https://streamstats.usgs.gov/ss/>
12. What are the existing and proposed stormwater peak flows to Wetlands #1?

by: Kevin Clark, PEL, Town Engineer



**TOWN OF GRANBY**  
15 North Granby Road  
Granby, Connecticut 06035-2102  
860-844-5318

TO: Granby Inland Wetlands and Watercourses Commission

FROM: Kate Bednaz, Inland Wetlands and Watercourses Agent

Date: February 5, 2025

Subject: 188 Day Street – Proposed Breezy Meadow Subdivision

The following documents have been submitted for review by the Granby Inland Wetlands and Watercourses Agency (Granby IWWC). These documents are as follows.

1. Application for Inland Wetlands & Watercourses Activity
2. Wetland & Watercourse Delineation Report, dated 10/3/24, prepared by Ian Cole, LLC
3. Breezy Meadow Subdivision letter from owner consent from Barbara Jensen, 12/27/24
4. Breezy Meadow Subdivision cover letter from Peak Mountain Development LLC, 12/23/24
5. Drainage Summary for Breezy Meadow Development, prepared by Alford Associates, Inc., 12/30/24
6. NDDDB Area mapping, 12/24
7. “Breezy Meadow Subdivision, Site Development Plan”, prepared for Peak Mountain Development LLC, prepared by Alford Associates, Inc., dated 12/23/24, sheets SD-1, GR1-1, E&SC-1-2, Notes-1.

The following details my review of the submitted proposal and direct site observations and recommendations. Please adjust application fees if review areas are modified.

- A. The site is currently under a blanket of snow and soil conditions are impenetrable by hand due to the weather and exposed nature of the property. These conditions make it difficult for a thorough site/application review.

Wetland #2's wetland boundary is relatively observable due to notable topographical changes, and it being located in an isolated depression. However, it has not been noted if this depression functions as a viable vernal pool. Wetland #1 is more difficult to review at this time as the wetland flags on the east side were not all visible during my inspection, the wetland is adjacent to a mowed field with limited topographical variation, and hydrophytic vegetation was noted outside of the wetland boundary. Due to these conditions the following are recommended actions solely or in combination while frozen soil conditions and snow cover persist.

1. The applicant may withdraw the application without prejudice until a time when the ground cover can be seen and or soils can be observed with hand tools. The application fee less the public notice fee may be considered to be waived when re-

- applying with a significantly similar application. This waiver can be requested as part of the re-application process.
2. If detailed soil pits were completed during thaw conditions by the project soil scientist and located, they may be submitted for review during frozen conditions. It is noted that Test Hole Data has been documented on Sheet GR-2 of the Site Development Plans, but this data does not have adequate detail and necessary locations to determine the presence or absence of hydric soils.
  3. Hydrophytic vegetation was observed to the east of what appears to be the Wetland #1 boundary as well as to the north in the wooded strip of vegetation along the road. This hydric vegetation appears to be located where the driveways for lots 6 & 7 are proposed. Therefore, it is not recommended that this application be reviewed without the proper conditions or documentation.
- B. As this project has been deemed a significant activity by the Granby IWWC, review is per section 7.6 of the “Granby Inland Wetland and Watercourses Regulations” (IWWR) dated July 11, 2018 in addition to standard application requirements is required. It is recommended that the applicant address each requirement of Sections 7.5 and 7.6 in narrative and/or plan format for submission for review by the IWWC.
- C. Wetland #2 is an isolated depression, adjacent to sandy/silty soil open meadows. It is recommended that this area be surveyed for vernal pool characteristics during the spring months. If the area is deemed a viable vernal pool, signage is recommended at the edge of the pool for education purposes as it is located within the proposed open space portion of the development. Review of this area and any signage language and details may be included as a condition of approval.
- D. Please show the following on the Site Development Plans.
- a. The location of the bank of the East Brank of the Salmon Brook, estimated utilizing aerial photography or survey, and the associated Upland Review Area (URA).
  - b. Verify the URA shown for Wetland #1 as it relates to the URA for the watercourse and wetlands show separately where they differ.
  - c. Rain garden construction details which include the type and depth of substrate and vegetation.
  - d. Depict and detail how the rain gardens will be protected or utilized during construction in addition to how they will be maintained in perpetuity.
  - e. Please define that additional erosion controls shall remain on-site during construction and the site conditions when erosion controls shall be removed.
  - f. Recommend adding a double barrier of erosion controls where slopes are steep and propose barrier controls to isolate sediment migration during the driveway construction along North Granby Road.
  - g. Clearly depict the proposed post development tree line.
- E. It is noted that the house and driveway locations for lots 6 & 7 may have potential to be located to enhance the vegetative buffer along Wetland #1. It is recommended that this alternative be explored.
- F. Please propose mitigation for impacts from the proposed development. Potential mitigation measures may include but not be limited to the following.
- a. Consider elongating Lot 6 & 7’s rain gardens and propose woody vegetative plantings to create a 50-foot woody vegetative buffer along the east side of

Wetland #1.

- b. Remove the existing farm access along the southwest corner of the property and restore the watercourse and wetlands. Currently a partially functioning 24" RCP is located in this existing crossing, and it appears likely that the watercourse overtops the farm access during heavy precipitation events.
- c. Showing the maximum extent of maintained lawn where appropriate.
- d. Preserving and enhancing meadow habitat adjacent to wetland resource areas.
- e. Installation of habitat enhancement/education features such as blue bird, bat boxes, and signage.
- f. Removing invasive species from the property.

This is the initial review of this application. Additional review comments may be warranted if the site layout is modified, and the field conditions can be verified as weather or data permits. As always, please feel free to contact me at [wetlandsagent@granby-ct.gov](mailto:wetlandsagent@granby-ct.gov) with any comments or questions.

BARBARA BRAEM JENSEN  
45 BUGBEE ROAD  
SOUTHWICK, MA 01077

Town of Granby  
Inland Wetlands and Watercourses Commission  
Planning and Zoning Commission  
15 North Granby Road  
Granby, CT 06035

December 27, 2024

RE: Breezy Meadow Subdivision  
188 Day Street

Dear Commission,

Please be advised that I own the property located at 188 Day Street in Granby and I hereby consent to and grant permission to Peak Mountain Development LLC and its Manager, Kirk MacNaughton to submit both a Wetlands Application and a Subdivision Application for the development of my property.

I also hereby grant permission to members of the Commissions and their agents to enter my property to inspect it during the pendency of the Application and for the life of any permit issued.

Sincerely,

*Barbara Braem Jensen*

dotloop verified  
12/29/24 2:00 PM EST  
FWQB-ZAPO-PPDT-QWGV

Barbara Braem Jensen



TOWN OF GRANBY  
Office of Community Development, Inland Wetlands and Watercourses Commission  
Telephone: (860) 844-5318, [www.granby-ct.gov](http://www.granby-ct.gov)

**Application for Inland Wetlands & Watercourses Activity**

Application For: ☐ Permit ☐ Extension ☐ Modification (Existing Permit/Application #): \_\_\_\_\_  
☐ Wetlands Map Amend. ☐ Request for Review ☐ Other: \_\_\_\_\_

Property Location and Nearest Intersection: 188 DAY STREET AND NORTH GRANBY ROAD  
Size of Parcel: 15.63 AC Zone: R50 + Map/Lot: E-30/37/2 Current Use: MEADOW  
R30

Applicant's Name: PEAK MOUNTAIN DEVELOPMENT LLC - KIRK MACNAUGHTON, MGR.  
Complete Address: P.O. BOX 270 EAST GRANBY CT 06026  
Daytime Phone: 860-305-4445 Evening Phone: 860-305-4445 Fax: \_\_\_\_\_  
Email: KIRK@MACBUILDS.COM

Owner's Name: BARBARA BRAEM JENSON  
*If the owner is a corporation, or other non-individual entity, include the primary contact information*  
Complete Address: 45 BUGBEE ROAD, SOUTHWICK, MA 01077  
Phone Daytime Phone: 413-569-3158 Evening Phone: 413-569-3158 Fax: \_\_\_\_\_

Applicant's Representative: KIRK MACNAUGHTON  
Complete Address: P.O. BOX 270, EAST GRANBY, CT 06026  
Daytime Phone: 860-305-4445 Evening Phone: 860-305-4445 Fax: \_\_\_\_\_

\*\*\*\*\*PLEASE ATTACH ADDITIONAL SHEET IF NECESSARY\*\*\*\*\*

Project Name and Brief Description (i.e. residential, agricultural, commercial, number of lots, etc.): \_\_\_\_\_  
BREEZY MEADOW - A 7 LOT RESIDENTIAL SUBDIVISION WITH  
FRONTAGE ON EXISTING ROADS. NO NEW ROAD CONSTRUCTION

Is any portion of the property located within 500 feet of an adjoining municipality? NO  
Wetlands Located on Property (in square feet (sq. ft.)): 22651 Wetlands to be impacted (sq. ft.): 0  
Watercourses Located on Property? Y Name or Type of Watercourse: \_\_\_\_\_  
Are Proposed Activities Located within the 100-Year Floodplain? NO Floodway? NO  
Are there slopes with grades in excess of 15% located on the property? \_\_\_\_\_  
Do Proposed Activities Require Review by the PZC? YES

\*\*\*\*\*SEE APPLICATION CHECKLIST ON BACK for MINIMUM APPLICATION REQUIREMENTS\*\*\*\*\*

The applicant understands that this application is to be considered complete only when all information and documents required by the Commission have been submitted. The undersigned warrants the truth of all statements contained herein and in all supporting documents according to the best of his/her knowledge and belief. Permission is granted to the Town of Granby, Inland Wetlands & Watercourses Commission, and its agent (s) to inspect the subject land, at reasonable times, during the pendency of an application and for the life of the permit.

Applicant's Signature: [Signature]  
Owner's Signature: Barbara Braem Jensen

Date: 12/30/24

dotloop verified  
12/29/24 2:00 PM EST  
FQYT-HFUB-ICFR-4BG2

FOR OFFICE USE

Application #:	Date Submitted:
Fee amt./Check or Cash:	Date of Receipt:
Agent Ruling:	Date Approved/Denied:

See Reverse Side for Conditions of Approval or Reason for Denial



## Granby Inland Wetlands and Watercourses Commission Application Checklist

N/A Appl.

### Documents Required

- ☐ ☒ Applications and revised materials must be submitted to the Office of Community Development no later than 5 pm eight (8) days prior to the IWWC meeting to be fully reviewed by the IWWC, otherwise applications may only be received.
- ☐ ☒ An original of the completed application form and site plan and two (2) full size copies of the set of site plans and any reports.
- ☐ ☒ Seven (7) 11X17 (or full size) sets copies of site plans and complete application, including one (1) complete digital copy of submission.
- ☐ ☒ Application Fee (see following page for calculation)
- ☐ ☐ Pre and post development stormwater drainage calculations, with drainage area map, except for single-family homes, etc.
- ☐ ☒ Report on soil types and characteristics from Professional Soil Scientist who delineated wetlands. Report shall include a minimum of one field soil profile for each wetland soil type within project area. Profile shall be presented in data sheet format.
- ☐ ☒ The applicant must certify whether any portion of the property is within 500 feet of an adjoining municipality, whether streets from an adjoining municipality will be used for entering or exiting the site, whether sewer or water drainage will flow through or impact an adjoining municipality or whether water run-off will impact streets or adjoining municipal or private property within an adjoining municipality. If the project falls within any of the above mentioned definitions, then a letter must be sent by certified mail to the adjoining municipalities Inland Wetlands Agency along with a copy of the application and site plan being submitted to this Commission. Evidence of submission shall be submitted to the Granby IWWC.
- ☐ ☒ For proposed wetland impacts, a wetland assessment report from a soil scientist or other qualified individual. Mitigation activities shall also be described.

N/A Appl.

### Site Plan Requirements

- ☐ ☒ Stamped by a Professional Engineer registered in the State of Connecticut.
- ☐ ☒ Property boundaries, north arrow, name of project, date and type of drawing, subsequent dates of revision with description, names and addresses of engineers and surveyors (when appropriate), location map, property owners(s) and adjacent property owners.
- ☐ ☒ Existing and proposed topography, structures, utilities, roadways and buildings. Plan/profile sheets shall be included for roads and all off road pipelines.
- ☐ ☒ Soil types as mapped by the National Resource Conservation Service.
- ☐ ☒ Wetlands or watercourses located on adjacent properties when proposed activities may be located in the Upland Review Area.
- ☐ ☐ Alternatives considered and rejected to be either shown on a site plan or explained in narrative form.
- ☐ ☒ Soil and Erosion Control Measures including Narrative, per 2002 CT E&S Control Guidelines at a minimum.
- ☐ ☒ Wetland boundaries delineated by a Professional Soil Scientist whose signatures is required on site plan.
- ☐ ☒ Limits of Upland Review Areas.
- ☐ ☐ Cuts and fill volumes indicating source and type of fill, destination of removed fill, except for single-family homes or similar.
- ☐ ☒ Limits of woody vegetation clearing.
- ☐ ☒ Well locations and setbacks from septic systems and drainage swales.
- ☐ ☒ Septic system locations including reserve areas, existing and proposed grading, spot grades and setbacks from wetland areas.
- ☐ ☒ Stormwater drainage systems.
- ☐ ☒ All existing and proposed pipe sizes, lengths and inverts.
- ☐ ☒ Test pit and soil profile locations.
- ☐ ☒ Acreages of wetlands/watercourses on the site and the acreages presented separately of wetlands, watercourses or upland review areas to be altered.
- ☐ ☒ Boundaries of 100-year floodplain or floodways as determined by FEMA.
- ☐ ☒ Erosion and sediment control details along with a sequence plan.
- ☐ ☒ Test pit logs
- ☐ ☒ Details of all proposed site improvements (i.e. drainage structures, pipes, footing drains, curtain drains, dewatering, cross section of septic system or sewer connection, cross section of detention, retention, or sediment basins, etc.)
- ☐ ☒ Construction sequence specifications.

N/A Appl.

### Public Hearing (If Required)

- ☐ ☐ The Town of Granby Office of Community Development is responsible for publishing the legal notice.
- THE GRANBY IWWC MAY REQUEST ADDITIONAL INFORMATION DURING THE PERMIT PROCESS AS NECESSARY.

## SECTION 19 FEES

19.5 Fee Schedule. Application fees shall be based on the following schedule.

<u>ACTIVITY</u>	<u>FEE/ AREA / #</u>	<u>APPLIED</u>
State of Connecticut Land Use Fee	\$60.00	\$ 60.00 +
Permitted Uses As-of-Right & Non-Regulated Uses	None	None

### CATEGORY 1 - RESIDENTIAL/SINGLE-FAMILY RESIDENCES (INCLUDING 2-LOT SUBDIVISIONS)

I. Base Fee		
a. General Application	\$150.00 + II	\$ _____ +
b. Accessory to Existing Primary Structure	\$80.00 + II	\$ _____ +
c. Modification to Existing Approval	\$30.00 + II	\$ _____ +
II. Activity Fee		
a. \$100.00 per Watercourse Crossing	_____ (#)	\$ _____ +
b. \$0.02 per sq. ft. of Wetland Disturbance Within Upland Review Area...	_____ SF	\$ _____ +
c. \$100.00 per Structure (greater than 200 sq. ft.)	_____ (#)	\$ _____ +
d. \$0.01 per sq. ft. of Impervious Surface	_____ SF	\$ _____ +
e. \$250.00 per Stormwater Management Basin	_____ (#)	\$ _____ +
f. \$100.00 per Storm Drain Outfall	_____ (#)	\$ _____ +
g. \$0.01 per sq. ft. of Steep Slope Disturbance (Slopes Greater than 2:1 – Define Area on Plan)	_____ SF	\$ _____ +
h. \$0.005 per sq. ft. of Woody Vegetation Clear-Cut	_____ SF	\$ _____ +
➤ TOTAL FEE – CATEGORY 1		\$ <u>60.00</u>

### CATEGORY 2 - SUBDIVISIONS (GREATER THAN 2-LOTS)/CONDOMINIUMS, MULTI-FAMILY UNITS/COMMERCIAL

I. Base Fee		
a. General Application Per Primary Structure (up to 5)	\$300.00/(+II)	\$ <u>1500</u> +
i. Fee Per Each Primary Structure Beyond 5	\$20.00 (+II)	\$ <u>40</u> +
b. Accessory to Existing Primary Structure	\$150.00 (+II)	\$ _____ +
c. Modification to Existing Approval	\$60.00 (+II)	\$ _____ +
II. Activity Fee*		
a. \$200.00 per Watercourse Crossing	_____ (#)	\$ _____ +
b. \$0.04 per sq. ft. of Wetland Disturbance Within Upland Review Area...	_____ SF	\$ _____ +
c. \$100.00 per Structure	<u>1</u> (#)	\$ <u>100</u> +
d. \$0.02 per sq. ft. of Impervious Surface	<u>8500</u> SF	\$ <u>170</u> +
e. \$250.00 per Stormwater Management Basin	_____ (#)	\$ _____ +
f. \$100.00 per Storm Drain Outfall	_____ (#)	\$ _____ +
g. \$0.02 per sq. ft. of Steep Slope Disturbance (Slopes Greater than 2:1 – Defined Area on Plan)	_____ SF	\$ _____ +
h. \$0.01 per sq. ft. of Woody Vegetation Clear-Cut	_____ SF	\$ _____ +
➤ TOTAL FEE – CATEGORY 2		\$ <u>1870</u>



<u>ACTIVITY</u>	<u>FEE/ AREA / #</u>	<u>APPLIED</u>
<b>CATEGORY 3 – <u>ALL OTHER APPLICATIONS</u></b>		
I. Base Fee		
a. General Application	\$200.00 (+II)	\$ _____ +
b. Modification to Existing Approval	\$60.00 (+II)	\$ _____ +
II. Activity Fee*		
a. \$200.00 per Watercourse Crossing	_____ (#)	\$ _____ +
b. \$0.04 per sq. ft. of Wetland Disturbance	_____ SF	\$ _____ +
Within Upland Review Area...		
c. \$100.00 per Structure	_____ (#)	\$ _____ +
d. \$0.02 per sq. ft. of Impervious Surface	_____ SF	\$ _____ +
e. \$250.00 per Stormwater Management Basin	_____ (#)	\$ _____ +
f. \$100.00 per Storm Drain Outfall	_____ (#)	\$ _____ +
g. \$0.02 per sq. ft. of Steep Slope Disturbance (Slopes Greater than 2:1 – Defined Area on Plan)	_____ SF	\$ _____ +
h. \$0.01 per sq. ft. of Woody Vegetation Clear-Cut	_____ SF	\$ _____ +
➤ <b>TOTAL FEE – CATEGORY 3</b>		\$ _____
III. Significant Activity Fee	\$300.00	\$ _____ +
IV. Permit Extension Fee		
a. Residential Uses	\$40.00	\$ _____ +
b. Commercial/Industrial/Other Uses	\$80.00	\$ _____ +
V. Map and Regulation Amendments	\$250.00	\$ _____ +
➤ <b>APPLICATION FEE SUBTOTAL</b>		\$ _____ +
VI. Post Activity Application Fee	20% of Fee Subtotal	\$ _____ +
➤ <b><u>TOTAL APPLICATION FEE:</u></b>		\$ <u>1870</u>

*Boards, Commissions, Agencies and Departments of the Town of Granby are exempt from all fee requirements.*

- VII. Complex Application Fee – Section 22a-42a of the Connecticut General Statutes states that an applicant shall pay a fee equal to the Town's expenditures in hiring outside consultants and experts to analyze, review and report on issues requiring such experts. Such fee may include, but not be limited to, the cost of retaining experts to analyze, review, and report on issues requiring such experts. The Commission or the duly authorized agent shall estimate the complex application fee which shall be paid pursuant to section 19.1 of these regulations within 10 days of the applicant's receipt or notice of such estimate. Any portion of the complex application fee in excess of the actual cost shall be refunded to the applicant no later than 30 days after publication of the Commission's decision.

## Statewide Inland Wetlands & Watercourses Activity Reporting Form

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

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

*Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.*

### PART I: Must Be Completed By The Inland Wetlands Agency

1. DATE ACTION WAS TAKEN: year: \_\_\_\_\_ month: \_\_\_\_\_

2. ACTION TAKEN (see instructions, only use one code): \_\_\_\_\_

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 ACTION IS OCCURRING (print name): GRANBY

does this project cross municipal boundaries (check one)? yes ☐ no ☒

if yes, list the other town(s) in which the action is occurring (print name(s)): \_\_\_\_\_

6. LOCATION (see instructions for information): USGS quad name: TARIFFVILLE or number: \_\_\_\_\_

subregional drainage basin number: \_\_\_\_\_

7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): PEAK MOUNTAIN DEVELOPMENT LLC

8. NAME & ADDRESS / LOCATION OF PROJECT SITE (print information): 188 DAY ST. GRANBY CT

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

RESIDENTIAL SUBDIVISION

9. ACTIVITY PURPOSE CODE (see instructions, only use one code): B

10. ACTIVITY TYPE CODE(S) (see instructions for codes): 12, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

11. WETLAND / WATERCOURSE AREA ALTERED (must provide acres or linear feet):

wetlands: N/A acres open water body: N/A acres stream: N/A linear feet

12. UPLAND AREA ALTERED (must provide acres): 1.1 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

# 188 DAY ST ABUTTERS




NAME	ADDRESS	TOWN/STATE	ZIP
Town of Granby	284 N Granby Rd	Granby, CT	06035
Rocco Cianfarani	282 N Granby Rd	Granby, CT	06035
Robert Groper	280 N Granby Rd	Granby, CT	06035
Elizabeth A Kittelsen	278 N Granby Rd	Granby, CT	06035
Brianne N & Kevin F Bates	275 N Granby Rd	Granby, CT	06035
Josephine L Soldate	271 N Granby Rd	Granby, CT	06035
Shane C Farrington	267 N Granby Rd	Granby, CT	06035
Donald R & Judy H Seaton	263 N Granby Rd	Granby, CT	06035
Bret Kaczka	12R Kearnes Cir	Granby, CT	06035
Robert G & Anna Mae Beman	14 Kearnes Cir	Granby, CT	06035
Donald Walcott	16 Kearns Cir	Granby, CT	06035
Bethany Carrington & Christopher Merrick	18 Kearns Cir	Granby, CT	06035
Robert Bazyk	20 Kearns Cir	Granby, CT	06035
Nicholas Hunter	22 Kearns Cir	Granby, CT	06035
Timothy B Horan	24 Kearns Cir	Granby, CT	06035
Richard Schultz	26 Kearns Dr	Granby, CT	06035
Kelly Ramella	28 Kearns Dr	Granby, CT	06035
Joseph H & Susan S Courtemanche	184 Day St	Granby, CT	06035
Thomas M & Patricia M Vaughan	183 Day St	Granby, CT	06035
Gordon T Longley	189 Day St	Granby, CT	06035
Patrick Hanley	197 Day St	Granby, CT	06035
Mark Wetzel	205 Day St	Granby, CT	06035
Robert & Angieszka J Pigan	207 Day St	Granby, CT	06035
Mia C Przyborowski	285 N Granby Rd	Granby, CT	06035



# Natural Diversity Data Base Areas

GRANBY, CT

December 2024

-  State and Federal Listed Species
-  Critical Habitat
-  Town Boundary

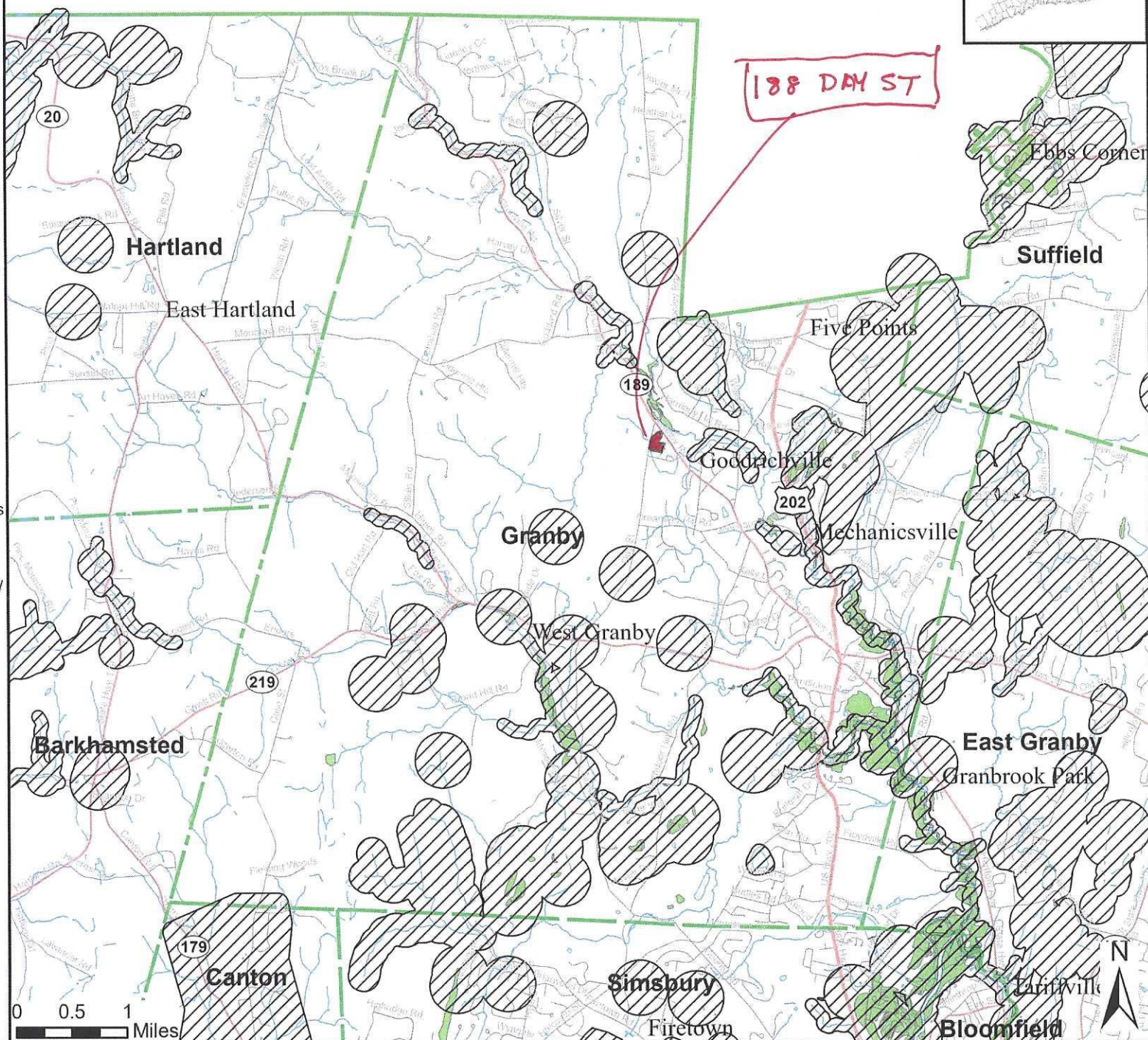
NOTE: This map shows known locations of State and Federal Listed Species and Critical Habitats. Information on listed species is collected and compiled by the Natural Diversity Data Base (NDDDB) from a variety of data sources. Exact locations of species have been buffered to produce the generalized locations.

This map is intended for use as a preliminary screening tool for conducting a Natural Diversity Data Base Review Request. To use the map, locate the project boundaries and any additional affected areas. If the project is within a hatched area there may be a potential conflict with a listed species. For more information, use DEEP ezFile <https://filings.deep.ct.gov/DEEPPortal/> to submit a Request for Natural Diversity Data Base State Listed Species Review or Site Assessment. More detailed instructions are provided along with the request form on our website.

<https://portal.ct.gov/deep-nddbrequest>

Use the CTECO Interactive Map Viewers at <http://cteco.uconn.edu> to more precisely search for and locate a site and to view aerial imagery with NDDDB Areas.

QUESTIONS: Department of Energy and Environmental Protection (DEEP)  
79 Elm St, Hartford, CT 06106  
email: [deep.nddbrequest@ct.gov](mailto:deep.nddbrequest@ct.gov)  
Phone: (860) 424-3011







# Alford Associates, Inc.

■ WILSON M. ALFORD, JR., P.E. & L.S.

■ CHRISTIAN L. ALFORD, P.E. & L.S.

**ENGINEERS ■ SURVEYORS ■ PLANNERS**

200 PIGEON HILL ROAD ■ P.O. BOX 484 ■ WINDSOR ■ CT 06095 ■ PHONE (860) 688-7288 ■ FAX (860) 688-3485 ■ skipalford@snet.net

## DRAINAGE SUMMARY

FOR

BREEZY MEADOW DEVELOPMENT  
188 DAY STREET  
GRANBY, CONNECTICUT

PREPARED FOR

**PEAK MOUNTAIN DEVELOPMENT, LLC**

PREPARED BY

ALFORD ASSOCIATES, INC.

DECEMBER 30, 2024

The purpose of this analysis is to determine the impact of the storm water from proposed changes to the site.

The majority of the existing property is a hay meadow. The easterly portion is wooded. Outside of the wetlands, the soils are well drained with generally over 60" to the maximum water table. The water from the northerly and easterly portions of the site infiltrate into the ground with no sign of streams leaving the property. The water from the southwest portion of the property goes into a stream on the western portion of the property. The proposal is to construct 7 single family homes. There will be no new road associated with the development.

There are two wetlands on the property. The easterly wetland is isolated, there is no outlet from the wetlands and the water goes into the ground. Over the years it has been a dumping area for stones from the adjacent fields. The other wetland is adjacent to Day Street. There is an established stream with a culvert under the south end for an old farm road access to the property. The 100-acre watershed is mainly on the west side of Day Street and it crosses Day Street in a 42-inch culvert. There are about 3 acres on the property that flow into the stream

For the portion of the developed property (fronts of lot 5 driveway, lot 6 driveway, and lot 7 driveway and house) that flows to the stream, we are utilizing raingardens for stormwater management. The required volume for the raingardens is 1.3 inches of volume for the impervious area proposed. Below is the summary of the required volumes and those provided. In all cases the proposed raingarden is larger than required and there will be no adverse downstream impact.

	IMPERVIOUS	1.3"	REQ'D	PROVIDED
	AREA	RAIN	VOLUME	VOLUME
	SQ FT	FEET	CU FT	CU FT
DRIVE 5	2156	0.108	234	596
DRIVE 6	1556	0.108	169	687
LOT 7	5455	0.108	591	1275

Another alternative for the drives on lots 5 and 6, would be a stone trench installed on the down hill side of the drive.



---

***Ian Cole, LLC******Professional Registered Soil Scientist / Professional Wetland Scientist******PO BOX 619******Middletown, CT 06457******[Itcole@gmail.com](mailto:Itcole@gmail.com)******860-514-5642***

October 3, 2024

Mr. Kirk MacNaughton  
MacNaughton Builders LLC  
P.O. Box 270  
East Granby, CT 06026

**RE: WETLAND & WATERCOURSE DELINEATION REPORT  
188 DAY STREET  
MBL: E-30/37/2  
GRANBY, CONNECTICUT**

Dear Mr. MacNaughton,

At your request, I completed a wetland survey in search of Connecticut jurisdictional inland wetlands and watercourse boundaries at the above referenced 15.63-acre parcel located at the corner of 188 Day Street and North Granby Road in Granby, Connecticut.

**WETLAND DELINEATION METHODOLOGY**

The wetland survey was completed in accordance with the standards of the Natural Resources Conservation Services (NRCS) National Cooperative Soil Survey and the definitions of inland wetlands and watercourses as found in the Connecticut General Statutes, Chapter 440, Sections 22a-36 through 22a-45 as amended. Wetlands, as defined by the Statute, are those soil types designated as poorly drained, very poorly drained, floodplain or alluvial in accordance with the NRCS National Cooperative Soil Survey. Such areas may also include disturbed areas that have been filled, graded, or excavated and which possess an aquic (saturated) soil moisture regime.

Watercourses means rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs, and all other bodies of water, natural or artificial, vernal, or intermittent, public, or private, which are contained within, flow through or border upon the Town of Granby or any portion thereof not regulated pursuant to sections 22a-28 through 22a-35, inclusive,

of the Connecticut General Statutes. Intermittent watercourses are defined as having a permanent channel and bank and the occurrence of two or more of the following characteristics: (a) evidence of scour or deposits of recent alluvium or detritus, (b) the presence of standing or flowing water for duration longer than a particular storm incident, and (c) the presence of hydrophytic vegetation.

### **WETLAND SURVEY RESULTS**

An on-site wetland survey was completed on October 2, 2024, to examine the upper 20" of the soil profile for the presence of hydric soil conditions and delineate all wetland and/or watercourse boundaries located on the property. Two wetland areas meeting the criteria noted above were marked in the field with sequentially numbered pink wetland flagging 1 through 13, 1A to 8A and 1B to 4B. The attached wetland sketch illustrates the approximate wetland flag locations and corresponding flag series. Please note the wetland boundary is subject to refinement once traditionally field located by a Licensed Land Surveyor and formally adopted by the Town of Granby.

The 15.63-acre parcel is vacant and undeveloped. The front portion of the property slated for development has been utilized as agricultural land minimally dating back to the early 1900's as demonstrated on the publicly available Connecticut Department of Energy and Environmental Protection's (CTDEEP) 1934 air photos. The farm field spans approximately 1800'+ feet of road frontage and approximately encompasses 12-acres of open farmland. The balance of the property, particularly concentrated on the eastern side, is a mosaic of low-lying scrub-shrub and mixed hardwood forested upland habitats.

In the southwest corner of the property is a drainageway/ wet meadow that drains to a culvert at the south property line where a relic farm road bisects the Wetland #1. The eastern leading edge of the wetland boundary is distinct and closely follows the heavy relic farm plow line / boundary that has been maintained for decades/centuries delineating the upper reaches of the poorly drained wetland soils from the moderately well-drained farmland soils.

Wetland #2 is located in the northeastern quadrant of the property and consist of a confined seasonally flooded depression. In the dry summer months the wetland basin's forest floor is exposed revealing the wetland is lined with fist sized cobbles deposited from farmers when the annual spring collection of field stones which were moved from the fields and deposited in the basin. Also, this wetland was part of a farm dump and contains many bottles, containers and other common inert household bulky debris items which are embedded in the soil and amongst the cobbles.

The wetland habitat along the flagged wetland boundary of Wetland #1 exhibits classic wet meadow habitat. There is a distinct change in the vegetation community along the flagged wetland boundary as a diverse wetland plant community quickly gives rise to upland vegetation like staghorn sumac, autumn olive and goldenrods, which creates an eco-indicator (*particularly when the golden rod is in bloom in the later summer months*) of the wetland boundary as the distinct contrast in the landscape which visually separates



the uplands from the wetlands by the plant community present. The following wetland plant species are commonly found throughout the wet meadow habitat:

Shrub Stratum: Alder, meadow sweet, willow, and multiflora rose.

Herbaceous Stratum: Soft rush, sensitive fern, reed canary grass, wool grass, Canadian rush, blue vervain, boneset, joe-pye-weed, and aster.

The forested habitat of wetland #2 is dominated by Elm, Red maple, and Oak trees. The herbaceous stratum and substratum are largely absent due to persistent seasonal pooling of water. Representative site photos are provided below.

Please be advised the Town of Granby Inland Wetlands and Watercourse Commission (IWWC) regulates all activities affecting the wetlands and watercourses, and upland review areas (100' from any wetland soil type and any watercourse). These activities may include but are not necessarily limited to any clearing, grubbing, filling, grading, paving, excavating, constructing, depositing, or removing of material and discharging of storm water on the land within 100 feet measured horizontally from the boundary of any wetland or watercourse is a regulated activity. The IWWC may also rule that any other activity located within such upland review area or in any other non-wetland or non-watercourse area is likely to impact or affect wetlands or watercourses may also be considered for a regulated activity.

## **SOIL SURVEY**

The soils identified on-site are a refinement of the Natural Resources Conservation Service (NRCS) Websoil Soil Survey. The on-site soil parent material originated in glaciofluvial / melt water stratified sands and gravel outwash.

### **Wetland Soils**

The regulated wetland soils are mapped and classified as belonging to the Raypol soil series. These very poorly drained hydric soils have accumulated organic layers and are found adjacent to tributaries that routinely flood.

### **Upland Soil**

The uplands are mapped as moderately well-drained to well-drained Enfield silt loams. These prime farmland soils are gently sloping with grades ranging from 3-8%. Enfield soils consist of deep silty loam soils that have moderate permeability and infiltration rates. These silty upland soils are suitable for development and typically require sub-surface sewage disposal systems to be designed by a Licensed Professional Engineer. Generally, the on-site soils are suitable to support development with few limitations or restrictions. A copy of the NRCS soil survey is attached for reference.

If you have any questions or comments, please do not hesitate to contact me at [itcole@gmail.com](mailto:itcole@gmail.com) or (860) 514-5642.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ian Cole', with a stylized flourish at the end.

Ian T. Cole  
Professional Registered Soil Scientist  
Professional Wetland Scientist #2006

ATTACHMENTS

GIS MAPS

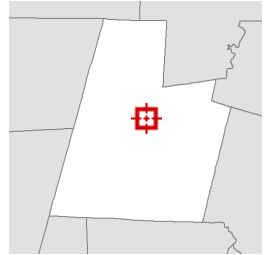
WETLAND SKETCH

NRCS SOIL MAP



SITE PHOTOS



Overview



Legend

-  Parcels
-  Roads

Parcel ID 344

Location 188 DAY ST

[View Assessor website](#)

Date created: 9/24/2024

Last Data Uploaded: 9/24/2024 5:44:51 AM

Developed by  **SCHNEIDER**  
GEOSPATIAL



# WETLAND SKETCH – OCTOBER 2024

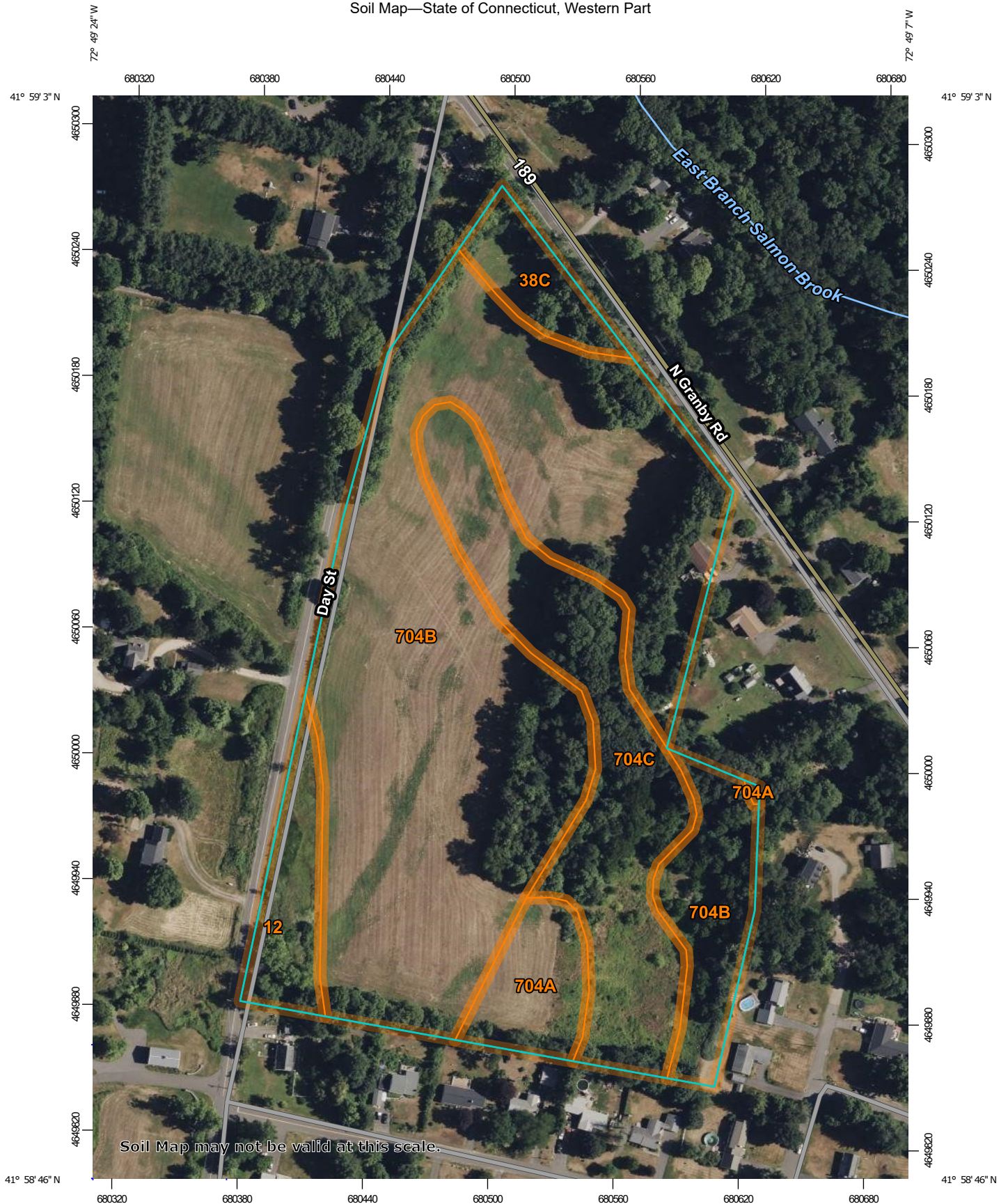
## 188 DAY STREET – GRANBY



Disclaimer: This map is for planning purposes only. Verification of its accuracy, currency and completeness is the responsibility of the reader's own independent research. All inland wetland and watercourse boundaries are subject to refinement once traditionally field located by a Licensed Land Surveyor and formally adopted by the Town. Ian Cole LLC shall not be held liable for any loss, damages or claims made in relation to anyone referring to this map.



# Soil Map—State of Connecticut, Western Part




**Natural Resources  
Conservation Service**

Web Soil Survey  
National Cooperative Soil Survey


9/21/2024  
Page 1 of 3

## MAP LEGEND

### 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



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Water Features



Streams and Canals

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## 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: Jun 14, 2022—Oct 6, 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
12	Raypol silt loam, 0 to 3 percent slopes	0.9	5.0%
38C	Hinckley loamy sand, 3 to 15 percent slopes	0.6	3.8%
704A	Enfield silt loam, 0 to 3 percent slopes	0.8	4.9%
704B	Enfield silt loam, 3 to 8 percent slopes	11.4	66.4%
704C	Enfield silt loam, 8 to 15 percent slopes	3.4	19.9%
<b>Totals for Area of Interest</b>		<b>17.2</b>	<b>100.0%</b>

# **WETLAND SURVEY PHOTOS**

**OCTOBER 3, 2024**

**188 DAY STREET**

**SUFFIELD**

**CONNECTICUT**





Photo 1: Example of the wet-meadow wetland conditions of wetland #1.



Photo 2: Example of the thick scrub-shrub alder dominated portion of wetland #1.





Photo 3: Example of the old farm road that bisects wetland #1 at the western property boundary.



Photo 4: Wetland #2 Seasonally flooded isolated wetland pocket.





Photo 5: Wetland #2 was used to dump annual spring field stone from the adjacent farm fields. This wetland also was historically utilized as a farm dump.



Photo 6: Example of the typical upland field conditions slated to host the proposed development.





Photo 7: Example of the forested uplands on the property, note the large amount of deadfall on the forest floor, likely a result of significant storm damage as the decomposing dead trees do not appear to have been felled from forestry practices.



**From:** [Kevin Clark](#)  
**To:** [Kate Bednaz](#)  
**Cc:** [Abigail Kenyon](#)  
**Subject:** 188 Day Street  
**Date:** Thursday, February 13, 2025 2:34:00 PM

---

Kate,

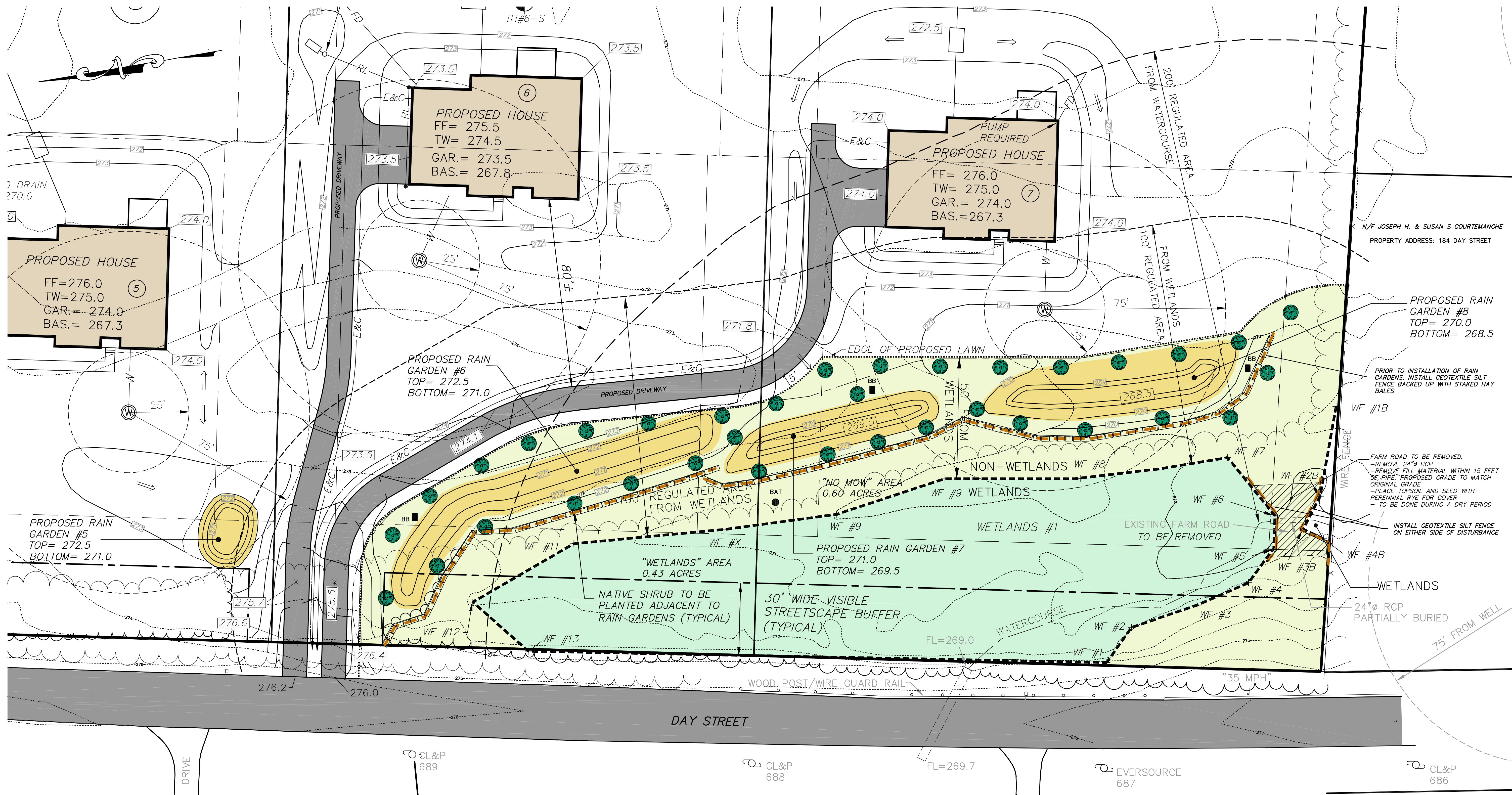
I've taken a quick look at the revised plans that show the removal of the 24-in culvert and restoring the farm road at the wetlands crossing. My concern is that it may adversely impact the drainage conditions on the adjacent property and the undersized culvert at Kearns Drive. This is because the farm road is providing some stormwater storage that could be reducing the peak flows downstream. If the developer decided to remove the culvert and the farm road, I would want a study showing what the impacts are on the downstream property and the culvert at Kearns Drive. If they decide to leave things as they are, I want to see the extent of the potential flooding on their property as noted in comment 11 of my review dated 2/6/2025.

I also noted that they have removed the proposed pipe under the new driveways to lots 6 and 7. They should show a 6-inch overflow pipe draining from the rain garden on lot 5 to the one on lot 6.

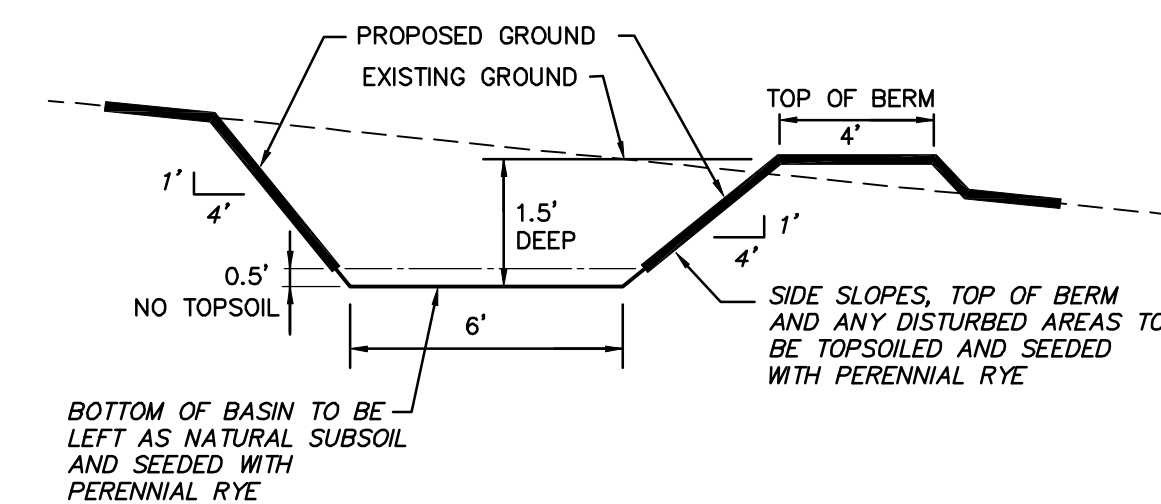
I assume that they are addressing my other comments from 2/6/2025 and I will do a more detailed review of the revised plan when I'm back in town.

Kevin Clark, PEL  
Town Engineer  
Town of Granby  
15 North Granby Road  
Granby, CT 06035  
(860)844-5318





RAIN GARDEN SECTION -  
NOT TO SCALE



RAIN GARDENS AND ADJACENT AREA NOTES -

- SEQUENCE OF CONSTRUCTION:  
NOTE- ALL RAIN GARDENS ARE TO BE CREATED PRIOR TO ANY OTHER ON-SITE CONSTRUCTION.
1. INSTALL GEOTEXTILE SILT FENCE WITH HAY BALE BACK-UP DOWNHILL OF EACH PROPOSED RAIN GARDEN.
  2. GRADE EACH RAIN GARDEN.
  3. AFTER GRADING FOR RAIN GARDENS, BOTTOMS WILL REMAIN AS NATURAL SUBSOIL AND SEEDED WITH PERENNIAL RYE. THIS WILL ALLOW NATIVE VEGETATION TO OCCUR. SIDE SLOPES OF RAIN GARDENS AND ALL ADJACENT DISTURBED AREAS SHALL BE TOPSOILED AND SEEDED WITH PERENNIAL RYE SEED.
  4. PLANT SHRUBS WITHIN AREAS OUTSIDE OF THE RAIN GARDENS. SHRUBS ARE TO BE PLANTED A MAXIMUM OF 25 FEET FROM ONE ANOTHER.
  5. INSTALL BAT HOUSE AND BLUE BIRD BOXES.
  6. AFTER CONSTRUCTION OF RAIN GARDENS AND INSTALLATION OF ADJACENT SHRUBS AND WHEN AREA IS VEGETATED AND STABILIZED, DOWNHILL GEOTEXTILE SILT FENCE WITH HAY BALE BACK-UP TO BE REMOVED.
  7. PRIOR TO ANY UPHILL CONSTRUCTION, INSTALL GEOTEXTILE SILT FENCE UPHILL OF RAIN GARDENS.
  8. AFTER SITE DEVELOPMENT, RAIN GARDENS SHALL BE LEFT UNDISTURBED TO ALLOW FOR NATIVE VEGETATION TO OCCUR OVER TIME.

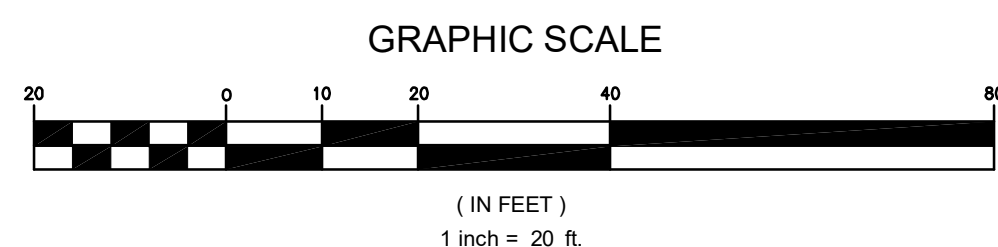
PROPOSED PLANTS ADJACENT TO RAIN GARDENS

TO BE A MIXTURE OF:  
ILEX VERTICILLATA / WINTERBERRY  
(INCLUDE AT LEAST ONE MALE PLANT)  
MYRICA PENSYLVANICA / BAYBERRY  
VACCINIUM CORYMBOSUM / Highbush Blueberry  
VIBURNUM LENTAGO / NANNYBERRY VIBURNUM

QUANTITY: 35 PLANTS  
SIZE: 18" HIGH (MINIMUM)

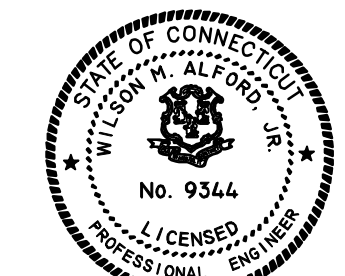
LEGEND -

- PROPOSED IMPROVEMENTS:
- BB BLUE BIRD HOUSE
  - BAT BAT HOUSE



THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-522-4455 AND HAVE UTILITIES MARKED ON THE GROUND.

REVISION	DATE



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

L.S. NO. 9344

NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL



CIVIL ENGINEERS  
WINDSOR, CONNECTICUT  
WILSON M. ALFORD, JR., P.E. & L.S.

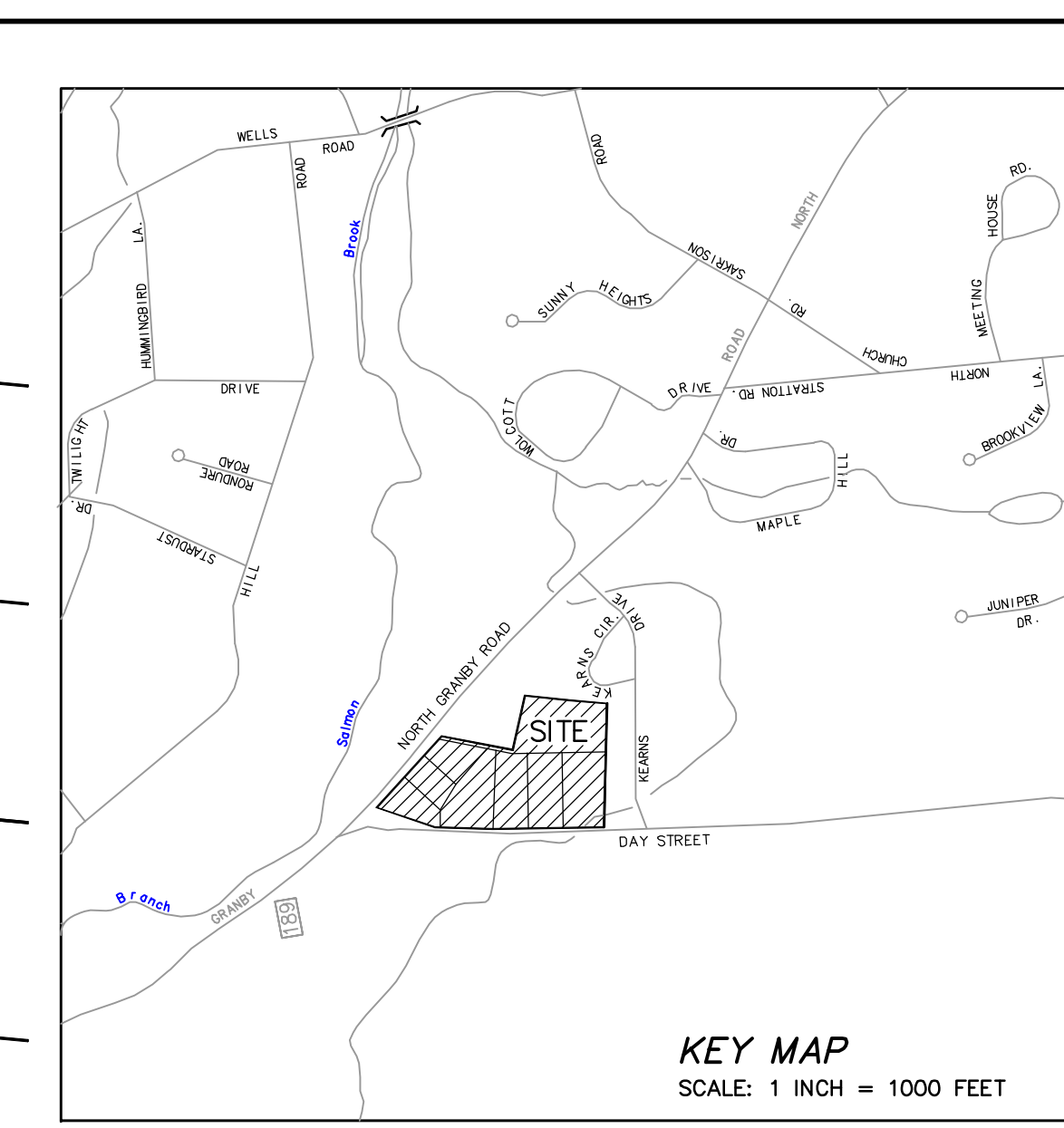
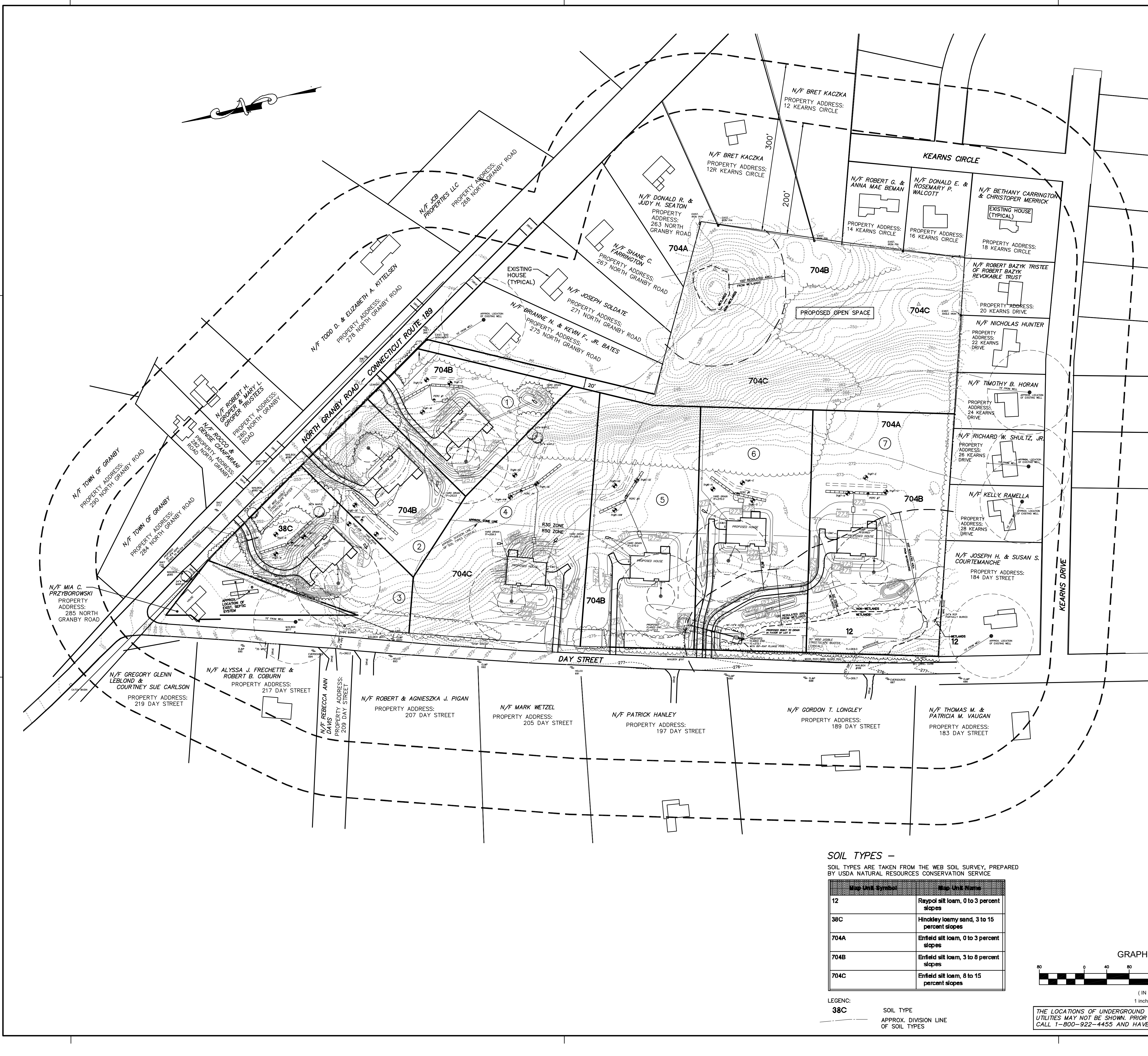
DATE: FEBRUARY 10, 2025

SCALE: 1 IN. = 20 FT.

BREEZY MEADOW SUBDIVISION  
GRADING PLAN  
FOR AREA ADJACENT TO WETLANDS ON LOTS 6 AND 7  
PREPARED FOR  
PEAK MOUNTAIN DEVELOPMENT LLC  
GRANBY, CONNECTICUT  
188 DAY STREET

Sheet  
GR-3





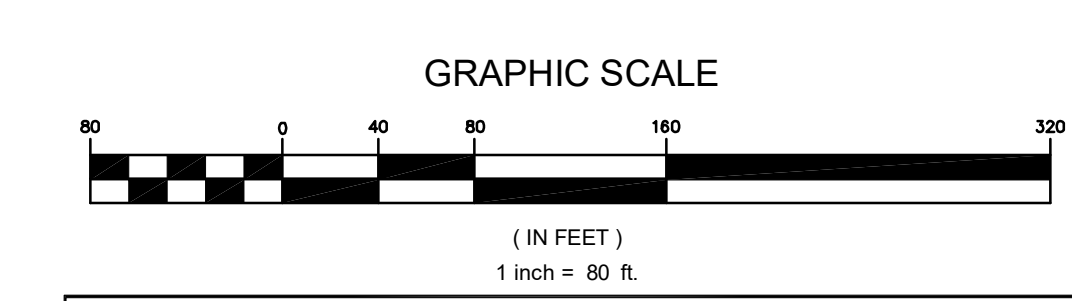
**PROJECT SUMMARY**  
AREA OF SUBJECT PROPERTY = 15.63± ACRES  
TOTAL NUMBER OF LOTS PROPOSED = 7  
(NO REAR LOTS ARE PROPOSED)  
TOTAL AREA OF OPEN SPACE PROVIDED = 3.7± ACRES  
TOTAL AREA OF WETLANDS = 0.52 ACRES  
PROPOSED DISTURBANCE TO WETLANDS = 0 ACRES

SHEET INDEX	
SHEET TITLE	SHEET NUMBER
SITE DEVELOPMENT PLAN	SD-1
GRADING AND UTILITIES PLAN	GR-1 & GR-2
EROSION AND SEDIMENTATION CONTROL PLAN	E&SC-1 & E&SC-2
NOTES AND DETAILS	NOTES-1

**SOIL TYPES -**  
SOIL TYPES ARE TAKEN FROM THE WEB SOIL SURVEY, PREPARED BY USDA NATURAL RESOURCES CONSERVATION SERVICE

Map Unit Symbol	Map Unit Name
12	Raypoil silt loam, 0 to 3 percent slopes
38C	Hinkley loamy sand, 3 to 15 percent slopes
704A	Enfield silt loam, 0 to 3 percent slopes
704B	Enfield silt loam, 3 to 8 percent slopes
704C	Enfield silt loam, 8 to 15 percent slopes

LEGEND:  
38C SOIL TYPE  
APPROX. DIVISION LINE OF SOIL TYPES



THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE UTILITIES MARKED ON THE GROUND.

**OWNER OF RECORD**  
BARBARA BRAEM JENSEN  
MAILING ADDRESS:  
45 BUGBEE ROAD, SOUTHWICK, MA 01077-9707  
**APPLICANT**  
PEAK MOUNTAIN DEVELOPMENT LLC  
C/O KIRK MacNAUGHTON, MANAGER/MEMBER  
P.O. BOX 270  
GRANBY, CT 06026  
TEL. NO. 860-305-4445  
EMAIL: KIRK@macBuilds.com

REVISION

DATE

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

L.S. NO. 9344

NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

**Alford ASSOCIATES, INC.**  
CIVIL ENGINEERS  
WINDSOR, CONNECTICUT  
WILSON H. ALFORD, JR., P.E. & L.S.

DATE: DECEMBER 23, 2024  
SCALE: 1 IN. = 80 FT.

BREEZY MEADOW SUBDIVISION  
SITE DEVELOPMENT PLAN  
PREPARED FOR  
PEAK MOUNTAIN DEVELOPMENT LLC  
GRANBY, CONNECTICUT  
188 DAY STREET

Sheet  
SD-1

SS: SITE DEVELOPMENT-80 scale  
P: B24054  
D: B24054SB  
FOLDER: BLUE SKY-GRANBY-188 DAY STREET



LEGEND —

EXISTING CONDITIONS:

— 274 — CONTOUR  
+ 274.0 SPOT ELEVATION  
— — — — — EDGE OF CLEARING

PROPOSED CONDITIONS:

— 274 — CONTOUR  
+ 274.0 SPOT ELEVATION  
→ GRADE TO DRAIN  
⊙ WELL  
— W — WATER SERVICE LINE  
— FD — FOOTING DRAIN  
— E&C — ELECTRIC AND COMMUNICATIONS SERVICE LINES  
— — — — — DOWNSPOUT  
— RL — ROOF LEADER LINE  
— — — — — INFILTRATOR UNIT  
— — — — — YARD DRAIN  
— — — — — EDGE OF CLEARING

PROPOSED CONDITIONS:

POSSIBLE DECK OR PATIO  
PROPOSED HOUSE  
FF=276.0  
TW=275.0  
GAR=274.0  
BAS=267.3  
WALK  
10' WIDE (MIN.) BITUMINOUS CONCRETE DRIVEWAY  
FINISHED FLOOR ELEVATION  
TOP OF FOUNDATION ELEVATION  
GARAGE FLOOR ELEVATION  
BASEMENT FLOOR ELEVATION  
PROPOSED HOUSE SIZE AND SHAPE OF HOUSE IS SCHEMATIC AND ARE ONLY TO SHOW SUITABILITY OF THE LOTS

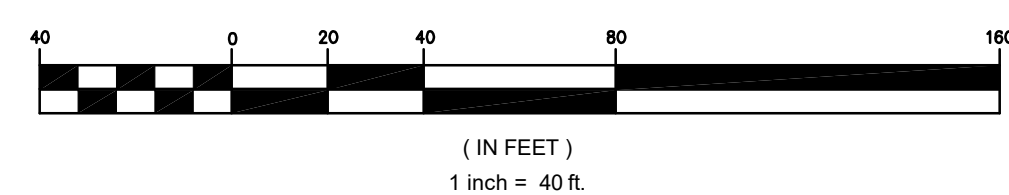
OWNER OF RECORD

BARBARA BRAEM JENSEN  
MAILING ADDRESS:  
45 BUGBEE ROAD, SOUTHWICK, MA 01077-9707

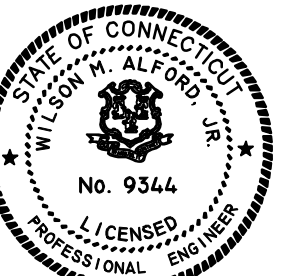
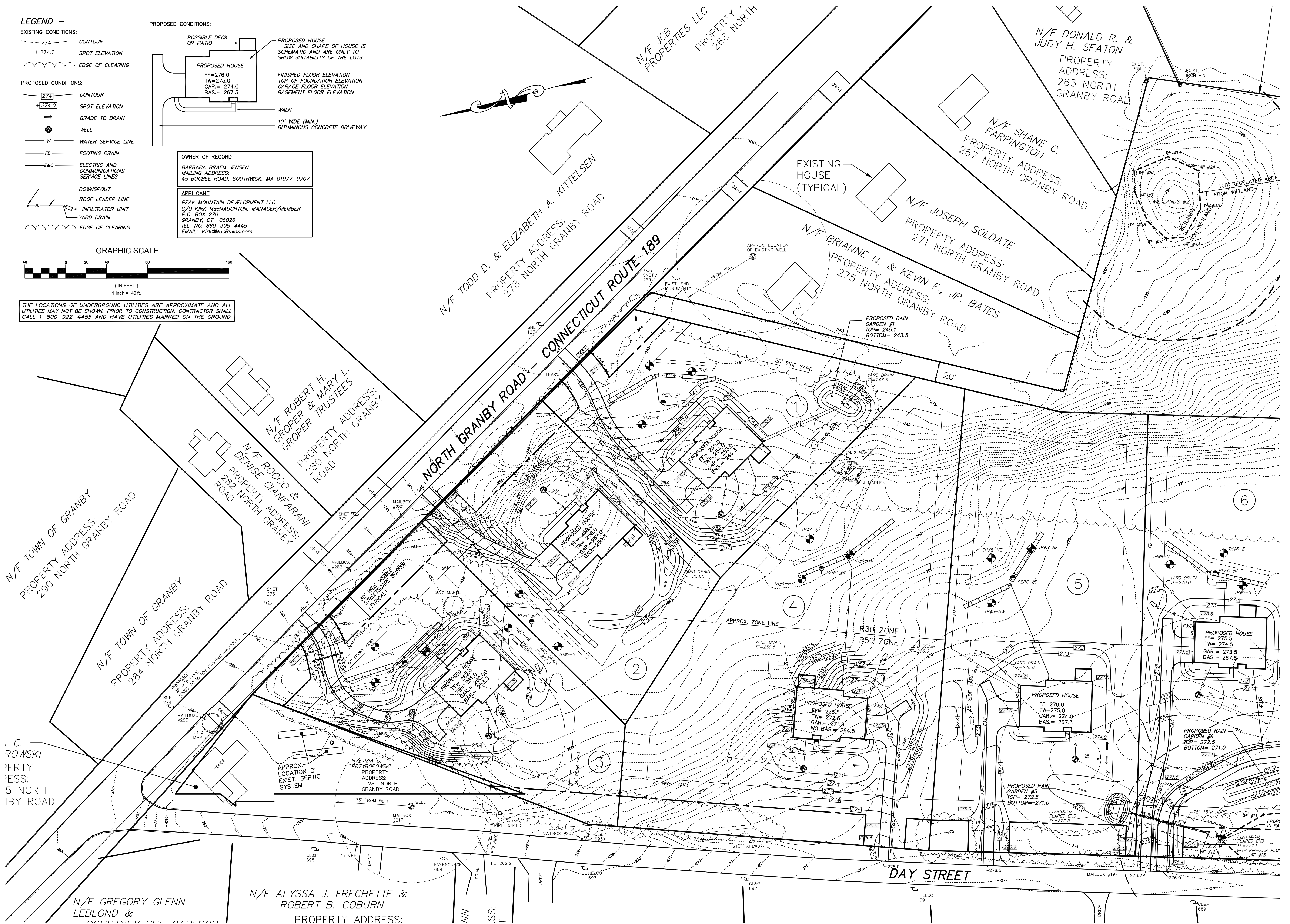
APPLICANT

PEAK MOUNTAIN DEVELOPMENT LLC  
C/O KIRK MacNAUGHTON, MANAGER/MEMBER  
P.O. BOX 270  
GRANBY, CT 06026  
TEL. NO. 860-305-4445  
EMAIL: KIRK@MacBuilds.com

GRAPHIC SCALE



THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE UTILITIES MARKED ON THE GROUND.



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

L.S. NO. 9344

NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.



CIVIL ENGINEERS  
WINDSOR, CONNECTICUT  
WILSON M. ALFORD, JR., P.E. & L.S.

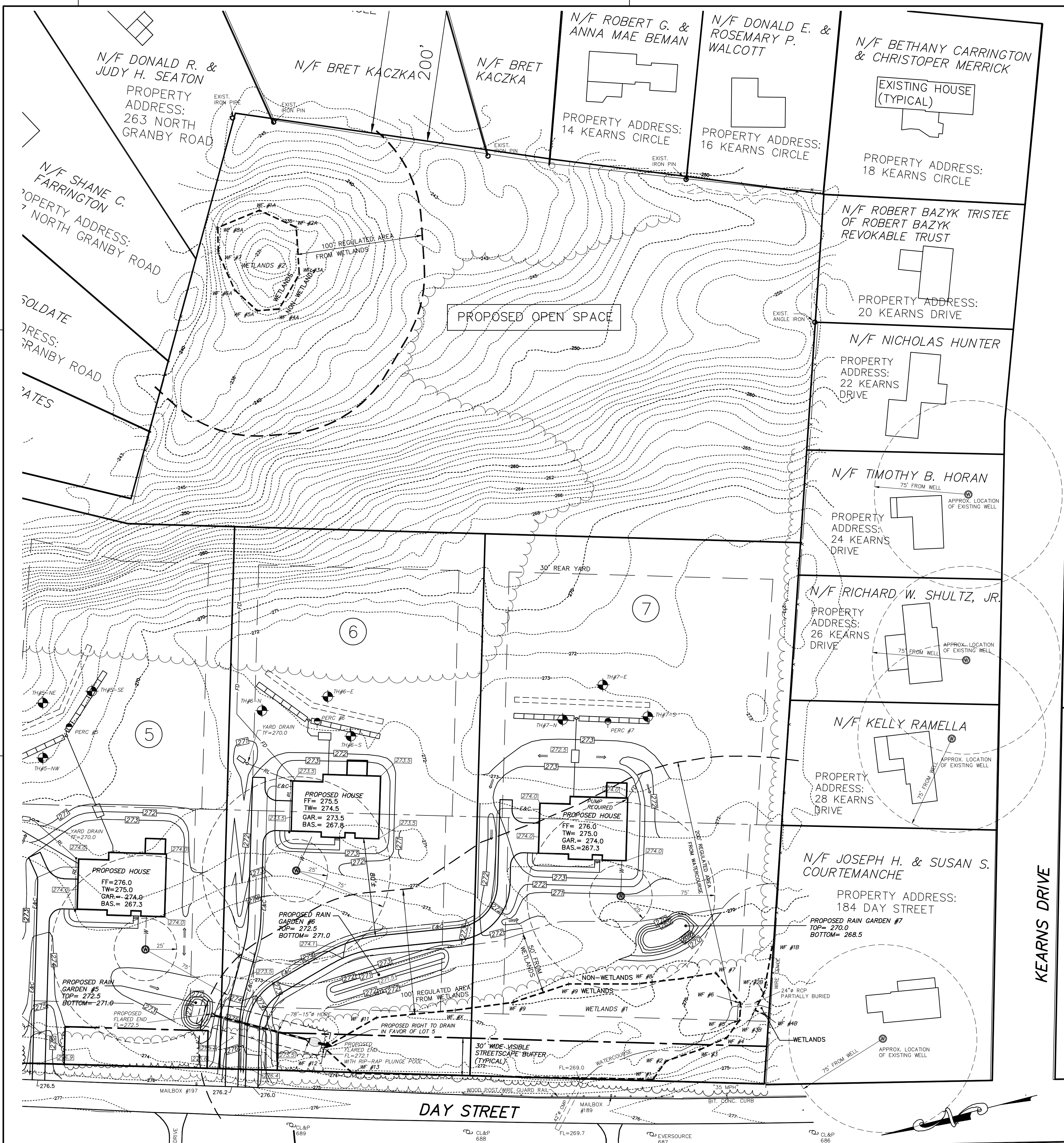
DATE: DECEMBER 23, 2024

SCALE: 1 IN. = 40 FT.

BREEZY MEADOW SUBDIVISION  
GRADING AND UTILITIES PLAN  
PREPARED FOR  
PEAK MOUNTAIN DEVELOPMENT LLC  
GRANBY, CONNECTICUT  
188 DAY STREET

Sheet  
GR-1





### TEST HOLE DATA

NOTE - TEST HOLES AND PERCOLATION TESTS WERE PERFORMED BY WILSON M. ALFORD, JR. FROM ALFORD ASSOCIATES, INC. AND WITNESSED BY KRISTIN KULA, FROM FARMINGTON VALLEY HEALTH DISTRICT ON OCTOBER 23, 2024.

LOT 1	LOT 4	LOT 6
<b>TH #1-W</b> DEPTH: 0" - 12" MATERIAL: TOPSOIL 12"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL	<b>TH #4-W</b> DEPTH: 0" - 12" MATERIAL: TOPSOIL 12"-22" BROWN SILTY SANDY LOAM 22"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL	<b>TH #6-N</b> DEPTH: 0" - 12" MATERIAL: TOPSOIL 12"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL
<b>TH #1-N</b> DEPTH: 0" - 12" MATERIAL: TOPSOIL 12"-86" BROWN SAND AND GRAVEL WITH LARGE COBBLES ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL	<b>TH #4-NE</b> DEPTH: 0" - 8" MATERIAL: TOPSOIL 8"-42" BROWN SAND WITH COBBLES 42"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES NO WATER, NO MOTTLES, NO REFUSAL	<b>TH #6-E</b> DEPTH: 0" - 12" MATERIAL: TOPSOIL 12"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL
<b>TH #1-E</b> DEPTH: 0" - 8" MATERIAL: TOPSOIL 8"-32" BROWN SILTY SANDY LOAM 32"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES ROOTS AT 24" NO WATER, NO MOTTLES, NO REFUSAL	<b>TH #4-SE</b> DEPTH: 0" - 15" MATERIAL: TOPSOIL 15"-48" BROWN SILTY SANDY LOAM 48"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL	<b>TH #6-S</b> DEPTH: 0" - 12" MATERIAL: TOPSOIL 12"-24" BROWN SILTY SANDY LOAM 24"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES ROOTS AT 24" NO WATER, NO MOTTLES, NO REFUSAL

**PERCOLATION TEST #1**  
TOP OF TEST IS 18" BELOW THE SURFACE  
RATE: LESS THAN 10.1 MIN./INCH

LOT 2	LOT 5	LOT 7
<b>TH #2-S</b> DEPTH: 0" - 12" MATERIAL: TOPSOIL 12"-32" BROWN SILTY SANDY LOAM 32"-84" BROWN FINE SAND ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL	<b>TH #5-NW</b> DEPTH: 0" - 12" MATERIAL: TOPSOIL 12"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL	<b>TH #7-N</b> DEPTH: 0" - 12" MATERIAL: TOPSOIL 12"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL
<b>TH #2-NW</b> DEPTH: 0" - 24" MATERIAL: TOPSOIL 24"-48" BROWN SILTY SANDY LOAM 48"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL	<b>TH #5-NE</b> DEPTH: 0" - 12" MATERIAL: TOPSOIL 12"-25" BROWN SILTY SANDY LOAM 25"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL	<b>TH #7-E</b> DEPTH: 0" - 12" MATERIAL: TOPSOIL 12"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL
<b>TH #2-SE</b> SOUTH FACE DEPTH: 0" - 12" MATERIAL: TOPSOIL 12"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL	<b>TH #5-SE</b> DEPTH: 0" - 12" MATERIAL: TOPSOIL 12"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL	<b>TH #7-S</b> DEPTH: 0" - 12" MATERIAL: TOPSOIL 12"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL

**PERCOLATION TEST #2**  
TOP OF TEST IS 18" BELOW THE SURFACE  
RATE: LESS THAN 10.1 MIN./INCH

**PERCOLATION TEST #3**  
TOP OF TEST IS 16" BELOW THE SURFACE  
RATE: LESS THAN 10.1 MIN./INCH

**PERCOLATION TEST #4**  
TOP OF TEST IS 18" BELOW THE SURFACE  
RATE: LESS THAN 10.1 MIN./INCH

**PERCOLATION TEST #5**  
TOP OF TEST IS 15" BELOW THE SURFACE  
RATE: LESS THAN 1 MINUTE / INCH

**PERCOLATION TEST #6**  
TOP OF TEST IS 18" BELOW THE SURFACE  
RATE: LESS THAN 10.1 MIN./INCH

**PERCOLATION TEST #7**  
TOP OF TEST IS 15" BELOW THE SURFACE  
RATE: LESS THAN 10.1 MIN./INCH

### DATA DESIGN FOR PROPOSED SEPTIC SYSTEMS

FOR ALL LOTS:  
PERCOLATION TEST RATE:  
ALL LOTS ARE LESS THAN 10.1 MIN./INCH  
NUMBER OF BEDROOMS = 4  
SQUARE FEET OF EFFECTIVE LEACHING AREA REQUIRED = 577.5  
MINIMUM LEACHING SYSTEM SPREAD:  
NEED NOT TO BE CONSIDERED. DEPTH TO RESTRICTIVE LAYER > 60"  
USE: 8' LONG x 4' WIDE x 12" HIGH CONCRETE GALLERIES = 5.9 SF/LF  
577.5 S.F. / 5.9 SF/LF = 98 LINEAR FEET REQUIRED

NOTE - WHERE A SHORTER RESERVE AREA IS SHOWN, THE UNITS ARE "ELIEN MANTIS 536-8" AT AN 11.0 SF/LF EFFECTIVE LEACHING AREA.

**OWNER OF RECORD**  
BARBARA BRAEM JENSEN  
MAILING ADDRESS:  
45 BUGBEE ROAD, SOUTHWICK, MA 01077-9707

**APPLICANT**  
PEAK MOUNTAIN DEVELOPMENT LLC  
C/O KIRK MacNAUGHTON, MANAGER/MEMBER  
P.O. BOX 270  
GRANDY, CT 06026  
TEL. NO. 860-305-4445  
EMAIL: KIRK@MacBuilds.com

**GRAPHIC SCALE**  
40 0 20 40 60 80 100  
(1 INCH = 40 FEET)

THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE UTILITIES MARKED ON THE GROUND.

SS: PR-GRADING PLAN P: B24054 D: B240545SB FOLDER: BLUE SKY

REVISION

DATE

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

L.S. NO. 9344

NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL

**Alford ASSOCIATES, INC.**  
CIVIL ENGINEERS  
WINDSOR, CONNECTICUT  
WILSON M. ALFORD, JR., P.E. & L.S.

DATE: DECEMBER 23, 2024

SCALE: 1 IN. = 40 FT.

BREEZY MEADOW SUBDIVISION  
GRADING AND UTILITIES PLAN  
PREPARED FOR  
PEAK MOUNTAIN DEVELOPMENT LLC  
GRANDY, CONNECTICUT

188 DAY STREET

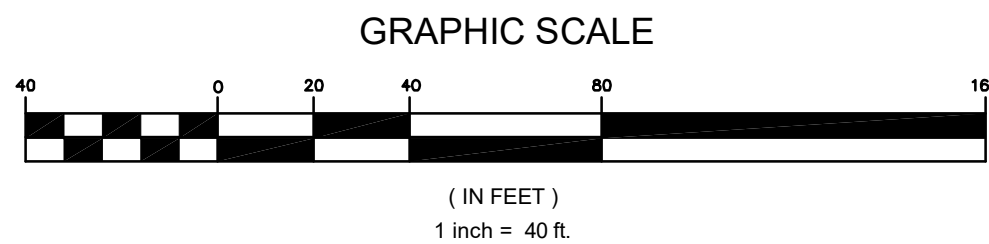
Sheet  
GR-2



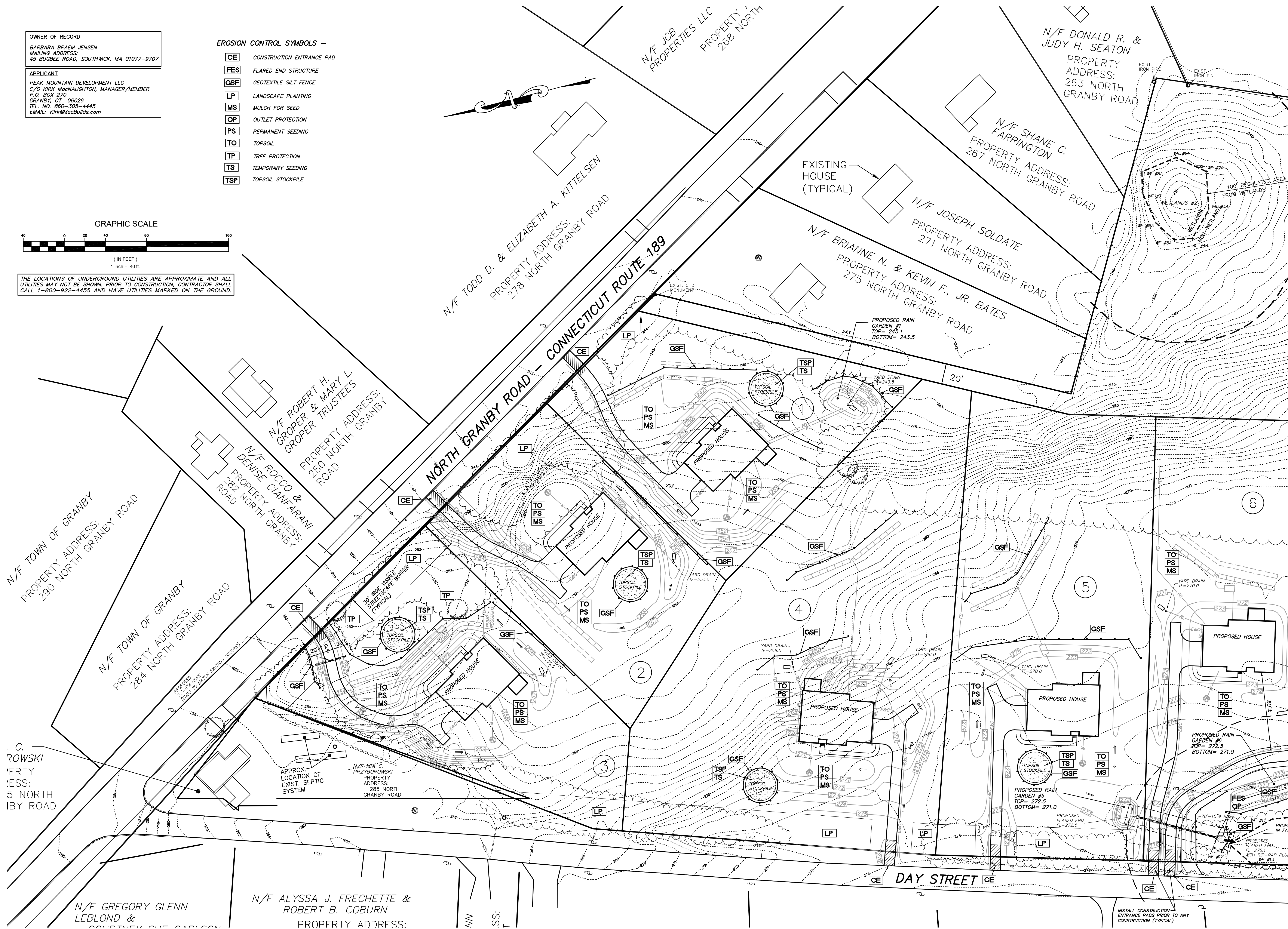
OWNER OF RECORD  
BARBARA BRAEM JENSEN  
MAILING ADDRESS:  
45 BUGBEE ROAD, SOUTHWICK, MA 01077-9707

APPLICANT  
PEAK MOUNTAIN DEVELOPMENT LLC  
C/O KIRK MacNAUGHTON, MANAGER/MEMBER  
P.O. BOX 270  
GRANBY, CT 06026  
TEL. NO. 860-305-4445  
EMAIL: Kirk@MacBuilds.com

- EROSION CONTROL SYMBOLS -
- CE CONSTRUCTION ENTRANCE PAD
  - FES FLARED END STRUCTURE
  - GSF GEOTEXTILE SILT FENCE
  - LP LANDSCAPE PLANTING
  - MS MULCH FOR SEED
  - OP OUTLET PROTECTION
  - PS PERMANENT SEEDING
  - TO TOPSOIL
  - TP TREE PROTECTION
  - TS TEMPORARY SEEDING
  - TSP TOPSOIL STOCKPILE



THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE UTILITIES MARKED ON THE GROUND.



REVISION	DATE

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

L.S. NO. 9344

NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

**Alford**  
ASSOCIATES, INC.

CIVIL ENGINEERS  
WINDSOR, CONNECTICUT  
•  
WILSON M. ALFORD, JR., P.E. & L.S.

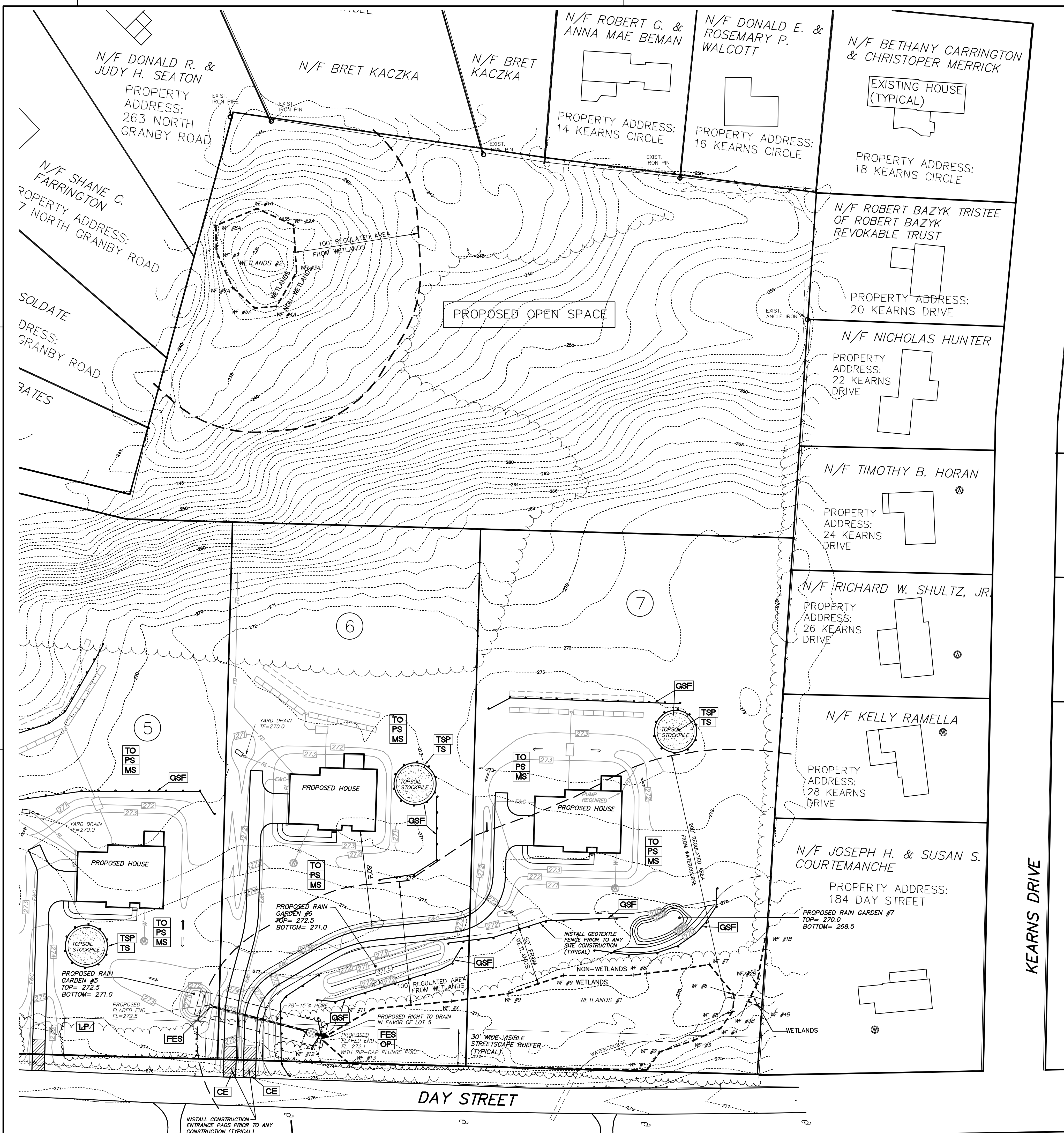
DATE: DECEMBER 23, 2024

SCALE: 1 IN. = 40 FT.

BREEZY MEADOW SUBDIVISION  
EROSION AND SEDIMENTATION CONTROL PLAN  
PREPARED FOR  
PEAK MOUNTAIN DEVELOPMENT LLC  
GRANBY, CONNECTICUT  
188 DAY STREET

Sheet  
E&SC-1





**EROSION AND SEDIMENTATION CONTROL NARRATIVE –**

1. THE PROPERTY IS A 15.63± ACRE PARCEL LOCATED AT 188 DAY STREET BEING ON THE EAST SIDE OF DAY STREET AND THE SOUTH SIDE OF NORTH GRANBY ROAD, IN GRANBY, CONNECTICUT. THERE ARE SOME WETLANDS LOCATED AT THE SOUTHWEST CORNER AND THE EASTERLY SIDE OF THE PARCEL. THE PARCEL IS VACANT AND PREVIOUSLY USED FOR AGRICULTURAL PURPOSES. THE PARCEL IS ZONED "R50" AND "R30".
2. THE PROPOSAL IS TO DEVELOP SEVEN (7) RESIDENTIAL LOTS, EACH ONE WITH A SINGLE FAMILY HOME WITH A PRIVATE WELL AND SEPTIC SYSTEM AND RELATED UTILITIES AND IMPROVEMENTS. EACH LOT WILL HAVE FRONTAGE AND ACCESS OFF OF AN EXISTING PUBLIC ROAD. NO NEW ROAD IS PROPOSED.
3. THE ANTICIPATED START OF CONSTRUCTION IS PLANNED FOR THE SPRING OF 2025 WITH FINAL COMPLETION DEPENDING ON DEMAND.

**NARRATIVE FOR INDIVIDUAL HOUSE CONSTRUCTION –**

- A. INSTALL CONSTRUCTION ENTRANCE.
  - B. INSTALL FILTER FENCE ALONG AREAS SHOWN ON PLAN.
  - C. CLEAR AND STUMP LOT IN AREA OF PROPOSED HOUSE AND DRIVEWAY.
  - D. ON LOTS WHERE A RAIN GARDEN IS PROPOSED, THE RAIN GARDEN SHALL BE CONSTRUCTED AND SEEDED PRIOR TO ANY OTHER SITE IMPROVEMENT.
  - E. EXCAVATE FOR FOUNDATION. GRADE AND PREPARE DRIVEWAY BASE. STOCKPILE EXCESS MATERIAL.
  - F. CONSTRUCT HOUSE AND DRIVEWAY. INSTALL ASSOCIATED UTILITIES. INSTALL SEPTIC SYSTEM.
  - G. FINE GRADE LOT. REMOVE EXCESS MATERIAL.
  - H. LOAM AND SEED FOR PERMANENT COVER.
- IF PERMANENT COVER IS NOT DESIRED AT TIME OF THE SEEDING, USE TEMPORARY SEEDING PER VEGETATIVE COVER SCHEDULE.

**GENERAL NOTES–**

1. MAINTAIN DUST CONTROL BY USE OF CALCIUM CHLORIDE AND/OR WATER AT ALL TIMES DURING CONSTRUCTION.
2. ANY DISCARDED LITTER, DEBRIS AND DISCARDED CONSTRUCTION MATERIALS SHALL BE DISCARDED IN A PROPER MANNER.
3. THROUGHOUT CONSTRUCTION, INSPECT GEOTEXTILE SILT FENCE AND/OR TEMPORARY VEGETATIVE COVER. IF REQUIRED, PERFORM MAINTENANCE AND REPAIRS TO INSURE PROPER WORKING ORDER. GEOTEXTILE SILT FENCE IS TO REMAIN IN PROPER WORKING ORDER UNTIL ALL VEGETATIVE COVER HAS BEEN ESTABLISHED. BEFORE REMOVAL OF ANY SILT FENCE, EXISTING ACCUMULATED SILT IS TO BE REMOVED AND DISPOSED OF PROPERLY. ALL DISTURBED AREAS ARE TO BE LOAMED AND SEEDED TO ESTABLISH PERMANENT COVER.
4. THE OWNER OF THE PROPERTY AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION/MAINTENANCE/REPAIR/REPLACEMENT OF ALL EROSION CONTROL MEASURES UNTIL ALL CONTRIBUTING SURFACES HAVE BEEN ESTABLISHED.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSIDERED AS MINIMUM REQUIREMENTS. THE TOWN RESERVES THE RIGHT TO AMEND THE EROSION AND SEDIMENTATION CONTROL MEASURES AS FIELD CONDITIONS WARRANT.
6. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE "2002 CONNECTICUT GUIDELINES FOR SOIL AND SEDIMENT CONTROL", CONNECTICUT DEP BULLETIN 34.

**VEGETATIVE COVER SCHEDULE –**

ALL DISTURBED AREAS NOT PAVED OR LANDSCAPED SHALL BE LOAMED WITH 6" MINIMUM OF TOPSOIL. SEED AS INDICATED BELOW. CONDITION SOIL WITH FERTILIZER AND LIMESTONE AS INDICATED BY SOIL TEST.

PERMANENT VEGETATIVE COVER:  
SEEDING DATES: APRIL 1 TO JUNE 15 & SEPTEMBER 1 TO OCTOBER 15  
OR AT OTHER TIMES, WEATHER PERMITTING

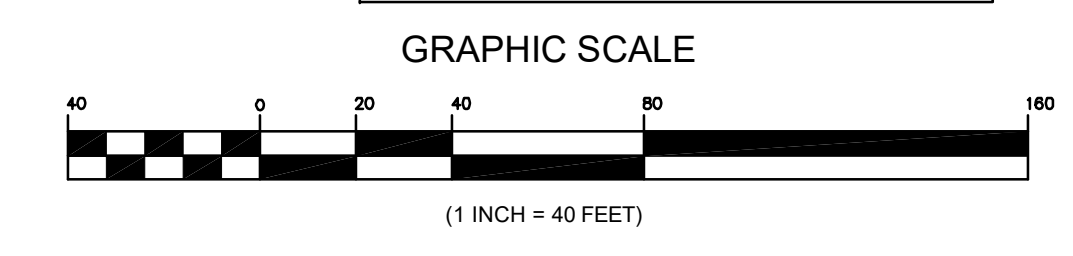
LAWN AREAS:  
USE THE FOLLOWING MIXTURE OR EQUAL AS APPROVED BY DESIGN ENGINEER:  
KENTUCKY BLUEGRASS 45%  
CREEPING RED FESCUE 45%  
PERENNIAL RYEGRASS 10%  
APPLY 1-3 LBS./1000 S.F.

TEMPORARY VEGETATIVE COVER:  
SEEDING DATES: MARCH 1 TO JUNE 15 & AUGUST 1 TO OCTOBER 15  
OR AT OTHER TIMES, WEATHER PERMITTING

USE THE FOLLOWING SEED OR EQUAL AS APPROVED BY DESIGN ENGINEER –  
ANNUAL RYEGRASS 100%  
APPLY 1 LB./1000 S.F.

**EROSION CONTROL SYMBOLS –**

- CE** CONSTRUCTION ENTRANCE PAD
- FES** FLARED END STRUCTURE
- GSF** GEOTEXTILE SILT FENCE
- LP** LANDSCAPE PLANTING
- MS** MULCH FOR SEED
- OP** OUTLET PROTECTION
- PS** PERMANENT SEEDING
- TO** TOPSOIL
- TP** TREE PROTECTION
- TS** TEMPORARY SEEDING
- TSP** TOPSOIL STOCKPILE



THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE UTILITIES MARKED ON THE GROUND.

**OWNER OF RECORD**  
BARBARA BRAEM JENSEN  
MAILING ADDRESS:  
45 BUGBEE ROAD, SOUTHWICK, MA 01077-9707

**APPLICANT**  
PEAK MOUNTAIN DEVELOPMENT LLC  
C/O KIRK MACNAUGHTON, MANAGER/MEMBER  
P.O. BOX 270  
GRANBY, CT 06026  
TEL. NO. 860-305-4445  
EMAIL: Kirk@MacBuilds.com

REVISION	
DATE	DESCRIPTION

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

L.S. NO. 9344

NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL

**Alford ASSOCIATES, INC.**

CIVIL ENGINEERS  
WINDSOR, CONNECTICUT  
WILSON H. ALFORD, JR., P.E. & L.S.

DATE: DECEMBER 23, 2024

SCALE: 1 IN. = 40 FT.

BREEZY MEADOW SUBDIVISION  
EROSION AND SEDIMENTATION CONTROL PLAN  
PREPARED FOR  
PEAK MOUNTAIN DEVELOPMENT LLC  
GRANBY, CONNECTICUT  
188 DAY STREET

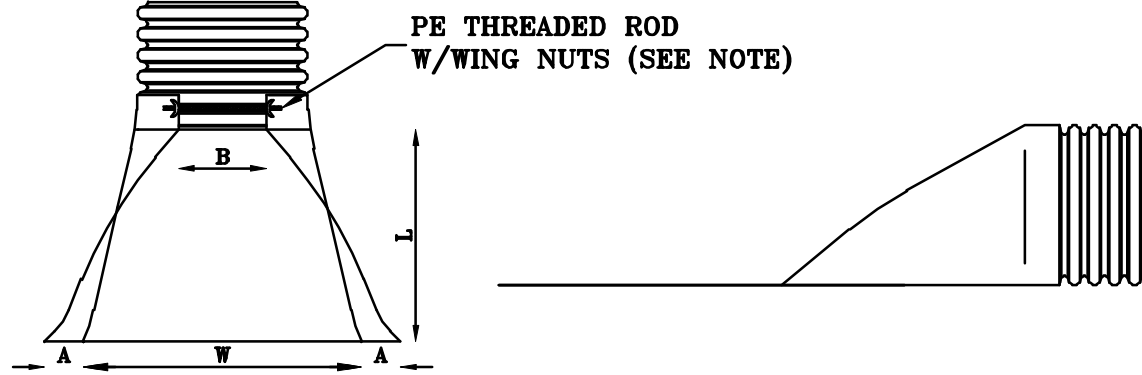
Sheet  
E&SC-2



### FLARED END SECTION

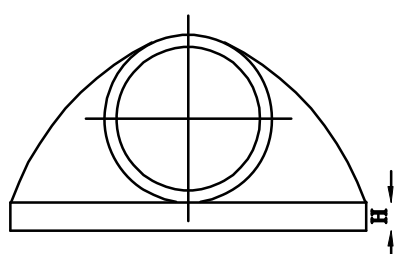
NOT TO SCALE

AS MANUFACTURED BY ADS ADVANCE DRAINAGE SYSTEMS, INC. OR APPROVED EQUAL



TOP VIEW

RIGHT SIDE VIEW



FRONT VIEW

USE THIS ONE

PART Nº	PIPE SIZE	A	B (MAX)	H	L	W
1210-NP	12"	6.5"	10"	6.5"	25"	29"
1210-NP	300 mm	165 mm	254 mm	165 mm	635 mm	735 mm
15"	6.5"	10"	6.5"	25"	29"	
1810-NP	375 mm	165 mm	254 mm	165 mm	635 mm	735 mm
18"	7.5"	15"	6.5"	32"	35"	
2410-NP	450 mm	190 mm	380 mm	165 mm	812 mm	890 mm
24"	8.5"	18"	6.5"	36"	45"	
3012-NP	600 mm	190 mm	450 mm	165 mm	900 mm	1140 mm
30"	10.5"	N/A	7.0"	53"	68"	
3012-NP	750 mm	266 mm	178 mm	1345 mm	1725 mm	
3612-NP	36"	10.5"	N/A	7.0"	53"	68"
3612-NP	900 mm	266 mm	178 mm	1345 mm	1725 mm	

NOTE: PE THREADED ROD W/ WING NUTS PROVIDED FOR END SECTIONS 12"-24", 30" & 36" END SECTIONS TO BE WELDED TO PIPE PER MANUFACTURER'S RECOMMENDATIONS.

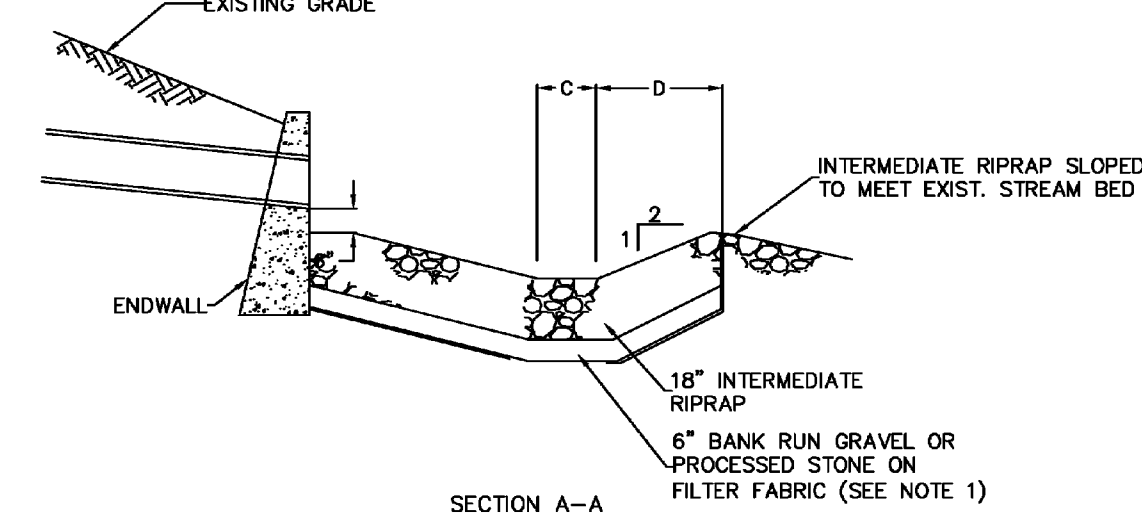
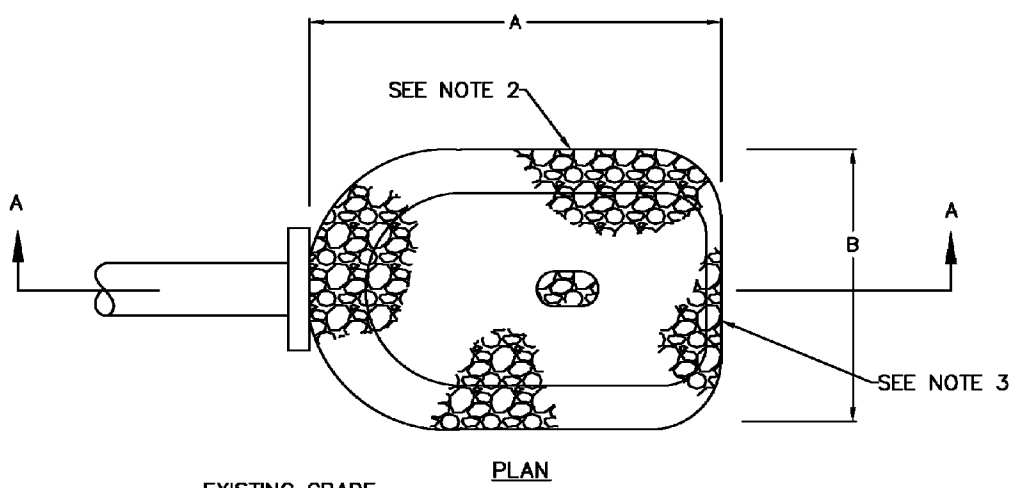
NOTE: ALL DIMENSIONS ARE NOMINAL.

### RIP RAP PLUNGE POOL

NOT TO SCALE

USE THIS ONE

PIPE SIZE	A	B	C	D
UNDER 18"	10'	7'	2'	3'
18"-24"	16'	10'	3'	4'
30"-36"	22'	16'	4'	5'

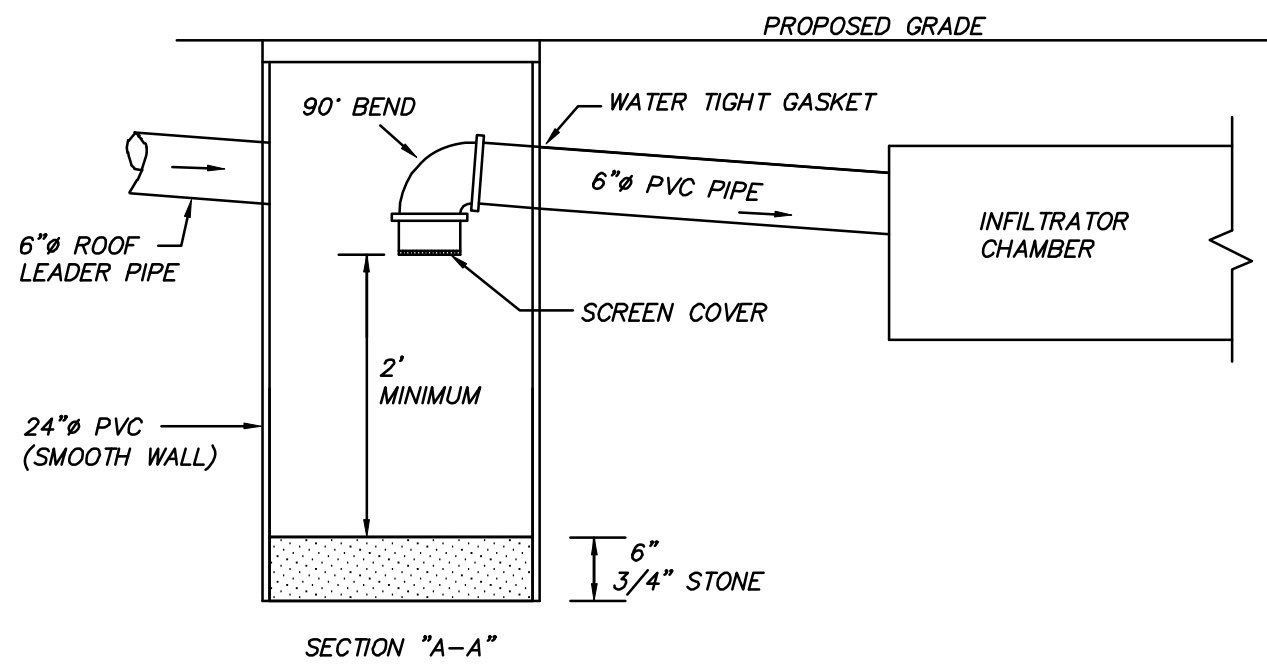
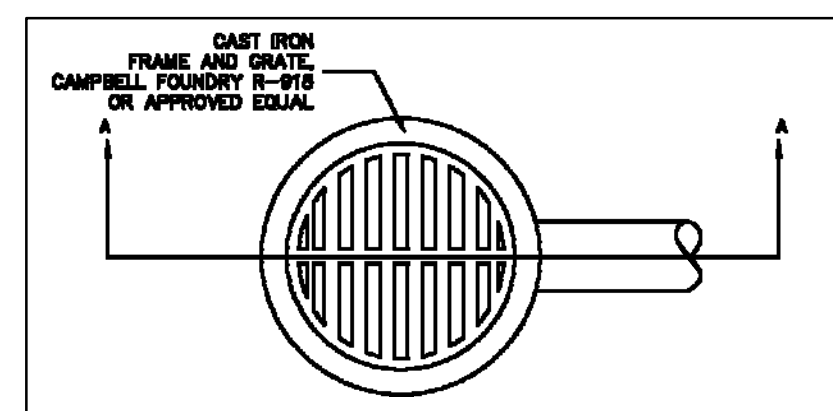


#### NOTES:

1. FILTER FABRIC SHALL BE NONWOVEN CLASS 2, WITH PERMITTIVITY OF 0.5 TO 0.1 SEC AND AOS OF 0.43mm TO 0.22mm AND SHALL MEET AASHTO M288-96.
2. SIDE ELEVATIONS TO BE AT OR ABOVE PIPE FLOW LINE.
3. DOWNSTREAM ELEVATION TO BE 1'-2' LOWER THAN UPSTREAM ELEVATION.

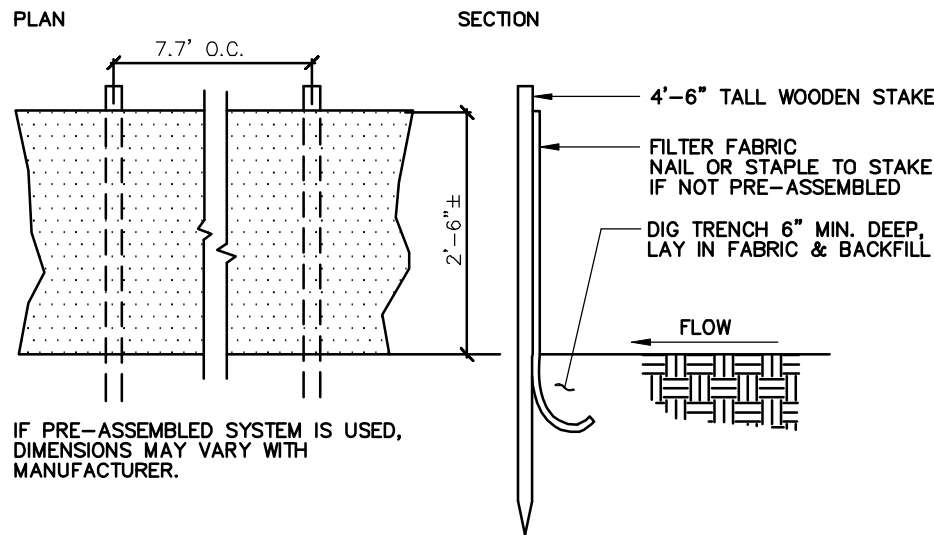
### YARD DRAIN DETAIL -

NOT TO SCALE



### FILTER FABRIC FENCE

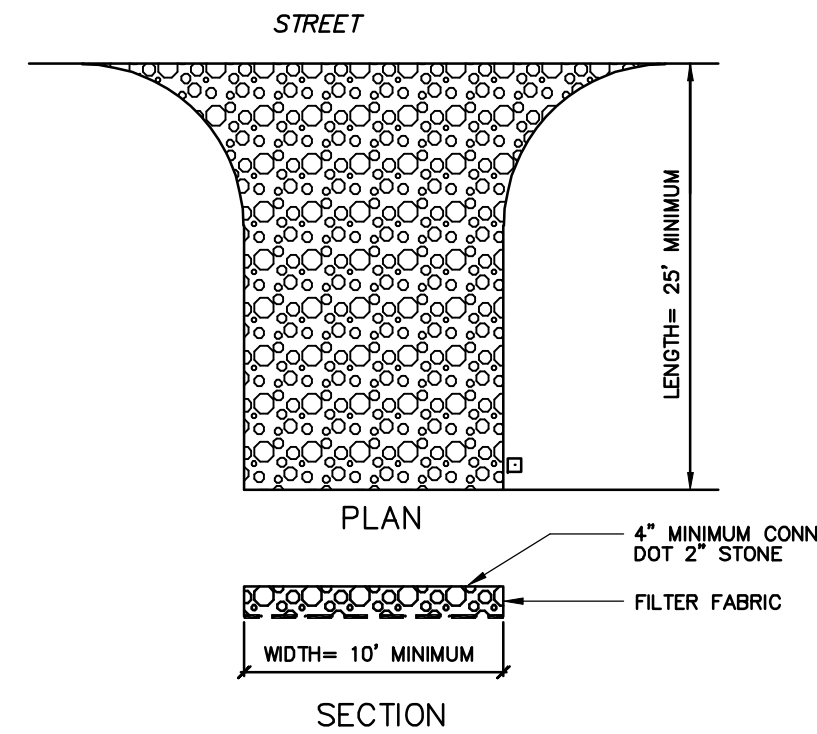
NOT TO SCALE



IF PRE-ASSEMBLED SYSTEM IS USED, DIMENSIONS MAY VARY WITH MANUFACTURER.

### CONSTRUCTION ENTRANCE PAD -

NOT TO SCALE

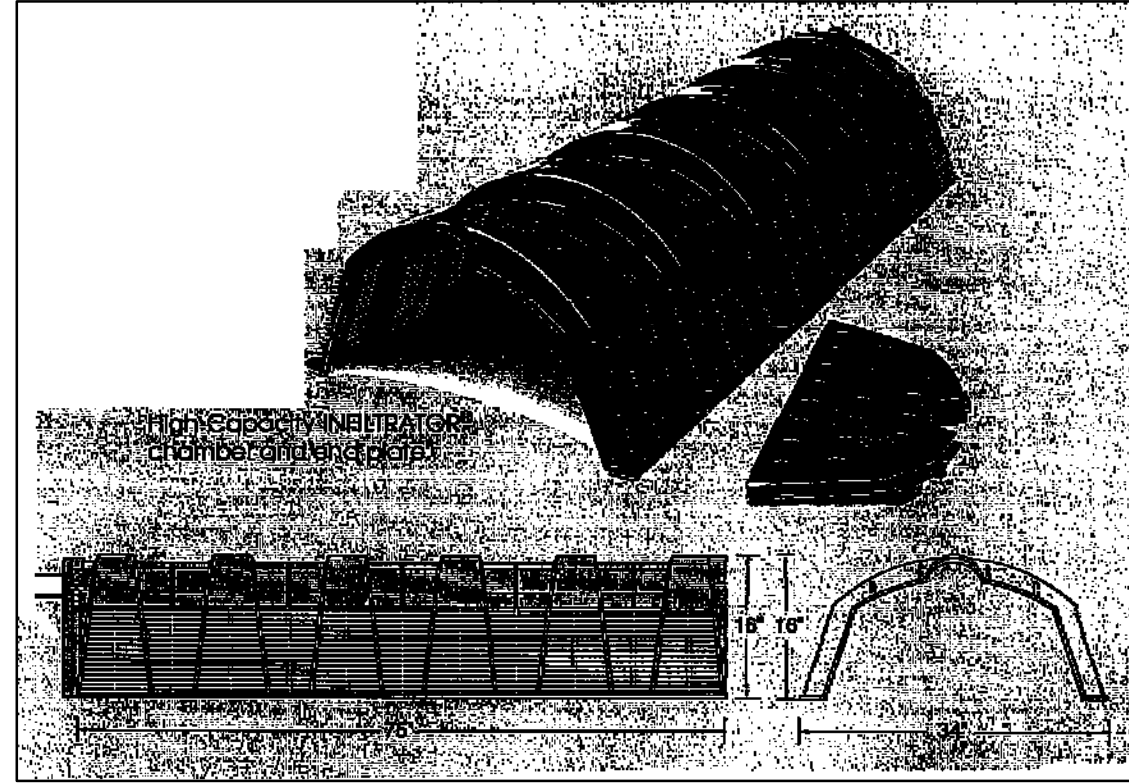


#### NOTES:

1. THE PURPOSE OF A STABILIZED CONSTRUCTION ENTRANCE IS TO REDUCE THE TRACKING OR FLOWING OF SEDIMENT ONTO EXISTING PAVEMENT.
2. BEFORE CONSTRUCTION ENTRANCE INSTALLATION, THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS AND OTHER UNDERSIRABLE MATERIAL.
3. THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO EXISTING PAVEMENT. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND.

### INFILTRATOR CHAMBER

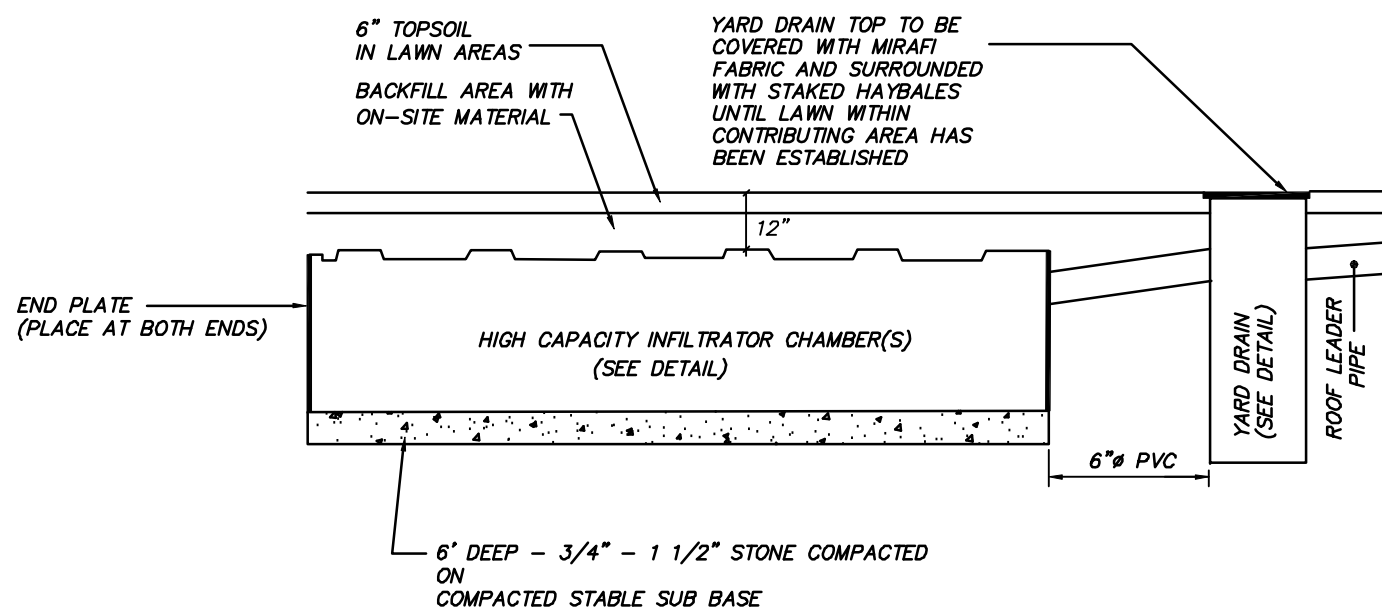
NOT TO SCALE  
AS MANUFACTURED BY INFILTRATOR SYSTEMS, INC. OR APPROVED EQUAL



### DETAIL OF INFILTRATOR AND YARD DRAIN

NOT TO SCALE

NOTE- INFILTRATOR/YARD DRAIN SYSTEMS TO BE INSTALLED AT TIME OF SITE GRADING



### GENERAL NOTES:

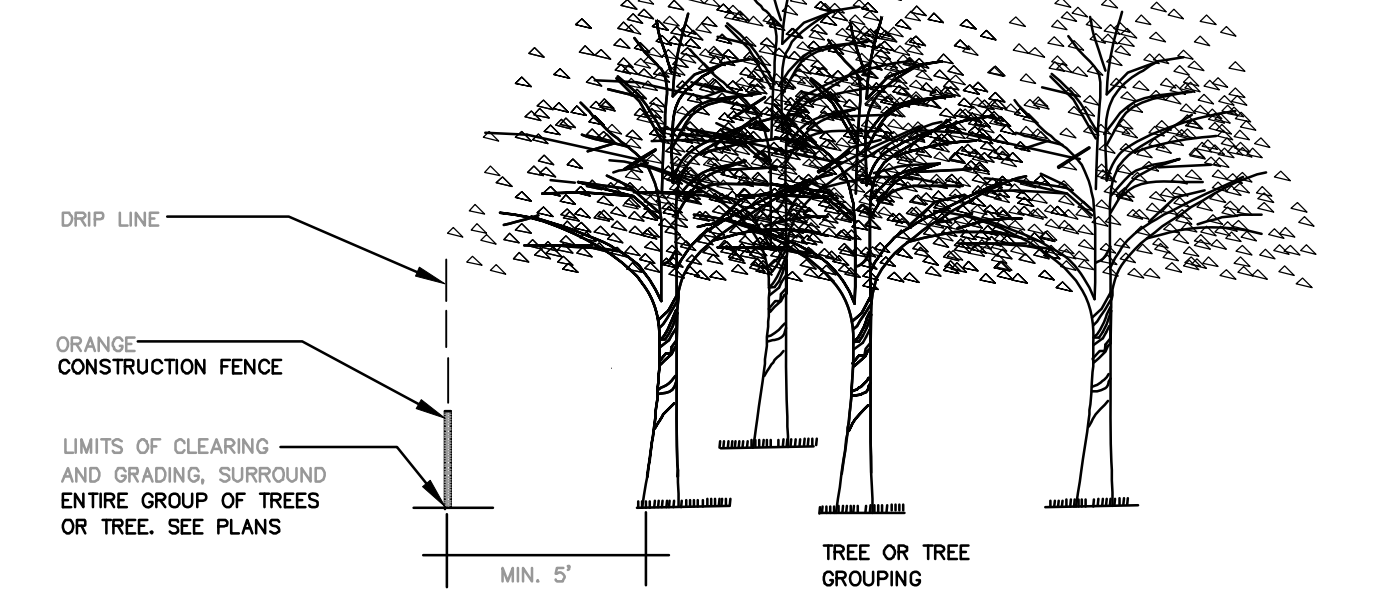
1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20 OF THE REGULATIONS OF THE CONNECTICUT STATE AGENCIES-"MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A PROPERTY SURVEY CONFORMING TO HORIZONTAL CLASS A-2.
2. EXISTING PARCEL AREA = 15.63± ACRES  
PARCEL IS SHOWN ON TAX ASSESSOR'S MAP E-30, BLOCK 37, PARCEL 2.  
REFERENCE DEED: VOLUME 150, PAGE 246.
3. HORIZONTAL DATUM (NORTH ORIENTATION) IS BASED UPON REFERENCE PLAN XX.
4. THERE ARE WETLANDS LOCATED ON THE SUBJECT PROPERTY. WETLANDS WERE FLAGGED BY IAN COLE, LLC, PROFESSIONAL REGISTERED SOIL SCIENTIST/PROFESSIONAL WETLAND SCIENTIST FROM MIDDLETOWN, CONNECTICUT. FLAGS WERE LOCATED BY ALFORD ASSOCIATES, INC. AND ARE SHOWN ON THE PLAN.
5. THE SUBJECT PROPERTY IS WITHIN "ZONE X", AN AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON A PLAN ENTITLED "NATIONAL FLOOD HAZARD LAYER FIRMETTE, FEMA, MAP 09003C0177F EFFECTIVE DATE 9-26-2008". "ZONE X" IS OUTSIDE OF 1.0% AND A 0.2% ANNUAL CHANCE FLOOD HAZARD AREAS.
6. THE SUBJECT PROPERTY IS NOT WITHIN AN AREA OF CONCERN AS SHOWN ON "NATURAL DIVERSITY DATA BASE AREAS" MAP FOR GRANBY, CT, DECEMBER 2024 PREPARED BY CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION.
7. ZONE OF PROPERTY: "R30" AND "R50".

### CONSTRUCTION NOTES:

1. TOPOGRAPHY WITHIN THE AREAS OF EXISTING ROADS, BOUNDARY LINES, WETLANDS, AND PROPOSED SEPTIC SYSTEMS HAS BEEN FIELD VERIFIED BY ALFORD ASSOCIATES, INC. IN DECEMBER, 2024 AND CONFORMS TO VERTICAL ACCURACY CLASS 7-2. OTHER EXISTING CONTOURS HAVE BEEN TAKEN FROM CT ECO MAPS (CONNECTICUT ENVIRONMENTAL CONDITIONS ON-LINE), PROVIDED BY UCONN AND CT DEEP. LOCATION OF ABUTTING HOUSES ARE APPROXIMATE AND HAVE BEEN TAKEN FROM TOWN AERIAL MAPS. THE APPROXIMATE LOCATION OF EXISTING ABUTTING WELLS ARE TAKEN FROM RECORDS BY THE FARMINGTON VALLEY HEALTH DISTRICT.
2. FOR EACH PROPOSED HOUSE, PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL OF THE REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
3. ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS OF THE TOWN OF GRANBY.
4. UNSPECIFIED CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE TOWN OF GRANBY, "THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION", FORM B19, AS AMENDED AND MANUFACTURER'S SPECIFICATIONS.
5. ALL UNSUITABLE MATERIAL DISCOVERED DURING CONSTRUCTION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.
6. MIRAFI FABRIC FENCE SHALL BE MAINTAINED UNTIL ALL CONTRIBUTING SURFACES HAVE BEEN STABILIZED.
7. ALL EROSION AND SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE 2002 CONNECTICUT EROSION AND SEDIMENTATION GUIDELINES.
8. NO STUMPS ARE TO BE BURIED ON THE PROPERTY.
9. FINAL LOCATION OF UTILITIES SERVING PROPOSED HOUSE SHALL BE DETERMINED BY THE UTILITY COMPANIES. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
10. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO ESTABLISHING FINAL GRADE OF PROPOSED FOOTINGS AND FOUNDATION. CONTRACTOR SHALL INSTALL TEMPORARY EROSION CONTROL MEASURES FOR STOCKPILED MATERIAL AND AT TOPS SLOPES DURING FOUNDATION EXCAVATION. MIRAFI FABRIC SILT FENCE AND/OR TEMPORARY VEGETATION IF PILES ARE TO REMAIN IN PLACE FOR EXTENDED PERIODS OF TIME.
11. WHERE SHOWN ON THE PLAN, PROPOSED ROOF LEADERS TO CONNECT INTO YARD DRAINS AND INFILTRATOR CHAMBERS. OTHERWISE, ROOF LEADERS CAN DISCHARGE ON TO SPLASH PADS SET ON THE GROUND.

### TREE PROTECTION DETAIL -

NOT TO SCALE



#### OWNER OF RECORD

BARBARA BRAEM JENSEN  
MAILING ADDRESS:  
45 BUGBEE ROAD, SOUTHWICK, MA 01077-9707

#### APPLICANT

PEAK MOUNTAIN DEVELOPMENT LLC  
C/O KIRK MacNAUGHTON, MANAGER/MEMBER  
P.O. BOX 270  
GRANBY, CT 06026  
TEL. NO. 860-305-4445  
EMAIL: Kirk@MacBuilds.com



LEGEND —

EXISTING CONDITIONS:

— 274 — CONTOUR  
+ 274.0 SPOT ELEVATION  
— — — — — EDGE OF CLEARING

PROPOSED CONDITIONS:

— 274 — CONTOUR  
+ 274.0 SPOT ELEVATION  
→ GRADE TO DRAIN  
⊙ WELL  
— W — WATER SERVICE LINE  
— FD — FOOTING DRAIN  
— E&C — ELECTRIC AND COMMUNICATIONS SERVICE LINES  
— — — — — DOWNSPOUT  
— — — — — ROOF LEADER LINE  
— — — — — INFILTRATOR UNIT  
— — — — — YARD DRAIN  
— — — — — EDGE OF CLEARING

PROPOSED CONDITIONS:

POSSIBLE DECK OR PATIO  
PROPOSED HOUSE  
FF=276.0  
TW=275.0  
GAR.= 274.0  
BAS.= 267.3  
WALK  
10' WIDE (MIN.) BITUMINOUS CONCRETE DRIVEWAY  
FINISHED FLOOR ELEVATION  
TOP OF FOUNDATION ELEVATION  
GARAGE FLOOR ELEVATION  
BASEMENT FLOOR ELEVATION  
PROPOSED HOUSE SIZE AND SHAPE OF HOUSE IS SCHEMATIC AND ARE ONLY TO SHOW SUITABILITY OF THE LOTS

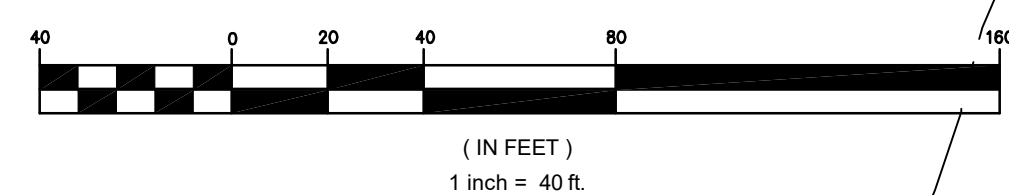
OWNER OF RECORD

BARBARA BRAEM JENSEN  
MAILING ADDRESS:  
45 BUGBEE ROAD, SOUTHWICK, MA 01077-9707

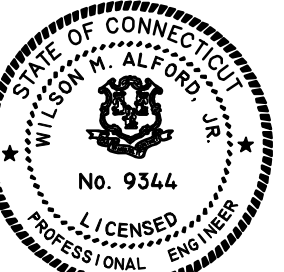
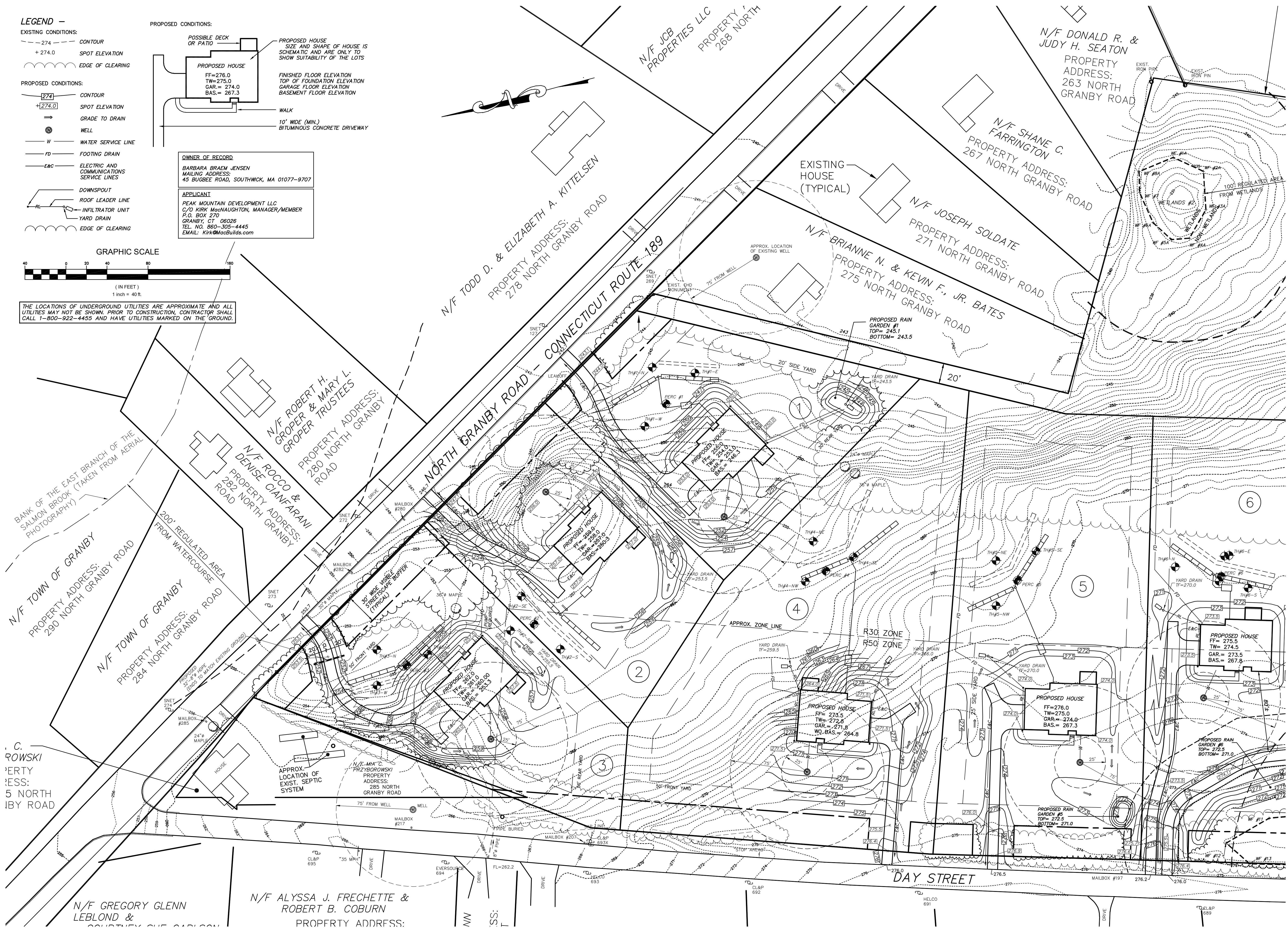
APPLICANT

PEAK MOUNTAIN DEVELOPMENT LLC  
C/O KIRK MacNAUGHTON, MANAGER/MEMBER  
P.O. BOX 270  
GRANBY, CT 06026  
TEL. NO. 860-305-4445  
EMAIL: KIRK@MacBuilds.com

GRAPHIC SCALE



THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE UTILITIES MARKED ON THE GROUND.



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

L.S. No. 9344

NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.



CIVIL ENGINEERS  
WINDSOR, CONNECTICUT  
WILSON M. ALFORD, JR., P.E. & L.S.

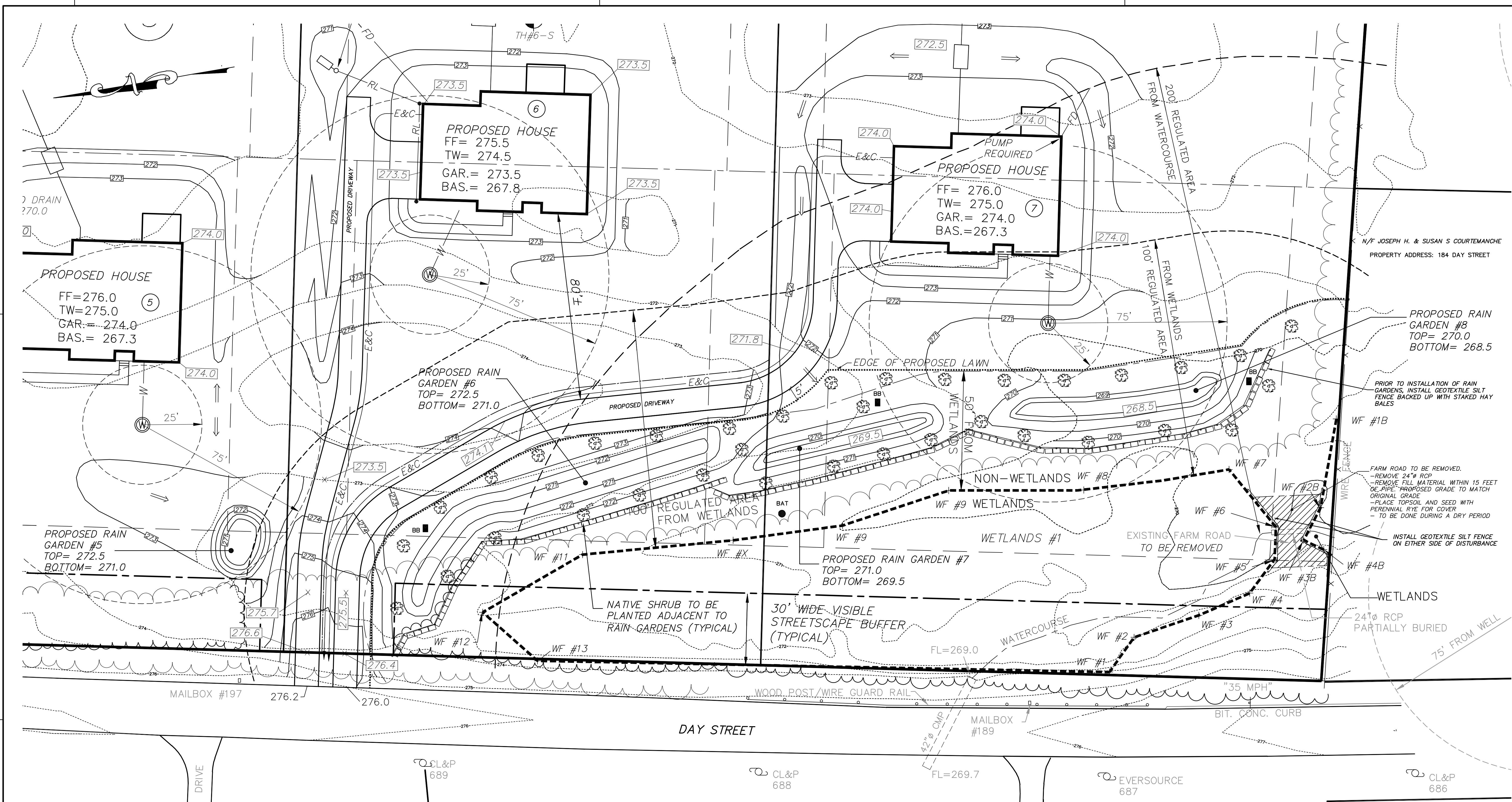
DATE: DECEMBER 23, 2024

SCALE: 1 IN. = 40 FT.

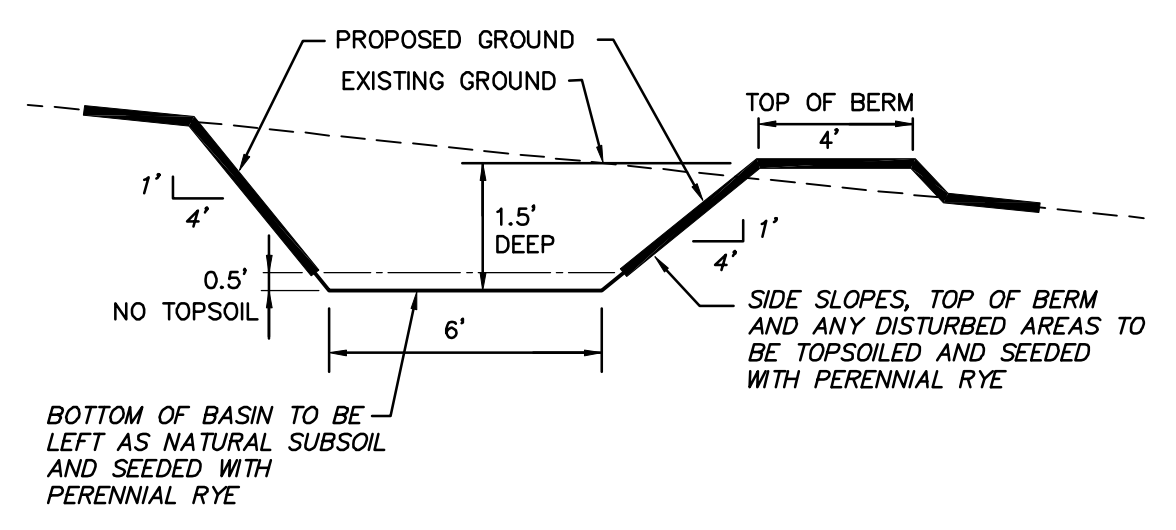
BREEZY MEADOW SUBDIVISION  
GRADING AND UTILITIES PLAN  
PREPARED FOR  
PEAK MOUNTAIN DEVELOPMENT LLC  
GRANBY, CONNECTICUT  
188 DAY STREET

Sheet  
GR-1





RAIN GARDEN SECTION -  
NOT TO SCALE



RAIN GARDENS AND ADJACENT AREA NOTES -

- SEQUENCE OF CONSTRUCTION:  
NOTE- ALL RAIN GARDENS ARE TO BE CREATED PRIOR TO ANY OTHER ON-SITE CONSTRUCTION.
1. INSTALL GEOTEXTILE SILT FENCE WITH HAY BALE BACK-UP DOWNHILL OF EACH PROPOSED RAIN GARDEN.
  2. GRADE EACH RAIN GARDEN.
  3. AFTER GRADING FOR RAIN GARDENS, BOTTOMS WILL REMAIN AS NATURAL SUBSOIL AND SEEDED WITH PERENNIAL RYE. THIS WILL ALLOW NATIVE VEGETATION TO OCCUR. SIDE SLOPES OF RAIN GARDENS AND ALL ADJACENT DISTURBED AREAS SHALL BE TOPSOILED AND SEEDED WITH PERENNIAL RYE SEED.
  4. PLANT SHRUBS WITHIN AREAS OUTSIDE OF THE RAIN GARDENS. SHRUBS ARE TO BE PLANTED A MAXIMUM OF 25 FEET FROM ONE ANOTHER.
  5. INSTALL BAT HOUSE AND BLUE BIRD BOXES.
  6. AFTER CONSTRUCTION OF RAIN GARDENS AND INSTALLATION OF ADJACENT SHRUBS AND WHEN AREA IS VEGETATED AND STABILIZED, DOWNHILL GEOTEXTILE SILT FENCE WITH HAY BALE BACK-UP TO BE REMOVED.
  7. PRIOR TO ANY UPHILL CONSTRUCTION, INSTALL GEOTEXTILE SILT FENCE UPHILL OF RAIN GARDENS.
  8. AFTER SITE DEVELOPMENT, RAIN GARDENS SHALL BE LEFT UNDISTURBED TO ALLOW FOR NATIVE VEGETATION TO OCCUR OVER TIME.

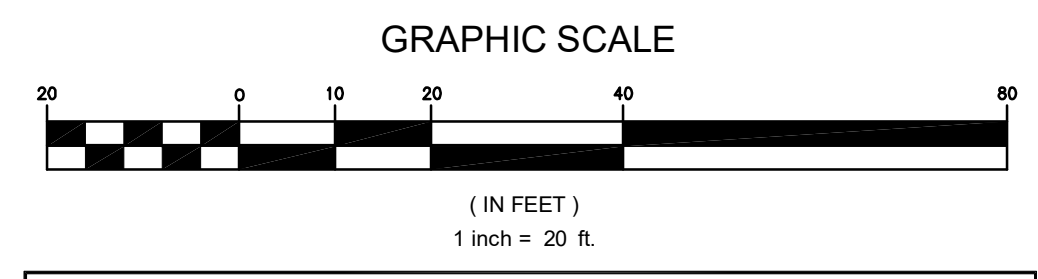
PROPOSED PLANTS ADJACENT TO RAIN GARDENS

TO BE A MIXTURE OF:  
ILEX VERTICILLATA / WINTERBERRY  
(INCLUDE AT LEAST ONE MALE PLANT)  
MYRICA PENSYLVANICA / BAYBERRY  
VACCINIUM CORYMBOSUM / Highbush Blueberry  
VIBURNUM LENTAGO / NANNYBERRY VIBURNUM

QUANTITY: 35 PLANTS  
SIZE: 18" HIGH (MINIMUM)

LEGEND -

- PROPOSED IMPROVEMENTS:
- BB BLUE BIRD HOUSE
  - BAT BAT HOUSE



THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-522-4455 AND HAVE UTILITIES MARKED ON THE GROUND.

REVISION	
DATE	

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

L.S. NO. 9344

NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL

**Alford**  
ASSOCIATES, INC.

CIVIL ENGINEERS  
WINDSOR, CONNECTICUT  
WILSON M. ALFORD, JR., P.E. & L.S.

DATE: FEBRUARY 10, 2025

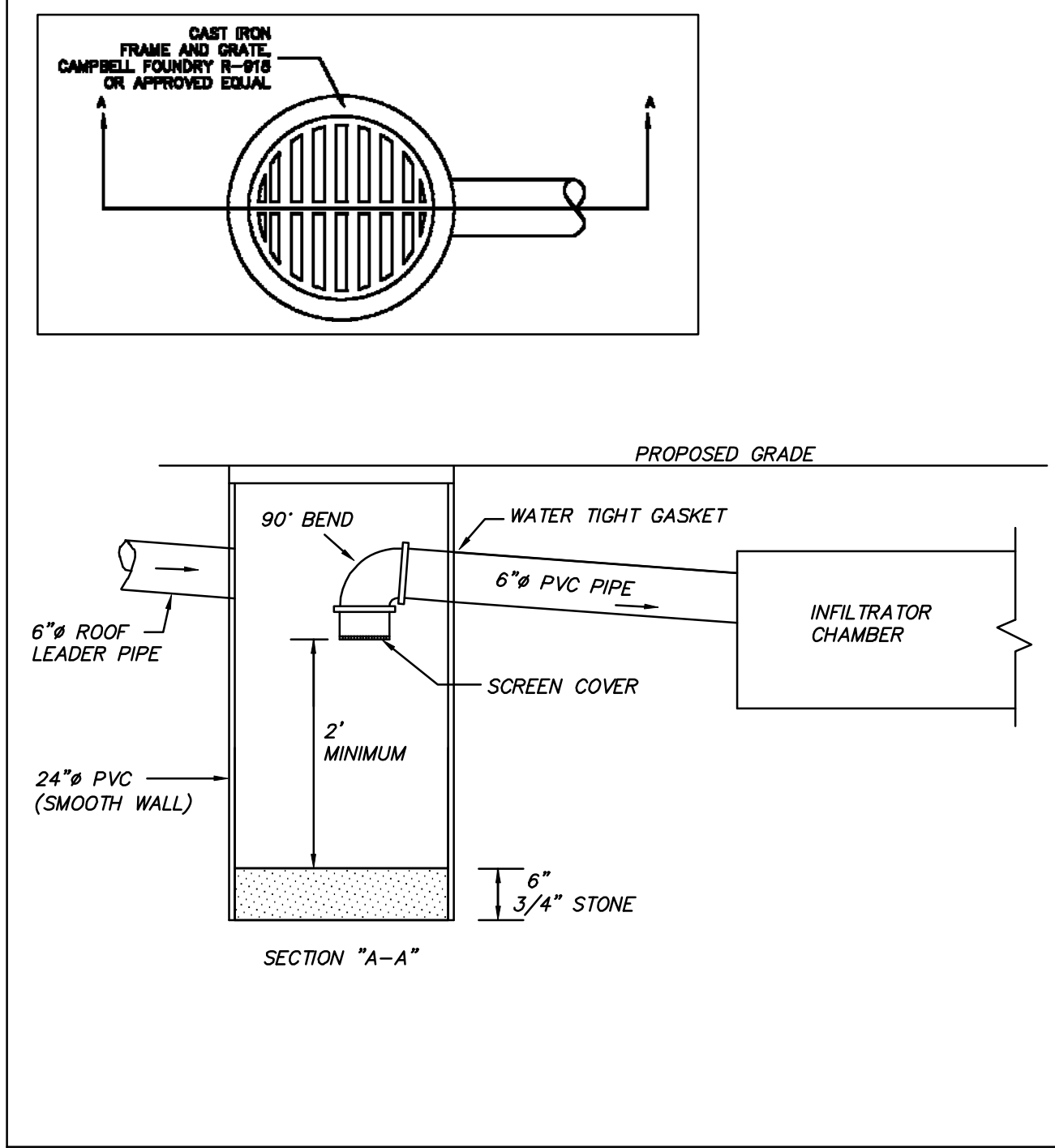
SCALE: 1 IN. = 20 FT.

BREEZY MEADOW SUBDIVISION  
GRADING PLAN  
FOR AREA ADJACENT TO WETLANDS ON LOTS 6 AND 7  
PREPARED FOR  
PEAK MOUNTAIN DEVELOPMENT LLC  
GRANBY, CONNECTICUT  
188 DAY STREET

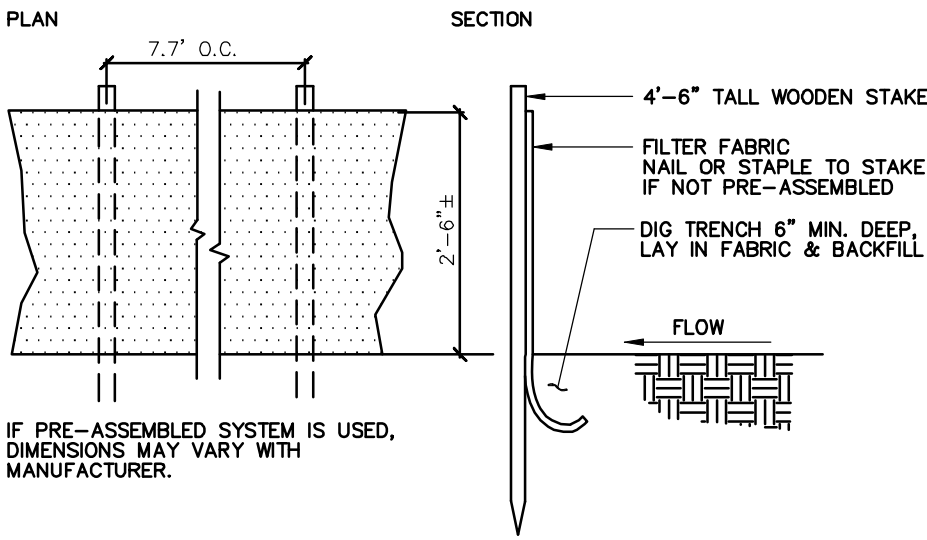
Sheet  
GR-3



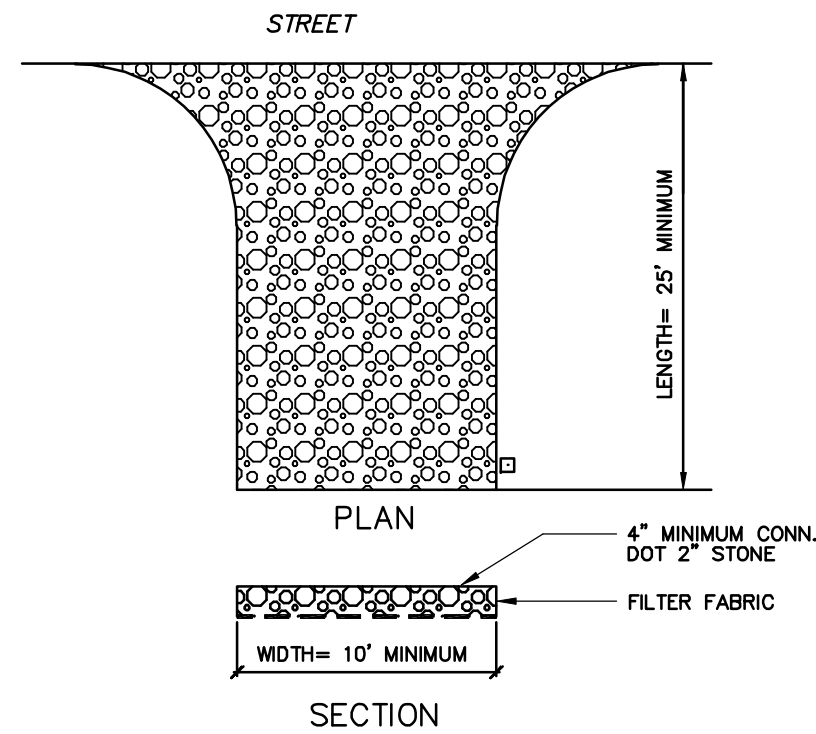
YARD DRAIN DETAIL –  
NOT TO SCALE



FILTER FABRIC FENCE  
NOT TO SCALE

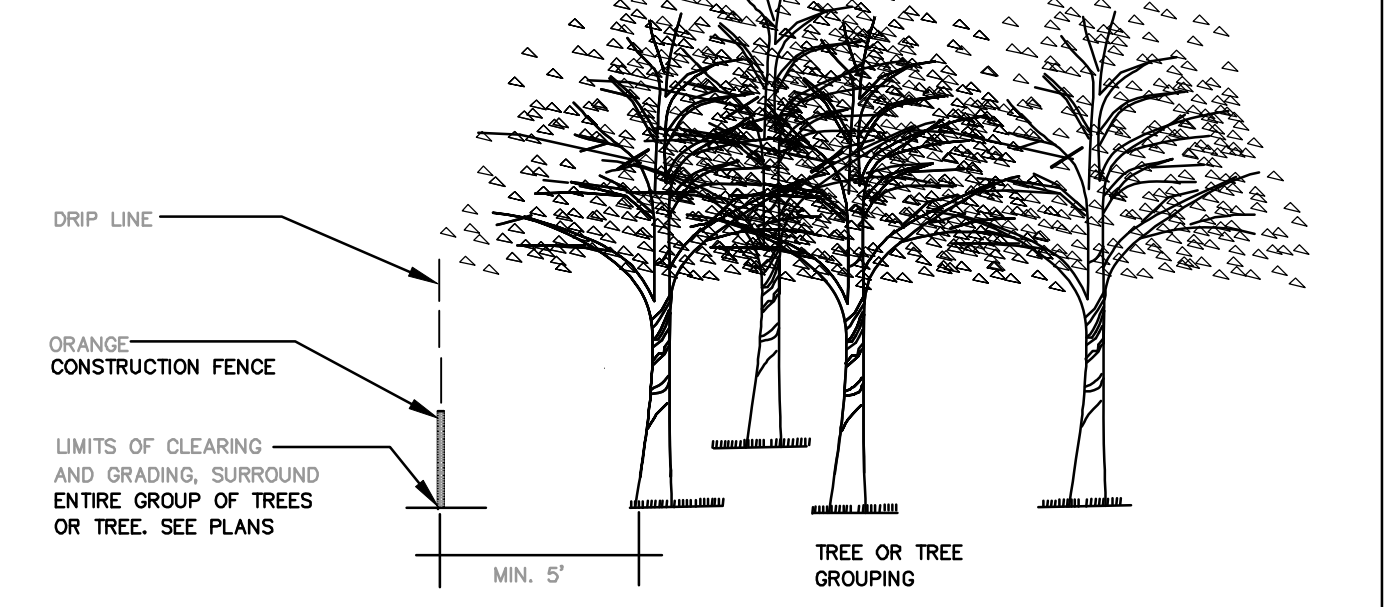


CONSTRUCTION ENTRANCE PAD –  
NOT TO SCALE

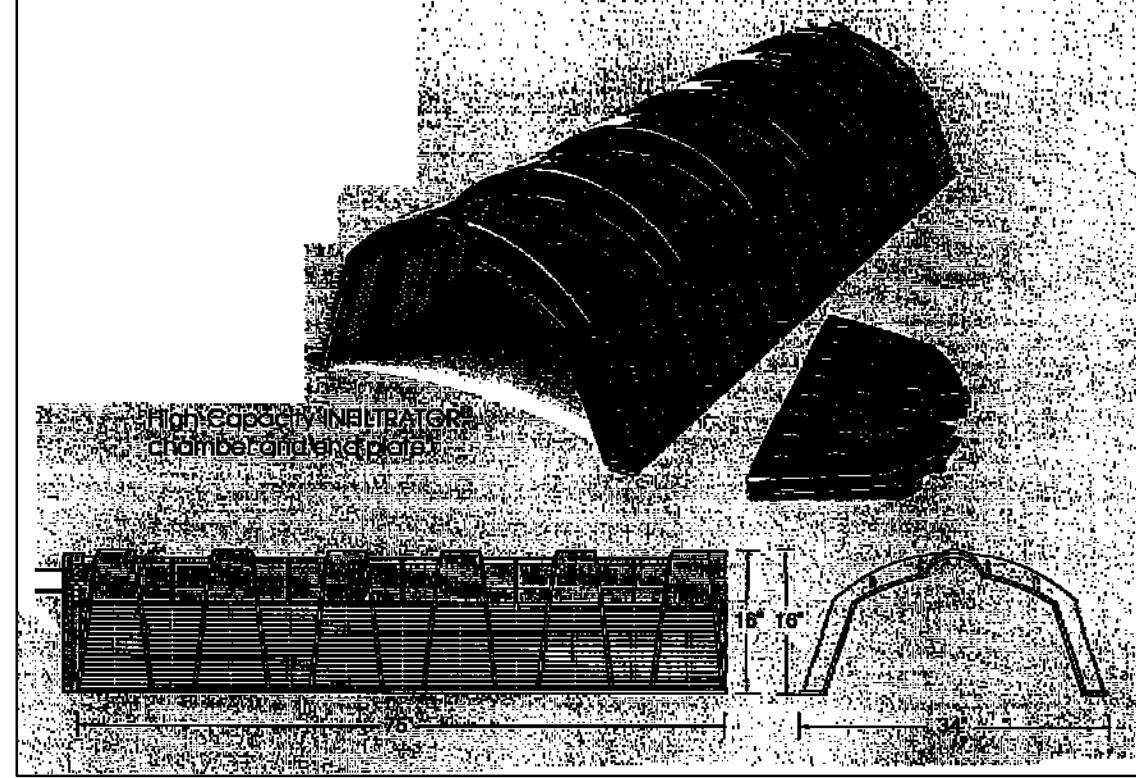


- NOTES:
1. THE PURPOSE OF A STABILIZED CONSTRUCTION ENTRANCE IS TO REDUCE THE TRACKING OR FLOWING OF SEDIMENT ONTO EXISTING PAVEMENT.
  2. BEFORE CONSTRUCTION ENTRANCE INSTALLATION, THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS AND OTHER UNDERSIRABLE MATERIAL.
  3. THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO EXISTING PAVEMENT. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND.

TREE PROTECTION DETAIL –  
NOT TO SCALE

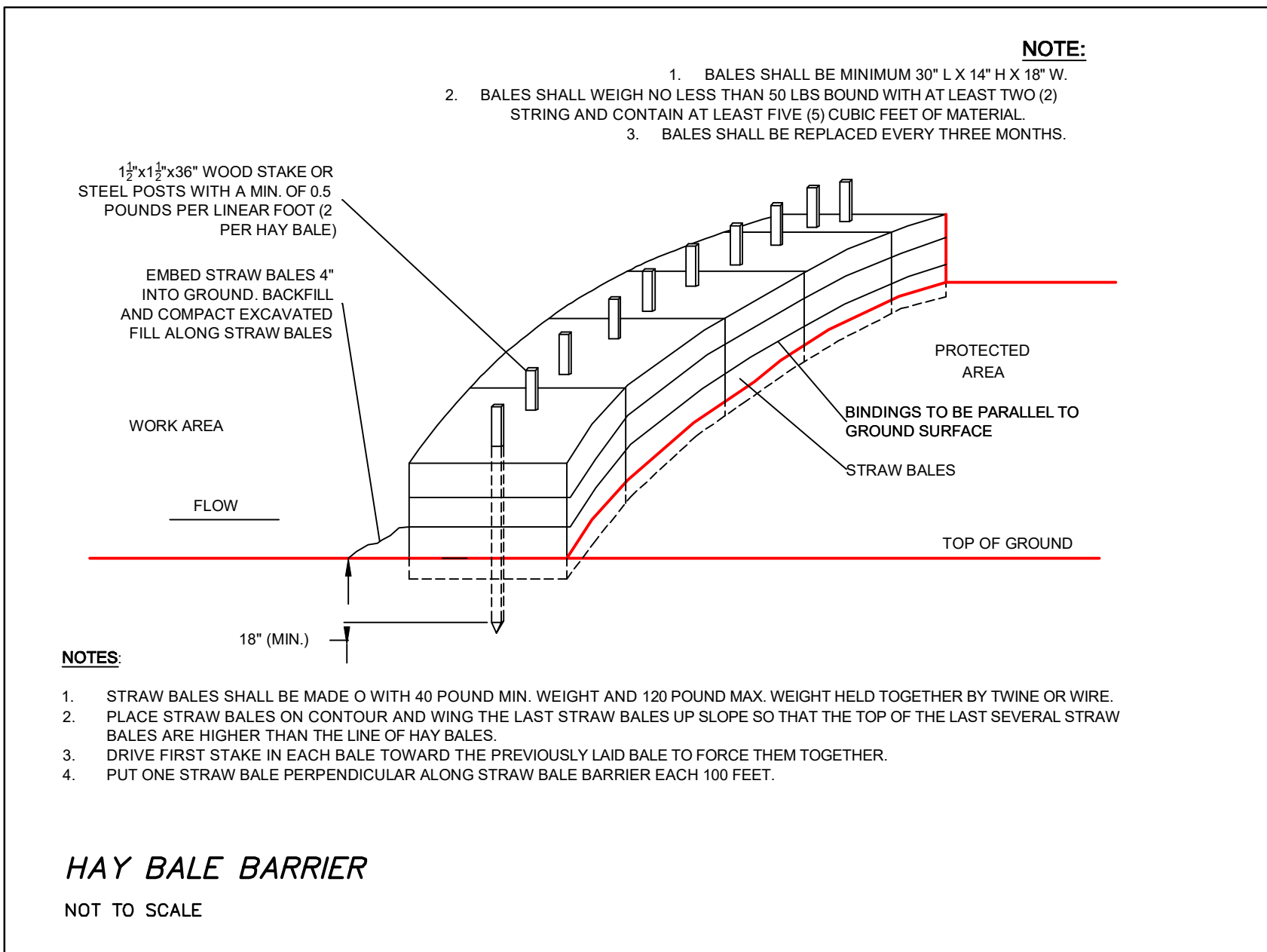
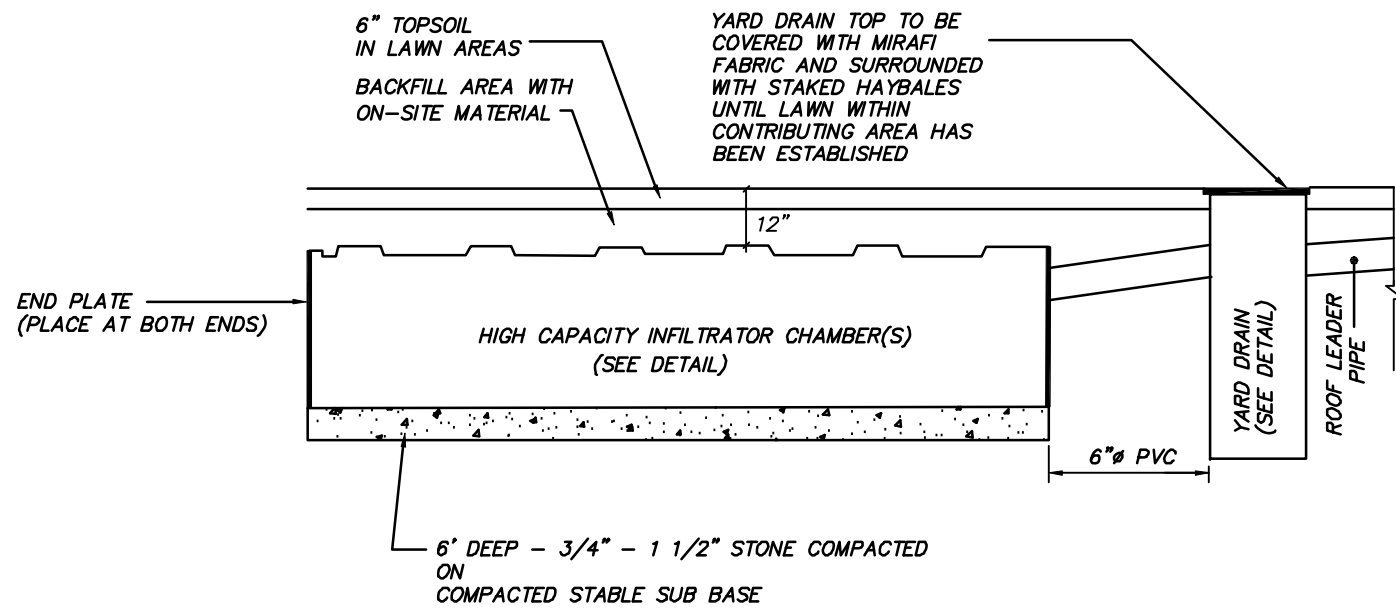


INFILTRATOR CHAMBER  
NOT TO SCALE  
AS MANUFACTURED BY INFILTRATOR SYSTEMS, INC. OR APPROVED EQUAL



DETAIL OF INFILTRATOR AND YARD DRAIN  
NOT TO SCALE

NOTE– INFILTRATOR/YARD DRAIN SYSTEMS TO BE INSTALLED AT TIME OF SITE GRADING



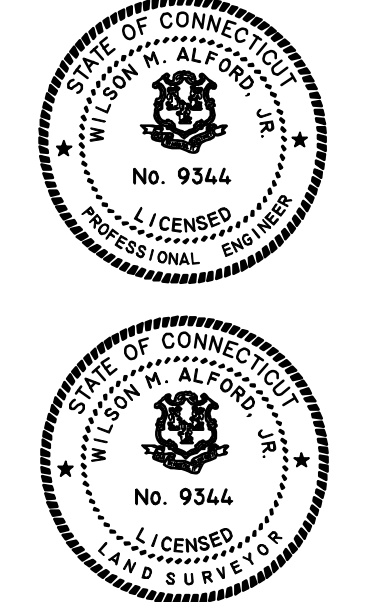
GENERAL NOTES:

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20–300b–1 THROUGH 20 OF THE REGULATIONS OF THE CONNECTICUT STATE AGENCIES–“MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT” AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A PROPERTY SURVEY CONFORMING TO HORIZONTAL CLASS A–2.
2. EXISTING PARCEL AREA = 15.63± ACRES  
PARCEL IS SHOWN ON TAX ASSESSOR'S MAP E–30, BLOCK 37, PARCEL 2.  
REFERENCE DEED: VOLUME 150, PAGE 246.
3. HORIZONTAL DATUM (NORTH ORIENTATION) IS BASED UPON REFERENCE PLAN XX.
4. THERE ARE WETLANDS LOCATED ON THE SUBJECT PROPERTY. WETLANDS WERE FLAGGED BY IAN COLE, LLC, PROFESSIONAL REGISTERED SOIL SCIENTIST/PROFESSIONAL WETLAND SCIENTIST FROM MIDDLETOWN, CONNECTICUT. FLAGS WERE LOCATED BY ALFORD ASSOCIATES, INC. AND ARE SHOWN ON THE PLAN.
5. WITH REGARDS TO WETLANDS #2, LOCATED ON THE EAST SIDE OF THE SUBJECT PROPERTY, THIS AREA IS TO BE SURVEYED FOR VERNAL POOL CHARACTERISTICS DURING THE SPRING MONTHS. IF THE AREA IS DEEMED A VIABLE VERNAL POOL, SIGNAGE IS RECOMMENDED AT THE EDGE OF THE POOL FOR EDUCATION PURPOSES AS IT IS LOCATED WITHIN THE PROPOSED OPEN SPACE PORTION OF THE DEVELOPMENT.
6. THE SUBJECT PROPERTY IS WITHIN “ZONE X”, AN AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON A PLAN ENTITLED “NATIONAL FLOOD HAZARD LAYER FIRMETTE, FEMA, MAP 09003C0177F EFFECTIVE DATE 9–26–2008”. “ZONE X” IS OUTSIDE OF 1.0% AND A 0.2% ANNUAL CHANCE FLOOD HAZARD AREAS.
7. THE SUBJECT PROPERTY IS NOT WITHIN AN AREA OF CONCERN AS SHOWN ON “NATURAL DIVERSITY DATA BASE AREAS” MAP FOR GRANBY, CT, DECEMBER 2024 PREPARED BY CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION.
8. ZONE OF PROPERTY: “R30” AND “R50”.

CONSTRUCTION NOTES:

1. TOPOGRAPHY WITHIN THE AREAS OF EXISTING ROADS, BOUNDARY LINES, WETLANDS, AND PROPOSED SEPTIC SYSTEMS HAS BEEN FIELD VERIFIED BY ALFORD ASSOCIATES, INC. IN DECEMBER, 2024 AND CONFORMS TO VERTICAL ACCURACY CLASS 1–2.  
OTHER EXISTING CONTOURS HAVE BEEN TAKEN FROM CT ECO MAPS (CONNECTICUT ENVIRONMENTAL CONDITIONS ON–LINE), PROVIDED BY UCONN AND CT DEEP. LOCATION OF ABUTTING HOUSES ARE APPROXIMATE AND HAVE BEEN TAKEN FROM TOWN AERIAL MAPS. THE APPROXIMATE LOCATION OF EXISTING ABUTTING WELLS ARE TAKEN FROM RECORDS BY THE FARMINGTON VALLEY HEALTH DISTRICT.
2. FOR EACH PROPOSED HOUSE, PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL OF THE REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
3. ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS OF THE TOWN OF GRANBY
4. UNSPECIFIED CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE TOWN OF GRANBY, “THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION”, FORM B19, AS AMENDED AND MANUFACTURER'S SPECIFICATIONS.
5. ALL UNSUITABLE MATERIAL DISCOVERED DURING CONSTRUCTION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.
6. MIRAFI FABRIC FENCE SHALL BE MAINTAINED UNTIL ALL CONTRIBUTING SURFACES HAVE BEEN STABILIZED.
7. ALL EROSION AND SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE 2002 CONNECTICUT EROSION AND SEDIMENTATION GUIDELINES.
8. NO STUMPS ARE TO BE BURIED ON THE PROPERTY.
9. FINAL LOCATION OF UTILITIES SERVING PROPOSED HOUSE SHALL BE DETERMINED BY THE UTILITY COMPANIES. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
10. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO ESTABLISHING FINAL GRADE OF PROPOSED FOOTINGS AND FOUNDATION. CONTRACTOR SHALL INSTALL TEMPORARY EROSION CONTROL MEASURES FOR STOCKPILED MATERIAL AND AT TOPS SLOPES DURING FOUNDATION EXCAVATION. MIRAFI FABRIC SILT FENCE AND/OR TEMPORARY VEGETATION IF PILES ARE TO REMAIN IN PLACE FOR EXTENDED PERIODS OF TIME.
11. WHERE SHOWN ON THE PLAN, PROPOSED ROOF LEADERS TO CONNECT INTO YARD DRAINS AND INFILTRATOR CHAMBERS. OTHERWISE, ROOF LEADERS CAN DISCHARGE ON TO SPLASH PADS SET ON THE GROUND.
12. A STOCKPILE OF CRUSHED STONE, GEOTEXTILE SILT FENCE AND HAY BALES IS TO BE MAINTAINED ON SITE FOR USE DURING HEAVY RAINS OR OTHER EMERGENCIES.
13. WITHIN A CONTRIBUTING AREA, AFTER STABILIZATION AND ESTABLISHMENT OF VEGETATIVE COVER, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF PROPERLY.

NO.	REVISION
2-10-25	REVISED TO INCORPORATE COMMENTS FROM INHC WETLANDS AGENT DATED 2-9-25



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

L.S. No. 9344

NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL



CIVIL ENGINEERS  
WINDSOR, CONNECTICUT  
•  
WILSON H. ALFORD, JR., P.E. & L.S.

DATE: DECEMBER 23, 2024

SCALE: 1 IN. = 40 FT.

BREEZY MEADOW SUBDIVISION  
NOTES AND DETAILS  
PREPARED FOR  
PEAK MOUNTAIN DEVELOPMENT LLC  
GRANBY, CONNECTICUT  
188 DAY STREET

Sheet  
NOTES–1

OWNER OF RECORD  
BARBARA BRAEM JENSEN  
MAILING ADDRESS:  
45 BUGBEE ROAD, SOUTHWICK, MA 01077–9707  
APPLICANT  
PEAK MOUNTAIN DEVELOPMENT LLC  
C/O KIRK MacNAUGHTON, MANAGER/MEMBER  
P.O. BOX 270  
GRANBY, CT 06026  
TEL. NO. 860–305–4445  
EMAIL: Kirk@MacBuilds.com



**TOWN OF GRANBY**  
*Incorporated 1786*  
15 North Granby Road  
Granby, Connecticut 06035-2102  
860-844-5318

January 7, 2025

Certified Mailing# 91 7199 9991 7038 8323 3274

Mr. Marko Lamaj  
310R Salmon Brook Street  
Granby, CT 06035

**Re: Enforcement Order: 310R Salmon Brook Street, Granby, CT (Mblu: E-35/55/30)  
Conducting a Regulated Activity without a valid IWWC Permit**

Dear Mr. Lamaj:

The Town of Granby was notified that activities regulated by the "Town of Granby Inland Wetland and Watercourses Regulations," dated July 11, 2018, have been conducted on your property known as 310R Salmon Brook Street. The property contains a single-family house and associated improvements immediately adjacent to the East Branch of Salmon Brook. The regulated activities that were conducted on the property without a valid permit consist of the following:

1. Construction of a pressure treated elevated deck at the rear of the house, immediately adjacent to the bank of the brook.
2. Creation of a patio area and block wall adjacent to the front of the house.
3. Removal and disturbance of vegetation; some of this area contains a steep slope and is highly susceptible to erosion.
4. Improvements to the driveway area, including potential expansion of the driveway.
5. Removal of random debris from previous owners that is visible from aerial photographs. This shall be considered a mitigation activity, less any soil disturbance.

In accordance with the Town of Granby Inland Wetland and Watercourses Regulations, the work that occurred is considered a regulated activity as defined in said regulations and requires a permit application be filed and an approval letter to be issued before commencing such activities in accordance with Section 6 of the regulations. These regulations can be viewed at the Granby Town Hall in the Office of Community Development or online at:

<https://www.granby-ct.gov/sites/g/files/vyhlif3171/f/uploads/iwwc.regulationsfinal.07-11-18.pdf>.

No approval for this work has been granted and therefore the work is in violation of the regulations. In accordance with Section 14 of the IWWR, this Enforcement Order (EO) is issued and a hearing on this matter will be held on January 8, 2025, which you may have the opportunity to be heard and show cause why the order should not remain in effect. The following actions are required to be completed for this EO to be withdrawn.

1. All work within the regulated area or URA on the property shall cease apart from the following:
  - a. Immediately, erosion controls shall be properly installed between all exposed soils with sediment migration potential and the nearest wetland resource area.



- b. Soil shall be stabilized and seeded with a quick germinating seed mixture, mulch and other soil stabilizing methods shall be implemented to prevent the migration of soil/sediment into the resource areas. Stabilization shall be considered successful when 70% of the area is established with 90% permanent vegetative cover.
  - c. Mr. Lamaj stated that stormwater originates from the driveway, flowing down the earthen slope that leads to the brook. The owner shall enhance stormwater leak offs along the driveway to direct water to the adjacent wooded area. Berm and swales may be installed as necessary so that sediment laden water does not reach the brook or adjacent resource areas. Any other earthwork or activities shall require an Inland Wetlands and Watercourses permit application.
- 2. Any additional earth disturbance for the modification of the retaining wall or other improvement beyond existing soil stabilization shall require an Inland Wetlands and Watercourses permit application. At that time, any unpermitted improvements shall be included in the application.
  - 3. Three (3) 1-gallon or larger winterberry holly (*Ilex verticillata*) shrubs shall be installed between the deck and the brook or the edge of the "to be" lawn area, east of the house, at the top of the swale that leads to the brook. All plantings shall be required to survive one full growing season.

You or subsequent owners may wish to consult with the Lower Farmington River and Salmon Brook Wild & Scenic organization at 860-658-4442 ext. 203 or at <https://lowerfarmingtonriver.org> for consultation on preservation techniques for the bank of the brook adjacent to the house. Their organization and small grant program may be a perfect fit for the preservation of the wetland functions and values of this property.

As always, please contact me at 413-695-2195 with any questions or comments.

Sincerely,



Kate Bednaz  
Authorized Wetlands Agent  
Town of Granby, CT