AGENDA

Regular Hybrid Meeting
Town of Granby
Inland Wetlands and Watercourses Commission
Wednesday, March 12, 2025, at 7:00 pm
Town Hall Meeting Room

Live Stream Under "Shows and Spotlight": www.gctv16.org

Zoom: https://us02web.zoom.us/j/89455785464?pwd=FNcvFGhxjOkmNnUGL23zWya1yifA4u.1

Call In: 929-205-6099 Meeting ID: 894 5578 5464 Passcode: 765404

- 1. Call to Order
- 2. Action on the minutes of February 13, 2025
- 3. Permit Requests
 - a. 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. (Received and continued from 2/13/25)
 - b. <u>15 Peck Orchard Road</u> R. Marr Permit application to construct a brook crossing, driveway and associated improvements within a regulated area. (To be received 3/12/25)
- 4. Public Hearing
 - a. <u>188 Day Street</u> 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. (Hearing opened and continued from 2/13/25)
- 5. Agent Report and Correspondence
- 6. Commissioner Reports and Correspondence
- 7. 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 Thursday, February 13, 2025, at 7:00 pm

PRESENT: Nicholas Dethlefsen, John Laudati, Sue Okie, Fred Jones, David Tolli, Vickie Dirienzo, and Aurelle Locke (via Zoom)

ALSO PRESENT: IWWC Agent Kate Bednaz (via Zoom) and Land Use Coordinator Renee Deltenre

1. Call to Order

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

2. Action on the minutes of January 8, 2025

ON A MOTION by S. Okie seconded by D. Tolli, the Commission voted 6-0-1 to approve the January 8, 2025, minutes as amended to reflect V. Dirienzo as present. F. Jones abstained.

3. Permit Requests

a. <u>310R Salmon Brook Street</u> – 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.

Property owner Marko Lamaj of 9 Hoskins Crossing, Simsbury, CT was present to discuss the application, which was submitted in response to a recent Enforcement Order (EO) regarding work conducted within a regulated area without a permit. Since purchasing the home, he has cleaned up the property 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 waddles were installed to prevent further erosion and grass seed will be utilized in the spring. Per discussion at the prior meeting regarding the EO, the applicant has met with the Building Official to discuss corrective measures regarding the retaining wall and included next steps as part of his application.

Come spring, 24" of earth will need to be excavated from behind the wall to install a 4" PVC drainage pipe with gravel for the entire length of the wall. If the soil cannot be removed by hand, then a mini excavator will be utilized. K. Bednaz indicated that the Lower Farmington Valley Watershed Association reached out regarding the preservation of the brook's bank, as the home and deck sit in close proximity. Discussion ensued regarding the draft approval letter, as well as a requirement for the planting of 3-4 soil stabilizing shrubs between the back deck and bank of the brook. 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.

ON A MOTION by D. Tolli seconded by V. Dirienzo, the Commission voted 7-0-0 to approve the application and draft approval letter as amended.

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. Applicant and property owner Evan Geusic was present to discuss the application and answer any questions the Commission had. He is looking to remove an existing 91 square foot shed and install a new 12'x20' prefabricated shed on crushed stone, 25' from the closest side yard property line and 30' from the rear yard property line. K. Bednaz provided feedback on the application and indicated that she will conduct a site visit on Saturday, February 15th.

ON A MOTION by D. Tolli seconded by V. Dirienzo, the Commission voted 7-0-0 to receive and continue the application to the next regular meeting.

J. Laudati recused himself at 7:36 p.m.

4. Public Hearing

a. <u>188 Day Street</u> – 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.

Applicant Kirk MacNaughton of Peak Mountain Development, LLC was present to discuss the application and answer any questions the Commission had. Revised plans were submitted this evening, which included revisions based on discussion that occurred at the prior meeting. The applicant is proposing a 7-lot, single-family home subdivision at 188 Day Street, which consists of 15.63 acres. He indicated that soil testing has been completed and the soils are suitable for on-site septic systems. 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-footlong 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. K. MacNaughton ran through the revised plans, which include extensive rain gardens, additional plantings, discussion on the existing farm road, etc. K. Bednaz had concerns regarding the maintenance of the rain gardens and the inability to access the ground due to current weather conditions. Additional soil testing has been requested and the Soil Scientist will be submitting a revised report, as well as reestablishing wetland flags that were damaged by the weather. Further review by Town Staff is required at this time and there was no public comment. The public hearing was continued to the next regular meeting.

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. This agenda item was discussed as part of agenda item #3a.

6. Agent Report and Correspondence

K. Bednaz noted that the CT Siting Council approved with conditions, the operation of a 4.99-megawatt AC battery energy storage facility located at 100 Salmon Brook Street on January 23, 2025. She also informed the Commission that the Harness Way subdivision will be wrapping up within the coming months.

7. Commissioner Reports and Correspondence

None

8. Adjourn

ON A MOTION by F. Jones seconded by V. Dirienzo, the Commission voted 7-0-0 to adjourn the meeting at 8:08 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: March 7, 2025

RE: Overview and Status of IWWC Permit Requests

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

<u>29 Canton Road</u> – 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 20' 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.

The application was received and discussed at the February 12, 2025, meeting. A draft approval letter is included in the meeting packet for consideration and action by the Commission.

<u>15 Peck Orchard Road</u> –R. Marr—Permit application to construct a brook crossing, driveway and associated improvements within a regulated area.

The applicant purchased 15 Peck Orchard Road with the plan of constructing a single-family house on the property. However, to access the building area, a bridge must be installed to cross the brook, which is located on the eastern side of the property. This application has been submitted to the Commission for the construction of the brook crossing, driveway, and associated improvements within a regulated area. It should be noted that the house itself would be located outside the upland review area.

This application will be received on March 13, 2025. No vote can be taken on it and if it is decided a public hearing is needed, the hearing can be scheduled for April 9, 2025.

<u>188 Day Street</u> – 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 the public hearing opened on February 13, 2025. Once a public hearing is opened, the Commission has 35 days to close it, unless the applicant grants an extension. Therefore, the hearing must close on March 12, 2025, unless the applicant grants an extension to April 9, 2025.

It should be noted that the Wetlands Agent met the applicant on site to assess the wetland area. It was determined that changes to the mapped wetland area need to be shown on the plans.

TOWN OF GRANBY

Incorporated 1786 15 North Granby Road Granby, Connecticut 06035-2102 860-844-5318

March 12, 2025

Evan Geusic 29 Canton Road Granby, CT 06035

RE: <u>29 Canton Road</u> – 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.

Dear Mr. Geusic:

Please be advised that on March 12, 2025, the Inland Wetlands and Watercourses Commission (IWWC) approved the subject application in accordance with the application and supporting documentation received to date.

The following are the conditions of this approval.

- 1. Per the applicant's request on February 5, 2025, via email to Renee Deltenre of the Community Development Office, the proposed size of the shed has been increased to 12'x20'.
- 2. The Office of Community Development shall be notified at least 48 hours prior to the start of any construction activities.
- 3. Town staff shall inspect installed erosion controls prior to the start of any work that results in earth disturbance activities, this includes, but is not limited to, grubbing and stump removal.
- 4. All work shall be in conformance with this approval and application materials as submitted for this Permit Approval. Any modifications to the approved plans must be reviewed and approved by the Granby Inland Wetlands and Watercourses Commission or their designated Agent.
- 5. Erosion controls shall be maintained until the site has achieved permanent stabilization. Permanent stabilization is defined as 70% permanent vegetation covering over 90% of the area. A stockpile of erosion controls shall remain on site to be installed, as necessary. The IWWC shall be notified in writing at least 48 hours in advance of erosion controls being removed.
- 6. Excavated soils shall not be brought off-property without the notification and approval of the Office of Community Development. The applicant shall supply the destination in writing for any excavated soil to be removed from the property.
- 7. This permit is valid for a period of 5-years from the date of issuance.
- 8. Upon completion of construction and site stabilization, the IWWC shall be notified in writing that work is complete, and a final inspection may be completed at that time.

If you have any questions, please call me at your earliest convenience.

Sincerely,

John Laudati Granby IWWC Chairman



Town of Granby Office of Community Development, Inland Wetlands and Watercourses Commission Telephone: (860) 844-5318, www.granby-ct.gov

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Application for Inland Wetlands & Watercourse	es Activity
Application For: ☑Permit ☐Extension ☐Modification (Existing Permit/Application	
☐Wetlands Map Amend. ☐Request for Review ☐Other:	
Property Location and Nearest Intersection:	
	se: Residential
under die Leide Lacemphante der Auftrag de	
Applicant's Name: Richard Marr	
Complete Address: 66 Claire Hill Raod, Burlington, CT 06013	
Daytime Phone: 860-970-7386 Evening Phone: same	Fax:
Email: richard-marr1@comcast.net	
7	
Owner's Name: Richard Marr	
If the owner is a corporation, or other non-individual entity, include the pr	imary contact information
Complete Address: 66 Claire Hill Raod, Burlington, CT 06013	
Phone Daytime Phone: <u>860-970-7386</u> Evening Phone: <u>860-970-7386</u>	Fax:
A H H T CHY A Hooketh D.E. (E. A Hooketh & Associated	· Ima ›
Applicant's Representative: Guy A. Hesketh, P.E. (F. A. Hesketh & Associates	s, IIIC.)
Complete Address: 6 Creamery Brook, East Granby, CT 06026	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Daytime Phone: 860-653-8000 Evening Phone: 860-214-3800	Fax:

Project Name and Brief Description (i.e. residential, agricultural, commercial, number Construction of open-bottom arch structure brook crossing and associated driven arch structure brook crossing and associated driven arch structure brook crossing and associated driven architecture.	
single family residence.	veway access brook crossing for
Chigio talimiy rootaatioa.	
Is any portion of the property located within 500 feet of an adjoining municipalit	hy2 Yes
Wetlands Located on Property (in square feet (sq. ft.)): 42,875 Wetlands to be	
Watercourses Located on Property? Yes Name or Type of Watercourse: For	
Are Proposed Activities Located within the 100-Year Floodplain? No	
Are there slopes with grades in excess of 15% located on the property? Yes	Floodway? No
Do Proposed Activities Require Review by the PZC? Yes	
**************************************	ATION PEOLIIPEMENTS********
OLE ALL EIGATION CHECKEIGT ON BACK IOI WIINIMIOW AFFEIGA	
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 statem	nents contained herein and in all supporting
documents according to the best of his/her knowledge and belief. Permission is granted Watercourses Commission, and its agent (s) to inspect the subject land, at reasonable to	d to the Town of Granby, Inland Wetlands &
and for the life of the nermit	ines, during the pendency of an application
RICHARD)	12-15-222
Applicant's Signature: MARR Date:	
Owner's Signature:Date:	07-15-2025
EOD OFFICE HOS	
Application #: 10 Page 1997	itted: 2/19/25
2011110	
Value of the Control	S. D. C.
Agent Ruling: Date Appro	vea/Deпlea:

Granby Inland Wetlands and Watercourses Commission Application Checklist

N/A	Appl. Do	cuments Required
		by the IWWC, otherwise applications may only be received.
		te plan and two (2) full size copies of the set of site plans and any reports. In any complete application, including one (1) complete digital copy of
	☑ Application Fee (see following page for calculation)	
		culations, with drainage area map, except for single-family homes, etc.
	☑ Report on soil types and characteristics from Profest minimum of one field soil profile for each wetland so	sional Soil Scientist who delineated wetlands. Report shall include a il type within project area. Profile shall be presented in data sheet format.
П	from an adjoining municipality will be used for enter impact an adjoining municipality or whether water nadjoining municipality. If the project falls within any	e property is within 500 feet of an adjoining municipality, whether streets ng or exiting the site, whether sewer or water drainage will flow through or un-off will impact streets or adjoining municipal or private property within an of the above mentioned definitions, then a letter must be sent by certified Agency along with a copy of the application and site plan being submitted to submitted to the Granby IWWC.
	<u> </u>	ent report from a soil scientist or other qualified individual. Mitigation
	activities shall also be described.	1
N/A	A Appl. Site P	an Requirements
	☑ Stamped by a Professional Engineer registered in t	ne State of Connecticut.
		date and type of drawing, subsequent dates of revision with description, when appropriate), location map, property owners(s) and adjacent property
	_	es, roadways and buildings. Plan/profile sheets shall be included for roads
	☑ Soil types as mapped by the National Resource Co	nservation Service.
		erties when proposed activities may be located in the Upland Review Area.
	✓ Alternatives considered and rejected to be either sh	
		ive, per 2002 CT E&S Control Guidelines at a minimum.
	✓ Wetland boundaries delineated by a Professional S✓ Limits of Upland Review Areas.	oil Scientist whose signatures is required on site plan.
	<u>·</u>	fill, destination of removed fill, except for single-family homes or similar.
	☐ Well locations and setbacks from septic systems ar	d drainage swales.
	☐ Septic system locations including reserve areas, ex☑ Stormwater drainage systems.	isting and proposed grading, spot grades and setbacks from wetland areas.
	☑ All existing and proposed pipe sizes, lengths and in	verts.
	Test pit and soil profile locations.	the personnel personnel concretely of watered watered watered
ш	review areas to be altered.	the acreages presented separately of wetlands, watercourses or upland
\square	☐ Boundaries of 100-year floodplain or floodways as	determined by FEMA.
	☑ Erosion and sediment control details along with a s	•
$\mathbf{\nabla}'$	☐ Test pit logs	
	Details of all proposed site improvements (i.e. drain of septic system or sewer connection, cross section	age structures, pipes, footing drains, curtain drains, dewatering, cross section of detention, retention, or sediment basins, etc.)
	☑ Construction sequence specifications.	
N/A	A Appl. Pub	ic Hearing (If Required)
	☑ The Town of Granby Office of Community Develop THE GRANBY IWWC MAY REQUEST ADDITION	ment is responsible for publishing the legal notice. AL INFORMATION DURING THE PERMIT PROCESS AS NECESSARY.

SECTION 19 FEES

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

Αςπνι	<u>1Y</u>	FEE/ AREA /#	APPLIED
State	of Connecticut Land Use Fee	\$60.00	\$ 60.00 +
Permi	tted Uses As-of-Right & Non-Regulated Uses	None	None
CATE	GORY 1 - RESIDENTIAL/SINGLE-FAMILY RESIDENCES (INCLUDING 2-L	OT SUBDIVISIONS)	
١.	Base Fee		
	a. General Application	\$150.00 + II	\$ 150.00 +
	b. Accessory to Existing Primary Structure	\$80.00 + II	<u></u> +
	c. Modification to Existing Approval	\$30.00 + II	+
11.	Activity Fee		
	a. \$100.00 per Watercourse Crossing	(#)	\$100.00 +
	b. \$0.02 per sq. ft. of Wetland Disturbance	250 SF	\$ 5.00 +
	Within Upland Review Area		
	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	(#)	<u>\$ 250.00</u> +
	f. \$100.00 per Storm Drain Outfall	(#)	<u>\$ 100.00</u> +
	g. \$0.01 per sq. ft. of Steep Slope Disturbance	1,500 SF	\$ 15.00 <u>+</u>
	(Slopes Greater than 2:1 - Define Area on Plan)		
	h.\$0.005 per sq. ft. of Woody Vegetation Clear-Cut	21,400 SF	<u>\$ 107.00</u> +
	> TOTAL FEE - CATEGORY 1		\$
CATE	CORV 2 - SURDIVISIONS (GREATER THAN 2 LOTS) CONDOMINIUMS	MUUTI EANN VIII	TO/COMMEDCIAL
	GORY 2 - SUBDIVISIONS (GREATER THAN 2-LOTS)/CONDOMINIUMS, Base Fee	MULTI-FAMILY UNIT	rs/Commercial
CATEO	Base Fee		_
	Base Fee a. General Application Per Primary Structure (up to 5)	\$300.00/(+II)	\$+
	Base Fee a. General Application Per Primary Structure (up to 5) i. Fee Per Each Primary Structure Beyond 5	\$300.00/(+II) \$20.00 (+II)	\$ \$ +
	Base Fee a. General Application Per Primary Structure (up to 5) i. Fee Per Each Primary Structure Beyond 5 b. Accessory to Existing Primary Structure	\$300.00/(+II) \$20.00 (+II) \$150.00 (+II)	\$ + \$ + \$ +
l.	Base Fee a. General Application Per Primary Structure (up to 5) i. Fee Per Each Primary Structure Beyond 5 b. Accessory to Existing Primary Structure c. Modification to Existing Approval	\$300.00/(+II) \$20.00 (+II)	\$ \$ +
	Base Fee a. General Application Per Primary Structure (up to 5) i. Fee Per Each Primary Structure Beyond 5 b. Accessory to Existing Primary Structure c. Modification to Existing Approval Activity Fee*	\$300.00/(+II) \$20.00 (+II) \$150.00 (+II) \$60.00 (+II)	\$ + \$ + \$ + \$ +
l.	Base Fee a. General Application Per Primary Structure (up to 5) i. Fee Per Each Primary Structure Beyond 5 b. Accessory to Existing Primary Structure c. Modification to Existing Approval Activity Fee* a. \$200.00 per Watercourse Crossing	\$300.00/(+II) \$20.00 (+II) \$150.00 (+II) \$60.00 (+II)	\$ + \$ + \$ + \$ +
l.	Base Fee a. General Application Per Primary Structure (up to 5) i. Fee Per Each Primary Structure Beyond 5 b. Accessory to Existing Primary Structure c. Modification to Existing Approval Activity Fee* a. \$200.00 per Watercourse Crossing b. \$0.04 per sq. ft. of Wetland Disturbance	\$300.00/(+II) \$20.00 (+II) \$150.00 (+II) \$60.00 (+II)	\$ + \$ + \$ + \$ +
l.	Base Fee a. General Application Per Primary Structure (up to 5) i. Fee Per Each Primary Structure Beyond 5 b. Accessory to Existing Primary Structure c. Modification to Existing Approval Activity Fee* a. \$200.00 per Watercourse Crossing b. \$0.04 per sq. ft. of Wetland Disturbance Within Upland Review Area	\$300.00/(+II) \$20.00 (+II) \$150.00 (+II) \$60.00 (+II) (#)	\$ + \$ + \$ + \$ + \$ +
l.	Base Fee a. General Application Per Primary Structure (up to 5) i. Fee Per Each Primary Structure Beyond 5 b. Accessory to Existing Primary Structure c. Modification to Existing Approval Activity Fee* a. \$200.00 per Watercourse Crossing b. \$0.04 per sq. ft. of Wetland Disturbance Within Upland Review Area c. \$100.00 per Structure	\$300.00/(+II) \$20.00 (+II) \$150.00 (+II) \$60.00 (+II) (#) (#)	\$ + \$ + \$ + \$ + \$ + \$ +
l.	Base Fee a. General Application Per Primary Structure (up to 5) i. Fee Per Each Primary Structure Beyond 5 b. Accessory to Existing Primary Structure c. Modification to Existing Approval Activity Fee* a. \$200.00 per Watercourse Crossing b. \$0.04 per sq. ft. of Wetland Disturbance Within Upland Review Area c. \$100.00 per Structure	\$300.00/(+II) \$20.00 (+II) \$150.00 (+II) \$60.00 (+II) (#) SF	\$ + \$ + \$ + \$ + \$ + \$ + \$ +
l.	Base Fee a. General Application Per Primary Structure (up to 5) i. Fee Per Each Primary Structure Beyond 5 b. Accessory to Existing Primary Structure c. Modification to Existing Approval Activity Fee* a. \$200.00 per Watercourse Crossing b. \$0.04 per sq. ft. of Wetland Disturbance Within Upland Review Area c. \$100.00 per Structure d. \$0.02 per sq. ft. of Impervious Surface e. \$250.00 per Stormwater Management Basin	\$300.00/(+II) \$20.00 (+II) \$150.00 (+II) \$60.00 (+II) (#) (#) (#) (#)	\$ + \$ + \$ + \$ + \$ + \$ + \$ + \$ +
l.	Base Fee a. General Application Per Primary Structure (up to 5) i. Fee Per Each Primary Structure Beyond 5 b. Accessory to Existing Primary Structure c. Modification to Existing Approval Activity Fee* a. \$200.00 per Watercourse Crossing b. \$0.04 per sq. ft. of Wetland Disturbance Within Upland Review Area c. \$100.00 per Structure d. \$0.02 per sq. ft. of Impervious Surface e. \$250.00 per Stormwater Management Basin	\$300.00/(+II) \$20.00 (+II) \$150.00 (+II) \$60.00 (+II) (#) SF	\$ + \$ + \$ + \$ + \$ + \$ + \$ +
l.	Base Fee a. General Application Per Primary Structure (up to 5) i. Fee Per Each Primary Structure Beyond 5 b. Accessory to Existing Primary Structure c. Modification to Existing Approval Activity Fee* a. \$200.00 per Watercourse Crossing b. \$0.04 per sq. ft. of Wetland Disturbance Within Upland Review Area c. \$100.00 per Structure d. \$0.02 per sq. ft. of Impervious Surface e. \$250.00 per Stormwater Management Basin f. \$100.00 per Storm Drain Outfall	\$300.00/(+II) \$20.00 (+II) \$150.00 (+II) \$60.00 (+II) (#) 	\$ + \$ + \$ + \$ + \$ + \$ + \$ + \$ + \$ +
l.	Base Fee a. General Application Per Primary Structure (up to 5) i. Fee Per Each Primary Structure Beyond 5 b. Accessory to Existing Primary Structure c. Modification to Existing Approval Activity Fee* a. \$200.00 per Watercourse Crossing b. \$0.04 per sq. ft. of Wetland Disturbance Within Upland Review Area c. \$100.00 per Structure d. \$0.02 per sq. ft. of Impervious Surface e. \$250.00 per Stormwater Management Basin f. \$100.00 per Storm Drain Outfall g. \$0.02 per sq. ft. of Steep Slope Disturbance	\$300.00/(+II) \$20.00 (+II) \$150.00 (+II) \$60.00 (+II) (#) 	\$ + \$ + \$ + \$ + \$ + \$ + \$ + \$ + \$ +

<u>Activi</u>	<u>1Y</u>	FEE/ AREA / #	APPLIED
Сатес	GORY 3 - ALL OTHER APPLICATIONS		
1.	Base Fee		
	a. General Application	\$200.00 (+jl)	\$+
	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 Basi	in(#)	<u>\$</u> +
	f. \$100.00 per Storm Drain Outfall	(#)	<u>\$+</u>
	g. \$0.02 per sq. ft. of Steep Slope Disturbance	eSF	\$+
	(Slopes Greater than 2:1 - Defined Area	,	
	h. \$0.01 per sq. ft. of Woody Vegetation Clear	r-CutSF	<u>\$</u> +
	> TOTAL FEE - CATEGORY 3		\$
HI.	Significant Activity Fee	\$300.00	\$ 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	<u></u> +
>	APPLICATION FEE SUBTOTAL		\$ <u>1,087.00</u> +
VI.	Post Activity Application Fee	20% of Fee Subtotal	\$ 217.40 +
>	TOTAL APPLICATION FEE:		\$ 1,304.40

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.



GIS CODE #: For DEEP Use Only	 	 	

79 Elm Street • Hartford, CT 06106-5127

www.ct.gov/deep

Affirmative Action/Equal Opportunity Employer

Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete 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, 3rd Floor, Hartford, CT 06106

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

	PART I: Must Be Completed By The Inland Wetlands Agency
1.	DATE ACTION WAS TAKEN: year: month:
2.	ACTION TAKEN (see instructions, 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):
	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: Southwick or number: 6
	subregional drainage basin number: 4320
7.	NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Richard Marr
8.	NAME & ADDRESS / LOCATION OF PROJECT SITE (print information): 15 Peck Orchard Road
	briefly describe the action/project/activity (check and print information): temporary permanent description:
9.	ACTIVITY PURPOSE CODE (see instructions, only use one code): B
10.	ACTIVITY TYPE CODE(S) (see instructions for codes):
11.	WETLAND / WATERCOURSE AREA ALTERED (must provide acres or linear feet):
ĺ	wetlands: 0.0057 acres open water body: 0.0 acres stream: 0.0 linear feet
12.	UPLAND AREA ALTERED (must provide acres): 0.28 acres
13.	AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0.0 acres
	33.03
DA	TE RECEIVED: PART III: To Be Completed By The DEEP DATE RETURNED TO DEEP:
FO	ORM COMPLETED: YES NO FORM CORRECTED / COMPLETED: YES NO

15 Peck Orchard Road

Application for Inland Wetlands & Watercourses Activity Brook Crossing and Driveway Construction

Narrative and supplemental information

February 14, 2025

Narrative:

The proposal consists of construction of driveway access and a brook crossing to a residential dwelling proposed to be constructed on the subject parcel. The crossing will incorporate a concrete arch structure that will span the brook (Fox Brook) and maintain the natural characteristics of the river channel. Minimal disturbance will occur on the banks of the stream during construction of the foundations of the arch structure, which will be stabilized and restored immediately after installation and placement of the precast arch sections. A gravel access drive is proposed to connect the span arch to Peck Orchard Road to the east and the balance of the parcel located to the west of the brook.

Minimal temporary disturbance is proposed to wetlands resources (approx. 250 SF), which will be stabilized and restored to pre-construction conditions. No other direct impacts are proposed to wetlands resources, or watercourses. Upland review area impacts will include clearing and grubbing, construction of the concrete arch structure, placement of engineered fill (for construction of the driveway), construction of modular block retaining walls/wingwalls, and construction of a stormwater drain system and associated outfall associated with the driveway west of the brook.

Erosion control measures will meet the CT DEEP Guidelines (2024) and include a construction exit, silt fence erosion control, straw wattles (sediment logs), erosion control blankets, establishment of stabilizing vegetation, etc.

Alternatives Analysis statement:

Alternative locations for the brook crossing were reviewed for access between Peck Orchard Road and the portion of the parcel west of the Fox Brook. Each was deemed to have a more significant impact to wetlands resources than the design depicted on the submitted plan set.

Locating the crossing further south of the depicted location would result in significant direct impacts to the wetlands located on both sides of the brook in the areas southeast and southwest of the selected crossing location.

Similarly, locating the crossing further to the north would result in more direct impacts to banks of the watercourse and associated wetlands as the bank and associated

wetlands widen further to the north. Additionally, locating the crossing further to the north would require the touchdown of the driveway on Peck Orchard Road to be located further north which would require a steeper drive, more fill and a larger clearing footprint in the area east of the brook.

The selected location of the brook crossing and driveway configuration is the most feasible and prudent alternative.

Applicant Certification:

1. The property on which the regulated activity is proposed is located within 500 feet of the boundary of an adjoining municipality (Town of Hartland). A copy of the application form has been sent certified mail the Town Clerk of Hartland

Therese Gundersen, CCTC, Hartland Town Clerk P O Box 297 22 South Road East Hartland, CT 06027

A copy of the certificate of mailing is attached.

- 2. Traffic attributable to the completed project on the site will not use streets within the adjoining municipality to enter or exit the site;
- 3. Sewer or water drainage from the project site will not flow through nor impact the sewage or drainage system within an adjoining municipality;
- 4. Water run-off from the improved site will not impact streets or other municipal or private property within an adjoining municipality.

In addition, as Applicant I am familiar with all the information provided in the application and am aware of the penalties for obtaining a permit through deception or through inaccurate or misleading information.

I hereby give authorization for the members and agents of the Commission to inspect the subject land, at reasonable times, during the pendency of an application and for the life of the permit

Applicant

Richard Marr 02/15/2025

Signature Date

Name and Addresses of Adjacent Land Owners:

Adam Tkaczuk 39 Hemlock Road Granby, CT 06035

Linda Varcoe, Trustee 25 Peck Orchard Road N. Granby, CT 06060

Edward J Cain 303 Granville Road North Granby, CT 06060

279 Granville Road (information suppressed)

Peck Orchard Knoll, LLC PO Box 581 2 Farms Village Road Simsbury, CT 06070

David Sgueglia and Susan Holden 55 Peck Orchard Road Hartland, CT

State of Connecticut
Department of Energy and Environmental Protection
79 Elm Street
Hartford, CT 06106

Nelson & Kathye Toussaint 279 Granville Road North Granby, CT 06060

JACKSON ENVIRONMENTAL, LLC

- Environmental and Soil Consultants -

289 High Road, Kensington, Connecticut 06037 Telephone and Fax: 860-224-4063

April 12, 2022

Mr. Richard Marr 66 Claire Hill Road Burlington, CT 06060

Re: Soils and Wetlands / Watercourse Delineation Report #15 Peck Orchard Road, North Granby, CT MBLU: A-20 / 6/98

JE Project No. 21-29

Dear Mr. Marr:

The wetlands and watercourses observed on a 12.57-acre property known as 15 Peck Orchard Road, North Granby, North Granby, CT were delineated on March 25 and April 4, 2022. In addition, an approximately 6-acre, triangular-shaped, area of uplands was inspected on the adjacent parcel to the north of the proposed house location.

Published Soil Map Units

1. Web Soil Survey

The Web Soil Survey¹ identified the following map unit for the #15 Peck Orchard Road Property:

Gloucester gravelly sandy loam, 8 to 15% slope (58C); and,

Gloucester gravelly sandy loam, 15 to 35% slope (58D)

The U.S. Department of Agriculture, Natural Resources Conservation Service describes the Gloucester soil series as "very deep, somewhat excessively drained soils formed in sandy glacial till sediments. They are on nearly level to very steep moraines, hills, and ridges. Slope ranges from 0 to 50 percent."²

Merrimac fine sandy loam, 3 to 8% slope (34B)

The U.S. Department of Agriculture, Natural Resources Conservation Service describes the Merrimac soil series as "very deep, somewhat excessively drained soils formed in glaciofluvial

¹ The Web Soil Survey. USDA, Natural Resources Conservation Service. http://websoilsurvey.nrcs.usda.gov

² https://soilseries.sc.egov.usda.gov/OSD_Docs/G/GLOUCESTER.html

Mr. Richard Marr April 12, 2022

JACKSON ENVIRONMENTAL, LLC

outwash sediments. They are nearly level through very steep soils on outwash terraces and plains and other glaciofluvial landforms."

2. Hartford County Soil Survey

Sheet No. 2 of the Hartford County Soil Survey⁴ identifies the following soil map units on the subject property.

Hinckley loamy sand, 3 to 15% slope (HnC)

The U.S. Department of Agriculture, Natural Resources Conservation Service describes the Hinckley soil series as "very deep, excessively drained soils formed in glaciofluvial sediments. They are nearly level through very steep soils on outwash terraces, outwash plains, outwash deltas, kames, kame terraces, and eskers."⁵

Terrace Escarpments (Tg)

This land designation refers to steep faces or slopes within glaciofluvial parent materials. In this case the terrace escarpments are related to the Hinckley soil mapping units.

Sudbury fine sandy loam, 0 to 3% slope (SsA)

The U.S. Department of Agriculture, Natural Resources Conservation Service describes the Sudbury soil series as "very deep, moderately well and somewhat poorly drained soils on outwash plains. They are nearly level through strongly sloping soils in slight depressions and on terraces and foot slopes in areas of outwash or glaciofluvial deposits."

Field Notes

Fox Brook flows in a general southeasterly direction across the northeastern section of the property. The brook is located close to, and nearly parallel with, Peck Orchard Road. The brook channel was incised within stratified sand and gravel sediments of glaciofluvial origin. Steep side-slopes bordering the brook channel ranged from approx. 4 to 12-feet in height. Terraces composed of sandy glaciofluvial sediments, were noted on either side of Fox Brook. Piles of fieldstone composed of cobbles and boulders along the brook channel provide evidence that the terrace adjacent to the eastern side of Fox Brook, between the brook and Peck Orchard Road, was historically cultivated.

³ https://soilseries.sc.egov.usda.gov/OSD_Docs/M/MERRIMAC.html

⁴ Shearin, A.E. and D.E. Hill. 1962. Soil Survey of Hartford County, Connecticut. USDA, Soil Conservation Service in cooperation with Connecticut Agricultural Experiment Station and Storrs Agricultural Experiment Station.

⁵ https://soilseries.sc.egov.usda.gov/OSD Docs/H/HINCKLEY.html

⁶ https://soilseries.sc.egov.usda.gov/OSD_Docs/S/SUDBURY.html

Mr. Richard Marr April 12, 2022

JACKSON ENVIRONMENTAL, LLC

To the west of Fox Brook, very steep uplands composed of either somewhat-excessively-drained sandy glacial till or excessively-drained sandy soils derived from glaciofluvial parent materials bordered the western side of a glaciofluvial terrace adjacent to Fox Brook. A notch within the steep upland terrain contained an un-paved access to the western section of the property.

The notch and the steep uplands in the western section of the property were inspected. There were no wetlands or intermittent watercourses noted in the steep uplands west of Fox Brook. Section 2 of the July 11, 2018, Town of Granby Inland Wetlands and Watercourses Regulations defines "Intermittent watercourses" as: "a watercourse delineated by a defined 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 a duration longer than a particular storm incident, and (c) the presence of hydrophytic vegetation".

Wetland / watercourse boundary flags 'A-1' through 'A-16', and 'A-25' to 'A-41', were placed along the along the eastern side of the brook channel. The flags extend from the vicinity of the northern property boundary to the southern property boundary.

Wetland / watercourse boundary flags A-16 through 'A-25' were placed around a narrow elliptical-shaped drainage-way located near Peck Orchard Road. The wetland area was underlain by poorly-drained soils and possible shallow depths to bedrock. The feature drained to Fox Brook immediately up-stream from a significant meander within the brook.

Wetland / watercourse boundary flags '1A-1' through '1A-13' were placed along the along the western side of the brook channel and extend in a northerly direction from the southern property boundary. This section of the brook channel contained alluvial deposition.

Wetland / watercourse boundary '1A-13' through '1A-31' delineate poorly-drained and very-poorly-drained wetlands soils located within the glaciofluvial terrace bordering Fox Brook. This wetland area was located upstream from a significant meander with Fox Brook, near the existing foot-bridge, and extended north to the area of the notch within the adjacent uplands. There was evidence of shallow depths to bedrock beneath the delineated wetlands area.

Watercourse boundary flags '2A-1' through '2A-9' were placed along the along the western side of the Fox Brook channel from the vicinity of the notch in steep uplands to the northern property boundary.

Wetland / watercourse boundary flags 'B-1' through 'B-10' were placed around a watercourse and poorly-drained wet depression located within the glaciofluvial terrace, and adjacent to the toe-of-slope with the steep uplands west of Fox Brook. The flags series begins in the vicinity of the northern property boundary, extends around the wet depression in the terrace landscape, and closes back to the property boundary. There was evidence of shallow depths to bedrock beneath the wet depression.

Wetland / watercourse boundary flags 'C-1' through 'C-14' were placed around a drainageway, containing an intermittent watercourse and associated poorly-drained and very-poorly-drained soils, located along the toe-of-slope bordering the steep uplands located west of Fox Brook. The flags series begins in the vicinity of the southern property boundary and extends around the drainageway and closes back to the property boundary. There was also evidence of shallow depths to bedrock in this area of the property.

Please contact me at (860) 213-3152 with any questions or comments regarding this report.

Sincerely,

JACKSON ENVIRONMENTAL, LLC

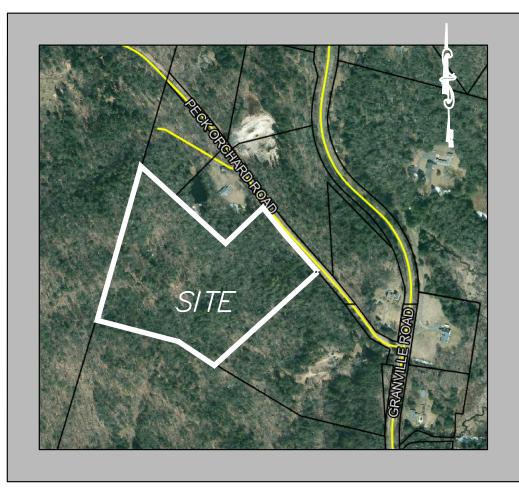
William A. Jackson, R.S., L.E.P.

Sellan a. Jackson

Registered Soil Scientist

BROOK CROSSING PLAN

15 Peck Orchard Road Granby, Connecticut Granby Inland Wetlands and Watercourses Commission Inland Wetlands Permit Application February 18, 2025



DEVELOPMENT TEAM

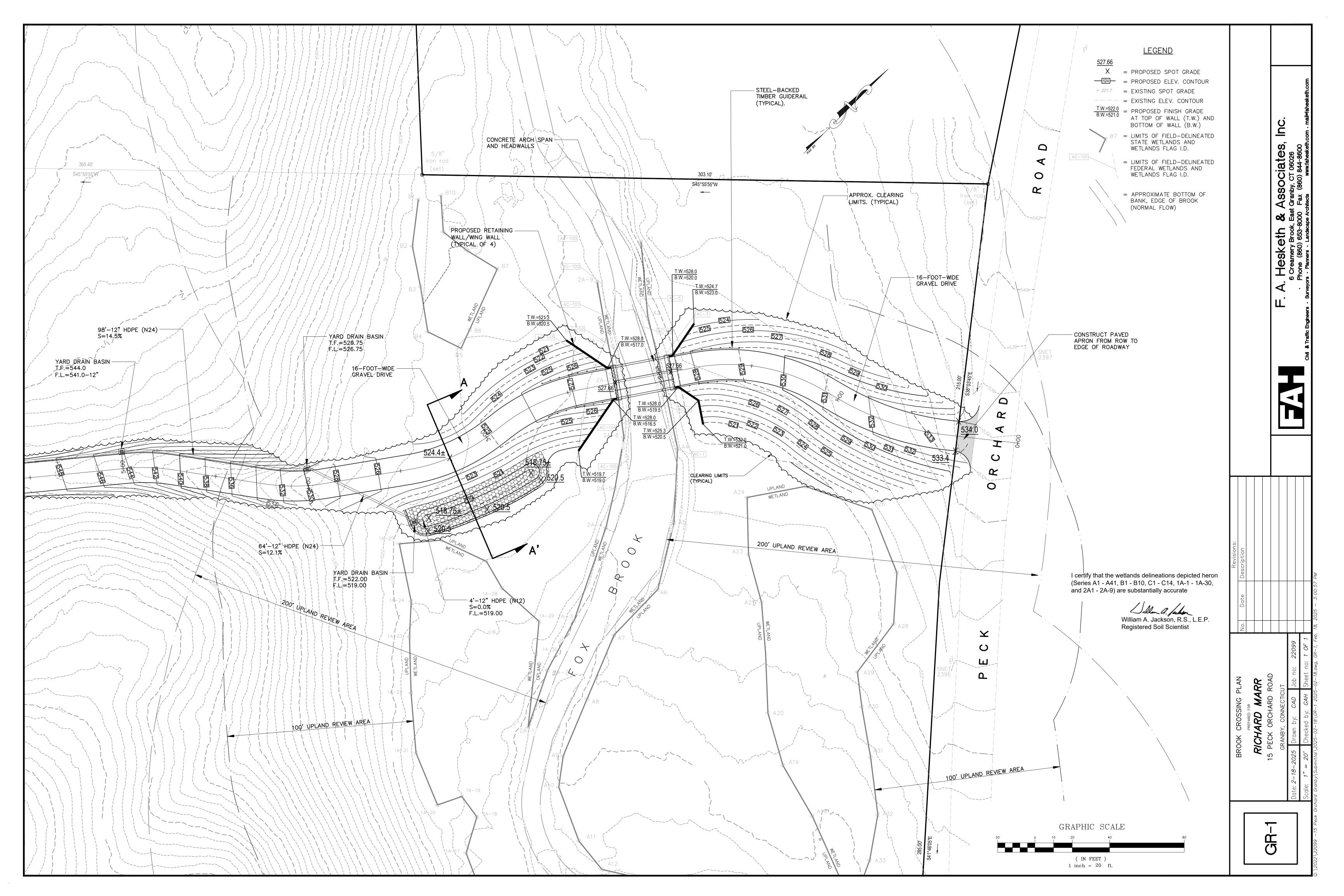
Property Owner Applicant/Developer Richard Marr Civil Engineer F. A. Hesketh & Associates, Inc. Land Surveyor DuFour Surveying, LLC Wetlands Consultants Jackson Environmental REMA Ecological Services, LLC.

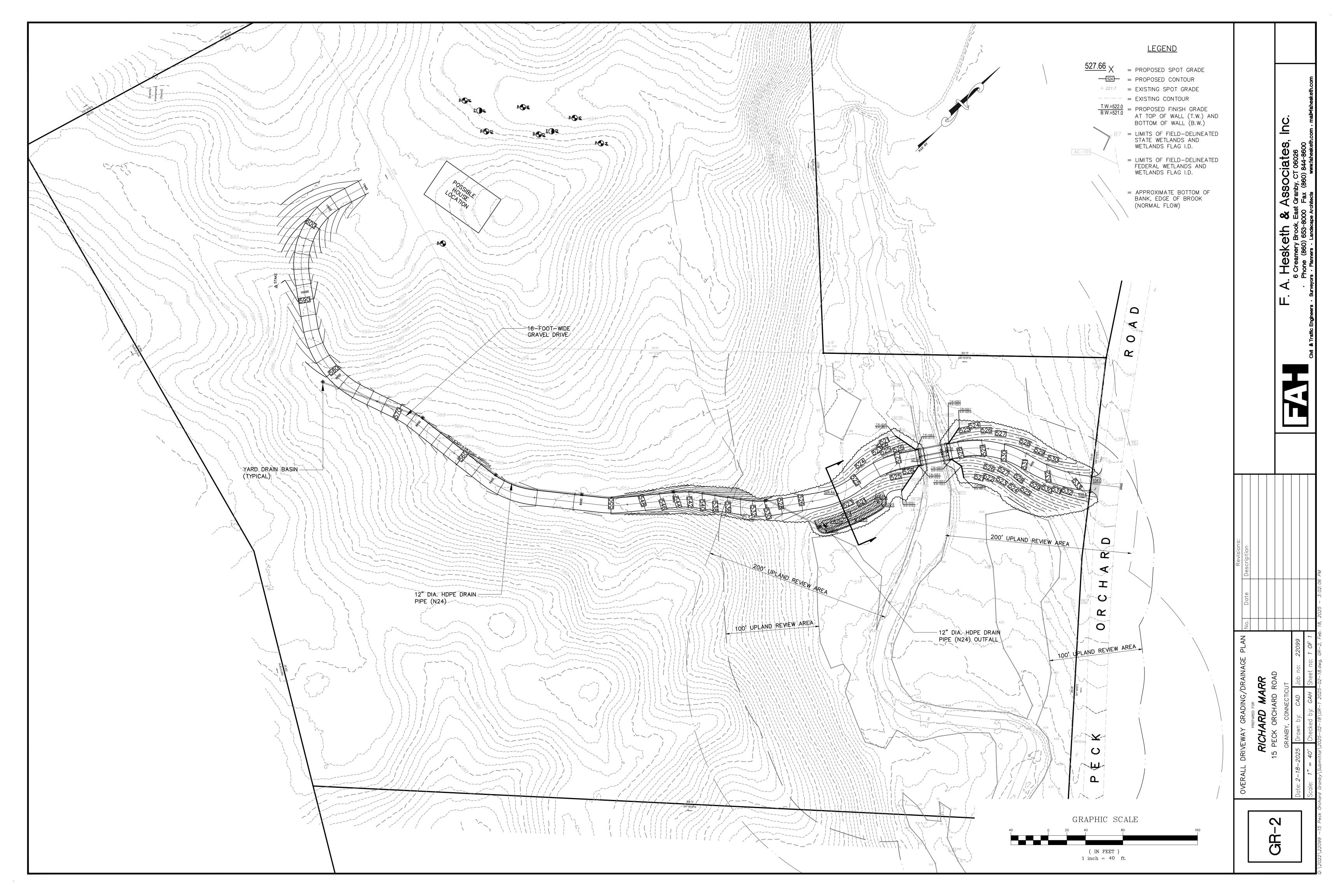
Richard Marr

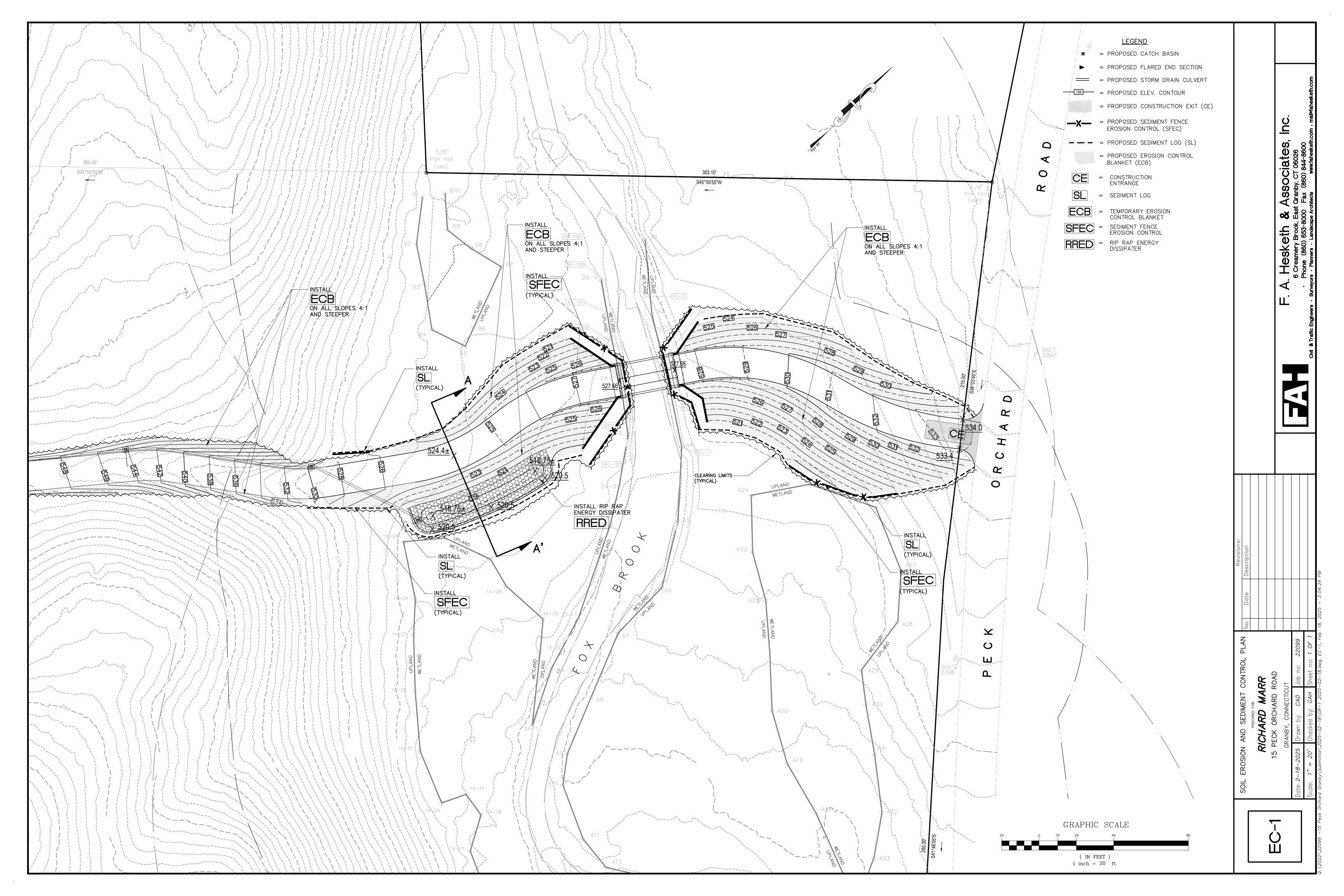
LIST OF DRAWINGS

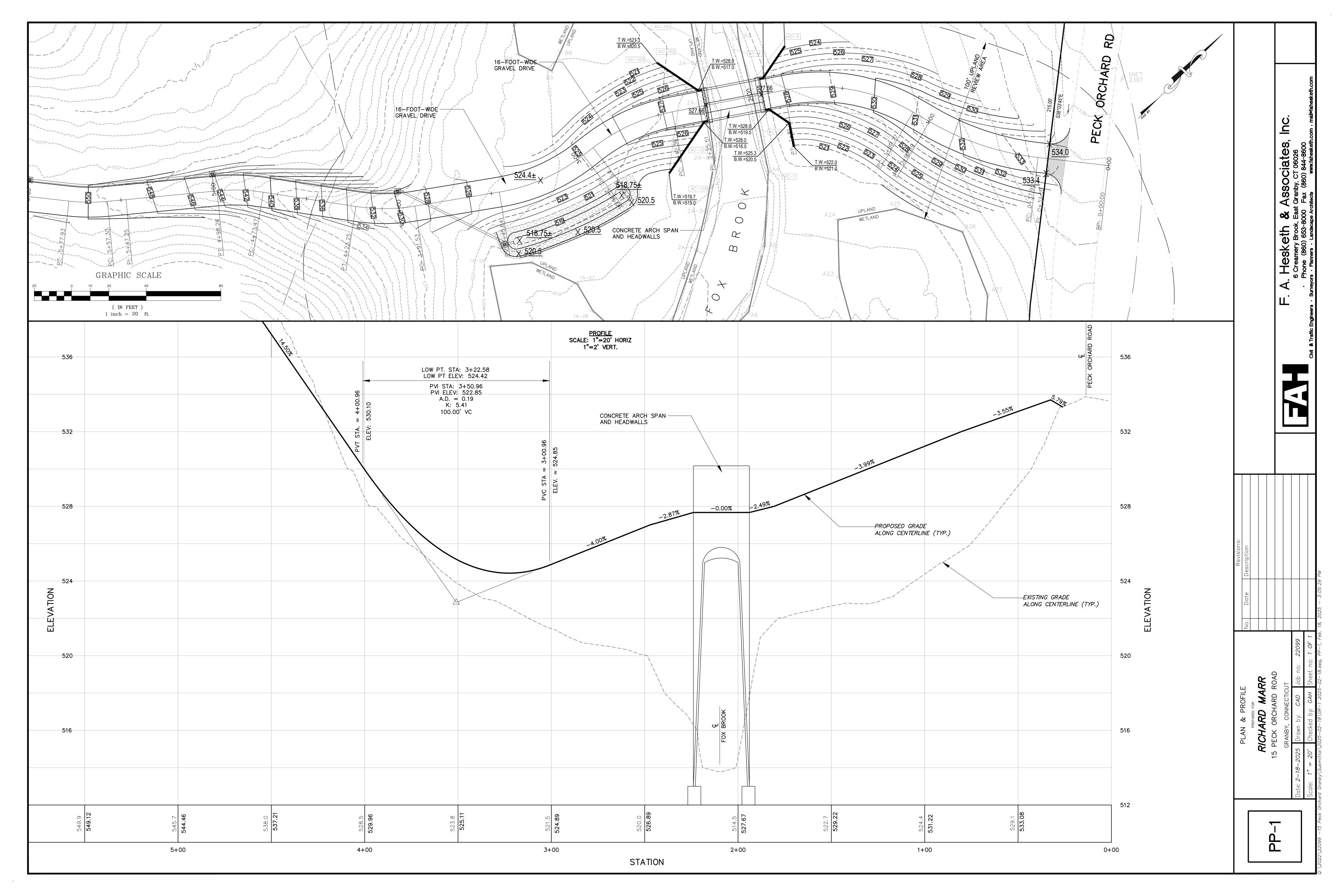
Title Sheet GR-1 **Brook Crossing Plan** GR-2 General Driveway Grading/Drainage Plan EC-1 Soil Erosion and Sediment Control Plan PP-1 Plan and Profile SD-1 thru SD-3 Site Details NT-1 Notes Topographic Survey

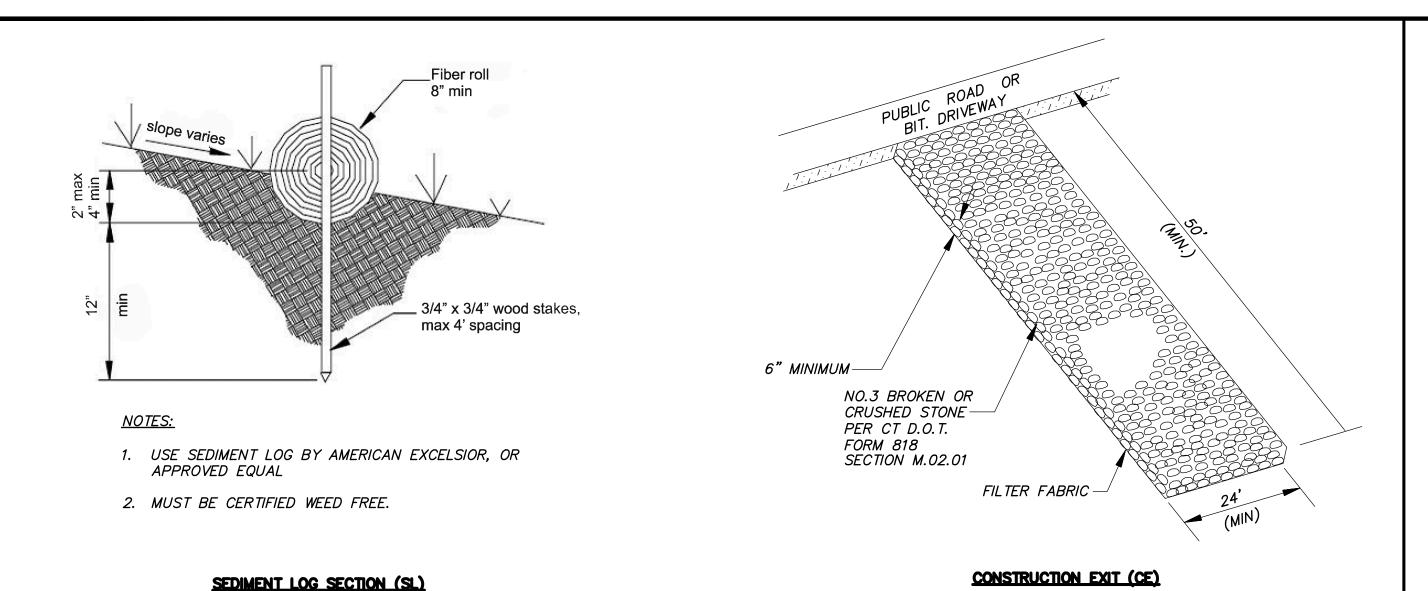
Property Survey - Lot Line Revisions











RETAINING WALL NOTES:

- 1. PROVIDE 4'-HIGH CHAIN LINK FENCE ATOP RETAINING WALL.
- 2. FENCE INSTALLATION SHALL BE COMPATIBLE WITH WALL TYPE, AS APPROVED BY THE WALL SUPPLIER/MANUFACTURER.

N.T.S.

3. RETAINING WALL TO ANCHOR/TRANSITION INTO ARCH SPAN PER COORDINATION OF ARCH SPAN DESIGNER/SUPPLIER.

ALL RETAINING WALLS ARE DESIGN/BUILD BY THE CONTRACTOR

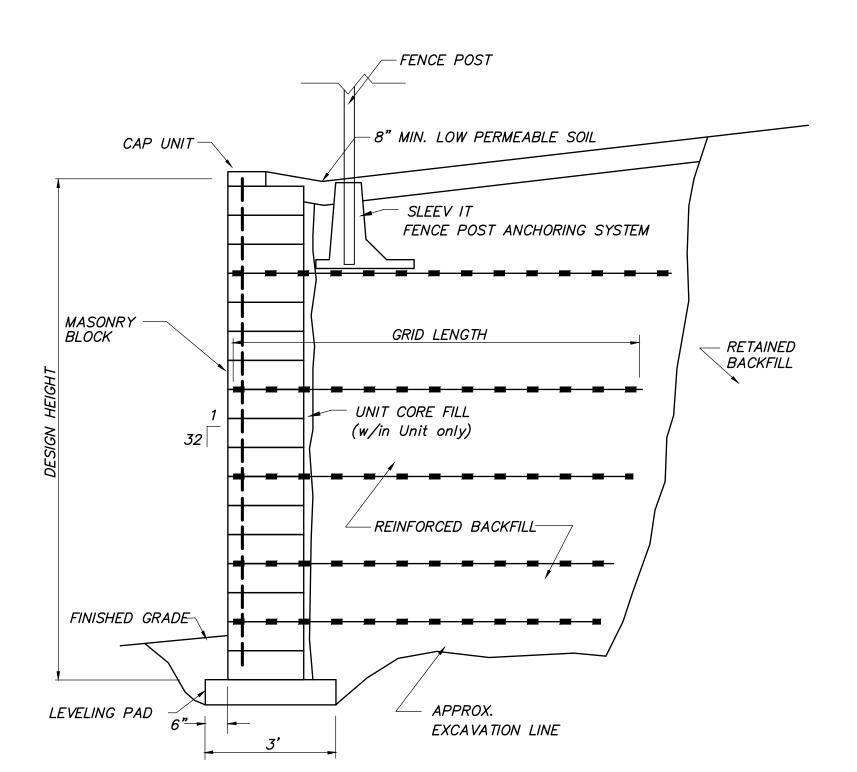
- 1. THE CONTRACTOR IS RESPONSIBLE FOR FIELD SURVEY AND FINAL LAYOUT AND DIMENSIONS OF THE RETAINING WALLS.
- 2. SHOP SUBMITTALS SHALL INCLUDE DESIGN CALCULATIONS, PLANS, PROFILES, CROSS SECTIONS, DETAILS, BACKFILL SPECIFICATIONS, BACKFILL COMPACTION TESTING PROCEDURES, CUT SHEETS, FENCE AND GUIDERAIL ANCHORING, ETC.
- 3. RETAINING WALL SHOP SUBMITTALS SHALL BE SIGNED AND SEALED BY A CONNECTICUT LICENSED PROFESSIONAL ENGINEER.
- 4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND GUIDELINES.
- TOP OF WALL FINISH GRADE DEPICTED ON PLAN. FINISH GRADE CONTOURS ARE DEPICTED ON PLAN. THIS IS FINISH GRADE AT BOTTOM OF WALL FACE.
- WALL DESIGN SHOULD INTEGRATE WITH CONCRETE OUTLET STRUCTURE. FINAL CAP UNITS SHOULD BE INSTALLED ACROSS TOP OF CONCRETE OUTLET STRUCTURE AND BE LEVEL WITH CAP UNITS OF WALL SECTIONS ON EITHER SIDE OF OUTLET STRUCTURE.

FENCE SPECIFICATIONS:

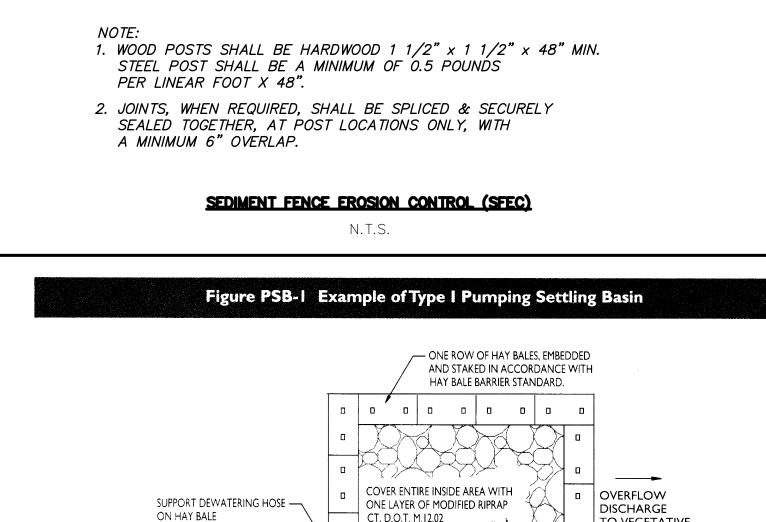
- 1. GENERAL: 4'-HIGH, BLACK, VINYL-COATED FABRIC, POSTS RAILS, HARDWARE, ETC.
- 2. FABRIC: 2" MESH, 6 GAGE FABRIC, STEEL, BLACK VINYL COATED, KNUCKLE SELVAGE

N.T.S.

- 3. TENSION HARDWARE: TENSION BARS AND TENSION BANDS, BLACK VINYL COATED.
- 4. END POST: 2.375", STEEL, BLACK VINYL COATED., WITH POST
- 5. LINE POST: 1.90", STEEL, BLACK VINYL COATED., WITH LOOP
- 6. TOP RAIL: 1.66", STEEL, BLACK VINYL COATED, WITH SLEEVES.
- 7. BOTTOM TENSION WIRE: STEEL, 7 GAGE, BLACK VINYL COATED.
- 8. MAXIMUM POST SPACING = 4 FEET ON CENTER ON RADII AND 8 FEET ON CENTER ON STRAIGHT RUNS. END BRACING, AS REQUIRED.
- 9. INCORPORATE "SLEEVE-IT" POST ANCHORING SYSTEM, OR PROVIDE ANCHORING/POST DETAIL FOR COMPATIBILITY WITH WALL DESIGN OR INSTALL POSTS IN 18"-DIA. CONCRETE TO 36" BELOW FINISH GRADE (IF WALL ALLOWS)



TYPICAL REINFORCED SECTION — MODULAR BLOCK RETAINING WALL - NEAR VERTICAL



WOOD OR STEEL POSTS-10' O.C. MAX.

(FILTER FABRIC)

GEOTEXTILE

BACKFILL COMPACTED

NATIVE SOIL

DISCHARGE HOSE FROM

DEWATERING PUMP

M/N.

ANGLED 2° TO 20° UPSLOPE

ALTERNATE INSTALLATION METHODS -

PREFABRICATED SEDIMENT

(AMOCO), ECONOFENCE (TERRATEX), OR APPROVED

(MIRAFI), PROPEX SILT STOP

FENCE ENVIROFENCE

-BACKFILL

NATIVE SOIL-

TO VEGETATIVE

OTHER STABLE

FILTER OR

OUTLET

COMPACTED

DEWATERING PUMPING SETTLING BASIN (PSB)

N. T. S.

1. USE ANTI-WASH/GEOJUTE PRODUCT OR APPROVED EQUAL

SLEEVE-IT Product Data Sheet

Sleeve-It SD1 is the only patented fence-post anchoring system that integrates stable fence footings into the support structure of an SRW while it is being constructed. Sleeve-It is a preengineered below-grade system for enhancing the fence foundation stability in an SRW taller than 30". Uniquely designed for ease of installation, Sleeve-It also maximizes the useable real estate on top of the wall by eliminating the 36" offset requirement for rails and fences under IBC 1015.2.

> ~95% Post-Consumer Recycled Polypropylen pounds 23.4 inches Height 15.3 Width inches Depth 30.6 1.673 Volume 9.4 x 7.4



1831 North Park Avenue

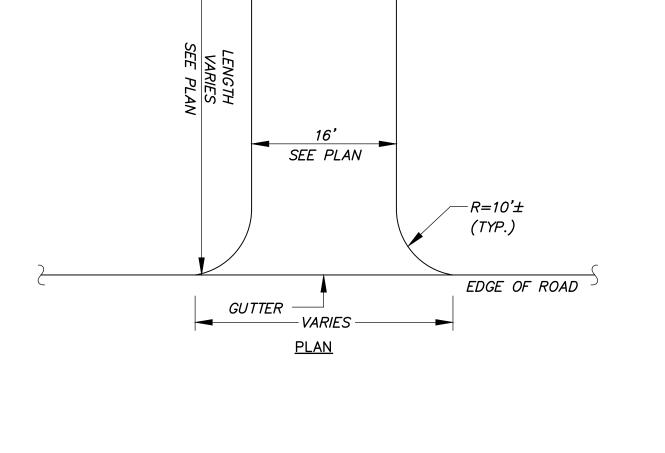
Burlington, NC 27217

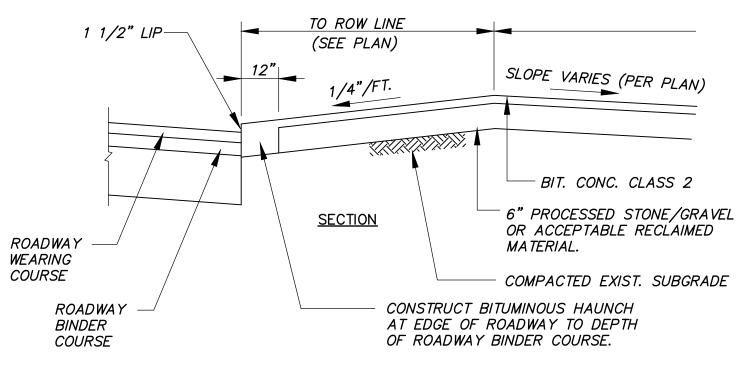
1-800-680-7750

strata@geogrid.com

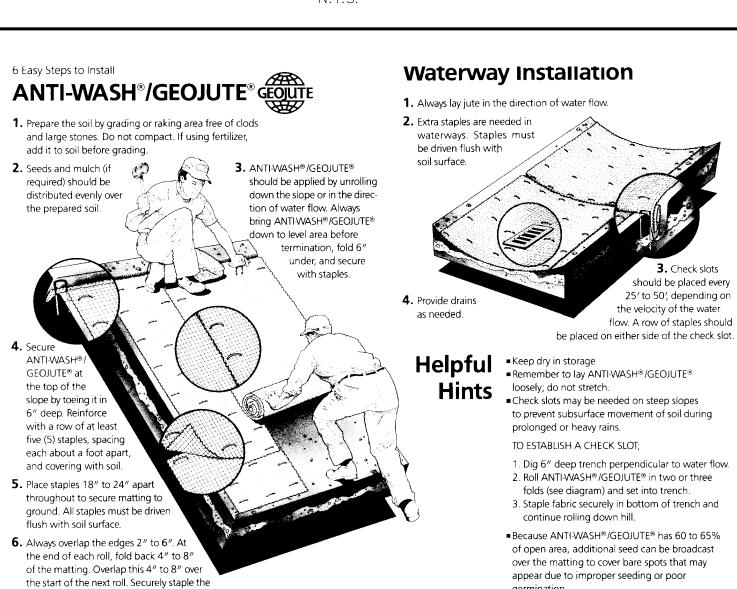
This information has been carefully compiled by Strata Systems, Inc., and to the best of our knowledge is accurate. Final determination of the suitability of any information or material is the sole responsibility of the user. Structural design shall be performed by a licensed design professional. Revised 3/2018

"SLEEVE-IT" POST ANCHORING DETAIL









two layers to the ground.

Belton Industries, Inc.

©1990, Belton Industries, Inc.

staples per 100 sq. yds. Always check with state or contracting agency for installation specifications or special requirements **Specifications** Weight per Carton Staples per Carton 11 gauge 6″ 39 lbs. 8 gauge 6" Fabric structure 50 lbs. 8 gauge 8" Jute, undyed and unbleached Typical usage: Approximately 200 staples per roll. Fabric width Weight .92 lbs./yd?* Other lengths of staples available on request. 78 per width, minimum Yarn count-Warp 42 per linear vard, minimum Available in regular and smolder resistant treated rolls. Water Absorption >450% of fabric weight (Call or write for current product data sheet on older resistant fabric) Open Area Durability 1-2 years Coverage approximately 50 rolls per acre. 92 lbs Regular (using 100 yd? rolls) 48" x 225' Smolder-resistant 97 lbs. 60 lbs. 48" x 147' UPS size roll *Smolder treatment adds approximately .05 lb./yd? The information presented herein, while not guaranteed, is to the best of our knowledge

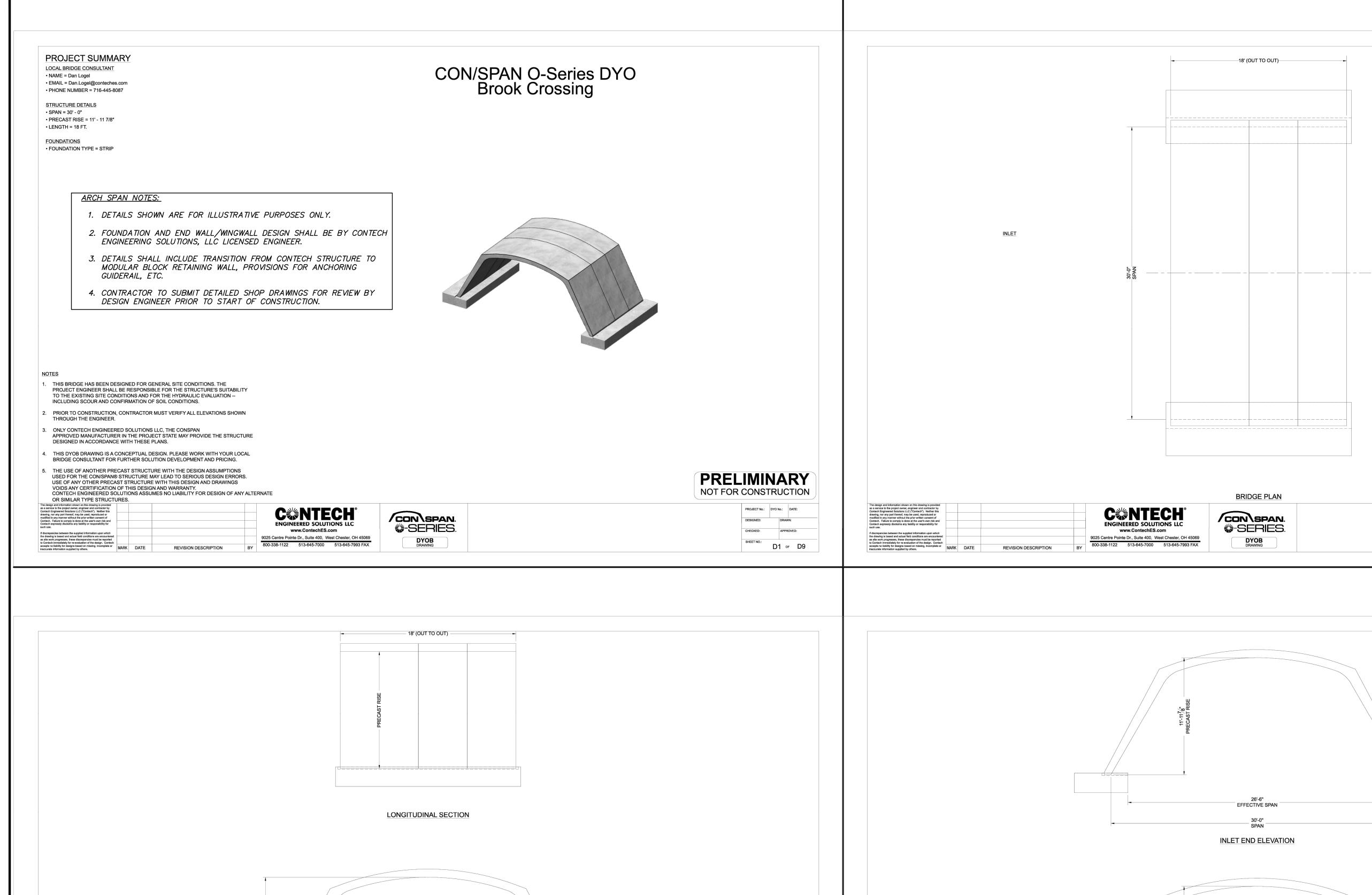
germination.

■ Recommended usage: Approximately 200

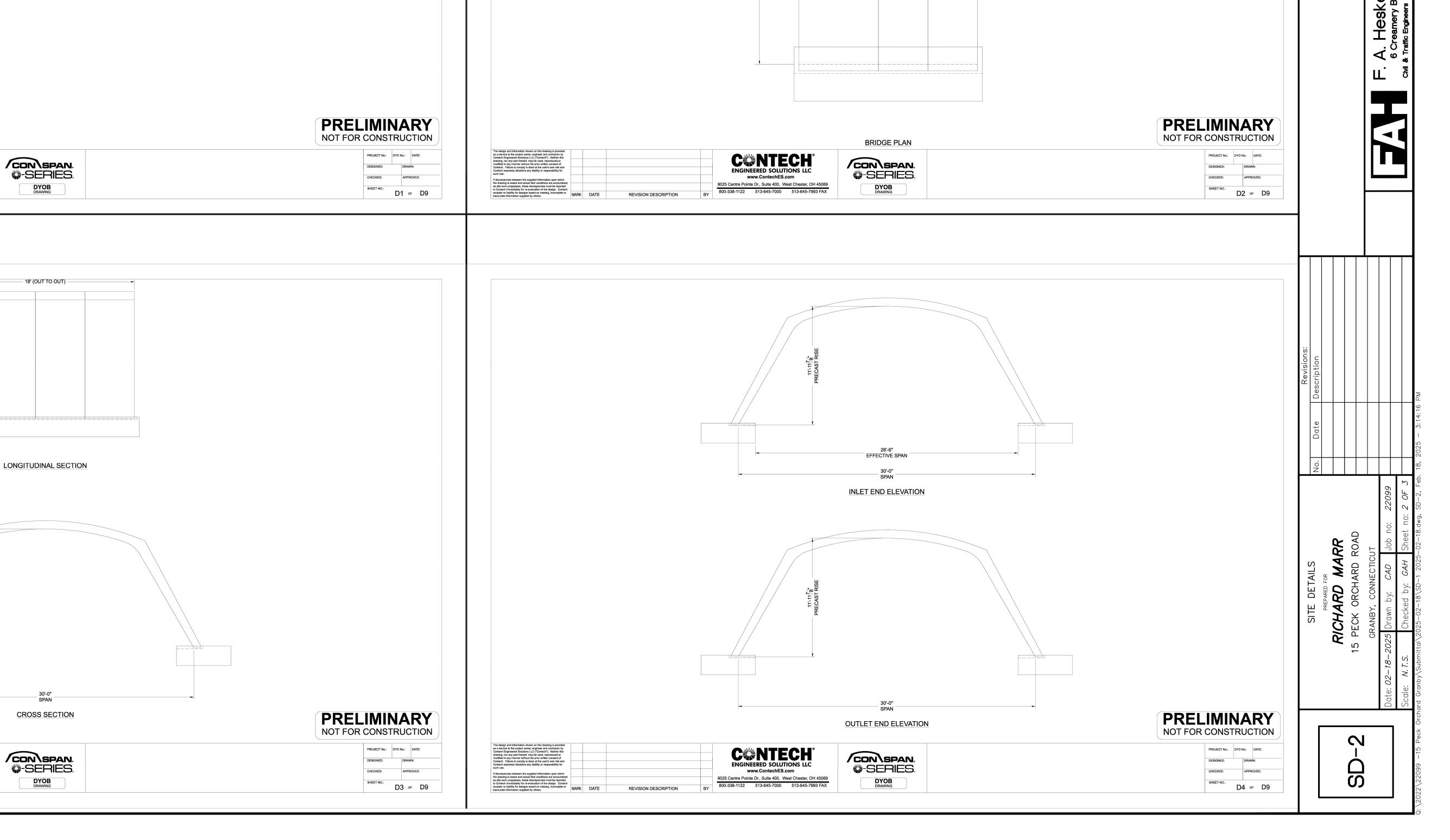
Distributed By:



EROSION CONTROL BLANKET (ECB) N. T. S.



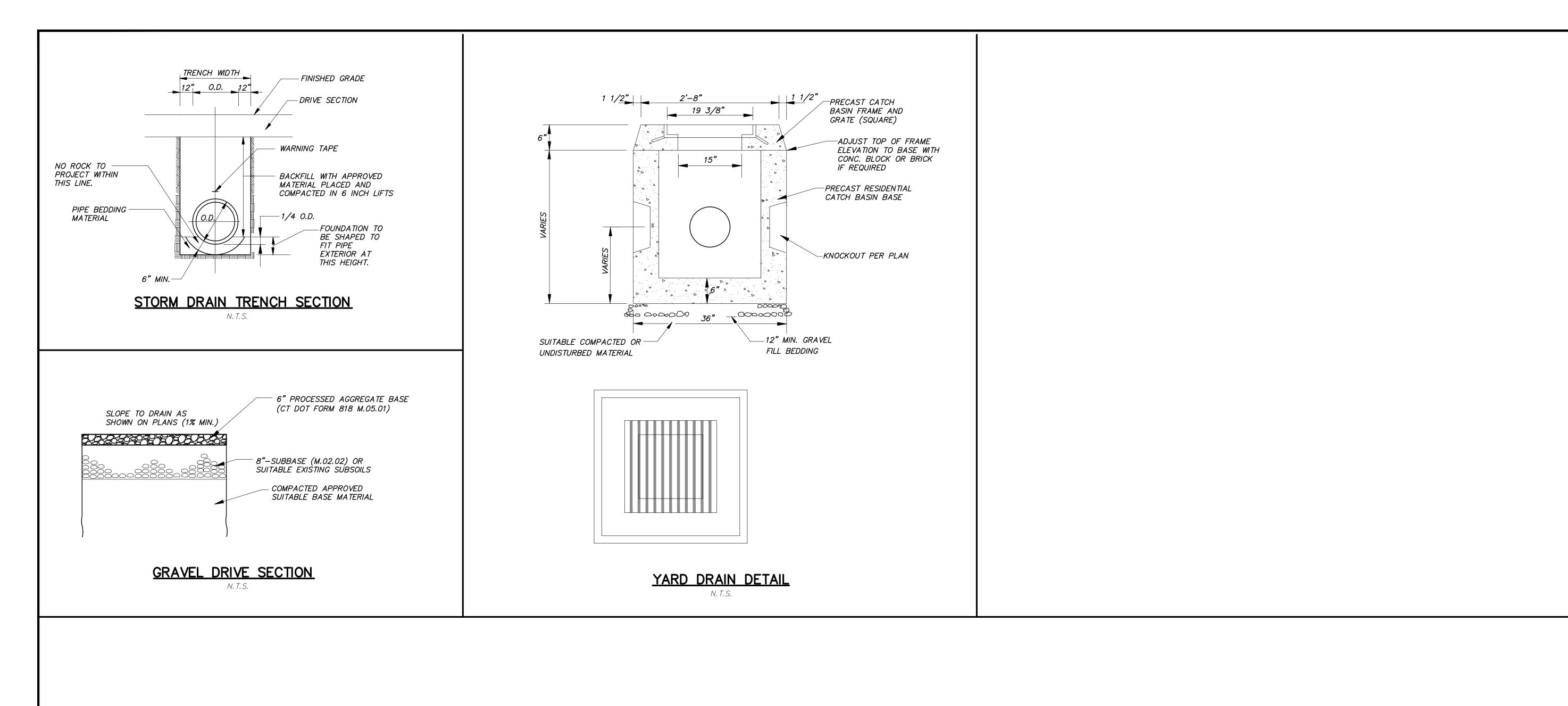
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069 800-338-1122 513-645-7000 513-645-7993 FAX

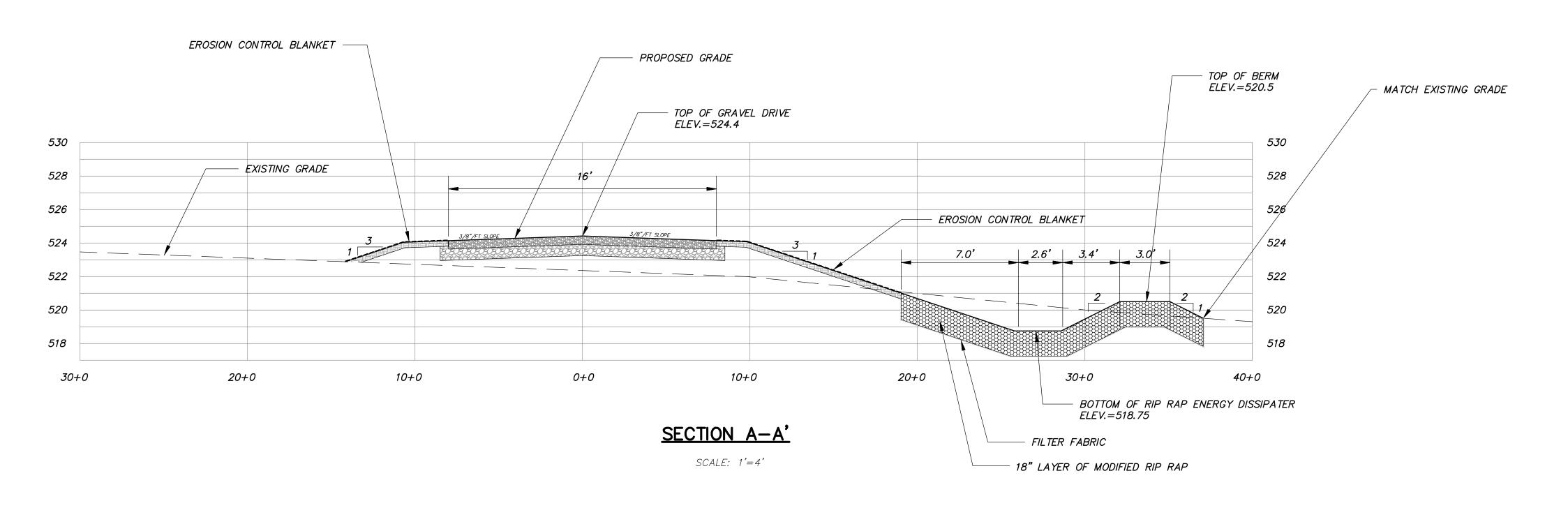


OUTLET

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© STRUCTURE





PROJECT DESCRIPTION

THE PROJECT CONSISTS OF CONSTRUCTION OF A BROOK CROSSING AND GRAVEL ACCESS DRIVE TO PROVIDE ACCESS FROM PECK ORCHARD ROAD TO THE WESTERN PORTION OF THE SUBJECT LOT. THE CROSSING IS PROPOSED TO BE CONSTRUCTED OF A CONCRETE ARCH SPAN, CONCRETE HEADWALL AND INTEGRATED MODULAR—BLOCK WING WALLS. THE GRAVEL ACCESS DRIVE WILL BE CONSTRUCTED ON FILL ON EITHER APPROACH TO THE CROSSING TO PROVIDE FOR THE NECESSARY VERTICAL CLEARANCE AT THE ARCH CROSSING AND TO PROVIDE TRANSITION TO TO THE TOUCHDOWN LOCATION ON PECK ORCHARD ROAD AND THE EXISTING GRADE WEST OF THE CROSSING.

THE CROSSING IS PROPOSED TO PROVIDE ACCESS TO THE WESTERN PORTION OF THE PARCEL WHERE A SINGLE—FAMILY HOME IS PROPOSED. A GRAVEL ACCESS DRIVE IS PROPOSED ALONG THE ALIGNMENT OF WHAT APPEARS TO BE AN HISTORICAL LOGGING ROAD THAT PROVIDED ACCESS TO THE WESTERN PORTION OF THE PARCEL. THE GRAVEL ACCESS ROAD WILL PROVIDE ACCESS TO THE PROPOSED HOUSE LOCATION. A STORM DRAIN SYSTEM COMPRISED OF YARD DRAINS AND CORRUGATED DRAIN PIPE IS PROPOSED TO CONVEY RUNOFF FROM BOTH OFF—SITE AREAS THAT FLOWS ONTO THE FORMER LOGGING ROAD AND ADJACENT ON—SITE AREAS THAT WILL DRAIN ONTO THE DRIVE TO AN AREA ADJACENT TO THE BROOK. THE SYSTEM IS PROPOSED TO DISCHARGE VIA RIP RAP LEVEL SPREADER.

THE HOUSE WILL BE SERVED BY AN ON-SITE SEPTIC SYSTEM AND WELL WATER. IT IS ANTICIPATED THAT ELECTRIC AND COMMUNICATIONS SERVICE WILL BE FROM EXISTING INFRASTRUCTURE ON PECK ORCHARD ROAD WHICH WILL PRIDE SERVICE VIA AERIAL CROSSING TO THE BASE OF THE SLOP WEST OF THE CROSSING, THEN VIA UNDERGROUND CONDUITS TO THE HOUSE. PROPANE IS THE ANTICIPATED FUEL SOURCE FOR HEAT. PROPANE TANKS WOULD BE LOCATED NEAR THE HOUSE.

TOTAL SITE AREA TO BE DISTURBED = 2.5± ACRES,

TOTAL AREA OF WETLANDS TO BE DISTURBED = 250 S.F. (.0057 ACRES),

TOTAL AREA IN 100' UPLAND REVIEW TO BE DISTURBED = 22,300 (0.51 ACRES)

TOTAL AREA IN 200' UPLAND REVIEW TO BE DISTURBED = 22,300 (0.51 ACRES),

THERE ARE NO FEMA HAZARD ZONES OR FLOOD WAYS ON SITE.

IN GENERAL, THE WORK INCLUDES, BUT IS NOT LIMITED TO:

1. INSTALLATION OF EROSION CONTROL DEVICES.

- 2. CLEARING AND GRUBBING.
- 3. ROUGH GRADING AND CONSTRUCTION OF GRAVEL DRIVE SUBBASE.
- 4. CONSTRUCTION OF CONCRETE ARCH SPAN, HEADWALLS AND WINGWALL TRANSITIONS.
- 5. CONSTRUCTION OF MODULAR-BLOCK RETAINING WALLS.
- 6. RESTORATION OF DISTURBED AREAS OF THE BANKS OF THE BROOK.
- 7. CONSTRUCTION OF GUIDERAIL SYSTEMS.
- 8. CONSTRUCTION OF RIP RAP LEVEL SPREADER AND STORM DRAIN OUTFALL
- 9. CONSTRUCTION OF STORM DRAIN SYSTEMS.
- 10. INSTALLATION OF UTILITY POLES FOR AERIAL BROOK CROSSING.
- 11. INSTALLATION OF ELECTRIC AND COMMUNICATION CABLE CONDUITS.
- 12. TOPSOILING, SEEDING AND RESTORATION.

CONSTRUCTION SEQUENCE:

- A DETAILED CONSTRUCTION PHASING PLAN AND SCHEDULE SHALL BE SUBMITTED BY THE CONTRACTOR FOR REVIEW AND APPROVAL PRIOR TO THE START OF CONSTRUCTION. THIS PHASING PLAN AND SCHEDULE SHALL INCLUDE ALL MAJOR CONSTRUCTION, TRAFFIC CONTROL, SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THIS PLAN AND SCHEDULE SHALL PROVIDE FOR ALL WORK TO BE COMPLETED WITHIN THE ALLOTTED TIME, SHALL MINIMIZE TRAFFIC AND ENVIRONMENTAL IMPACTS, AND SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL PERMITS AND REGULATIONS.
- IN GENERAL, SITE WORK CONSTRUCTION SHALL FOLLOW THE SEQUENCE OUTLINED BELOW:
- 1. INSTALLATION OF EROSION CONTROL DEVICES.
- 2. CLEARING AND GRUBBING.

CROSSING.

- 3. ROUGH GRADING FOR INSTALLATION OF TEMPORARY CONSTRUCTION ACCESS DRIVE BETWEEN PECK ORCHARD ROAD AND THE CROSSING.
- 4. INSTALLATION OF CONCRETE FOOTINGS FOR THE ARCH SPAN.
- 5. PLACEMENT OF THE ARCH SPANS AND CONSTRUCTION OF THE HEADWALLS AND WING WALL TRANSITIONS. RESTORATION OF BROOK BANKS AT ARCH SPAN.
- 6. CONSTRUCTION OF MODULAR-BLOCK RETAINING WALLS. RESTORATION OF BROOK BANKS AT WING
- WALLS.
 7. TOPSOILING, SEEDING AND PLACEMENT OR EROSION CONTROL FABRIC ON ALL FILL SLOPES.
- 8. PLACEMENT AND COMPACTION OF FILL FOR GRAVEL ACCESS DRIVES.
- PLACEMENT AND COMPACTION OF FILL F
 CONSTRUCTION OF GUIDERAIL SYSTEMS.
- 10. CONSTRUCTION OF RIP RAP LEVEL SPREADER AND STORM DRAIN OUTFALL.
- 11. ROUGH GRADING OF GRAVEL ACCESS DRIVE WEST OF CROSSING.
- 12. CONSTRUCTION OF STORM DRAIN SYSTEM IN GRAVEL DRIVE WEST OF CROSSING.
- 13. INSTALLATION OF ELECTRIC AND COMMUNICATION CABLE CONDUITS ALONG GRAVEL ACCESS DRIVE.
 14. CONSTRUCTION OF PROCESSED STONE FINISH TREATMENT ON GRAVEL ACCESS ROAD WEST OF
- 15. TOPSOILING, SEEDING AND INSTALLATION OF EROSION CONTROL FABRIC ON ALL DISTURBED SLOPES ADJACENT TO GRAVEL ACCESS ROAD.
- 16. INSTALLATION OF UTILITY POLES FOR AERIAL BROOK CROSSING.
- 17. REMOVAL OF TEMPORARY EROSION CONTROL DEVICES.
- IT IS ANTICIPATED THAT CONSTRUCTION WILL BEGIN IN THE SPRING OF 2025 AND BE COMPLETED BY FALL OF 2025

SPECIAL INLAND WETLANDS PROVISIONS:

- 1. COORDINATE ALL WORK WITHIN 100-FOOT WETLANDS-REGULATED AREA AND 200-FOOT WATERCOURSE-REGULATED AREA WITH TOWN'S WETLANDS OFFICER PRIOR TO START OF WORK.
- 2. COORDINATE THE REMOVAL OF ANY CANOPY TREES WITHIN THE 100-FOOT UPLAND REVIEW AREA WITH THE GRANBY IWWC OR THEIR DESIGNATED AGENT.
- INSTALL ALL EROSION CONTROL DEVICES ADJACENT TO WETLANDS PRIOR TO ANY EARTH DISTURBANCE.
- 4. ROUGH GRADE AREAS WITHIN WETLANDS—REGULATED AREAS AND IMMEDIATELY STABILIZE ALL AREAS TO NOT RECEIVE FURTHER WORK BY TOPSOILING, SEEDING AND MULCHING. USE EROSION CONTROL BLANKETS ON ALL UNSTABLE, DISTURBED SLOPES 3:1 AND STEEPER.
- 5. DO NOT STOCKPILE ANY TOPSOIL OF OTHER EARTHEN MATERIALS WITHIN 100-FOOT REGULATED AREAS.
- 6. THE CONTRACTOR SHALL NOTIFY THE WETLANDS OFFICER IMMEDIATELY UPON THE COMMENCEMENT OF WORK AND UPON ITS COMPLETION.

GENERAL NOTES:

- 1. EXISTING TOPOGRAPHY TAKEN FROM A MAP ENTITLED "TOPOGRAPHIC SURVEY, PREPARED FOR RICHARD MARR, #15 PECK ORCHARD ROAD, GRANBY, CONNECTICUT" BY DUFOUR SURVEYING, LLC, DATED 04-18-2023.
- 2. ALL WORK AND MATERIALS TO CONFORM TO THE SPECIFICATIONS, DOT FORM 818, TOWN OF GRANBY SPECIFICATIONS, CUSTODIAL UTILITY COMPANY SPECIFICATIONS, AND THE DETAILS SHOWN ON THESE PLANS, AS APPLICABLE.
- 3. PRIOR TO ANY EXCAVATION THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES BY CALLING (811) OR 1-800-922-4455 AT LEAST 48 HOURS IN ADVANCE
- 4. THE LOCATION OF ALL UTILITIES SHOWN IS APPROXIMATE AND IS BASED UPON AVAILABLE AS—BUILT INFORMATION FROM UTILITY COMPANY RECORDS, THE PROPERTY OWNER, AND LIMITED SURVEY DATA. NOT ALL UTILITIES MAY BE SHOWN, AND THOSE SHOWN MAY NOT BE ACCURATE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES ON THE SITE PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY AND NOTIFYING THE DESIGN SITE ENGINEER OR ARCHITECT, AS APPLICABLE, OF ANY ADJUSTMENTS TO THE PLANS WHICH ARE NECESSARY. TEST PITS WILL BE REQUIRED AT ALL PROPOSED UTILITY CROSSINGS IN ORDER TO DETERMINE UNDERGROUND UTILITY LOCATIONS AND TO IDENTIFY POTENTIAL CONFLICTS WITH VERTICAL AND HORIZONTAL ALIGNMENTS SHOWN ON THE PLANS. TEST PITS SHALL BE COMPLETED BY THE CONTRACTOR AT HIS EXPENSE.
- 5. ALL UTILITIES TO BE INSTALLED, RELOCATED, AND/OR PROTECTED IN ACCORDANCE WITH UTILITY COMPANY STANDARDS, AS APPLICABLE, AND IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS. FINAL LOCATION OF UTILITY CONNECTIONS OR METHODS OF PROTECTION ARE SUBJECT TO REVISION BY INDIVIDUAL UTILITY COMPANIES PRIOR TO THE INSTALLATION OR IMPLEMENTATION OF PROTECTION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK WITH THE APPLICABLE UTILITY COMPANIES, FOR COORDINATING UTILITY CONNECTIONS OR RELOCATIONS WITH THE SITE WORK AND BUILDING CONSTRUCTION, AND COORDINATING THE PROTECTION OF ALL UTILITIES NECESSARY TO PERFORM THE WORK SHOWN ON THE PLANS. COORDINATION ACTIVITIES SHALL BE SCHEDULED AND TAKE PLACE PRIOR TO THE START OF CONSTRUCTION ACTIVITIES EFFECTING THE UTILITIES INSTALLATION, REPLACEMENT, AND/OR PROTECTION.
- 6. INSTALLATION OF UTILITIES SHALL BE COMPLETED IN STRICT ACCORDANCE WITH THE PLANS, BOTH IN VERTICAL AND HORIZONTAL ALIGNMENTS, UNLESS SPECIFICALLY APPROVED BY THE SITE ENGINEER.
- 7. A PRE-CONSTRUCTION MEETING AND AUTHORIZATION TO PROCEED WILL BE REQUIRED PRIOR TO THE START OF ANY CONSTRUCTION, INCLUDING REMOVAL OF TREES AND/OR DEMOLITION ACTIVITIES. PROCEDURES FOR SUCH PRE-CONSTRUCTION MEETING AND AUTHORIZATION TO PROCEED SHALL BE IN ACCORDANCE WITH TOWN AND STATE REQUIREMENTS.
- 8. PRIOR TO CONSTRUCTION, THE TOWN LAND USE DEPARTMENT SHALL BE CONTACTED AT (860) 844-5318, TO INSPECT THE INSTALLATION OF EROSION CONTROL MEASURES.
- 9. ALL WORK ON THIS PROJECT SHALL BE COMPLETED IN CONFORMANCE WITH THE REQUIREMENTS OF THE VARIOUS FEDERAL, STATE, AND LOCAL PERMITS ISSUED FOR THIS PROJECT.
- 10. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE PLAN, SPECIFICATIONS, THE EROSION AND SEDIMENTATION CONTROL
- NOTES, AND APPLICABLE STATE AND LOCAL REQUIREMENTS.

 11. NO STUMPS OR OTHER DELETERIOUS MATERIALS ARE TO BE BURIED ON THE SITE.
- 12. ALL DEBRIS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
- 13. DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE PROJECT SO AS NOT TO CAUSE FLOODING OF ROADWAYS OR DAMAGE TO PRIVATE PROPERTY.
- 14. TRAFFIC CONTROL OPERATIONS SHALL BE CONDUCTED TO THE SATISFACTION OF THE TOWN AND STATE OFFICIALS.
- 15. WORK WITHIN THE TOWN RIGHT OF WAY REQUIRES AN ENCROACHMENT PERMIT FROM THE TOWN OF GRANBY PUBLIC WORKS DEPARTMENT. THE CONTRACTOR IS RESPONSIBLE FOR PROCURING THE PERMIT PRIOR TO THE START OF CONSTRUCTION.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

- 1. DISTURBANCE OF SOIL SURFACES IS REGULATED BY STATE LAW. ALL WORK SHALL COMPLY WITH AN APPROVED "EROSION AND SEDIMENT CONTROL PLAN" TO PREVENT OR MINIMIZE SOIL EROSION.
- 2. THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL DEVICES IS THE RESPONSIBILITY OF THE CONTRACTOR. TOWN OFFICIALS SHALL BE NOTIFIED IN WRITING OF THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE INDIVIDUAL RESPONSIBLE FOR THIS WORK (INCLUDING ANY CHANGES) AT THE REQUIRED PRE—CONSTRUCTION CONFERENCE.
- 3. THE CONTRACTOR SHALL USE THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" (2024), AS AMENDED AS A GUIDE IN CONSTRUCTING THE EROSION AND SEDIMENT CONTROLS INDICATED ON THESE PLANS. THE GUIDELINES MAY BE OBTAINED ON LINE, FROM THE CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION.
- 4. THE CONTRACTOR SHALL SCHEDULE ALL OPERATIONS TO LIMIT DISTURBANCE TO THE SMALLEST PRACTICAL AREA FOR THE SHORTEST POSSIBLE TIME. OVERALL SITE DISTURBANCE SHALL BE CONFINED TO THOSE LIMITS DELINEATED ON THE PLANS.
- 5. THE CONTRACTOR IS RESPONSIBLE FOR THE TIMELY INSTALLATION, INSPECTION, REPAIR OR REPLACEMENT OF EROSION CONTROL DEVICES TO INSURE PROPER OPERATION.
- 6. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER OF UNSATISFACTORY EROSION CONDITIONS NOT CONTROLLED BY THE EROSION AND SEDIMENT CONTROL PLAN AND SHALL INSTALL ADDITIONAL MEASURES AS REQUIRED.
- 7. ALL DISTURBED AREAS NOT COVERED BY BUILDINGS, STRUCTURES, PAVEMENT, MULCH, PERMANENT RIP RAP EROSION CONTROL, OR GROUND COVER PLANTINGS SHALL BE PLANTED WITH CONSERVATION SEED MIX.
- 8. ACCUMULATED SEDIMENT REMOVED FROM EROSION CONTROL DEVICES IS TO BE SPREAD AND STABILIZED IN LEVEL, EROSION RESISTANT LOCATIONS (OUTSIDE OF WETLANDS UPLAND REVIEW AREAS). AS GENERAL FILL.
- 9. SPECIAL ATTENTION SHALL BE GIVEN TO THE CONSTRUCTION SEQUENCE AND PHASING OUTLINED ON THESE PLANS.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY CONSTRUCTION DEBRIS OR SEDIMENT FROM EXISTING ROADS AS ORDERED BY THE TOWN AND/OR STATE, IF ANY DEBRIS OR SEDIMENT FROM CONSTRUCTION ACTIVITIES ENTER ONTO THESE ROADWAYS.
- 11. ANY ADDITIONAL SEDIMENT/EROSION CONTROL MEASURES DEEMED NECESSARY BY THE TOWN OR STATE STAFF DURING CONSTRUCTION SHALL BE IMPLEMENTED BY THE CONTRACTOR. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND/OR REPLACEMENT OF ALL REQUIRED CONTROL MEASURES UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED TO THE SATISFACTION OF THE TOWN OR STATE.
- 12. IN AREAS WHERE LIMITS OF DISTURBANCE ARE NOT DELINEATED BY SILT FENCE, INSTALL CONSTRUCTION FENCE FOR TREE PROTECTION AND DELINEATION OF LIMIT OF DISTURBANCE.

GENERAL GRADING NOTES

- 1. SET/RAISE FRAMES OF ALL MANHOLES, CATCH BASINS, GAS AND WATER GATES, HAND HOLES, METER BOXES, AND ALL OTHER UTILITY APPURTENANCES TO MATCH PROPOSED FINISH GRADE.
- 2. SAW CUT EXISTING PAVEMENT ALONG LIMITS OF WORK. BLEND ALL NEW WORK TO MATCH EXISTING.
- 3. GRADE ALL AREAS TO PRECLUDE PONDING.
- 4. GRADE TRANSITIONS TO ROADWAYS TO MAINTAIN GUTTER FLOW AND PRECLUDE PONDING.

UTILITY NOTES

- 1. THE PARCEL WILL BE SERVED BY AN ON—SITE, SUBSURFACE SEWAGE DISPOSAL SYSTEM THAT WILL BE LOCATED OUTSIDE OF WETLANDS—REGULATED AREAS.
- 2. THE PARCEL WILL BE SERVED BY A WELL FOR PROVISION OF A POTABLE WATER SOURCE. THE WELL WILL BE LOCATED OUTSIDE OF WETLANDS—REGULATED AREAS.
- 3. THE FUEL SOURCE FOR THE HOME HEATING SYSTEM WILL BE PROPANE. PROPANE TANKS WILL BE LOCATED NEAR THE HOUSE OUTSIDE OF WETLANDS—REGULATED
- 4. ALL WORK WITHIN THE STATE RIGHT OF WAY REQUIRES AN ENCROACHMENT PERMIT FROM THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION. THE CONTRACTOR IS RESPONSIBLE FOR PROCUREMENT OF SAID PERMIT.
- 5. ELECTRIC AND COMMUNICATIONS SERVICES WILL BE PROVIDED FROM EXISTING INFRASTRUCTURE ON PECK ORCHARD ROAD. IT IS ANTICIPATED THAT ELECTRIC AND COMMUNICATION SERVICES WILL BE EXTENDED AERIALLY, FROM PECK ORCHARD ROAD TO THE AREA WEST OF THE PROPOSED CROSSING, THEN EXTEND UNDERGROUND ALONG THE ALIGNMENT OF THE FORMER LOGGING ROAD/GRAVEL

DRAINAGE SYSTEM NOTES

- 1. HDPE = HIGH-DENSITY CORRUGATED POLYETHYLENE PIPE CONFORMING TO CT DOT 818, M.08.01-18, SMOOTH INTERIOR (N12) PIPE OR CORRUGATED INTERIOR (N24) PIPE, AS SPECIFIED ON THE PLAN.
- 2. YARD DRAINS CONFORM TO CT DOT STANDARDS, AS APPLICABLE.

EROSION CONTROL DEVICES:

REFER TO THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL – 2024" (SEE EROSION AND SEDIMENT CONTROL NOTE 3) WHEN CONSTRUCTING EROSION CONTROL DEVICES SHOWN ON THIS PLAN.

CE — CONSTRUCTION EXIT: A BROKEN STONE PAD PROVIDING A HARD SURFACE POINTS WHERE VEHICLES WILL LEAVE THE SITE. THE CONSTRUCTION EXITS REDUCE TRACKING OF SEDIMENT INTO ADJACENT PAVEMENT. EXCESS SEDIMENT SHOULD BE PERIODICALLY REMOVED FROM THE STONE SURFACE.

ECB — EROSION CONTROL BLANKET: A MANUFACTURED BLANKET COMPOSED OF BIODEGRADABLE PHOTO—DEGRADABLE NATURAL OR POLYMER FIBERS AND/OR FILAMENTS THAT HAVE BEEN MECHANICALLY, STRUCTURALLY OR CHEMICALLY BOUND TOGETHER TO FORM A CONTINUOUS MATRIX.

RRED — RIP RAP ENERGY DISSIPATER: A DEVISE CONSTRUCTED OF RIP RAP MATERIAL DESIGNED TO DISSIPATE VELOCITIES/ENERGIES OF DISCHARGE OF STORMWATER AT OUTFALLS AND PROVIDE FOR STILLING, PROMOTE SETTLING OF SEDIMENTS, AND DISSIPATE FLOW OVER A LARGER SURFACE AREA.

SFEC — SEDIMENT FENCE EROSION CHECK: A SYNTHETIC TEXTILE BARRIER DESIGNED TO FILTER SEDIMENT FROM SURFACE WATER RUNOFF. PLACEMENT SHALL BE SIMILAR TO HBEC AND INSTALLATION REQUIRES ANCHORING THE FENCE BOTTOM TO PREVENT BYPASS. ALL SEDIMENT SHALL BE REMOVED IF DEPOSITS REACH ONE (1) FOOT IN DEPTH. ADDITIONAL SUPPORT (SUCH AS SNOW FENCE AND WIRE FENCE) ON THE DOWNHILL FACE MAY BE REQUIRED TO STRENGTHEN SEDIMENT FENCE IN HIGH FLOW LOCATIONS.

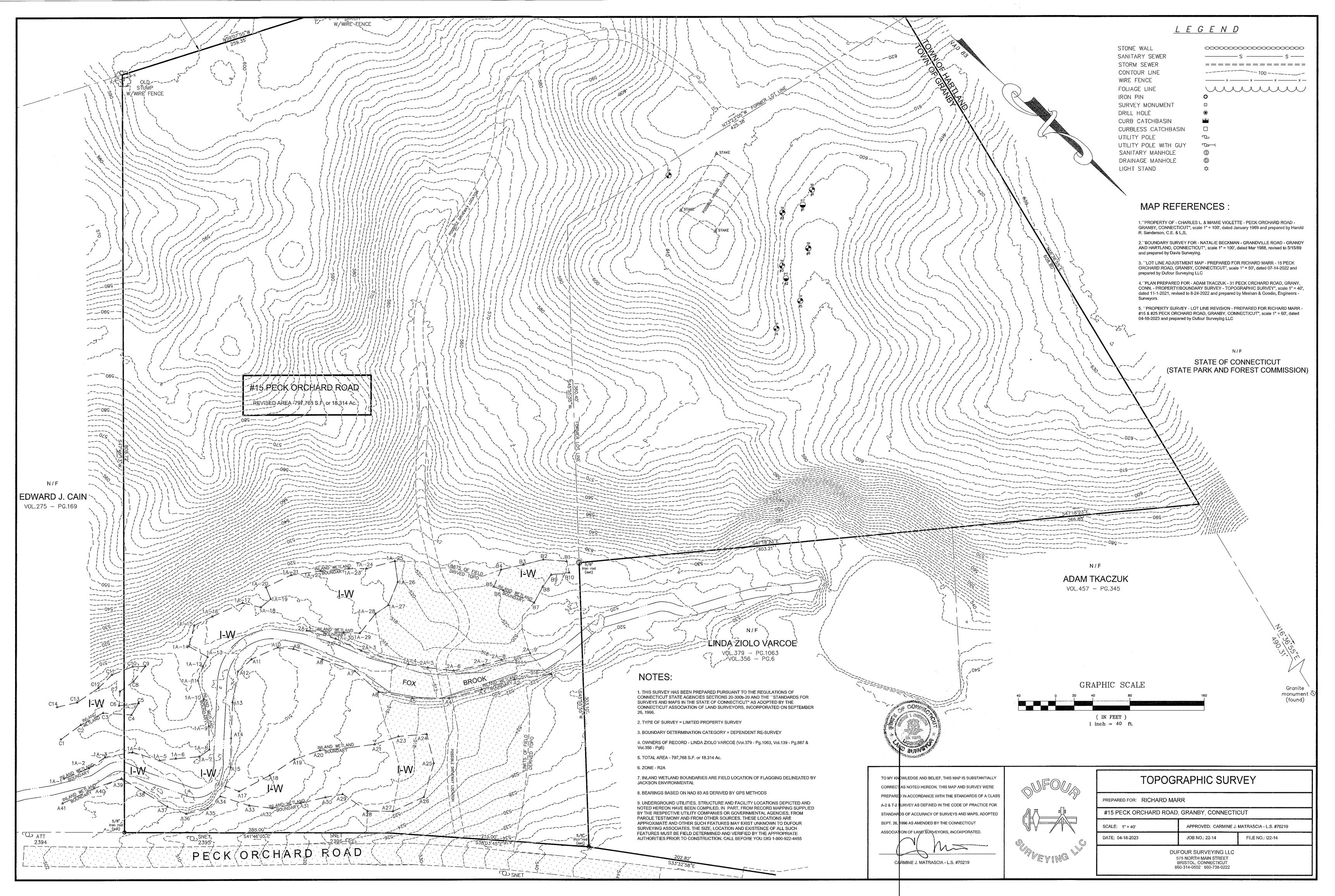
SL — SEDIMENT LOGS: A SEDIMENT CONTROL DEVICE CONSISTING OF AN OUTSIDE, OPEN WEAVE CONTAINMENT FABRIC FILLED WITH FIBERS. IT IS DESIGNED TO PROVIDE A FLEXIBLE, LIGHTWEIGHT, POROUS, SEDIMENT CONTROL DEVICE WITH THE ABILITY TO CONFORM TO THE TERRAIN UPON WHICH IT IS INSTALLED. IT IS DESIGNED TO DISSIPATE VELOCITY OF FLOW AND FILTER AND TRAP SEDIMENTS UPGRADIENT AND WITHIN THE DEVICE.

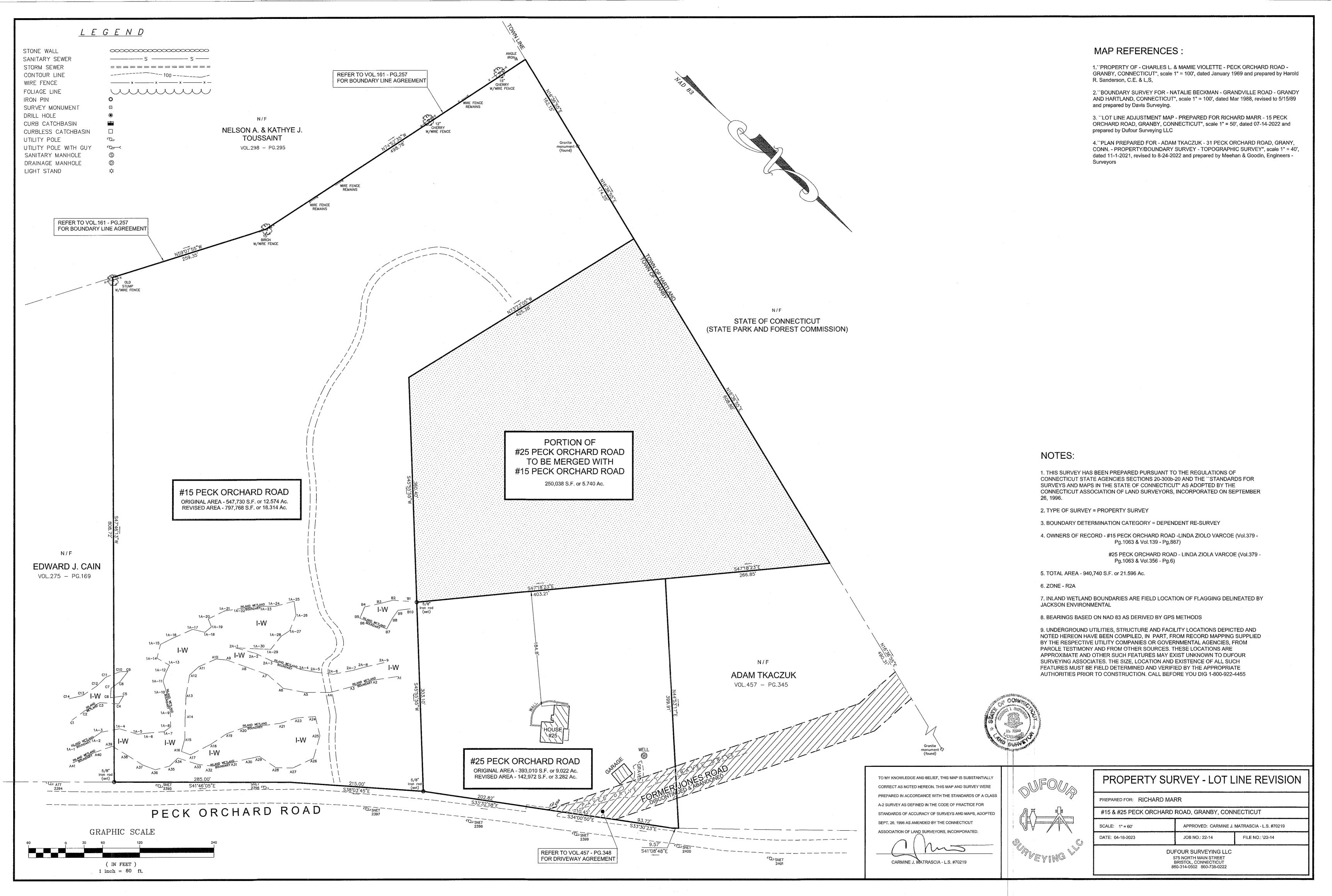
E. A. Hesketh & Associates, 6 Creamery Brook, East Granby, CT 06026 Phone (860) 653-8000 Fax (860) 844-8600

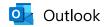
No. Date Description

CHARD MARR
ECK ORCHARD ROAD

Date: 02–18 Scale: N.T.







Re: 188 Day Street - Soil Testing

From Granby Wetlands Agent < wetlandsagent@granby-ct.gov>

Date Mon 3/3/2025 5:44 PM

To Abigail Kenyon <akenyon@granby-ct.gov>; Kirk MacNaughton <kirk@macbuilds.com>

Cc Kevin Clark <townengineer@granby-ct.gov>; Renee Deltenre <RDeltenre@granby-ct.gov>

Thank you, Abby.

Renee- would you kindly add this email correspondence to the file to be included in the Commissioners packets.

Kirk, I'm not sure if the Commission will be ready to close the public hearing, but to help prepare, additional comments/considerations are below. I will provide a more detailed review of a full set of plans with any revisions and all application materials once submitted. Please note that I work for Granby on a very part-time basis, I will do my best to expedite the review.

- 1. Please coordinate with Kevin to satisfy any comments, we will be looking for something in writing from Kevin indicating that all comments have been adequately addressed.
- 2. In conversations with Abby and our Vice Chair, we would like you to consider providing language for "conservation/stormwater management area" or otherwise entitled to be defined on each applicable lots deed. The intent is to make it clear that these areas are intended for routine maintenance and not to otherwise be disturbed.
 - a. Please consider designing all maintenance features to be located entirely on one lot. For example, a whole rain garden/detention basin would be located on 1 lot, another basin would be entirely on a separate lot. That way maintenance boundaries are clear.
 - b. Please consider proposing the type of demarcation of the area.
- 3. Please expect to address any awkward access and the proximity of the proposed house to the wetlands. This may be something that Ian can address in his narrative regarding the preservation or enhancement of functions and values.
- 4. For consideration during construction and now, any changes within a resource area or URA would require a permit modification. You can always propose more, build less, or permit later.

Please keep me and the office up to date on any anticipated submissions.

SINCERELY,

THE GRANBY INLAND WETLANDS AGENT



KATE BEDNAZ, PWS #1906 FRESHWATER WETLAND SERVICES Registered Soil Scientist | President 413.695.2195

From: Abigail Kenyon <akenyon@granby-ct.gov>

Sent: Monday, March 3, 2025 1:34 PM

To: Granby Wetlands Agent < wetlandsagent@granby-ct.gov>; Kirk MacNaughton < kirk@macbuilds.com>

Subject: RE: 188 Day Street - Soil Testing

Hi Kirk-

I spoke to Kate today and I understand that some revisions to the plans are needed. We will be distributing the meeting packet Friday morning. So if you have revised plan sets for distribution, we would appreciate them to be submitted in the office by 11 AM this Friday so Commissioners have a chance to review them.

Thank you, Abby

Abigail St. Peter Kenyon, AICP Director of Community Development Granby Town Hall 15 North Granby Road Granby, CT 06035 (860) 844-5319

From: Granby Wetlands Agent < wetlandsagent@granby-ct.gov>

Sent: Thursday, February 27, 2025 2:00 PM **To:** Kirk MacNaughton <kirk@macbuilds.com> **Cc:** Abigail Kenyon <akenyon@granby-ct.gov> **Subject:** Re: 188 Day Street - Soil Testing

How about 10am?

SINCERELY,

THE GRANBY INLAND WETLANDS AGENT



KATE BEDNAZ, PWS #1906 FRESHWATER WETLAND SERVICES Registered Soil Scientist | President 413.695.2195

From: Kirk MacNaughton < kirk@macbuilds.com>
Sent: Thursday, February 27, 2025 1:33 PM

To: Granby Wetlands Agent < wetlandsagent@granby-ct.gov >

Cc: Abigail Kenyon akenyon@granby-ct.gov > Subject: Re: 188 Day Street - Soil Testing

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.

Hi Kate.

Yes, I am available.

What time works for you? I am flexible.

FYI, I have opened up one hole at this time that you could stick your shovel or auger into.

I am happy to open up others where you would like.

It is hard digging, so you show me where and I'll dig them out.

Kirk

Kirk MacNaughton

MacNaughton Real Estate
MacBuilds LLC - Custom Homes
www.MacBuilds.com

P.O. Box 270 East Granby, CT 06026 **860-305-4445**

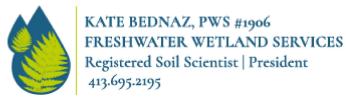
On Thu, Feb 27, 2025 at 12:33 PM Granby Wetlands Agent < wetlandsagent@granby-ct.gov wrote:

Hi Kirk,

Sorry for the delay, I just got back in town. I have time on Saturday AM to go out to the site and look at the pits. Will you be available?

SINCERELY,

THE GRANBY INLAND WETLANDS AGENT



From: Kirk MacNaughton < kirk@macbuilds.com>

Sent: Monday, February 24, 2025 4:39 PM

To: Granby Wetlands Agent < wetlandsagent@granby-ct.gov >

Subject: Re: 188 Day Street - Soil Testing

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.

Hi Kate,

I just got back from Day Street.

The site is good to go, "as is".

The digging wasn't easy, so I suggest that I would go with you to do the manual labor.

I dug one hole, about 50 north of the northernmost flag (WF 12) in the taller grassy area.

I shoveled off about 3' x 3', chipped off surface ice and took a pick hammer to the ground/ There was a bit of frost, maybe 2 - 3 inches. I was then able to sink the pick ax and pry bar into the soil.

I think an auger might work best for your samples, but a shovel could work too.

I will be happy to meet you and hope that you are available later this week before we get another cold snap.

Kirk

Kirk MacNaughton

MacNaughton Real Estate
MacBuilds LLC - Custom Homes
www.MacBuilds.com

P.O. Box 270 East Granby, CT 06026 **860-305-4445**

On Mon, Feb 24, 2025 at 4:16 PM Granby Wetlands Agent wrote:

Hi Kirk,

I received your email, however I am out of town until later this week. I appreciate your thoughts of clearing the snow for the warm email, just not sure if it will be warm long enough to burn through enough of the frost.

I'd dig on both sides of the wetland line (in and out of the wetland) in 2 locations along the field, middle of the line where there is not vegetation. Then another on the tip of the wetland where your driveways are proposed, again on both sides of the line. Let me know how things go.

SINCERELY,
THE GRANBY INLAND WETLANDS AGENT



KATE BEDNAZ, PWS #1906 FRESHWATER WETLAND SERVICES Registered Soil Scientist | President 413.695.2195 From: Kirk MacNaughton < kirk@macbuilds.com>
Sent: Monday, February 24, 2025 9:27 AM

To: Granby Wetlands Agent < wetlandsagent@granby-ct.gov >

Subject: 188 Day Street - Soil Testing

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.

Hi Kate,

I just left you a voicemail.

I would like to remove the snow and expose the ground for possible thawing this week, in the locations where you would like to do soil testing.

Could you either send me a plan showing the location of your preferred test locations or meet me there to show me where you would like to test.

Thanks,

Kirk

Kirk MacNaughton

MacNaughton Real Estate
MacBuilds LLC - Custom Homes
www.MacBuilds.com

P.O. Box 270 East Granby, CT 06026

860-305-4445