Mill Road Residence Narrative

Reed Hilderbrand Associates have been assisting William Chilton on the design and planning of landscape improvements and stewardship of 143 Mill Road to preserve and enhance the property's conservation and heritage values.

The work proposed in the buffer along Roaring Brook will convert approximately 3,000 sf lawn area to plantings, meadow, and lawn paths. Existing fieldstone walls in disrepair will be reconstructed to have integrated fieldstone steps and the top of an existing sluiceway wall will be reconstructed and raised 1"- 18". A new small natural stone terrace with vegetated joints is proposed.

Several steps will be taken to ensure the nearby wetland resources will be protected during construction. The attached Site Prep Plan shows a system of silt fences and coir logs will be installed along the runoff side of the site. The silt fencing will also protect the edge of stream from inadvertent disturbance.

The reduction of lawn will improve biodiversity. Native viburnums and American sycamore tree will be planted along with ferns and carex plugs. Any disturbance to the natural planted edge closest to the brook will be seeded with native lowland meadow mix and fern plugs. Existing soil will be tested for horticultural health and amended with organic matter as needed to improve growing conditions.

30 April 2025

Inland Wetlands and Watercourses Commission
Town of East Haddam
1 Plains Road
P.O. Box 385
Moodus, CT 06469

To Whom It May Concern:

Mr. Adrian Nial of the land architecture firm, Reed Hilderbrand Associates, Cambridge, MA is the Duly Authorized Agent to act on my behalf as the Owner of 143 Mill Rd in East Haddam, Connecticut.

Sincerely,

William Chilton
143 Mill Rd
East Haddam, CT 06423

East Haddam Inland/Wetlands and Watercourses
Permit Application:

MILL ROAD RESIDENCE

EAST HADDAM, CT

Owner

William Chilton

143 Mill Road
East Haddam, CT 06423

30 April 2025

II. EAST HADDAM INLAND WETLANDS AND WATERCOURSES COMMISSION APPLICATION FORM **Please fill out all pages**

DATE RECEIVED _____ **FEE RECEIVED** _____

NAME OF APPLICANT Adrian Nial - Reed Hilderbrand

HOME ADDRESS N/A **PHONE** N/A

BUSINESS ADDRESS 130 Bishop Allen Dr. Cambrdige, MA 02139 **PHONE** 617-972-7941

RECORD OWNER William Chilton

HOME ADDRESS 452 East River Rd Guilford CT 06437 **PHONE** 203-786-8600

BUSINESS ADDRESS N/A **PHONE** _____

APPLICANT'S INTEREST IF NOT THE OWNER Project Landscape Architect

PROPERTY LOCATION
143 Mill Road, East Haddam, CTY 06423

ASSESSOR'S MAP NO. M21 **LOT NO.** #L002 **LOT SIZE** 42.24 acres

THE PURPOSE AND A DESCRIPTION OF THE PROPOSED ACTIVITY
Rebuild portio of existing stone sluiceway wall and fieldstone retaining walls, add a single stone sluiceway crossing, convert lawn area to plantings, wet meadow, lawn path and open joint stepping stone terrace. Net reduction in lawn of over 700sf.

ACREAGE OF WETLANDS AND WATERCOURSES PROPOSED TO BE ALTERED
_____ **ACRES or** 0 **SQUARE FEET**

ACREAGE OF UPLAND REVIEW AREA PROPOSED TO BE ALTERED
_____ **ACRES or** 3,160 **SQUARE FEET**

SOIL TYPE (S) See attached soils map **ACRES or** 3,160 **SQUARE FEET**

LINEAL FEET OF STREAM ALTERATION PROPOSED 0 **FEET**

ACREAGE OF WETLANDS OR WATERCOURSES CREATED 0 **ACRES or** 0 **SQUARE FEET**

____Yes _X_ No Is work proposed in or near (400 ft) of the vernal pool area? (If yes see and fill out forms in Appendices C&D)

Yes Are all erosion and sediment control measures clearly drawn on the map(s) and described in the narrative?

Yes Other management practices and mitigation measures which may be considered as a condition of issuing a permit for the proposed regulated activity including, but not limited to, measures to

(1) prevent or minimize pollution or other environmental damage,

Remove debris, reduce lawn, increase boidiversity

(2) maintain or enhance existing environmental quality, or

Remove debris, reduce lawn, increase boidiversity

(3) in the following order of priority: restore, enhance and create productive wetlands

Yes Alternatives considered and subsequently rejected by the applicant and why the alternative as set forth in the application was chosen; all such alternatives shall be diagramed on a site plan or drawing.

Yes Site plans showing the existing condition and the proposed activity in relation to wetlands and watercourses and identifying any further activities associated with, or reasonably related to, the proposed regulated activity which are made inevitable by the proposed regulated activity and which may have an impact on wetlands or watercourses;

Yes A description of the proposed construction or the erection of structures on the affected property, including blueprints, engineering and architectural plans or designs, where available or reasonably attainable. Such descriptions shall include the purposes of such construction or activity.

yes Names and mailing addresses of adjacent landowners within 100 feet of all property lines. Supply on a separate sheet.

yes A completed DEP reporting form; the Agency shall revise or correct the information provided by the applicant and submit the form to the Commissioner of Environmental Protection in accordance with Section 22a-39-14 of the Regulations of Connecticut State Agencies;

yes Any other information the Agency deems necessary to the understanding of what the applicant is proposing; and

yes Submission of the appropriate filing fee based on the fee schedule established in the Town of East Haddam Ordinance Book and listed in Appendix F of these regulations;

N/A For subdivision and resubdivision applications, the applicant shall submit an application that includes all of the criteria for a complete Planning and Zoning application, including the mapping and narrative in the Four Step Process to create a Subdivision required in Section 3 of the East Haddam subdivision Regulations.

I, the undersigned, under penalties of false statement, hereby certify,

1) that the information supplied herein is accurate

2) that I am familiar with the Inland/Wetlands Regulations of the Town of East Haddam

3) that I will comply with said Inland/Wetlands Regulations in all respects

4) that any permit or approval granted to me is predicated upon this application and all documentation and testimony in support hereof, and that any error, omission, or misrepresentation may be grounds for subsequent rescission or modification of said permits or approval/and

5) I understand that the issuance of this permit shall not be considered to constitute compliance with any other regulation (s), ordinance (s) or law nor relieve the undersigned from the responsibility to obtain any permits hereunder.

Signature of Owner _____

Authorized Agent _____

Date 4/30/25

For Office Use Only:

Date that map (s) and fee are received _____

On-Site Inspection Date _____

Additional Notes _____

NO FEWER THAN TEN (10) COPIES OF PROPOSED PLANS SHALL BE SUBMITTED FOR REVIEW. (LESS MAY BE SUBMITTED IF APPROVAL BY THE INLAND WETLANDS AND WATERCOURSE COMMISSION ENFORCEMENT OFFICER)

Appendix E Fee Schedule

A. **Permits**

1. Residential accessory buildings, and uses

a. Declaratory Ruling – permitted uses.....	0
b. Summary Ruling...(application)	$75
c. Plenary Ruling (when a public hearing is involved)	$200
Also, per every 100 square feet of disturbed regulated area (wetlands and watercourses) in which an activity is proposed.	$50

2. Residential - New house or major reconstruction.
Major reconstruction is considered work valued at 50% or greater of the present structure

a. Declaratory permitted uses	0
b. Summary Ruling (application)	$75
c. Plenary Ruling (when a public hearing is involved)	$200
Also, per every 100 square feet of proposed disturbance in the upland review area (100 feet from the regulated area) in which the activity is proposed.	$25
Per every 100 square feet of disturbance in the regulated area (wetlands and watercourses) in which the activity is proposed.	$50

3. Commercial Use

a. Declaratory Ruling – permitted uses.....	0
b. Summary Ruling	$200
c. Plenary Ruling.....	$300
Also, per every 100 square feet of disturbance in the 100 foot upland review area in which the activity is proposed	$50
Per every 100 square feet of disturbance in the regulated area in which an activity is proposed...	$100

4. Modification of a previous approval.....	$75
5. Wetlands Map Amendments.....	$200

B. Subdivision Review - per lot fee

1. Per lot fee
   a. 2-5 lots..... $100

   b. 6-10 lots..... $200

   c. 11 or more lots..... $300

2. Any activity (ies) requiring permitting will include the following fees.
   a. Per every 100 square feet of <u>proposed</u> disturbance of the 100 foot upland review area in which the activity is proposed. $50

   b. Per every 100 square feet of <u>proposed</u> disturbance of the regulated area in which an activity is proposed. $100

<u>Resubmitted Plans</u>

Each time plans are resubmitted with substantial new and revised information there shall be charged a flat fee charge of $50 per lot re-submittal fee. This flat fee is for the entire proposal and not just for the lots affected.

C. The applicant or the agent shall submit calculations of the area for the amount of work proposed in the upland review area and the regulated area. The Inland Wetlands Enforcement Officer or the Town Engineer will review the calculations.

D. Public Act 235 - per application **$60**

EAST HADDAM INLAND WETLANDS AND WATERCOURSES COMMISSION
LAND USE OFFICE

(860) 873-5031

HOURS: Mon., Wed., & Thurs. 9 a.m.-4 p.m. / Tues. 9 a.m.-7 p.m. / Fri. 9 a.m.-12 NOON

APPLICATION FOR PERMIT

PROCEDURE:

PERMITS: Pursuant to sections 22a, 36 through 22a, 45 of the Connecticut General Statutes, the Inland Wetlands and Watercourses Commission shall approve, issue with modifications or deny permits for all activities in areas with soil types designated as poorly drained, very poorly drained, alluvial and flood plain; or within the regulated area.

WHO MAY APPLY: Application must be made by the property owner of record or the duly authorized agent of such owner, such authorization shall be in writing.

SUBMISSION OF APPLICATION: A complete application shall consist of:

1. The completed application form
2. Site Plan
3. Fee: (See attached fee schedule) ($60.00 goes to DEP - P.A. 92-235)
4. The Commission may require additional information as it deems necessary. (The applicant should understand that this application is to be considered complete only when all information and documents required by the Commission have been submitted.)

DATE OF RECEIPT: The date of receipt shall be the date of the next regularly scheduled meeting or thirty-five (35) days from the date of the application, whichever is sooner.

PUBLIC HEARING: All public hearings shall commence no later than sixty-five (65) days after receipt of an application, the hearing shall be completed within thirty-five (35) days of its commencement, and action shall be taken within thirty-five (35) days of its commencement. In the absence of a public hearing, action shall be within sixty-five (65) days from the date of receipt. The applicant may consent to one or more extension of the periods provided the total extension of all such periods shall not be for longer than sixty-five (65) days.

APPEAL: Any person aggrieved by any order, decision or action may, within fifteen (15) days after publication of such order, decision or action, appeal to the Superior Court for Middlesex County.

THE APPLICATION SHOULD BE SUBMITTED FOURTEEN (14) DAYS PRIOR TO ITS REGULAR MEETING IN ORDER FOR THE APPLICATION TO BE REVIEWED IN THE FIELD - WEATHER AND TIME PERMITTING.

THE APPLICANT SHOULD BE FAMILIAR WITH THE INLAND WETLANDS AND WATERCOURSES COMMISSION REGULATIONS, REVISED OCTOBER 1, 2004.