25-08

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

DATE RECEIVED 5/9/25 **FEE RECEIVED** 5/9/25

NAME OF APPLICANT Jeff Ranaudo

HOME ADDRESS 103 Hemlock Valley Road, East Haddam **PHONE** 646-461-0831

BUSINESS ADDRESS _____ **PHONE** _____

RECORD OWNER Jeff Ranaudo

HOME ADDRESS 103 Hemlock Valley Road, East Haddam **PHONE** 646-461-0831

BUSINESS ADDRESS _____ **PHONE** _____

APPLICANT'S INTEREST IF NOT THE OWNER _____

PROPERTY LOCATION
215 Town Street

ASSESSOR'S MAP NO. 10 **LOT NO.** 26 **LOT SIZE** 33.21

THE PURPOSE AND A DESCRIPTION OF THE PROPOSED ACTIVITY
It is proposed to construct a 4 bedroom house, well, sanitary system, associated grading and a barn with sanitary system.

ACREAGE OF WETLANDS AND WATERCOURSES PROPOSED TO BE ALTERED
0.06 **ACRES or** 2,650 **SQUARE FEET**

ACREAGE OF UPLAND REVIEW AREA PROPOSED TO BE ALTERED
1.28 **ACRES or** 55,950 **SQUARE FEET**

SOIL TYPE (S) _____ **ACRES or** _____ **SQUARE FEET**

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

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

____Yes __0__ 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?

____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,

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(2) maintain or enhance existing environmental quality, or

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

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__X__ 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.
The wetlands crossing was located in a manor to have the smallest impact possible

____ 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;

__X__ 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.

__X__ 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;

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

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__X__ 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 Robert L Doane Jr.
Agent for Owner: Robert L. Doane, Jr., P., L.S.
Date 5-8-25

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 C - Vernal Pool Inventory Worksheet - please supply one sheet per vernal pool

Applicant name N/A

Property address _____

Approximate location of the vernal pool _____

Physical Characteristics

Size of Vernal Pool - Surface area measured from the perimeter of the high water line.

Greater than 2,500 ft² _____

1,000 – 2,500 ft² _____

Less than 1,000 ft² _____

Size of Upland Habitat - Amount of undisturbed forest adjacent to the pool or system. (Intact canopy and natural ground cover)

Greater than 30 acres _____

20 – 30 acres _____

15 – 20 acres _____

Less than 15 acres _____

Road Proximity - Distance to closest road.

Less than 500 feet _____

Greater than 500 feet _____

Greater than 1,000 feet _____

Closest Road Composition

Road is paved _____

Road has curbs _____

Connectivity to other Vernal Pools - Distance to next closest vernal pool.

Less than 500 feet to one other pool ____

Less than 1,000 feet to two or more pools _____

Biological Characteristics

Observation Obligate Vertebrate Vernal Pool Species	(Presence of) Eggs	Larvae	Adults
Spotted salamander *(Ambystoma maculatum)*	____	____	____
Jefferson salamander *(Ambystoma jeffersonianum)*	____	____	____
Marbled salamander *(Ambystoma opacum)*	____	____	____
Wood frog *(Rana sylvatica)*	____	____	____
Eastern Spadefoot Toad *(Scaphiopus h. holbrookii)*	____	____	____
Invertebrate Vernal Pool Species			
Fairy Shrimp *(Anostraca sp.)*	____	____	____

Briefly describe all of the methods used to survey the vernal pool:

List date(s) of field visit(s):

Name: _____

Signature: _____

Date: _____

Appendix D - Vernal Pool Impact Worksheet

(please supply one per vernal pool)

Applicant name: N/A

Property address: _____

Approximate location of vernal pool: _____

1. Does the proposed plan involve disturbance within 100 ft of a vernal pool? _____

   a) If so, what is/are the type(s) of disturbance(s) proposed within this area?

2. Does the proposed plan involve disturbance within 400 ft of a vernal pool? _____

   a) If so, what is/are the type(s) of disturbance(s) proposed within this area?

3. Review areas versus proposed disturbed areas.

   a) What is the area, calculated in square feet, measured from the edge of the pool extending one hundred (100) feet from the edge of the pool?
   _____ sq. ft.

   What is the area that is proposed to be disturbed within the above measured area?_____ sq. ft.

   b) What is the area, calculated in square feet, measured from one hundred (100) feet from the edge of the pool to four hundred (400) feet from the edge of the pool?_____ sq. ft.

   What is the area that is proposed to be disturbed within the above measured area? _____ sq. ft.

4. Does the proposed plan involve new road construction within 400 ft. of a vernal Pool?_____

   a) If so, will the new road(s) be paved? _____

   b) Will the new road(s) be curbed? _____

   c) What is the estimated daily traffic volume from 6 p.m. to 12 a.m.? ___cars/hr

5. Does the proposed plan involve the installation of erosion and sedimentation control

measures within 400 ft of a vernal pool? _____

6. Will the proposed project result in an **increase** or **decrease** in the surface or subsurface water flow to the vernal pool? _____

a) If so, by how much per 10 year storm event? _____cu ft/sec

Name: _____

Signature: _____

Date: _____

I.W.W.C.APPLICATION WORK SHEET - OFFICE USE ONLY

Applicant's Name _____

Proposed Activity _____

Location: _____ M_____ L____

Land Surveyor/Engineer: _____

Attorney: _____

Date of receipt _____ Complete Application _____

Decision w/in 65 days _____

If P.H. is held/to be w/in 65 days of receipt _____

Legal notice in papers _____

Notice to interested parties and abutting properties _____

P.H. to be completed w/in 35 days _____

Decision w/in 35 days _____

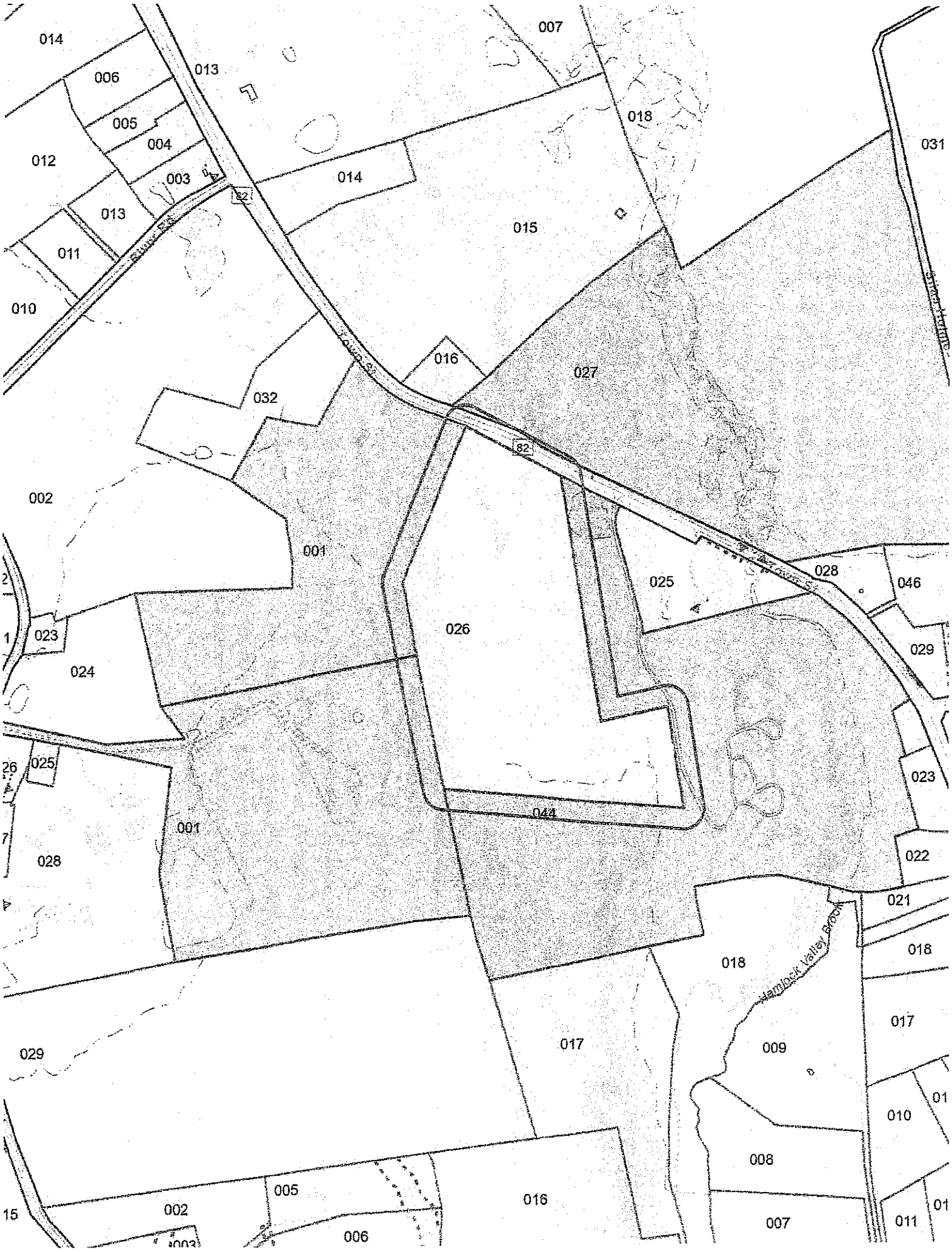
Extensions (can only total 65 days) _____

Decisions published 15 days _____

Applicant notified by certified mail 15 days _____

AJOINERS
100 FT
215 TOWN ST
EAST HADDAM

Parcel #	GIS #	Cama #	Property Address	Owner Name	Owner Address	Owner City	ST	ZIP
010-001	010-001	010-001	160 RIVER RD	WEISSBACH ALBERT F III & GABRIELLE% FRANKLIN ACADEMY	140 RIVER RD	EAST HADDAM	CT	06423
010-027	010-027	010-027	TOWN ST	EAST HADDAM TOWN OF	PO BOX 385	MOODUS	CT	06469
010-044	010-044	010-044	TOWN ST	CURTIN MAUREEN A & JAMES M TRUSTEE	183 TOWN ST	EAST HADDAM	CT	06423
019-001	019-001	019-001	221 TOWN ST	HAINER MARIA	221 TOWN ST	EAST HADDAM	CT	06423


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046
029
026
023
024
044
022
021
018
Hemlock Valley Brook
017
009
010
008
007
011
005
006
016
029
001
028
025
023
002
015
82

Connecticut Department of
ENERGY & ENVIRONMENTAL PROTECTION

GIS CODE #: ___ ___ ___ ___ ___ ___ ___ ___ ___
For DEEP Use Only

79 Elm Street • Hartford, CT 06106-5127 www.ct.gov/deep Affirmative Action/Equal Opportunity Employer

Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete this form in accordance with the instructions on pages 2 and 3 and mail to:
DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3rd Floor, Hartford, CT 06106
Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

1. DATE ACTION WAS TAKEN: year: _____ month: _____
2. ACTION TAKEN (see instructions - one code only): _____
3. WAS A PUBLIC HEARING HELD (check one)? yes ☐ no ☐
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
   (print name) _____ (signature) _____

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

5. TOWN IN WHICH THE ACTIVITY IS OCCURRING (print name): East Haddam
   does this project cross municipal boundaries (check one)? yes ☐ no ☒
   if yes, list the other town(s) in which the activity is occurring (print name(s)): _____, _____
6. LOCATION (see instructions for information): USGS quad name: Deep River or number: 84
   subregional drainage basin number: _____
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Jeff Ranaudo
8. NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): 215 Town St., East Haddam
   briefly describe the action/project/activity (check and print information): temporary ☐ permanent ☒ description:
   To construct a 4 bedroom house and a barn with a bathroom, well, driveway,sanitary system, and associated grading
9. ACTIVITY *PURPOSE* CODE (see instructions - one code only): B
10. ACTIVITY *TYPE* CODE(S) (see instructions for codes): 1, 2, 9, 12
11. WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):
    wetlands: 0.06 acres open water body: 0 acres stream: 0 linear feet
12. UPLAND AREA ALTERED (must provide acres): 0 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