TOWN OF EAST HADDAM INLAND WETLANDS AND WATERCOURSES COMMISSION

LAND USE OFFICE
(860)873-5031
Hours: Monday, Wednesday and Thursday 9:00 am – 4:00 pm,
Tuesday 9:00 am-7:00 pm
Friday 9:00 am – 12 noon

SUBDIVISION REVIEW

REQUEST FOR REVIEW OF PROPOSED SUBDIVISION BY THE EAST HADDAM INLAND WETLANDS AND WATERCOURSES COMMISSION.

DATE RECEIVED 4-21-22 FEE PAID $360.00

NAME OF APPLICANT Integrity Properties Group, LLC

ADDRESS 7 Vincent Court, Clinton, CT 06413

PHONE 860-638-8329 EMAIL mike@callinanconstructionllc.com

PROPERTY OWNER Integrity Properties Group, LLC

NAME AND LOCATION OF PROPOSED SUBDIVISION

a) NAME West Road & Sara Baker Road Residential Subdivision

b) LOCATION West Road

c) ASSESSOR'S MAP NO. 44 LOT NO. 15

d) ACRES 9.0 PROPOSED LOTS 3

ARE ALL WETLAND SOIL TYPES, FLOOD PLAINS, AND WATERCOURSES SHADED AND LABELED AS SUCH? YES

NUMBER OF ACRES OF WETLANDS INCLUDED IN PROPOSED SUBDIVISION (INCLUDE SOIL DRAINAGES CLASSIFICATION(S) AND/OR NATURAL SOIL GROUP CLASSIFICATION(S) 0.5 acres

DOES THE PROPOSED SUBDIVISION PROPOSE ANY CONSTRUCTION OR ACTIVITY IN WETLANDS OR WITHIN 100 FEET FROM AN INLAND WETLAND SOIL OR WATERCOURSE OR WITHIN 400 FEET FROM A VERNAL POOL?
YES _____ NO x

IF YES, HAS AN INLAND WETLANDS AND WATERCOURSES PERMIT APPLICATION BEEN COMPLETED AND FILED? YES _____, NO _____

ACREAGE OF WETLANDS AND WATERCOURSES PROPOSED FOR ALTERATION 0 SOIL TYPES N/A

ACREAGE OF WETLANDS OR WATERCOURSES CREATED 0

ARE ALL EROSION AND SEDIMENT CONTROL MEASURES CLEARLY DRAWN ON THE MAP(S) AND DESCRIBED IN THE NARRATIVE? yes

NO FEWER THAN FIFTEEN (15) COPIES OF THE APPLICATION, PROPOSED PLANS, AND REPORTS SHALL BE SUBMITTED FOR REVIEW. THE PLANS WILL HAVE ALL OF THE MAPPING CRITERIA AND REPORTING REQUIRE IN THE ZONING SUBDIVISION APPLICATION SUBMITTAL.

THE APPLICANT HEREBY REQUESTS THE EAST HADDAM INLAND WETLANDS AND WATERCOURSES COMMISSION OR ITS AGENT TO INSPECT THE PROPOSED SUBDIVISION SITE AND REPORT ITS FINDINGS TO THE PLANNING AND ZONING COMMISSION'S PUBLIC HEARING ON THE SUBDIVISION.

SURVEYOR: CLA Engineers, Inc.
PHONE 860-886-1966 EMAIL rcheverie@claengineers.com
ADDRESS 317 Main Street, Norwich, CT 06360

ENGINEER: CLA Engineers, Inc.
PHONE 860-886-1966 EMAIL bdeluca@claengineers.com
ADDRESS: 317 Main Street, Norwich, CT 06360

SOIL SCIENTIST: CLA Engineers, Inc.
PHONE 860-886-1966 EMAIL brusso@claengineers.com
ADDRESS: 317 Main Street, Norwich, CT 06360

LANDSCAPE ARCHITECT: _____ PHONE _____
ADDRESS: _____

ENVIRONMENTAL CONSULTANT: _____ PHONE _____
ADDRESS: _____

PROPERTY OWNER'S SIGNATURE _____

DATE 4-13-22

APPLICANT'S OR AGENT'S SIGNATURE _____ (Agent)

DATE 4-20-22

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 proposed disturbance of the 100 foot upland review area in which the activity is proposed. $50

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

Resubmitted Plans

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**