

TOWN OF BOZRAH
TOWN HALL
1 RIVER ROAD
BOZRAH, CT 06334
Telephone 860.889.2689 Fax 860.887.5449

The Bozrah Inland Wetlands and Conservation Commission will hold its regular meeting on **Thursday, March 4th**, 2021, at 7:00 pm via Zoom video/teleconference (*instructions below*).

1. Review and approve minutes:
 - a. March 5th 2020 regular meeting. *Deferred.*
 - b. February 4th regular meeting.
 - c. February 4th workshop. *No action needed.*
2. Hear the report of the Wetlands Enforcement Officer.
3. Review correspondence pertaining to agenda items.
4. Old Business:
 - a. David Gresiak, LLC, 216 Norwich Ave., Lebanon, CT: 7-Lot residential subdivision, Bozrah Street and South Road (Map 14, Lot 046). Property is zoned RU-1.
5. New Business:
 - a. Dwayne Grant, 1 Blueberry Hill Rd., Norwich, CT: Storage addition (18x24') to building upland of Fitchville Pond, 38 Bozrah Street Extension (Map 07, Lot 053). Owner: Odetah Camping Resort/NGA Capital LLC. Property is zoned R-1.
6. Open Space Plan:
 - a. Input to-date.
 - b. Vision statement.
 - c. Commission actions.
 - d. Photos.
7. Review general correspondence.
8. Such other business as the commission may vote to hear.
9. Public comment period.

Scott Taylor
Chairman

<p style="text-align:center">Zoom instructions – No password required for web. Meeting ID required for dial-in. URL: https://us02web.zoom.us/j/87215653863 Meeting ID: 872 1565 3863 Dial in: +1 929 205 6099 US (New York)</p>
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**TOWN OF BOZRAH
INLAND WETLANDS AND CONSERVATION COMMISSION
BOZRAH TOWN HALL
1 RIVER ROAD
BOZRAH, CT 06334**

February 4, 2021

The meeting of the Bozrah Inland Wetlands and Conservation Commission was called to order by Chairman Scott Taylor at 7:00 P.M. via Zoom teleconference/videoconference.

Members present: Scott Taylor, Chuck Mandel, Jim Sipperly, Evelyn Brown, Steve Brunetti, Charlene Lathrop, Jessica Carson (alt.).

Others present: Glenn Pianka (Board of Selectmen), Sam Alexander (SCCOG/Town Planner), Steve Seder (resident, PZC Chair), Katey DeCarli, P.E. (HA/Land Use Agent), Kevan Jalili (Creative Enclosures), Zachary Hughes (Creative Enclosures), Brandon Hanfield, P.E. (Yantic River Consultants), David Gesiak (Applicant).

Jessica Carson sat as a regular member.

1. Review and approve minutes:

a) March 5th regular meeting.

Action deferred

b) January 7th.

Jim Sipperly made a motion to approve the January 7th meeting minutes as presented. Steve Brunetti seconded the motion.

VOTE – UNANIMOUS – MOTION CARRIED

2. Hear the report of the Wetlands Enforcement Officer:

Katey DeCarli (Land Use Agent) reported on her recent activity. Katey DeCarli visited an agricultural use on Salem Turnpike and advised the property owner on best practices. Charlene Lathrop asked about a pond excavation on Bashon Hill Road. Katey DeCarli will look into the issue.

3. Review correspondence pertaining to agenda items:

Sam Alexander reported that memo dated February 4th was sent the Planning & Zoning Commission, with the IWCC cc'd, regarding agenda item 4.b. Sam Alexander also reported that a map of the proposed activity under agenda item 4.c was sent to the Commission on February 3rd.

4. New Business:

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- a) Hull Forest Products, Inc., 101 Hampton Road, Pomfret, CT: Timber harvest at 387 Bozrah Street. Owner: Steven Sawicki.

Katey DeCarli reviewed the application. The applicant was not present. Katey DeCarli overviewed a map of the proposed timber harvest; the harvest does not propose crossings or tree cuttings within the wetlands. Katey DeCarli did not provide any further comment to the forester. The proposed harvest is a selective cut, not a clear-cut.

Jim Sipperly made a motion to determine that the proposed timber harvest, as it is presented, is an allowed activity “As-of-right”, and requesting that the harvester identify the Wetlands Enforcement Officer prior to the harvest, so that the Land Use Agent may ensure the proper use and management of erosion and sedimentation controls. Chuck Mandel seconded the motion.

There was discussion regarding the proper procedure approving timber harvests. The Commission and staff discussed past practice, which was allowing the Wetlands Enforcement Officer to approve the use and ensure best management practices. It was determined that the proper way moving forward was to allow the Commission to determine As-of-right status.

VOTE – UNANIMOUS – MOTION CARRIED

- b) David Gesiak, LLC, 216 Norwich Ave., Lebanon, CT: 7-Lot residential subdivision, Bozrah Street and South Road (Map 14, Lot 046). Property is zoned RU-1.

Jim Sipperly recused himself from the application; Jim Sipperly was the Soil Scientist responsible for wetlands delineation on this project.

Brandon Handfield, P.E. (Yantic River Consultants) overviewed the project for the Commission. The proposed subdivision is for seven lots on 35.5 acres of land. Homes are shown on each lot in upland areas, near the road frontage where lots are generally flatter. There are three wetland areas: a pit containing wetlands on lot 2, a stream in steep cut on lot 7, and a large wetland area in a low point on lots 1, 4, 5, 6, and 7. The closest any limit of clearing gets to a wetland area is about 50 feet.

Brandon Handfield answered questions from commissioners. Chuck Mandel asked if the wetland on lot 2 was a vernal pool. The wetland appears to be wet at times of the year other than spring. The lot was walked in August, which was a particularly dry month and there was standing water.

Chuck Mandel asked if the proposed septic area could be moved to the north on lot 4, away from a steep slope uphill from the large wetland area. Chuck Mandel asked if footing or roof drains could be shown. Chuck Mandel commented that silt fencing may be preferred to wood chips in certain areas (both are proposed as erosion control barriers, where appropriate).

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Commissioners expressed a need to visit the property. Chuck Mandel asked for the general area of the lot 4 septic system to be staked. Brandon Handfield noted that there are a number of test pits in the field for reference, Brandon Handfield also noted that an ATV track on lots 1, 2, and 3 provides good reference.

Scott Taylor made a motion to table the application until the next meeting, providing opportunity for Commissioners to walk the site. Scott Taylor suggested that comments and questions be forwarded to staff. Chuck Mandel seconded the motion.

VOTE – UNANIMOUS – MOTION CARRIED

- c) Creative Enclosures, 56 Stockhouse Road, Bozrah, CT: Addition to a single-family residence, 17 Gilman Road. Owner: Steve and Elaine Malzone.

Kevan Jalili (Creative Enclosures) introduced the application. The applicant proposes a 16x30' walk-out basement addition on a single-family home. Kevan Jalili noted that rain water from the addition will be infiltrated.

Sam Alexander showed a map of the area and noted that the proposed addition is located on an alluvial/floodplain soil: Pootatuck fine sandy loam. This is a well-drained soil. Within 25 feet of the proposed addition is the boundary of a Rippowam fine sandy loam, which is poorly drained. The site is topographically level with a drainage ditch, within 100' of the proposed addition. The actual soil in and around the house likely differ from the NRCS soil classifications due to past disturbance from home construction.

Chuck Mandel asked about flooding. The structure is within the FEMA AE zone (100-year flood, with base flood elevation). The home predates the flood regulations, so an addition that does not exceed 50% of the structure value is allowed. Jim Sipperly asked about the exact location of the boundary between soil types.

Chuck Mandel made a motion to make a jurisdictional ruling that the proposed activity is "Not Regulated". Steve Brunetti seconded the motion.

VOTE – UNANIMOUS – MOTION CARRIED

5. Open Space Plan next steps:

Sam Alexander stated that a public workshop was just held prior to the meeting, with 7 in attendance. The Commission should continue to think about actions it could undertake to advance the plan, and review recommended actions, as well as think of priority areas for conservation and a vision statement. Sam Alexander also asked if anyone has good photographs, to please forward them.

6. Review general correspondence:

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There was none.

7. Such other business as the Commission may vote to hear:

Sam Alexander overviewed an on-going land use topic: affordable housing in Woodbridge, Connecticut, for which the Commission asked him to provide a brief at the January meeting. There is an on-going application for a multi-family, mixed-income housing development in Woodbridge. If the application is denied, the organization making the application, Open Communities Alliance, plans to challenge the denial in court. It would have the potential to be a landmark case.

9. Public comment period:

There was none. Steve Brunetti made a motion to adjourn. Evelyn Brown seconded the motion.

VOTE – UNANIMOUS – MOTION CARRIED

Meeting adjourned at 8:31 P.M.

Respectfully Submitted,
Samuel Alexander, AICP
Town Planner

**TOWN OF BOZRAH
INLAND WETLANDS AND CONSERVATION COMMISSION
BOZRAH TOWN HALL
1 RIVER ROAD
BOZRAH, CT 06334**

February 4, 2021

The Bozrah Inland Wetlands and Conservation Commission hosted a public workshop on the proposed, in-development Open Space Plan. Town Planner, Sam Alexander called the meeting to order at 6:06 P.M. The meeting was held via Zoom teleconference/videoconference.

Members present: Scott Taylor, Evelyn Brown, Charlene Lathrop.

Others present: Glenn Pianka (Board of Selectmen), Sam Alexander (SCCOG/Town Planner), Steve Seder (resident, PZC Chair), Manny Misarki (resident, PZC), Molly Lathrop (resident, Ag. Commission), Amanda Fargo-Johnson (resident, Ag. Commission).

1. What is the purpose of the Open Space Plan?

Sam Alexander began a PowerPoint, reviewing the purpose of the Open Space Plan, which is to define land conservation priorities of the Commission and provide the Town of Bozrah a recommended path forward for advancing open space goals.

2. What are the components of the Open Space Plan?

The Open Space plan will take account of Bozrah's natural resources and propose priorities for land conservation, as well as propose actions for the Commission to undertake to advance the plan.

3. Discussion regarding open space/conservation priorities:

Attendants had the opportunity to discuss open space/conservation priorities, after reviewing results of a citizen survey, which is still available online. The following items were discussed.

a. Desired qualities for open space properties

- Add prime and important farmland soils as a conservation priority.

b. Areas/corridors of interest

- Areas connected to Maples Farm Park.
- Are there unofficial, but used, trails in town?

c. Additional thoughts

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- A need exists to sell excess town property with little ecological benefit, acquired through past subdivisions.
- Ensure property cannot be part of an open space corridor before selling.
- Planning & Zoning should review and reconsider the fee-in-lieu of open space requirement; there could be room to increase the fee.
- Potential for trails on excess town property near Bozrah Rural Cemetery.
- Trails are heavily used due to COVID-19.

Meeting adjourned at 6:45 P.M.

Respectfully Submitted,
Samuel Alexander, AICP
Town Planner



February 25, 2021

Ms. Katey DeCarli, PE, Zoning Enforcement Official
Town of Bozrah Inland Wetlands Commission
1 River Road
Bozrah, CT 06334

RE: South Lake Subdivision
Bozrah Street & South Road, Bozrah, CT
Assessor's Map 13-14, Lot 046

Dear Ms. DeCarli,

On behalf of the owner and applicant, David J. Gesiak, LLC, enclosed please find the following documents in support of the Inland Wetlands and Watercourse Commission and Subdivision Applications for South Lake Subdivision, a proposed seven (7) lot single-family residential subdivision at the above referenced property.

1. Seven (7) copies of Comment Response Summary
2. Seven (7) copies of South Lake Subdivision Plans, dated 1/26/21 as revised through 2/24/21

Should you have any questions or need additional information, please don't hesitate to contact me at (860) 367-7264 or via email brandon@yrc-ne.com.

Sincerely,

Brandon Handfield, PE
Civil Engineer

Enc.

Cc: David J. Gesiak, LLC (1 copy)



COMMENT RESPONSE SUMMARY

FROM: Samuel Alexander, AICP, Bozrah Town Planner

DATE: February 2, 2021

RE: South Lake Subdivision

1. An approval block for the IWCC Chairman must be added to the plans.

Response. See bottom right-hand corner of Sheets 1 through 5.

2. The statement noted in Section 7.4.10 of the wetlands regulations must be included on the plans.

Response. Wetland Note added to Sheet 2.

3. Please revise Curve 3 information box, labeled as “C-2”.

Response. Comment incorporated.

4. Please show proposed contours in areas that will be disturbed.

Response. Contours have been added to Sheets 3 and 4 for each lot.

5. Please make a note on plans that stone wall will be moved away from South Road to meet newly proposed property boundary.

Response. Notes and detail added to Sheet 4 related to the removal of the existing stone wall and reconstruction of approximately 200’ feet of new wall.

6. Please differentiate on plans between portions of the stone walls that will be relocated and not relocated. A legend item is provided for “Relocated Stone Wall”; however, I am not able to tell a difference on the plan sheets between which portions will remain and which will be moved.

Response. Legend revised on Sheets 2, 3 and 4 to show existing stone wall and relocated stone wall lines.

7. Please move wells on lots 1-5 within the buildable area.

Response. All wells are shown within the buildable area.

8. Please show iron pins.

Response. “Iron Pin To Be Set” symbols and labels added around perimeter on Sheet 2.

9. Please add construction detail for the wood chip berm to the plans. The WEO has suggested that woodchips be used in place of silt fence wherever possible.

Response. Silt fence is now specified in lieu of the wood chip berm based upon discussions with the IWCC members at the last meeting.

10. It appears that the limit of clearing on Lot 2 meets the top of a pit containing wetlands. Please align E&S controls to the edge of the clearing before the slope.



Response. The clearing limits have been revised on all lot to maximize separation to the inland wetlands and watercourses. The silt fence is aligned with the limit of clearing, including on Lot 2.

11. Please provide preliminary approval letter from Uncas Health District.

Response. Submitted previously under separate cover.

12. Acceptance of land dedication (South Road right-of-way) by the Board of Selectmen, executed deed to be filed with the Town Clerk.

Response. Condition noted.

13. Installation of all property boundary markers as shown on the plan.

Response. Condition noted.

14. Fee-in-lieu of open space at \$10,800 (\$1,800 per new lot), to be gifted to the open space fund.

Response. Condition noted.

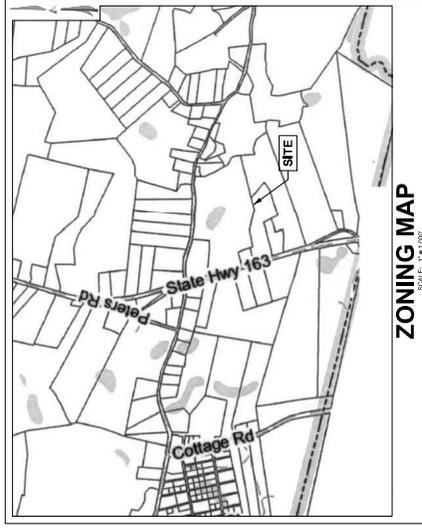
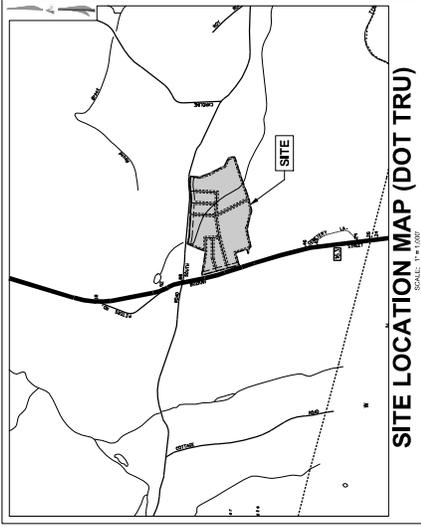
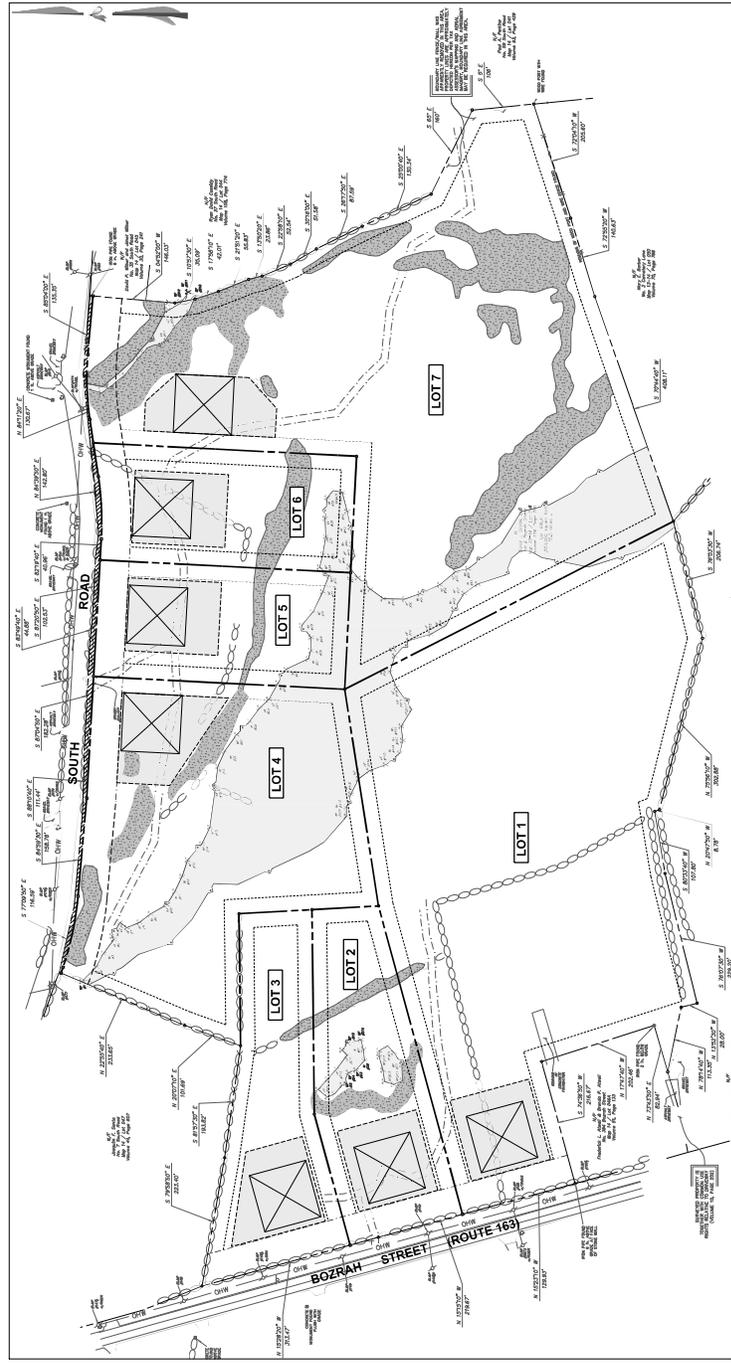
15. Filing of mylar plans with the Town Clerk within 90 days of approval, to be signed by the Chairman.

Response. Condition noted.

SOUTH LAKE SUBDIVISION PROPOSED 7-LOT SUBDIVISION

BOZRAH ST. (ROUTE 163) & SOUTH RD., BOZRAH, CONNECTICUT TAX ASSESSOR'S MAP NO. 13-14, LOT 046

PREPARED FOR
OWNER / APPLICANT
DAVID J. GESIAK, LLC
216 NORWICH AVENUE
LEBANON, CT 06249



INDEX OF SHEETS

DESCRIPTION	SHEET NUMBER
TITLE SHEET	1
SUBDIVISION PLAN	2
LOT LAYOUT PLANS	3-4
SOIL DATA DETAILS	5

PLANNING & COMMUNITY DEVELOPMENT	
SIGNATURE	DATE
TITLE	DATE

PLANNING & COMMUNITY DEVELOPMENT	
SIGNATURE	DATE
TITLE	DATE

REVISION SUMMARY		
NO.	DATE	DESCRIPTION
1	10/27/11	ISSUED FOR PERMITTING

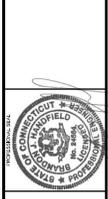
**SOUTH LAKE SUBDIVISION
PROPOSED 7-LOT SUBDIVISION**

PREPARED FOR
DAVID J. GESIAK, LLC
TITLE SHEET

BOZRAH, CT
BOZRAH STREET & SOUTH ROAD
22421



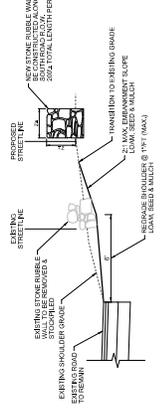
CONTACT INFORMATION
DAVID J. GESIAK, LLC
191 MASHWICHT AVENUE
LEBANON, CONNECTICUT 06249
PHONE: 860-339-9999
WWW: www.djgesiak.com



PROJECT NUMBER:
00096-001

SUBDIVISION LEGEND	
	PROPOSED PROPERTY LINE
	R.O.W. DEDICATION AREA
	RIGHT OF WAY SETBACK
	REAR YARD SETBACK
	RESERVE LEASING AREA
	WELL MARKING (2' x 7")
	FOOTING DOWN
	ROOF LEADER
	CONCRETE (SHADING)
	SILT FENCE (WOOD CHIP BERM)
	ANTI-EROSION APRON
	PERCOLATION TEST PIT

LOT DEVELOPMENT LEGEND	
	PROPOSED HOUSE
	PROPOSED DRIVEWAY
	UNIT OF COLUMNS
	PRIMARY LEASING AREA
	RESERVE LEASING AREA
	WELL MARKING (2' x 7")
	FOOTING DOWN
	ROOF LEADER
	CONCRETE (SHADING)
	SILT FENCE (WOOD CHIP BERM)
	ANTI-EROSION APRON
	PERCOLATION TEST PIT



NOTE:
 1. DIMENSIONS OF PROPOSED STONE WALL INCLUDING EXPOSED HEIGHT, WIDTH AND LENGTH MAY VARY DEPENDENT ON THE QUANTITY OF EXISTING STONE WALL REMOVED & RESTORED.
 2. STONE WALL RESTORATION SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE OF CONNECTICUT'S EROSION CONTROL ACT.
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SOUTH ROAD R.O.W. SHOULDER SECTION
 NOT TO SCALE



REVISION SUMMARY	
NO. 1	DATE
NO. 2	DATE
NO. 3	DATE
NO. 4	DATE
NO. 5	DATE
NO. 6	DATE
NO. 7	DATE
NO. 8	DATE
NO. 9	DATE
NO. 10	DATE

SOUTH LAKE SUBDIVISION
PROPOSED 7-LOT SUBDIVISION
 PREPARED FOR: [APPLICANT]
 DANN J. GERRARD, APPLICANT
LOT LAYOUT PLAN

PROJECT NUMBER: 00096-00001
 SCALE: 1" = 50'
 SHEET 4 OF 5
 DATE: 10/26/21
 REVISION: [REVISIONS]

CONTACT INFORMATION
 YRC CONSULTANTS, LLC
 191 MADISON AVENUE
 LESLIE, CONNECTICUT 06439
 PHONE: 860-442-9900
 FAX: 860-442-9901
 WWW: WWW.YRCCONSULTANTS.COM

REVISION SUMMARY
 NO. 1 DATE
 NO. 2 DATE
 NO. 3 DATE
 NO. 4 DATE
 NO. 5 DATE
 NO. 6 DATE
 NO. 7 DATE
 NO. 8 DATE
 NO. 9 DATE
 NO. 10 DATE

PREPARED FOR: [APPLICANT]
 DANN J. GERRARD, APPLICANT
LOT LAYOUT PLAN

PROJECT NUMBER: 00096-00001
 SCALE: 1" = 50'
 SHEET 4 OF 5
 DATE: 10/26/21
 REVISION: [REVISIONS]

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REVISION SUMMARY
 NO. 1 DATE
 NO. 2 DATE
 NO. 3 DATE
 NO. 4 DATE
 NO. 5 DATE
 NO. 6 DATE
 NO. 7 DATE
 NO. 8 DATE
 NO. 9 DATE
 NO. 10 DATE

SUBSURFACE SEWAGE DISPOSAL SYSTEM (SSDS) DESIGN

LOT	DR. FLOW	INCHES	BLA	RESTRICTIVE	SLOPE	WELLS	SSSDS
1	4	1.50	10.00	2.00	1:100	10.00	10.00
2	4	1.50	10.00	2.00	1:100	10.00	10.00
3	4	1.50	10.00	2.00	1:100	10.00	10.00
4	4	1.50	10.00	2.00	1:100	10.00	10.00
5	4	1.50	10.00	2.00	1:100	10.00	10.00
6	4	1.50	10.00	2.00	1:100	10.00	10.00
7	4	1.50	10.00	2.00	1:100	10.00	10.00
8	4	1.50	10.00	2.00	1:100	10.00	10.00
9	4	1.50	10.00	2.00	1:100	10.00	10.00
10	4	1.50	10.00	2.00	1:100	10.00	10.00

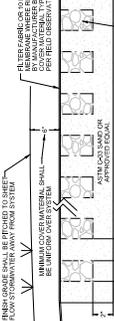
- SSSDS NOTES:**
- THE SUBSURFACE DISPOSAL SYSTEM SHALL BE DESIGNED TO ACCORDANCE WITH THE CITY OF SOUTH LAKES SUBSURFACE DISPOSAL SYSTEM DESIGN MANUAL AND THE STATE OF CONNECTICUT SUBSURFACE DISPOSAL SYSTEM DESIGN MANUAL.
 - SEWER PIPES SHALL BE IN ACCORDANCE WITH TABLE 2 OF THE TECHNICAL STANDARDS.
 - SEWER SYSTEMS SHALL BE DESIGNED TO ACCORDANCE WITH THE CITY OF SOUTH LAKES SUBSURFACE DISPOSAL SYSTEM DESIGN MANUAL AND THE STATE OF CONNECTICUT SUBSURFACE DISPOSAL SYSTEM DESIGN MANUAL.
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SOIL TEST DATA

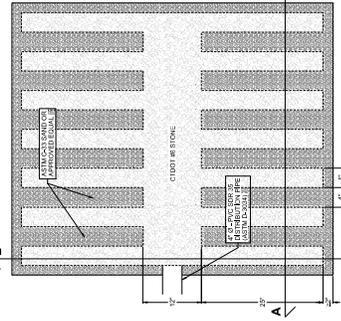
LOT	TEST NO.	DEPTH (FT)	TEST TYPE	RESULTS
LOT 1	1	0-12	CHLOROPHYLL	1.5
		12-24	CHLOROPHYLL	1.5
		24-36	CHLOROPHYLL	1.5
		36-48	CHLOROPHYLL	1.5
		48-60	CHLOROPHYLL	1.5
		60-72	CHLOROPHYLL	1.5
		72-84	CHLOROPHYLL	1.5
		84-96	CHLOROPHYLL	1.5
		96-108	CHLOROPHYLL	1.5
		108-120	CHLOROPHYLL	1.5
		120-132	CHLOROPHYLL	1.5
		132-144	CHLOROPHYLL	1.5
LOT 2	2	0-12	CHLOROPHYLL	1.5
		12-24	CHLOROPHYLL	1.5
		24-36	CHLOROPHYLL	1.5
		36-48	CHLOROPHYLL	1.5
		48-60	CHLOROPHYLL	1.5
		60-72	CHLOROPHYLL	1.5
		72-84	CHLOROPHYLL	1.5
		84-96	CHLOROPHYLL	1.5
		96-108	CHLOROPHYLL	1.5
		108-120	CHLOROPHYLL	1.5
		120-132	CHLOROPHYLL	1.5
		132-144	CHLOROPHYLL	1.5
LOT 3	3	0-12	CHLOROPHYLL	1.5
		12-24	CHLOROPHYLL	1.5
		24-36	CHLOROPHYLL	1.5
		36-48	CHLOROPHYLL	1.5
		48-60	CHLOROPHYLL	1.5
		60-72	CHLOROPHYLL	1.5
		72-84	CHLOROPHYLL	1.5
		84-96	CHLOROPHYLL	1.5
		96-108	CHLOROPHYLL	1.5
		108-120	CHLOROPHYLL	1.5
		120-132	CHLOROPHYLL	1.5
		132-144	CHLOROPHYLL	1.5
LOT 4	4	0-12	CHLOROPHYLL	1.5
		12-24	CHLOROPHYLL	1.5
		24-36	CHLOROPHYLL	1.5
		36-48	CHLOROPHYLL	1.5
		48-60	CHLOROPHYLL	1.5
		60-72	CHLOROPHYLL	1.5
		72-84	CHLOROPHYLL	1.5
		84-96	CHLOROPHYLL	1.5
		96-108	CHLOROPHYLL	1.5
		108-120	CHLOROPHYLL	1.5
		120-132	CHLOROPHYLL	1.5
		132-144	CHLOROPHYLL	1.5
LOT 5	5	0-12	CHLOROPHYLL	1.5
		12-24	CHLOROPHYLL	1.5
		24-36	CHLOROPHYLL	1.5
		36-48	CHLOROPHYLL	1.5
		48-60	CHLOROPHYLL	1.5
		60-72	CHLOROPHYLL	1.5
		72-84	CHLOROPHYLL	1.5
		84-96	CHLOROPHYLL	1.5
		96-108	CHLOROPHYLL	1.5
		108-120	CHLOROPHYLL	1.5
		120-132	CHLOROPHYLL	1.5
		132-144	CHLOROPHYLL	1.5
LOT 6	6	0-12	CHLOROPHYLL	1.5
		12-24	CHLOROPHYLL	1.5
		24-36	CHLOROPHYLL	1.5
		36-48	CHLOROPHYLL	1.5
		48-60	CHLOROPHYLL	1.5
		60-72	CHLOROPHYLL	1.5
		72-84	CHLOROPHYLL	1.5
		84-96	CHLOROPHYLL	1.5
		96-108	CHLOROPHYLL	1.5
		108-120	CHLOROPHYLL	1.5
		120-132	CHLOROPHYLL	1.5
		132-144	CHLOROPHYLL	1.5
LOT 7	7	0-12	CHLOROPHYLL	1.5
		12-24	CHLOROPHYLL	1.5
		24-36	CHLOROPHYLL	1.5
		36-48	CHLOROPHYLL	1.5
		48-60	CHLOROPHYLL	1.5
		60-72	CHLOROPHYLL	1.5
		72-84	CHLOROPHYLL	1.5
		84-96	CHLOROPHYLL	1.5
		96-108	CHLOROPHYLL	1.5
		108-120	CHLOROPHYLL	1.5
		120-132	CHLOROPHYLL	1.5
		132-144	CHLOROPHYLL	1.5
LOT 8	8	0-12	CHLOROPHYLL	1.5
		12-24	CHLOROPHYLL	1.5
		24-36	CHLOROPHYLL	1.5
		36-48	CHLOROPHYLL	1.5
		48-60	CHLOROPHYLL	1.5
		60-72	CHLOROPHYLL	1.5
		72-84	CHLOROPHYLL	1.5
		84-96	CHLOROPHYLL	1.5
		96-108	CHLOROPHYLL	1.5
		108-120	CHLOROPHYLL	1.5
		120-132	CHLOROPHYLL	1.5
		132-144	CHLOROPHYLL	1.5

SOIL TESTING NOTES

- SOIL TESTING WAS PERFORMED IN ACCORDANCE WITH ASTM D 1557-12.
- SOIL TESTING WAS PERFORMED IN ACCORDANCE WITH ASTM D 1557-12.
- SOIL TESTING WAS PERFORMED IN ACCORDANCE WITH ASTM D 1557-12.
- SOIL TESTING WAS PERFORMED IN ACCORDANCE WITH ASTM D 1557-12.



GEOMATRIX GST6212 - SECTION A-A
NOT TO SCALE



GEOMATRIX GST6212 - PLAN VIEW
NOT TO SCALE

EROSION & SEDIMENTATION CONTROL PLAN & DETAILS

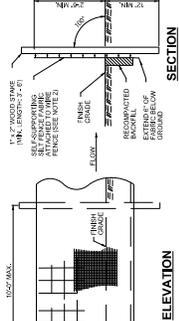
- GENERAL CONSTRUCTION NOTES:**
- THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SOUTH LAKES EROSION & SEDIMENTATION CONTROL PLAN AND THE STATE OF CONNECTICUT.
 - THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SOUTH LAKES EROSION & SEDIMENTATION CONTROL PLAN AND THE STATE OF CONNECTICUT.
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 - THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SOUTH LAKES EROSION & SEDIMENTATION CONTROL PLAN AND THE STATE OF CONNECTICUT.

SEQUENCE OF CONSTRUCTION (LOT DEVELOPMENT):

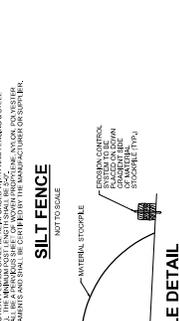
- REMOVE EXISTING VEGETATION AND EXPOSE SOIL.
- INSTALL EROSION CONTROL MEASURES (SOUTH ROAD ROW IMPROVEMENTS).
- REMOVE EXISTING VEGETATION AND EXPOSE SOIL.
- INSTALL EROSION CONTROL MEASURES (SOUTH ROAD ROW IMPROVEMENTS).
- REMOVE EXISTING VEGETATION AND EXPOSE SOIL.
- INSTALL EROSION CONTROL MEASURES (SOUTH ROAD ROW IMPROVEMENTS).
- REMOVE EXISTING VEGETATION AND EXPOSE SOIL.
- INSTALL EROSION CONTROL MEASURES (SOUTH ROAD ROW IMPROVEMENTS).
- REMOVE EXISTING VEGETATION AND EXPOSE SOIL.
- INSTALL EROSION CONTROL MEASURES (SOUTH ROAD ROW IMPROVEMENTS).

EROSION & SEDIMENT CONTROL PLAN:

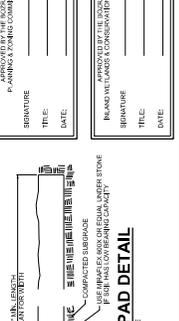
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AT THE PROJECT SITE PRIOR TO CONSTRUCTION WHEREVER POSSIBLE.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AT THE PROJECT SITE PRIOR TO CONSTRUCTION WHEREVER POSSIBLE.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AT THE PROJECT SITE PRIOR TO CONSTRUCTION WHEREVER POSSIBLE.
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- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AT THE PROJECT SITE PRIOR TO CONSTRUCTION WHEREVER POSSIBLE.



SILT FENCE
NOT TO SCALE



SOIL STOCKPILE DETAIL
NOT TO SCALE



ANTI-TRACKING PAD DETAIL
NOT TO SCALE

REVISION SUMMARY	SHEET
NO. DATE DESCRIPTION	5 OF 5
1 12/21/21	DATE
2 12/21/21	12/21/21
3 12/21/21	REVISION
4 12/21/21	22421
5 12/21/21	

SOUTH LAKE SUBDIVISION
PROPOSED 7-LOT SUBDIVISION
PREPARED FOR: [CLIENT NAME]
DANIEL J. GELBERG, REGISTERED PROFESSIONAL ENGINEER
SOIL DATA, SSDS DESIGN, NOTES & DETAILS
800 SOUTH STREET & SOUTH ROAD
BROOKFIELD, CT

SCALE: AS SHOWN

CONTACT INFORMATION
YRC CONSULTANTS, LLC
191 MADISON AVENUE, SUITE 1100
BROOKFIELD, CONNECTICUT 06007
TEL: 860-379-1100
WWW.YRCCONSULTANTS.COM

PROJECT NUMBER: 00096-00091



BOND QUANTITIES FORM

Date: 2/11/2021
Project Name: SOUTH LAKE SUBDIVISION
Address: BOZRAH STREET / SOUTH ROAD
Bond Amount: **\$10,550.00**
Project No.: 00086-00001
Bond Type: PUBLIC IMPROVEMENTS

Owner/Developer: DAVID J. GESIAK, LLC
Address: 216 NORWICH AVENUE
LEBANON, CT 06249
Phone # (860) 608-0555

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	ITEM AMOUNT
1	Clearing and Grubbing (ROW Only)	0.25	ACRE	\$5,000.00	\$1,250.00
2	Blank				
3	Sedimentation Control System	700.00	LF	\$3.00	\$2,100.00
4	Haybale Checkdams (Shoulder)	6.00	EA	\$100.00	\$600.00
5	Blank				
6	Removal & Stockpile of Stone Wall	500.00	LF	\$10.00	\$5,000.00
7	Restoration of Road Shoulder Vegetation	800.00	SY	\$2.00	\$1,600.00
8	Blank				
				SUBTOTAL	\$10,550.00

Notes:

Sam Alexander

From: Brandon Handfield <brandon@yrc-ne.com>
Sent: Thursday, February 18, 2021 3:23 PM
To: Sam Alexander
Cc: David Gesiak (djgesiak@yahoo.com)
Subject: RE: South Lake Subdivision

Good afternoon Sam, to follow-up on our phone conversation, we submitted a bond estimate for public improvements within the South Road ROW related to the dedication of a strip of land to the Town for future widening. Line item #6 is for the "Removal and Stockpile of Stone Wall". The existing stone wall is approximately 500' in length and is generally located along the frontage of proposed Lots 4 and 5. The existing wall has random height and width along the entire length. Our anticipated work and intent for this stone wall is provided below:

- The vegetation from the road to new streetline will be cleared
- The stone wall will be removed with small equipment and placed in a windrow or stockpile on Lot 4 and/or Lot 5 for use in reconstructing the stone wall along the new streetline
 - The ultimate length of the reconstructed wall will depend on the quantity of stones removed and stockpiled
 - We estimate that there will be enough existing stone to reconstruct a wall along the frontage of Lot 5 (approximately 200')
 - The reconstructed wall will have a consistent height and width
 - The wall will be reconstructed entirely on private land
 - The wall will be built as part of the development of Lots 4 and 5 to coordinate gaps in the wall for driveways and to ensure adequate sight lines are provided
- After removal of the stone wall, the South Road shoulder will be regraded, seeded and mulched.

Don't hesitate to contact me if you have any questions.

Thanks!



Brandon Handfield, PE
Owner, Civil Engineer

191 Norwich Avenue, Lebanon, CT 06249

E: brandon@yrc-ne.com

P: (860) 367-7264



February 16, 2021

Yantic River Consultants, LLC
Atten: Brandon Handfield
191 Norwich Ave
Lebanon, CT 06249

RE: Bozrah Street & South Road, Bozrah CT, seven-lot subdivision prepared for David J. Gesiak

Dear Mr. Handfield,

I have reviewed the plan submitted for "Bozrah Street & South Road, Bozrah CT (Assessor Map 13-14, Lot 046)", in the Town of Bozrah from Yantic River Consultants, LLC. Based on my review, the seven-lot subdivision meets the minimum requirements for a subsurface sewage disposal system for a 4-bedroom residential building on each lot.

Please feel free to contact this office with any additional questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "B Brianna Swain", written in a cursive style.

Brianna Britos-Swain
Environmental Sanitarian

**TOWN OF BOZRAH
INLAND WETLANDS AND WATERCOURSE COMMISSION
APPLICATION FOR PERMIT**

APPLICATION NUMBER: _____	DATE RECEIVED: _____
TOWN APPLICATION FEE: \$ _____	ST. DEEP FEE: \$ _____
PROFESSIONAL REVIEW FEE MAY BE REQUIRED. (To be completed by the Commission)	

This Application has been prepared in accordance with Sections 22a-36 to 22a-45, Section 8-26, inclusive, of the Connecticut Statutes, as amended, and the Town of Bozrah Inland Wetlands and Watercourses Regulations.

All applicants shall complete all applicable sections of this application form in accordance with Section 7 of the Town of Bozrah Inland Wetlands and Watercourse Regulations. In addition, please carefully review Section 8.1 of the Regulations regarding evaluation criteria. The application shall be accompanied by a check for the appropriate fee payable to the Town of Bozrah. PLEASE ATTACH PLAN SHOWING DETAILS OF THIS APPLICATION.

1. Name of Applicant: David J. Gesiak, LLC
 - a) Applicant's mailing Address: 216 Norwich Avenue, Lebanon, CT 06249
 - b) Applicant's phone number (home) _____ (work) (860) 608-0555
2. Applicant's interest in property: Owner
3. Name of Property Owner (if not applicant) Same as applicant
 - a) Property owner's address and mailing address: _____
 - b) Owner's phone number (home) _____ (work) _____
4. Attach a written, witnessed consent by the owner (if the application has not been signed by the owner) to allow the applicant to submit the application.
5. Property address Bozrah Street / South Road
 - a) Assessor's map number 13-14 Lot# 046 Zoning District RU-1
 - b) Is the property part of a pending or previously approved subdivision No, if so please reference Portion of property conveyed in 1979 - Map Volume 6, Page 55
6. Purpose of activity Subdivision of 35.5 acre parcel into seven (7) lots for residential single-family lot development.

7. Describe in detail what the proposed activity will involve (construction, fill, material removal, etc.) including specifics
No activities are proposed in inland wetlands or watercourses. Activities proposed in upland non-wetland areas consist of the construction of single-family homes and associated site work, including clearing and grubbing, construction of driveways, installation of utilities (well, septic, electric), grading, and e&s controls.

8. Acreage of wetlands and watercourses altered:

a) Specify area altered as follows:

Swamp 0 Acres

Marsh 0 Acres

Bog 0 Acres

Open Water 0 Acres

b) Acreage of wetlands or watercourse created 0 Acres

c) Lineal feet of stream alteration 0 Acres

d) Total land area of project 6.3 Acres

9. Submit a detailed plan of the proposal in accordance with Section 7 of the Town of Bozrah Inland Wetland and Watercourses Regulations. An application will not be complete without a detailed plan.

10. Describe the effect on drainage within the surrounding area. Also describe sedimentation and erosion control measure to be used

The single-family lot development will generally maintain existing drainage patterns in the area. There will be no adverse impact on drainage conditions. A detailed erosion and sedimentation control plan is provided on the plan set and includes measures typical for residential lot construction, including sedimentation barriers downgrade of land disturbance activities, anti-tracking aprons, soil stockpile areas and other measures as required.

11. List names and addresses of abutting property owners
An abutters list is provided on Sheet 2 of the plan set.

12. Certify whether or not the following conditions exist: a) Any portion of the property on which the regulated activity is proposed is located within 500 feet of the boundary of an adjoining municipality; b) Traffic attributed to the completed project on the site will use streets within the adjoining municipality to enter or exit the site; c) Sewer or water drainage from the project site will impact streets or other municipal or private property within the adjoining municipality, or; d) Water run-off from the improved site will impact streets or the other adjoining municipality.

None of the above conditions exist for the subject application.

13. Note the name of the soil scientist that flagged the wetland and/or watercourse and date the wetlands were flagged. All plans submitted must have the original

signature of the soil scientist, land surveyor and professional engineer, if applicable.

James Sipperly, Certified Soil Scientist delineated the inland wetlands and watercourses on the site in September and October, 2020.

The undersigned hereby consents to necessary and proper inspections of the above mentioned property by agents/commissioners of the Bozrah Inland Wetland and Watercourses Commission both before and after the permit is issued by the Commission.

The undersigned attests that the information supplied in the application is accurate to the best of his or her knowledge and belief.

David Gesiak
David J. Gesiak (Jan 26, 2021 12:01 EST)

Date Jan 26, 2021

Signature of APPLICANT

Print or type name: David Gesiak

David Gesiak
David J. Gesiak (Jan 26, 2021 12:01 EST)

Date Jan 26, 2021

Signature of OWNER

Print or type name: David Gesiak

The applicant or the applicant's representative MUST appear before the Commission at the next regular meeting at which the application will be officially received.

To be completed by the Commission

Application Approved – Date: _____

Conditions of approval, if any

Expiration Date: _____

Extension Date: _____

Review of Completed Work Date: _____

Application Denied – Date: _____

Reasons for denial:

Jurisdictional Ruling: Section 4.1 _____; Section 4.2 _____; Other _____;

Date: _____

Signature of Chairman or Secretary of Commission :



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 municipal inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

- DATE ACTION WAS TAKEN: year: _____ month: _____
- CHOOSE ACTION TAKEN (see instructions for codes): _____
- WAS A PUBLIC HEARING HELD (check one)? yes no
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(type name) _____ (signature) _____

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

- TOWN IN WHICH THE ACTION IS OCCURRING (type name): **BOZRAH**
does this project cross municipal boundaries (check one)? yes no
if yes, list the other town(s) in which the action is occurring (type name(s)): _____, _____
- LOCATION (click on hyperlinks for information): USGS quad map name: **Fitchville** or quad number: **71**
subregional drainage basin number: **3001**
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (type name): **David J. Gesiak LLC**
- NAME & ADDRESS / LOCATION OF PROJECT SITE (type information): **Bozrah Street (Route 163) & South Road**
briefly describe the action/project/activity (check and type information): temporary permanent description: **Single family residential subdivision**
- ACTIVITY PURPOSE CODE (see instructions for codes): **B**
- ACTIVITY TYPE CODE(S) (see instructions for codes): **1, 2, 9, 14**
- WETLAND / WATERCOURSE AREA ALTERED (type acres or linear feet as indicated):
wetlands: **0.00** acres open water body: **0.00** acres stream: **0.00** linear feet
- UPLAND AREA ALTERED (type acres as indicated): **6.30** acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (type acres as indicated): **0.00** acres

DATE RECEIVED:

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO

SOUTHEASTERN CONNECTICUT COUNCIL OF GOVERNMENTS

5 Connecticut Avenue, Norwich, Connecticut 06360
(860) 889-2324/Fax: (860) 889-1222/Email: office@seccog.org

MEMORANDUM

TO: Bozrah Planning & Zoning Commission
FROM: Samuel Alexander, AICP, Bozrah Town Planner, SCCOG /s/
CC: Bozrah Inland Wetlands & Conservation Commission
Brandon Handfield, P.E., Yantic River Consultants
Katey DeCarli, P.E., Land Use Agent
DATE: February 4, 2021

Planner Review – App. #01-00-21: Gesiak. Seven-lot (7-lot) Subdivision at Bozrah Street and South Road (Map 14, Lot 046).

Anticipated Schedule

	Date of Receipt	Decision
IWCC	February 4	On or after February 4, depending on classification of activity. If a regulated activity, decision will be made after February 19 th .
PZC	February 11	On or after February 4. The Planning & Zoning Commission must await approval from the IWCC.
BOS	<i>We have recommended that the applicant dedicate a portion of the land fronting South Road to the Town, in order to bring the right-of-way to 50' in that area. The Board of Selectmen will approve the dedication of that land following PZC approval.</i>	

Overview

The subject property is 35.5 acres. The land is mostly forested; a portion of Lot 1 contains an overgrown agricultural field. A low area cuts through the center of the property, in the rears of proposed lots. Buildable area is provided on the flatter portions of each lot, in areas fronting the road.

There are three wetland areas on the property, which are not proposed to be directly impacted: (1) A large wetland cuts northwest to southeast, through a low area in lots 1, 4, 5, 6, and 7, from a culvert under South Road; (2) Lot 2 contains a small pocket of wetlands in a pit; (3) A small stream is culverted under South Road, cutting across the eastern edge of Lot 7.

Right-of-way Dedication

The plans show that a portion of lots 4, 5, 6 and 7 are proposed to be transferred to the Town in order to bring the South Road right-of-way up to 50'. This is consistent with the Town's road ordinance (#2012-2).

Member Municipalities: Bozrah * Colchester * East Lyme * Franklin * Griswold * Borough of Jewett City * City of Groton * Town of Groton * Lebanon * Ledyard * Lisbon * Montville * New London * North Stonington * Norwich * Preston * Salem * Sprague * Stonington * Stonington Borough * Waterford * Windham

Open Space

The Commission requires \$1,800 per new lot to be deposited in the Town's open space fund. The total deposit for this subdivision would be \$10,800.

Plan Review Comments

As of this date, the following comments were submitted to the project engineer, but are not yet reflected in the most recent version of the plans.

General

- Signature block for the IWCC Chairman must be added to the plans.
- The statement noted in Section 7.4.10 of the wetlands regulations must be included on the plans.

Subdivision Plan

- Please revise Curve 3 information box, labeled as "C-2".

Lot Development Plan

- Please show proposed contours in areas that will be disturbed.
- Please make a note on plans that stone wall will be moved away from South Road to meet newly proposed property boundary.
- Please note on plans other areas portions of the stone walls that will potentially be relocated for development.
- Please move wells on lots 1-5 within the buildable area.
- Iron pin required at lots 1 and 7 property boundary.

Erosion & Sediment Control

- Please add construction detail for the wood chip berm to the plans. The WEO has suggested that woodchips be used in place of silt fence wherever possible.
- It appears that the limit of clearing on Lot 2 meets the top of a pit containing wetlands. Please align E&S controls to the edge of the clearing, before the slope.

Documentation

- Please provide preliminary approval letter from Uncas Health District.

SOUTHEASTERN CONNECTICUT COUNCIL OF GOVERNMENTS

5 Connecticut Avenue, Norwich, Connecticut 06360
(860) 889-2324/Fax: (860) 889-1222/Email: office@seccog.org

MEMORANDUM

TO: Town of Bozrah Inland Wetlands & Conservation Commission
FROM: Samuel Alexander, AICP, Bozrah Town Planner, SCCOG /s/
Katey DeCarli, P.E., Land Use Agent (WEO/ZEO), CHA /s/
CC: Brandon Handfield, P.E., Yantic River Consultants
DATE: January 28, 2021

RE: Receipt of application for seven-lot subdivision, Gesiak, Bozrah Street and South Road (Map 14, Lot 046)

Today, an application was received for a seven-lot (7-lot) residential subdivision of land owned by David Gesiak, Assessor's Map 14, Lot 046, located southeast of the intersection of South Road and Bozrah Street. A more detailed review will be completed for this application. The application will be received by the Planning & Zoning Commission on February 11th.

Overview

The subject property is 35.5 acres. The land is mostly forested; a portion of Lot 1 contains an overgrown agricultural field. A low area cuts through the center of the property, in the rears of proposed lots. Buildable area is provided on the flatter portions of each lot, in areas fronting the road.

Wetlands

There are three wetland areas on the property, which are not proposed to be directly impacted:

- A large wetland cuts northwest to southeast, through a low area, from a culvert under South Road. This large wetland traverses lots 1, 4, 5, 6, and 7.
- Lot 2 contains a small pocket of wetlands in a pit.
- An unnamed stream is culverted under South Road, cutting across the eastern edge of Lot 7.
- No Natural Diversity Database areas exist on the property.

Preliminary Review

- During a preliminary discussion, the WEO requested the design engineer utilize wood chip berms for erosion control in place of silt fence. This change has been noted on the plans. A construction detail for the wood chip berm must be included on future submissions.
- An approval block for the wetlands commission Chairman must be added to the site plans.
- The statement noted in Section 7.4.10 of the regulations must be included on the plans.

**Note: This property has wetland, water course, swamp, marsh or bog characteristics, which have been defined by this document before the Conservation Commission of the Town of Bozrah, Connecticut. Purchase of this property conveys the responsibility of abiding by all Federal, State and Municipal regulations for the preservation and protection of these "Regulated areas." See the "Inland Wetland and Watercourses Regulations" for the Town of Bozrah, Connecticut for permitted and regulated uses of these areas.*

SUBDIVISION APPLICATION
BOZRAH PLANNING & ZONING COMMISSION

Name of Record Property Owner

David J. Gesiak, LLC

Address 216 Norwich Avenue

Lebanon, CT 06249

Phone (860) 608-0555

Name of Applicant

David J. Gesiak, LLC

Address 216 Norwich Avenue

Lebanon, CT 06249

Phone (860) 608-0555

Location of property Bozrah Street / South Road

Map 13-14, Lot 046

Name of Surveyor or Engineer Yantic River Consultants, LLC - Brandon Handfield, PE

Address 191 Norwich Avenue, Lebanon, CT 06249 Phone (860) 367-7264

Total area to be subdivided 35.5 acres

Number of new lots proposed 7

Signature of Applicant  Date Jan 26, 2021

David J. Gesiak (Jan 26, 2021 11:59 EST)

To be completed by the Commission:

Application No. _____

Date of submission _____

Received by _____

Date of receipt _____

Fee paid \$ _____

This application, together with three copies of the subdivision plan and the required fee, should be submitted to the Zoning Enforcement Officer or the Chairman of the Bozrah Planning and Zoning Commission.



February 2, 2021

Mr. Brandon Handfield, P.E.
Yantic River Consultants, LLC
191 Norwich Avenue
Lebanon, CT 06249

115 Popple Bridge Road
Griswold, CT 06351

Direct: (860) 748-6183

kevin@franklinsurveys.com

www.franklinsurveys.com

RE: Proposed South Road Subdivision, Bozrah, Connecticut
Subdivision Status

Dear Brandon:

At your request, this letter is being provided in regard to the status of the subject parcel of land of the above referenced 7-lot South Road Subdivision. As you know, Franklin Surveys performed a Property and Topographic Survey of the subject parcel in Fall of 2020.

In the course of our boundary research at Bozrah Town Hall, we reviewed relevant deeds and other documents, as of record did appear. Based on our review of the records, as indexed, the subject parcel was divided once in 1979. The 1979 division resulted in the creation of a lot known by the Tax Assessor as Lot 46A, owned now or formerly by Atwell. To the best of my knowledge and belief, no other divisions of the subject parcel occurred subsequent to the adoption of Subdivision Regulations by the Commission in 1967.

Please do not hesitate to contact me if you should have any questions about the survey or this status letter.

Sincerely,



Kevin D. Franklin

Kevin D. Franklin, MS, PLS
Franklin Surveys



TOWN OF BOZRAH

TOWN HALL

1 RIVER ROAD

BOZRAH, CT. 06334

Telephone: (860) 889-2689 • Fax: (860) 887-5449

Ordinance 2012-2

At a Town Meeting held on 10 July 2012 in the cafeteria at Fields Memorial School the following ordinance was adopted

An Ordinance Regulating the Addition of Any New Street or Highway to the Highway System of the Town of Bozrah

Section 1. This ordinance shall, after adoption, replace any other regulatory requirement for the addition of any new street or highway or the re-construction of the same. Additionally, this ordinance includes the attached Figures 1 & 2.

Section 2. **Definitions.**

- 2.1 Street. An improved right-of-way open to public use and suitable for two-way vehicular travel; or a proposed street shown on a subdivision plan approved by the Planning & Zoning Commission.
- 2.2 Subdivision. The division of a tract or parcel of land into three (3) or more parts or lots made subsequent to the adoption of subdivision regulations by the Planning & Zoning Commission, for the purpose, whether immediate or future, of sale or building development, expressly excluding development for municipal, conservation or agricultural purposes, and includes resubdivisions, or as the definition of "subdivision" is used in Chapter 126 of the General Statutes or as it may hereafter be amended.
- 2.3 Person. The term "person" as used in this ordinance shall include individuals, firms, and corporations.
- 2.4 Right-of-way. As used in any part of this ordinance shall denote land, property, or an interest therein, usually a strip of land acquired for or devoted to a highway or road use.
- 2.5 Board. The term Board refers to the Town of Bozrah Board of Selectmen.

Section 3. Design and Construction Specifications.

3.1 Street Design. All street improvements shall be designed and constructed in accordance with this ordinance. No subdivision of land, requiring the layout and establishment of new streets, shall be made, unless the proposed layout of new streets is in harmony with existing or proposed streets, particularly in regard to safe intersections, and so arranged as to provide an adequate, safe, and convenient system for present and future traffic and access needs. The Board of Selectmen, acting as the Local Traffic Authority, will approve the proposed layout of streets. **Prior to any decision the Board of Selectmen shall receive and consider a report from the Planning & Zoning Commission regarding the acceptability of the proposed roads layout, design, safety, and other related considerations. Any negative Planning & Zoning Commission report shall require a unanimous decision by the Board of Selectmen for approval.**

3.1.1 All proposed streets shall connect with one (1) or more approved Town streets or state highways, and, with the exception of a dead-end street, shall be accessible from at least two (2) directions.

3.1.2 Streets shall be laid out to provide connections with existing streets on adjacent properties, where possible. Consideration shall be given to connecting with future streets on adjacent property where future subdivision appears probable.

3.1.3 All new streets shall have a minimum right-of-way width of fifty feet (50'), which shall be deeded to the Town of Bozrah in fee simple by warranty deed free of all encumbrances and certified by an attorney. The paved wearing surface shall be as follows:

A) Local Residential Street: A street primarily providing access to abutting lots used for residential purposes, including dead-end streets shall have a paved wearing surface of twenty-eight (28) feet as measured between the curb backs.

B) Collector Street or Commercial or Industrial Street: A through street which carries traffic from local streets to highways or other principal destinations, or streets which primary function is to serve commercial or industrial establishments, shall have a paved wearing surface of thirty-two (32) feet as measured between the curb backs.

The road width required shall be determined based on the assessment of the future traffic patterns and future density of the area.

3.1.4 A dead-end street shall be provided with a circular turn-around area at the closed end having a radius of at least fifty feet (50'), of which forty feet (40') is paved. Such streets will be permitted only where an alternative street layout is deemed to be impractical because of the dimensions, shape or physical conditions

of the property. A dead-end street shall not exceed 700 feet in length unless it is of a temporary nature and is planned for extension and can reasonably be expected to connect with an existing or proposed road on adjoining land. The measurement of the length shall commence at the street line of the intersected through street and shall be measured along the centerline of the street. All dead-end streets approved without a deeded right-of-way for future extension shall be classified as permanent.

3.1.5 Curvilinear street arrangements which follow the contour of the natural terrain shall be used where practicable in preference to street patterns which follow the slope, in order to improve the control of storm water runoff and to facilitate bad-weather driving conditions.

3.1.6 The tangent distance between reverse curves shall not be less than one hundred feet (100'). Except for intersections and turnarounds on dead-end streets, no curve shall have a radius of less than one hundred feet (100'), as measured on the curb line.

3.1.7 Except where impractical because of topography or other conditions, streets shall be perpendicular to intersections for a distance of at least one hundred feet (100'). All corners shall be rounded, with a radius of not less than twenty-five feet (25'). Centerlines of alternate side streets shall not be closer than one hundred twenty-five feet (125'), measured along the centerline. Wherever a proposed subdivision street intersects with a state highway or major Town road, a minimum sight distance of three hundred fifty feet (350') shall be required in each direction along the state highway or major Town road. Additional site distances may be required where indicated by minimum site distance standards contained in "Geometric Highway Design Standards" of the Connecticut Department of Transportation. The Board may require that a strip of land adequate to maintain the sight distance along a state highway or major Town road be deeded to the Town.

3.1.8 Where the proposed subdivision contains lots fronting on an existing street that does not meet the dimensional and improvement requirements of these Regulations, the applicant shall be required to deed sufficient land to the Town of Bozrah to permit widening of the street and shall be required to make such improvements within the right-of-way of the street, as deemed appropriate by the Board to maintain public safety.

3.1.9 No duplication of street names is permitted except where a proposed street extends an existing street. The Board shall approve all street names.

3.1.10 New streets shall be arranged, to the extent possible, in a manner that allows lots fronting on them to provide maximum opportunity for future buildings to use the sun for active and passive solar energy and heating systems. (Maximum

exposure is usually achieved when a building axis is oriented east/west, which, in turn, normally requires predominantly east/ west street directions.)

3.2 **Street Grading.** All streets shall be located in conformity with the contour of the land with a grade not less than 0.5% or greater than 10%. There shall be no abrupt change of grade of such streets and all side slopes shall be seeded to grass and have an angle of cut sufficiently shallow to permit maintenance. All roads shall be completely graded for the full fifty-foot (50') right-of-way.

3.3 **Street Subgrade.** All ledge rock must be removed to a depth of twenty-four inches (24") below sub-grade surface and then backfilled with suitable processed gravel passed through a three and one-half inch (3 1/2") sieve, provided, however, that the Commission may upon request approve a substitute gravel. All loam should be scraped and stripped to a depth of twelve inches (12") below sub-grade surface and backfilled with gravel and all trees and roots shall be removed from the full fifty feet (50') of the right-of-way, except as otherwise herein specifically provided. Soft spots, peat, and organic material shall be excavated to solid bottom and backfilled with stone, bank run or processed gravel. The First Selectman of the Town of Bozrah, or designee shall inspect any such roadbed, before any gravel is placed and a Certificate setting forth such inspection shall be a prerequisite to the release of any bond posted in connection with the subdivision improvements. If ordered by the First Selectman upon such inspection, the above subgrade shall be rolled with a ten (10) ton roller before the placing of the gravel subbase. The subgrade shall be graded to a cross section with a cross slope of one inch (1") per foot.

3.4 **Street Subbase.** Twelve inches (12") of processed gravel passed through a three and one-half inch (3 1/2") sieve shall be installed over the subgrade, unless as before mentioned twenty-four inches (24") of gravel shall be installed where ledge or rock is encountered. The subbase shall be installed the entire required road width and rolled with a ten (10) ton roller. Such gravel shall meet the State Highway Bureau's specifications currently in effect for construction of Town aid roads. Before the base course is added, the First Selectman, or designee shall inspect the subbase.

3.5 **Street Base Course.** The base course shall be laid over the subbase and shall be four inches (4") thick after compaction. This gravel shall be process gravel passed through a one and one-quarter inch (1-1/4") sieve. This surface shall be constructed to a cross section whose cross slope is one-fourth inch (1/4") per foot and the crown shall be one and one-fourth inches (1-1/4"). Before any wearing surface is placed, the First Selectman, or designee shall inspect the base course, and grades checked to insure that the full four-inch (4") required base course shall be placed. A certificate of such inspection shall be a pre-requisite to the release of any bond as foresaid.

3.6 **Street Wearing Surface.** All street-wearing surfaces shall be paved. The materials and construction methods for paved streets shall conform to the requirements of the current issue of the Connecticut Department of Transportation Standard Specifications for Roads, Bridges and Incidental Construction. Such paved wearing

surface shall be constructed in courses over the base course and shall be of bituminous concrete totaling five and one-half (5 1/2") inches after compaction with a ten (10) ton roller. The paved base course shall be four inches (4") thick while the paved finish course shall be one and one-half (1 1/2") thick after compaction with a ten (10) ton roller.

3.7 **Street Curbs.** Curbs shall be machine-laid bituminous concrete lip curbing installed along all streets and turnarounds. The Board may require portland cement concrete curbing due to the anticipated traffic type or volume, or may require no curbing due to the type of drainage design.

3.8 **Guide Rails.** Guide rails shall be placed along all streets as deemed necessary by the Board and Commission and shall consist of such quantity and quality, as it shall direct.

3.9 **Signs.** Street name signs are required at all street intersections and are the responsibility of the applicant. One (1) sign shall be located at each T-intersection and two (2) signs at each four-way intersection, located on diagonally opposite corners.

3.9.1 Street name signs shall be clearly legible and durable and shall be securely mounted in an appropriate manner, subject to the approval of the Board and compatible with the prevailing standards for street markers in the Town of Bozrah.

3.10 **Drainage.** The subdivider shall provide adequate facilities for the control, collection, conveyance and acceptable disposal of storm water, other surface water and subsurface water utilizing piping, open channels, infiltration systems, detention, or other appropriately engineered methods.

Drainage pipes, culverts, headwalls, catch basins, and ditches shall be installed where deemed necessary by the Board. All required drainage pipes shall have a diameter of not less than fifteen inches (15"); such pipes to be of RCP construction or other equivalent as approved by the Board. Catch basins to be located at least every three hundred feet (300') or at intervals determined by the Board based on conditions in the area, and at all corners of intersections. All drainage rights and easements which are considered necessary and of such width as is considered necessary in the opinion of the Board shall be procured by the subdivider requesting acceptance of any street and conveyed at no cost to the Town of Bozrah by warranty deed in fee simple.

3.10.1 The storm and surface water drainage system required by the Board shall be constructed so that it has an outfall to a natural watercourse or adequate existing storm drainage system. Special consideration shall be given to the possible impacts of increased runoff on downstream properties. Where such impacts can be reduced by the construction of retention basins or other measures, the Board shall require them.

3.10.2 Where land abutting a road slopes toward the road, a six-inch (6") under-drain shall be installed below the curb in the area of the slope to direct groundwater into the storm drain and prevent it from accumulating against the curb and spilling onto the road surface. The pipe shall be installed in accordance with the diagram for Curb Drainage presented in rear of these Regulations.

3.11 **Trees and Brush.** No trees or brush shall be left standing within six feet (6') of the shoulders of the roadbed unless authorized by the Board, except that existing trees and shrubs standing within the right-of-way which, because of their size, location, species or condition, are suitable for preservation shall be shown on the subdivision plans and may be preserved with the approval of the Board. The planting of new trees may be required by the Board which shall be planted along the streets, outside of the six-foot (6') cleared area above, at intervals of fifty feet (50') or as otherwise directed by the Board.

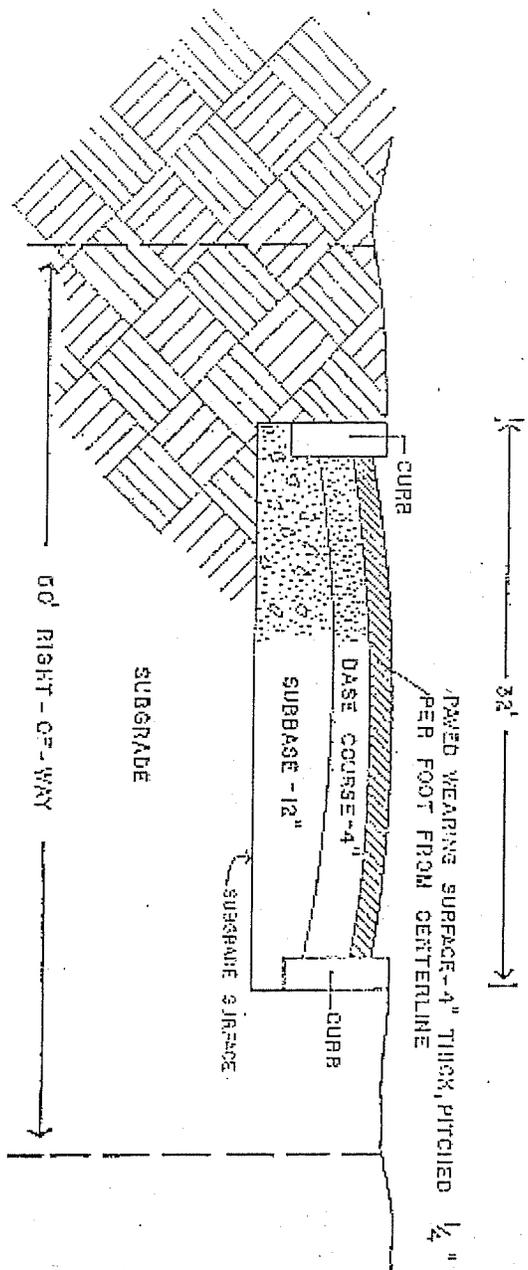
Section 4 **Other Requirements**

4.1 Any resident, developer or other party who desires to perform work of any type within a town right-of-way shall first obtain the authorization of the Board of Selectmen.

Section 5 **Bonding and Inspection**

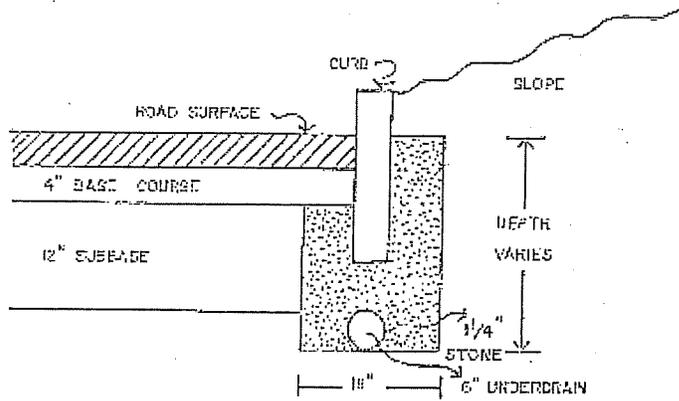
- 5.1 The Board shall require a performance bond in an amount sufficient to cover the actual construction and installation of all improvements required by regulation and ordinance. The bond shall be in a form satisfactory to the Board. The amount of the bond shall be estimated by the applicant and submitted to the Planning & Zoning Commission as part of the application. The Board shall review the estimate with the Planning & Zoning Commission prior to approving the amount of the bond.
- 5.2 The Town shall hold the bond until improvements have been completed, until as-built plans are submitted to the Board, and, where new streets are involved, until the Town accepts such streets. Before release of the performance bond, a maintenance bond shall be submitted which shall be in an amount equal to ten percent (10%) of the performance bond or \$3,500, whichever is greater, and which shall be retained by the Town for one (1) year. The purpose of the maintenance bond is to guarantee correction of any construction failures related to the work completed.
- 5.3 The Selectmen, or their agent, have the right to inspect any street or other construction required by this ordinance to insure that all specification, standards and requirements are met. It shall be the responsibility and duty of the owner, or designee, to give such notice as may be required by the Selectmen so that appropriate inspection may be undertaken during construction. In addition, the owner, or designee, shall notify the Selectmen at least 5 working days prior to the time that any construction is to begin and when it is to be completed.

TYPICAL STREET CROSS SECTION



NOT TO SCALE

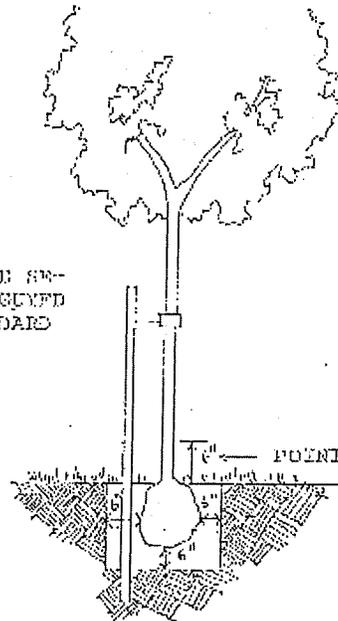
CURB DRAINAGE



[NOT TO SCALE]

STALLI TREES

EACH TREE SHALL BE SECURELY STAKED OR GUYPED ACCORDING TO STANDARD NURSERY PRACTICE



POINT OF CALIPER MEASUREMENT (Minimum 3-inch caliper)

TREE PIT SHALL BE 6" LARGER THAN BALL IN ALL DIMENSIONS

"B"

TOWN OF BOZRAH
INLAND WETLANDS AND WATERCOURSE COMMISSION
APPLICATION FOR PERMIT

APPLICATION NUMBER: <u>0</u>	DATE RECEIVED: <u>2/25/21</u>
TOWN APPLICATION FEE: \$ _____	ST. DEEP FEE: \$ _____
PROFESSIONAL REVIEW FEE MAY BE REQUIRED. (To be completed by the Commission)	

This Application has been prepared in accordance with Sections 22a-36 to 22a-45, Section 8-26, inclusive, of the Connecticut Statutes, as amended, and the Town of Bozrah Inland Wetlands and Watercourses Regulations.

All applicants shall complete all applicable sections of this application form in accordance with Section 7 of the Town of Bozrah Inland Wetlands and Watercourse Regulations. In addition, please carefully review Section 8.1 of the Regulations regarding evaluation criteria. The application shall be accompanied by a check for the appropriate fee payable to the Town of Bozrah. PLEASE ATTACH PLAN SHOWING DETAILS OF THIS APPLICATION.

1. Name of Applicant: Dwayne Grant
 - a) Applicant's mailing Address: 1 Blueberry Hill Rd Norwich
 - b) Applicant's phone number (home) _____ (work) 860 705 5352
2. Applicant's interest in property: Contractor
3. Name of Property Owner (if not applicant) NCA Capital
 - a) Property owner's address and mailing address: 38 Bozrah St Ext.
 - b) Owner's phone number (home) _____ (work) _____
4. Attach a written, witnessed consent by the owner (if the application has not been signed by the owner) to allow the applicant to submit the application.
5. Property address 38 Bozrah St. Ext.
 - a) Assessor's map number 07 Lot# 053 Zoning R District R-1
 - b) Is the property part of a pending or previously approved subdivision _____, if so please reference N/A
6. Purpose of activity small building addition for storage
18' X 24'

7. Describe in detail what the proposed activity will involve (construction, fill, material removal, etc.) including specifics

4 foot frost wall
18' x 24' addition

8. Acreage of wetlands and watercourses altered:

a) Specify area altered as follows:

Swamp 0 Acres

Marsh 0 Acres

Bog 0 Acres

Open Water 0 Acres

b) Acreage of wetlands or watercourse created 0 Acres

c) Lineal feet of stream alteration 0 Acres

d) Total land area of project 18' x 24' Acres

9. Submit a detailed plan of the proposal in accordance with Section 7 of the Town of Bozrah Inland Wetland and Watercourses Regulations. An application will not be complete without a detailed plan.

10. Describe the effect on drainage within the surrounding area. Also describe sedimentation and erosion control measure to be used

minor increase in impervious
due to roof

11. List names and addresses of abutting property owners

12. Certify whether or not the following conditions exist: a) Any portion of the property on which the regulated activity is proposed is located within 500 feet of the boundary of an adjoining municipality; b) Traffic attributed to the completed project on the site will use streets within the adjoining municipality to enter or exit the site; c) Sewer or water drainage from the project site will impact streets or other municipal or private property within the adjoining municipality, or; d) Water run-off from the improved site will impact streets or the other adjoining municipality.

N/A

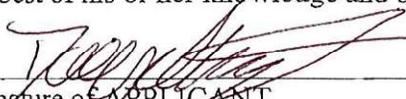
13. Note the name of the soil scientist that flagged the wetland and/or watercourse and date the wetlands were flagged. All plans submitted must have the original

signature of the soil scientist, land surveyor and professional engineer, if applicable.

N/A

The undersigned hereby consents to necessary and proper inspections of the above mentioned property by agents/commissioners of the Bozrah Inland Wetland and Watercourses Commission both before and after the permit is issued by the Commission.

The undersigned attests that the information supplied in the application is accurate to the best of his or her knowledge and belief.

 Date _____
Signature of APPLICANT
Print or type name: _____

_____ Date _____
Signature of OWNER
Print or type name: _____

The applicant or the applicant's representative MUST appear before the Commission at the next regular meeting at which the application will be officially received.

To be completed by the Commission	
Application Approved – Date:	_____
Conditions of approval, if any	_____ _____
Expiration Date:	_____
Extension Date:	_____
Review of Completed Work Date:	_____
Application Denied – Date:	_____
Reasons for denial:	_____ _____
Jurisdictional Ruling: Section 4.1 _____; Section 4.2 _____; Other _____;	
Date:	_____
Signature of Chairman or Secretary of Commission :	



CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION
79 Elm Street
Hartford, CT 06106-5127

GIS CODE #: _____
For DEP Use Only

Arthur J. Rocque, Jr., Commissioner

Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete this form in accordance with the instructions. Please print or type.

PART I: To Be Completed By The Inland Wetlands Agency Only

1. DATE ACTION WAS TAKEN: Year _____ Month _____
2. ACTION TAKEN: _____
3. WAS A PUBLIC HEARING HELD? Yes _____ No _____
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(print) _____ (signature) _____

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

5. TOWN IN WHICH THE ACTION IS OCCURRING: Bozrah
Does this project cross municipal boundaries? Yes _____ No
If Yes, list the other town(s) in which the action is occurring: _____
6. LOCATION: USGS Quad Map Name: _____ AND Quad Number: _____
Subregional Drainage Basin Number: _____
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER: Dwyne Grant for NGA Capital
8. NAME & ADDRESS/LOCATION OF PROJECT SITE: Odetah Camping Resort 38 Bozrah Street Ext.
Briefly describe the action/project/activity: 18'x24' addition to camp building
9. ACTIVITY PURPOSE CODE: D
10. ACTIVITY TYPE CODE(S): 14, _____, _____, _____
11. WETLAND / WATERCOURSE AREA ALTERED [must be provided in acres or linear feet as indicated]:
Wetlands: 0 acres Open Water Body: 0 acres Stream: 0 linear feet
12. UPLAND AREA ALTERED [must be provided in acres as indicated]: _____ acres
13. AREA OF WETLANDS AND / OR WATERCOURSES RESTORED, ENHANCED OR CREATED: 0 acres
[must be provided in acres as indicated]

DATE RECEIVED: _____

PART III: To Be Completed By The DEP

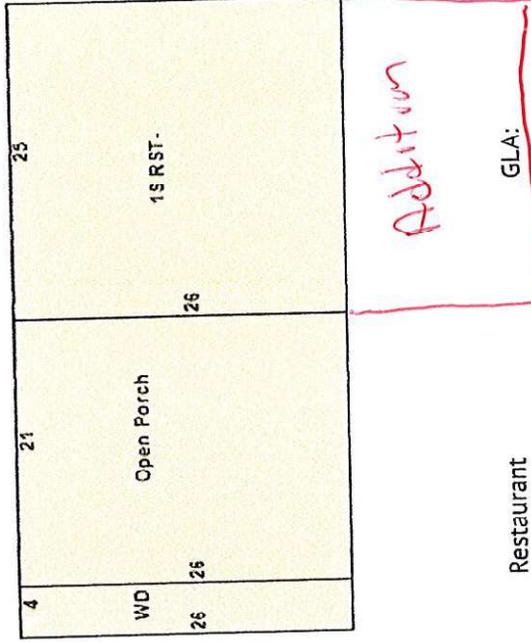
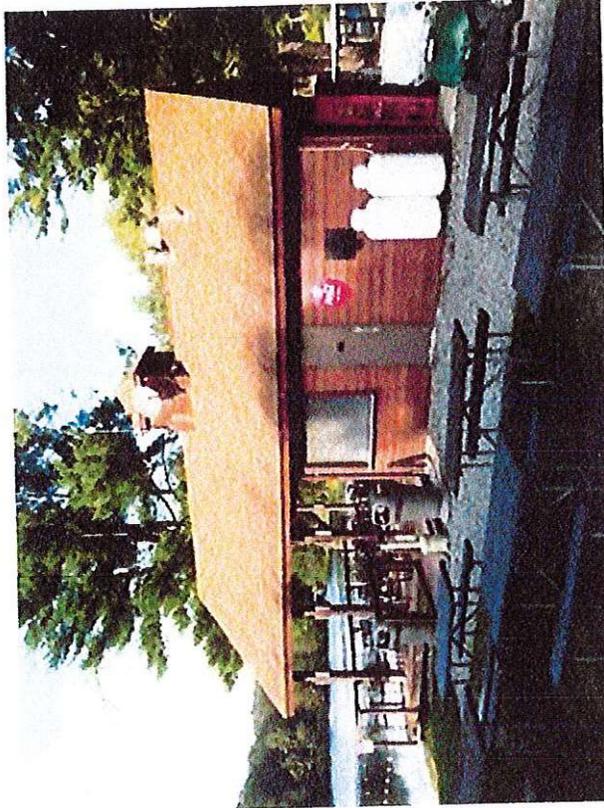
DATE RETURNED TO DEP: _____

FORM CORRECTED / COMPLETED: YES NO

Attached Components

Type:	Year Built:	Area:
Enclosed Porch	1994	140
Open Porch	1994	160

Building 4



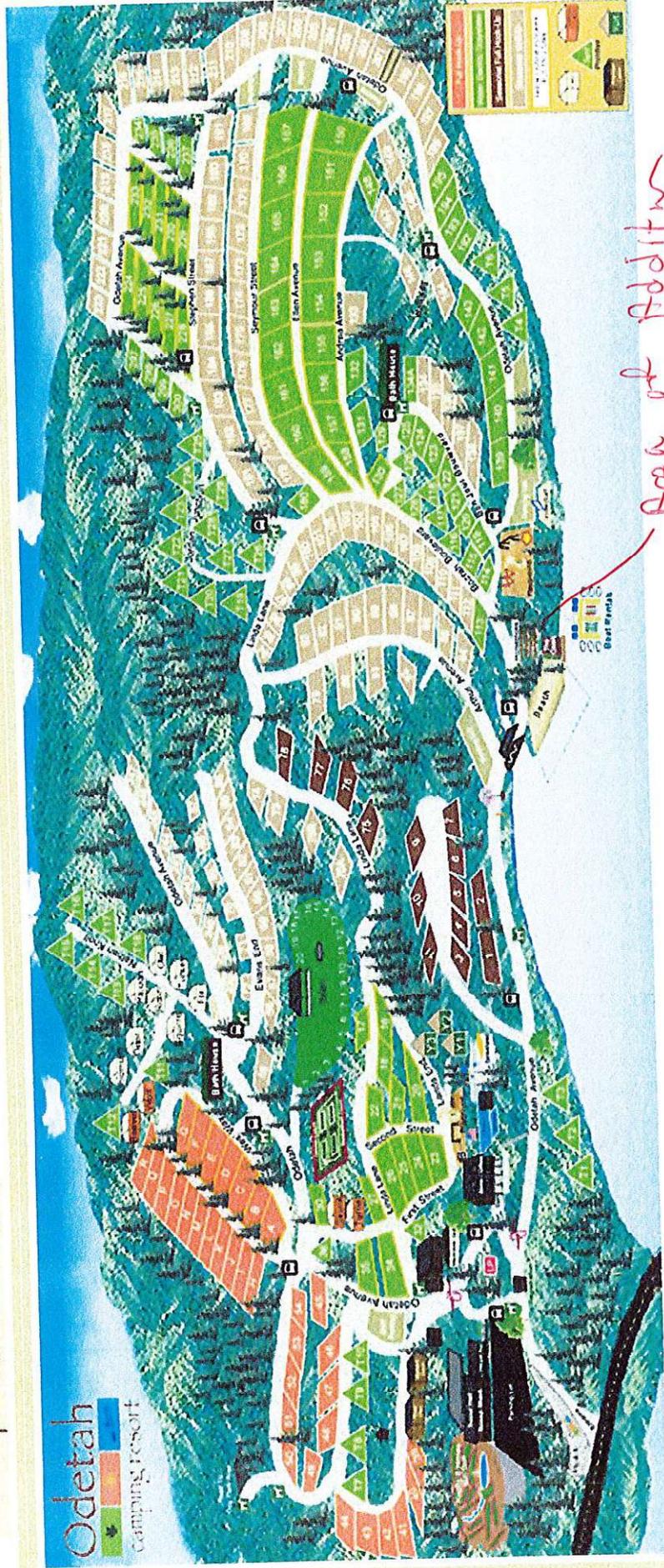
Category:	Restaurant	Use:	Restaurant	GLA:	650
Stories:	1.00	Construction:	Wood Frame	Year Built:	1982
Heating:	Space Heaters	Fuel:	Natural Gas	Cooling Percent:	0
Siding:	Vertical Siding	Roof Material:	Metal	Beds/Units:	0



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[Things To Do](#) | [Camping](#) | [Resort Map](#) | [Stories](#) | [Gallery](#) | [Our Info](#) | [Book Online](#)



Resort Map

Odetah is set on a hillside of almost 500 acres looking over a picturesque 32 acre lake. Many of our campsites are terraced within the beautiful Connecticut woods creating a private escape and unique camping experience for everyone. Our sites are unique and terrain and setting varies across our pristine setting. Our reservation team will be happy to help you select the perfect site for your stay.

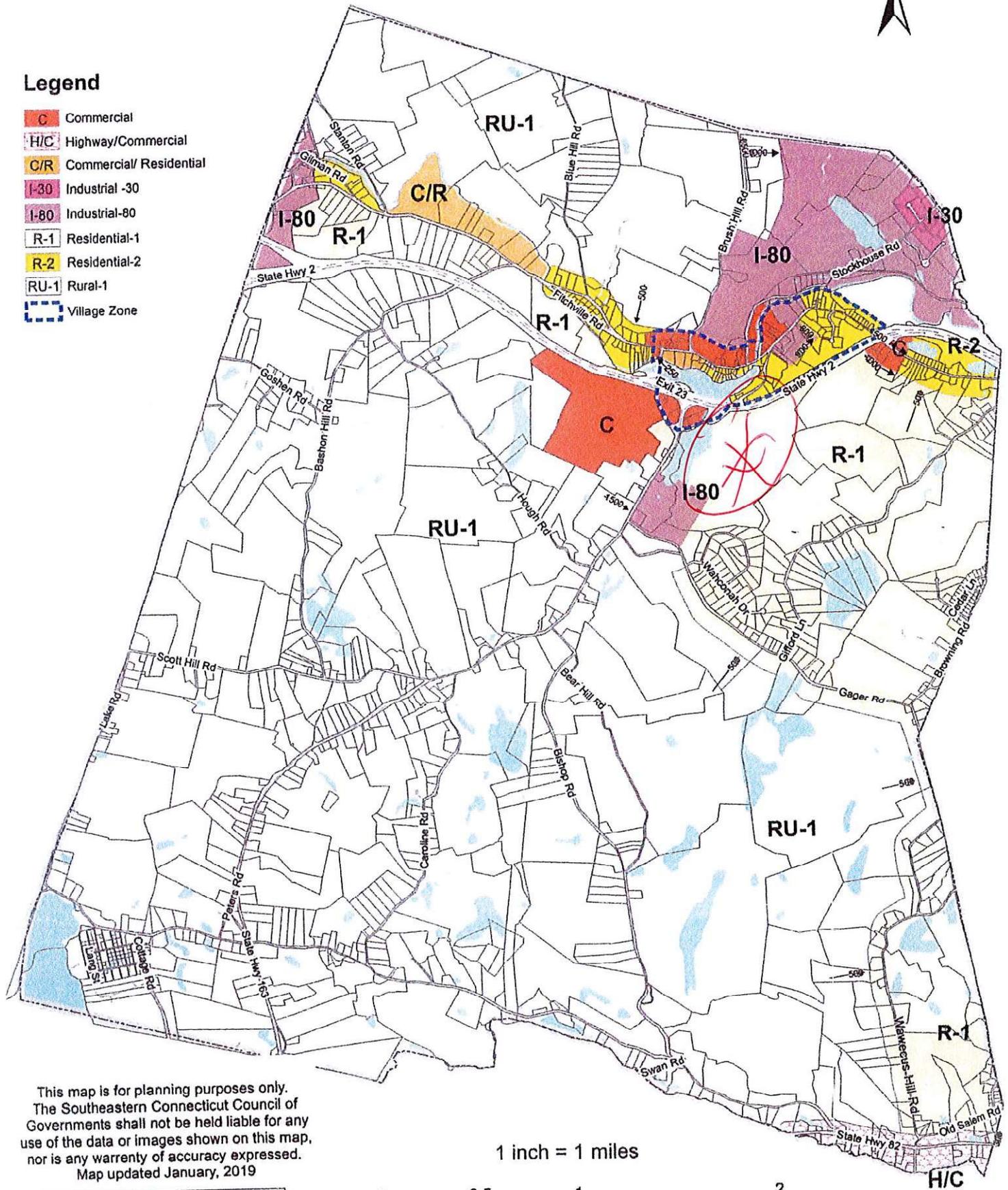
[Enlarge Map](#)

Bozrah, Connecticut Zoning Map



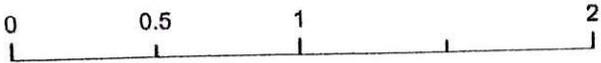
Legend

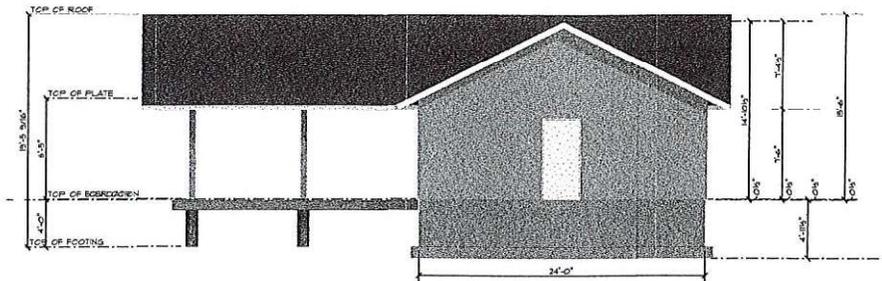
- C Commercial
- H/C Highway/Commercial
- C/R Commercial/ Residential
- I-30 Industrial -30
- I-80 Industrial-80
- R-1 Residential-1
- R-2 Residential-2
- RU-1 Rural-1
- Village Zone



This map is for planning purposes only.
 The Southeastern Connecticut Council of
 Governments shall not be held liable for any
 use of the data or images shown on this map,
 nor is any warranty of accuracy expressed.
 Map updated January, 2019

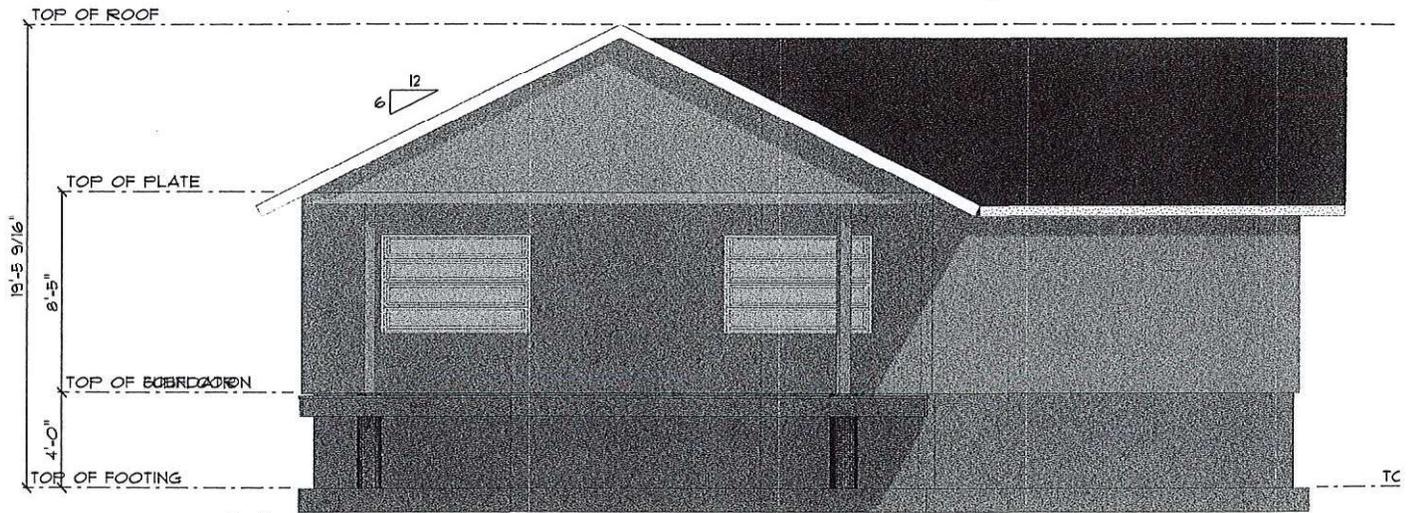
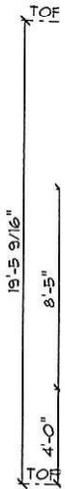
1 inch = 1 miles





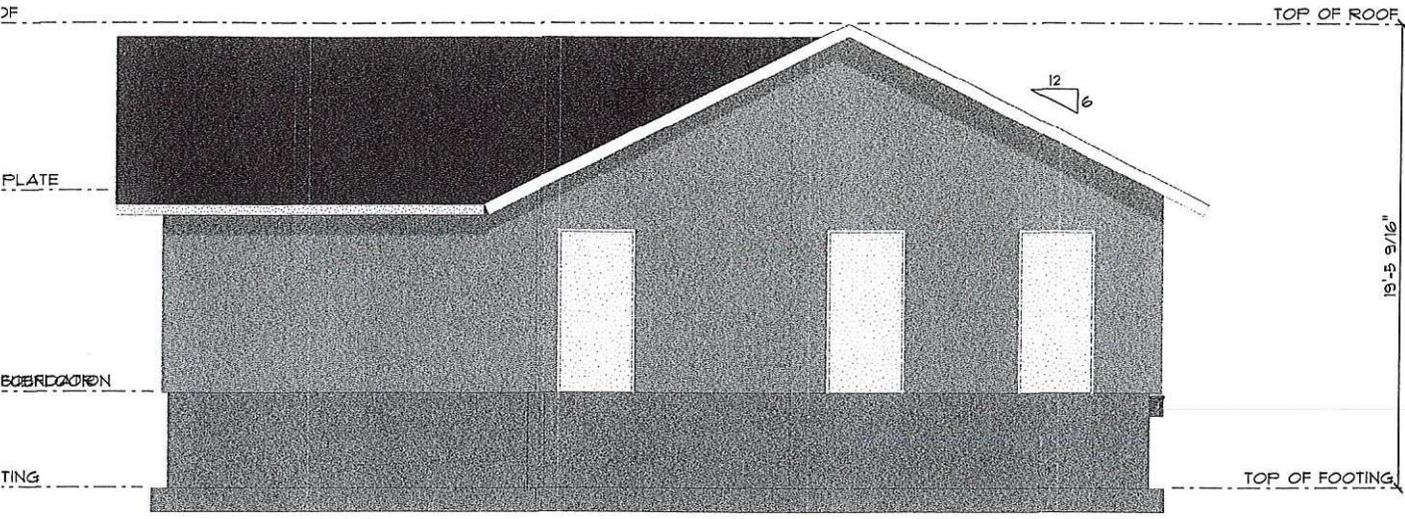
WEST ELEVATION

SCALE: 1/16" = 1'-0"



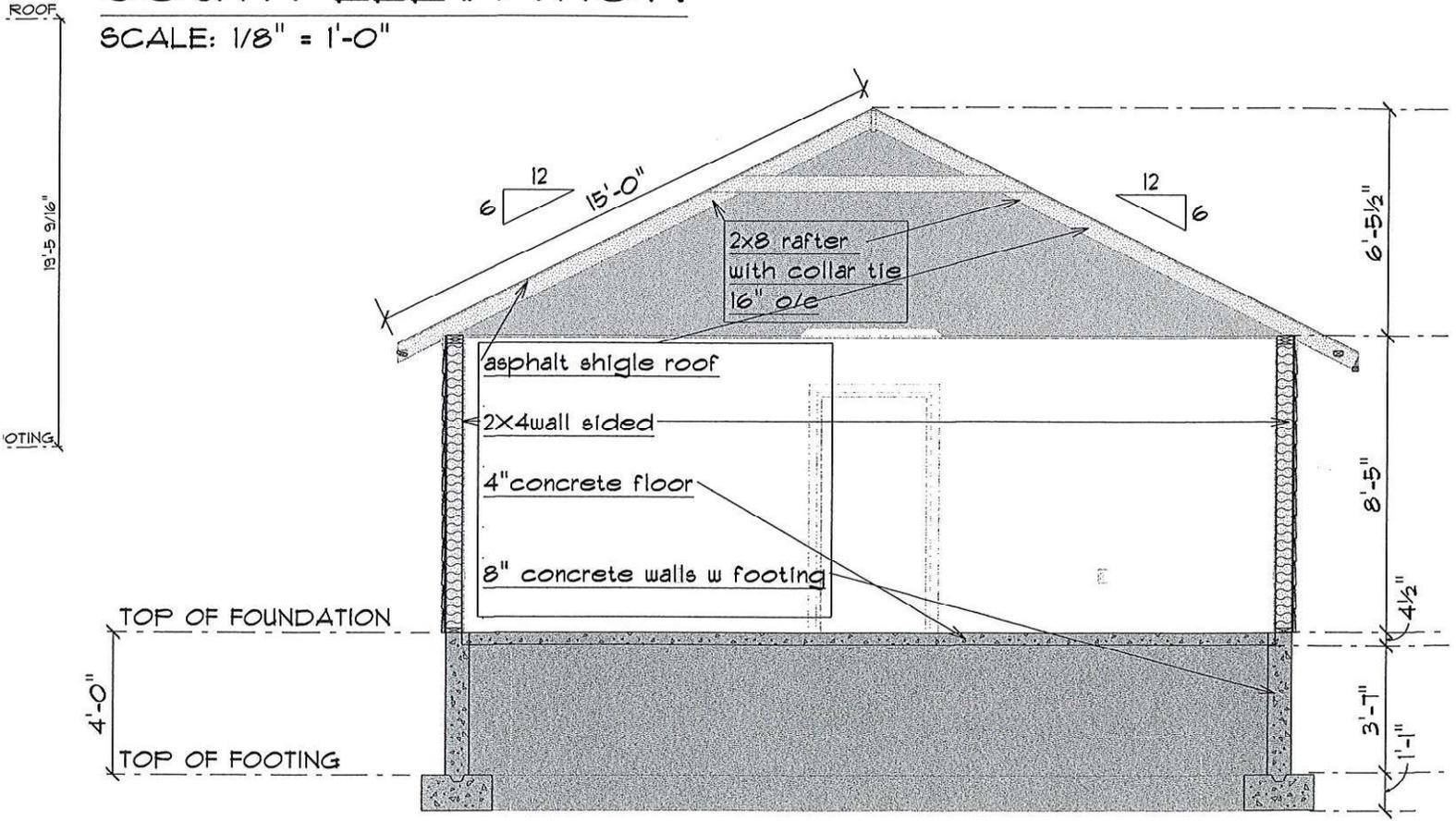
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

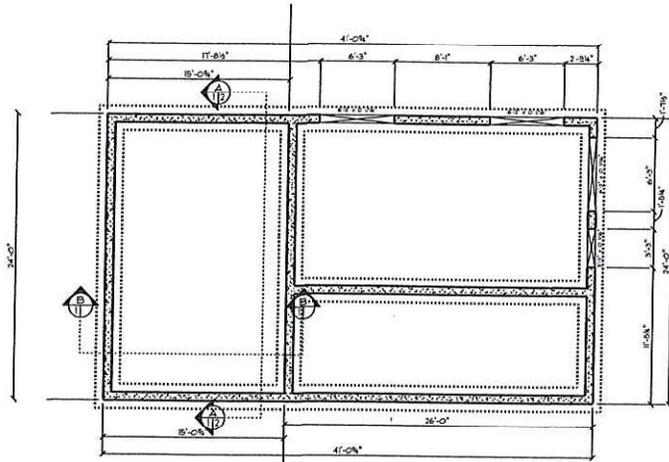
SCALE: 1/8" = 1'-0"



CROSS SECTION A

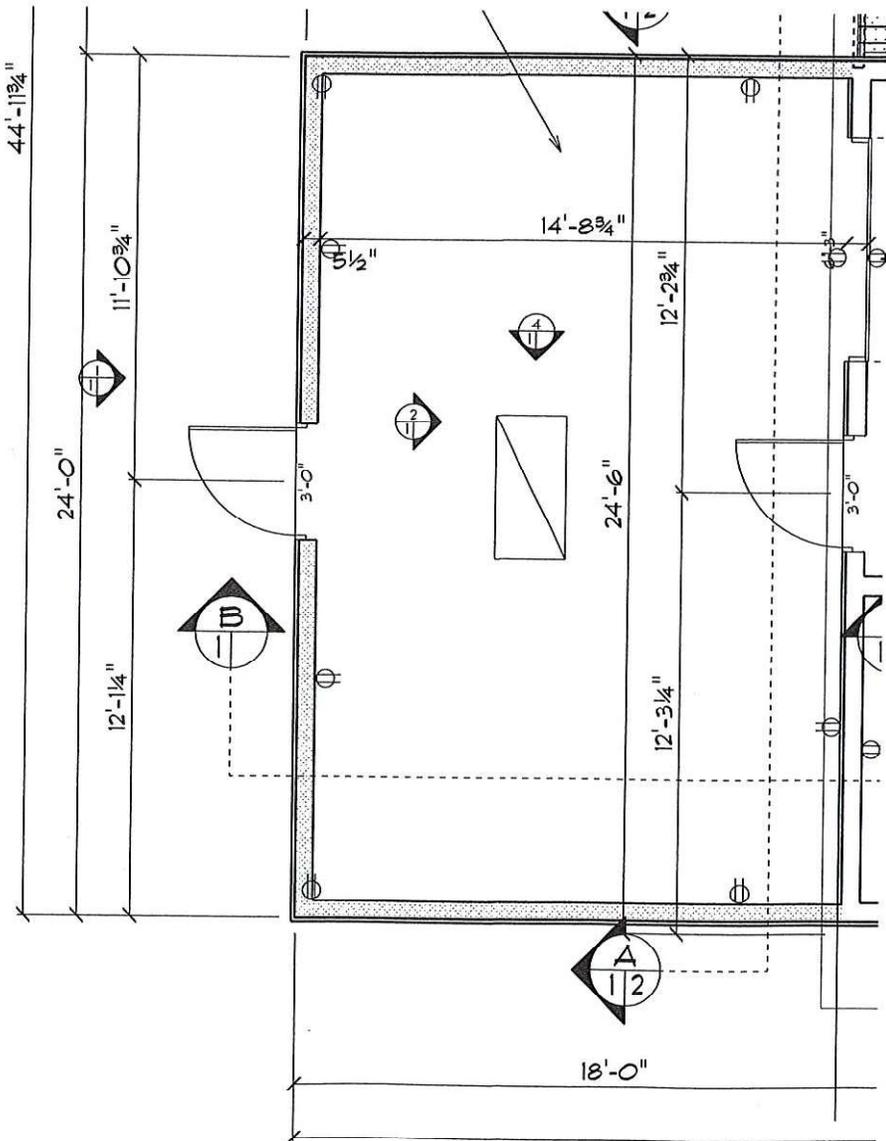
SCALE: 1" = 5'-0"

Odetah Cammbina Resort



BASEMENT

SCALE: 1/16" = 1'-0"



Just addition

MAIN FLOOR

Existing structure



The overall open space vision for Burlington is to improve the Town's current open space system to enhance quality of life; and expand opportunities for active and passive recreation. Achieving this goal includes: • Increasing the quantity, and improving the quality, of athletic fields and other recreation facilities • Protecting and utilizing the remaining large tracts of land in Town that are currently unprotected • Continuing to acquire and/or protect land for conservation, flood storage and water supply protection • Improving transparency and communication between departments and to the community on open space and recreation issues We envision a sustainable Town that can meet the habitability needs of the community, including providing a safe, healthy environment and high-quality recreation programs and facilities. This should be realized while simultaneously encouraging smart growth planning for future residential and commercial activities.

<https://www.mass.gov/doc/open-space-and-recreation-plan-workbook/download>

“The natural resources and open spaces that make the City of Lebanon a desirable place to live shall be conserved for future generations to enjoy and appreciate. This conservation shall occur in the context of a community that is also growing and changing. Those areas with high natural resource value and that are important to Lebanon, the State of New Hampshire, and to the nation will be subject to careful stewardship. These areas include places deemed of local importance as well as those of regional or statewide significance. **Particular importance will be placed on lands whose development would have an undue, adverse effect on water quality, wildlife habitat, agricultural lands, and scenic areas.** Lebanon will protect and conserve working farm and forests, core habitat areas important to flora and fauna, and the corridors that link those core areas. Because personal connections with nature are important to maintaining Lebanon's heritage and sense of community, low-impact recreational opportunities that do not alter natural areas will be encouraged. The city will strive to be a place of natural beauty and uninterrupted views”

<https://lebanonnh.gov/AgendaCenter/ViewFile/Item/9277?fileID=18450>

Malden will provide a network of well-maintained open spaces available and accessible to all ages and interests. Malden will continue to identify, protect, improve, and connect its open space and recreational resources

<https://www.cityofmalden.org/DocumentCenter/View/862/Open-Space-and-Recreation-Plan---Draft-PDF>

The Town of Ashland is a thriving community that we are proud to call home. We are committed to taking charge of our future and proud of our commitment to sustainability. We are a regional collaborator and a leader working across our municipal boundaries to achieve our goals. Our public schools are centers of excellence, drawing in new residents and families. Our community flourishes because engaged residents, business owners, and leaders work together to advance and communicate common values, goals, and priorities of the Ashland Comprehensive Plan. The Town has sufficient resources and strong infrastructure to support our thriving community.

<https://www.ashlandmass.com/DocumentCenter/View/1447/DRAFT-Ashland-Comprehensive-Plan-Community-Vision-Goals-and-Land-Use-Element---May-2016>

During the process of preparing the Plan, the following planning approach emerged as the foundation for this Plan of Conservation and Development: Ansonia's greatest asset is its people, who are willing to work and take a chance to improve their City. Plans for Ansonia's future will guide this work to **promote an appropriate balance of conservation and development in order to: → Encourage economic development → Preserve Open Space → Enhance community character → Improve infrastructure of transit, utilities and community facilities → Interconnect strategies and other plans to build economic and environmental resiliency.** This is the foundation for a sustainable and resilient community, and it is the people of Ansonia who will pursue goals, strategies and actions guided by this planning approach. While there may be refinements in the goals and strategies of this Plan over time, it is anticipated that this planning approach will remain relevant during the anticipated ten-year life of this Plan of Conservation and Development.

https://www.cityofansoniam.com/filestorage/8192/8478/POCD_Final-Copy_Jared_signature.pdf

Vision Statements Newington will protect its environmental resources, particularly its wetlands and Cedar Mountain. Identifying additional open space will be a priority as will the stewardship of the community's land resources. Newington will maintain its historic resources, housing stock, public buildings, parks, schools and infrastructure at the highest quality possible. Newington will continue to be primarily a medium density single family owner occupied community, with safe neighborhoods and excellent community services. Newington will place a high priority on the appearance of its Town Center; the vitality of the Center's businesses and services; the Center's location as the place for governmental and institutional buildings; and the Center's character and compact size which distinguish Newington as a small New England suburban community, boundaries which should not be expanded into adjacent residential areas. Newington will continue to recognize that the quality of life in this community is influenced and enhanced by the non-residential land uses that support the Town's grand list. These uses are essential to a vibrant and economically successful community; changes in zoning districts will be evaluated based on the characteristics of the surrounding area. Newington will use its location within the Capitol Region as an asset to encourage new development and the reuse of older sites in harmony with surrounding areas.

<https://www.newingtonct.gov/DocumentCenter/View/121/2020-Plan-of-Conservation-and-Development-Full-Version-PDF>

Sprague's 2018 POCD contains specific action steps to: → Strengthen Sprague's small town and rural character; → **Develop and expand Sprague's open spaces and river access to promote ecotourism, public health, and the arts;** → Encourage redevelopment of Baltic Village to preserve and strengthen the housing stock, provide small commercial business opportunity, promote ecotourism, help fill the "food desert", and stabilize or improve property values; → Guide and promote redevelopment of the Baltic Mill site to help expand the tax base, reduce blight, provide business and housing opportunities, and establish a regional food hub and/or food cooperative. → Encourage redevelopment of the former paper board company site to help expand the tax base and provide business and housing opportunities; → Provide community facilities and town services necessary to meet resident needs; and → Preserve and strengthen Sprague's agriculture.

https://www.ctsprague.org/resources/sprague_2018_pocd_2.pdf

- ❑ Preserve, promote, and enhance Lebanon's historical and agricultural roots;
- ❑ Strengthen the quality and diversity of Lebanon's housing stock by increasing opportunities for multi and senior housing for Millennials, Generation Z, and seniors to create a sustainable population mix of age and income groups;
- ❑ Market the town as the historically significant, education rich, affordable, safe, agricultural friendly, and abundant in natural resource community that it is;
- ❑ Encourage agricultural land use by promoting agriculture-based economic development opportunities and farmland preservation;
- ❑ Provide and fund community facilities and services necessary to meet current and future resident needs;
- ❑ Promote heritage tourism through identification and advertisement of available resources and attractions and by increasing visitor accommodations and services;
- ❑ Provide for permanent protection of open space tracts and corridors, giving priority to those that are most important to the community and hold important natural resources;
- ❑ Promote integrated business and residential development in the Town Center to meet the needs of residents;
- ❑ Promote commercial, industrial, and medium-density residential development in designated areas; and
- ❑ Encourage business and housing development proposals that meet the physical, social, economic, and environmental needs of the community, including rezoning when warranted.

<https://www.lebanonct.gov/sites/g/files/vyhlif4596/f/news/20200925114846261.pdf>