

**TOWN OF BOZRAH
BOZRAH TOWN HALL, 1 RIVER ROAD
BOZRAH, CONNECTICUT 06334**

BOZRAH PLANNING & ZONING COMMISSION

AGENDA

Thursday, October 10, 2019
Bozrah Town Hall, 7:30 p.m.

The Bozrah Planning & Zoning Commission will hold its regular meeting on Thursday, October 10, 2019 in the Bozrah Town Hall meeting room at 7:30 p.m.

1. Review and approve the minutes of the September 12, 2019 regular meeting.
2. Review correspondence pertaining to agenda items.
3. Hear the report of the Zoning Enforcement Officer.
4. New Business.
 - a. **Collins and Jewell Company:** Application for zoning text amendment to increase the maximum allowable height of buildings in the Industrial-80 Zone (Section 9.4.6) to 65 feet.
5. Old Business.
 - a. **Kurt Reynolds, Gifford Lane (08/005-B):** Application for a Resubdivision. Applicant wishes to reconfigure a reserved drainage area to make a vacant lot buildable. Public hearing is scheduled for November 14.
6. Public comment period.
7. Review general correspondence.
8. Such other business as the commission may vote to hear.

Stephen Seder, Chairman
Planning & Zoning Commission

**REGULAR MEETING
TOWN OF BOZRAH
PLANNING AND ZONING COMMISSION
September 12, 2019**

Chairman Stephen Seder called the regular meeting of the Town of Bozrah Planning and Zoning Commission to order at 7:30 PM, at the Bozrah Town Hall, on Thursday, September 12, 2019.

Members present: Stephen Seder (Chairman), Scott Barber (Vice Chairman), Stephen Gural, Manny Misarski, Steve Coit (alt.), Seymour Adelman (alt.)

Members absent: Nancy Taylor, Frank Driscoll (alt.)

Others present: Glenn Pianka (First Selectman), Tom Weber (Building Official), Emily Perko (ZEO/WEO), Sam Alexander (Town Planner/SCCOG), Ray Barber (resident), Mark Reynolds (Reynolds Engineering Services - applicant's engineer), Jordan Hyde (resident).

Chairman Stephen Seder called the meeting to order at 7:30pm. Stephen Seder seated Steve Coit in place of Nancy Taylor.

1. Review and approve the minutes of the August 8, 2019 regular meeting.

Scott Barber made a motion to approve the minutes as presented. Steve Gural seconded the motion.

VOTE UNANIMOUS – MOTION APPROVED

2. Review correspondence pertaining to agenda items.

There was none.

3. Recognize the new Zoning Enforcement Officer.

Stephen Seder recognized Emily Perko of CME Associates, who has been selected to serve as the new Zoning Enforcement Officer and Wetlands Enforcement Officer. Emily Perko introduced herself and announced that she will be working, on average, six hours per week, broken up between Monday mornings (typically 9am to 12pm) and Thursday evenings (typically 3pm to 6pm and commission meetings).

Steve Gural made a motion to appoint Emily Perko as Zoning Enforcement Officer for the Town of Bozrah Planning & Zoning Commission. Scott Barber seconded the motion. There was discussion as to whether or not a formal motion was necessary. It was determined that a formal motion was necessary.

VOTE UNANIMOUS – MOTION APPROVED

4. Hear the report of the Zoning Enforcement Officer.

Tom Weber (Building Official) passed out a permit report. Tom Weber explained that Elm Brook Senior Living will be issued a temporary certificate of occupancy shortly after an inspection by the Uncas Health District.

Scott Barber asked about outstanding bonds and driveway permits. Staff will ensure all bonds are released once associated work is completed and the site is inspected.

Glenn Pianka (First Selectman) explained an issue causing delay in construction of the final portion of the Salem Turnpike (Route 82) water main.

Glenn Pianka stated that he has heard complaints about lack of mowing at Elm Brook Senior Living, but stated that the subject field is covered with a conservation easement and should only be mowed once or twice annually.

Glenn Pianka spoke about dust control at Hillendale Farms and explained that Emily Perko will be following up on the matter.

The Commission discussed other potential zoning enforcement issues in town.

5. New Business.

a. Kurt Reynolds, Gifford Lane (08/005-B): Discuss (and/or receive) upcoming application for a Resubdivision. Applicant wishes to reconfigure a reserved drainage area to make a vacant lot buildable.

Mark Reynolds (Reynolds Engineering Services) introduced himself and presented an application for resubdivision, which concerns a parcel of land on Gifford Lane (Map 8, Lot 5-B) between house numbers 47 and 31. Mark Reynolds described the property, which is approximately 4.8 acres and received a variance from the Zoning Board of Appeals in 2007 for reduced frontage. Test pits show adequate soils. The topography of the land is mostly on both sides of the Bentley Brook, which traversed the back of the property. The front of the property, where a single-family home is proposed is mostly flat.

Mark Reynolds further discussed the history of the property and the presence of a town-owned drainage easement from the original subdivision in 1989. The drainage easement makes the lot unbuildable. Mark Reynolds explained how the resubdivision proposes to create two new drainage easements that, in his opinion, make more sense given the topography of the land and potential for street runoff.

The Commission asked questions regarding the history of the land. Commissioners recalled that the owners came in for pre-application discussions in the past and never filed an application.

The Commission discussed drainage and the purpose of the original easement. The Commission determined that it could not make a decision until they receive proof that the proposed drainage easements will work better than the extant drainage easement.

Sam Alexander (Town Planner) explained the timeline for a resubdivision application and the need for a public hearing. The Commission chose to hold a public hearing in November to allow time for completion of a hydrology report at the expense of the applicant.

Scott Barber made a motion to hold a public hearing on November 14th, at 7:00pm, at Bozrah Town Hall, prior to the regular meeting.

VOTE UNANIMOUS – MOTION APPROVED

b. Discussion regarding Collins and Jewell: Collins & Jewell is planning to construct a new building on Rachel Drive.

Stephen Seder explained that he and Sam Alexander met with Chris Jewell of Collins and Jewell, project engineer Janet Blanchette (J&D Engineering), and Brian Worsham of Pelletier Builders regarding Collins and Jewell’s plans to construct an approximately 100,000-square-foot building adjacent to their current facility on Rachel Drive. Collins & Jewell plans to use this facility for crane construction. Stephen Seder explained that plans are in-flux and dependent on the tonnage of cranes and needs of their clients. The building may be constructed in two or four phases.

Stephen Seder explained that Collins & Jewell would first be seeking a zoning text amendment to increase the maximum allowable height of buildings in the I-80 industrial zone, since the proposed building will be slightly more than 50 feet high. Staff will be available to assist with the zoning text amendment.

6. Public comment period.

Glenn Pianka noted various other potential zoning enforcement issues in town and discussed an issue regarding contractual sewage capacity purchased from Norwich Public Utilities. The Commission discussed whether or not it was prudent to petition for more sewage capacity above its 12,000 gallons-per-day agreement.

Ray Barber (resident) and Glenn Pianka both discussed utilities in the Stockhouse Road area of town. Ray Barber stated there is an on-going design of sewer facilities for Stockhouse Road. Glenn Pianka explained that the town expects to apply for a United States Department of Agriculture grant to install sewer mains.

7. Review general correspondence.

Sam Alexander stated that zoning text amendments were received from the Town of Salem, which amount to minor and administrative changes. Sam Alexander also noted that the Cease and Desist Order to Ryan Haugh, Hebron, Connecticut, regarding his use of land on Fitchville Pond, was received.

The Commission discussed the zoning violation on Fitchville Pond as well as other potential zoning violations, and instructed the new Zoning Enforcement Officer to look into such matters.

Steve Gural made a motion to adjourn the meeting. Scott Barber seconded the motion. The meeting was adjourned at 9:22pm.

Respectfully submitted,

Samuel Alexander (acting secretary)
Town Planner/SCCOG

SOUTHEASTERN CONNECTICUT COUNCIL OF GOVERNMENTS

5 Connecticut Avenue, Norwich, Connecticut 06360

(860) 889-2324/Fax: (860) 889-1222/Email: office@seccog.org

TO: Mark Reynolds, P.E., Reynolds Engineering Services
FROM: Samuel Alexander, AICP, Town of Bozrah/SCCOG SA
CC: Bozrah Planning & Zoning Commission
Bozrah Inland Wetlands & Conservation Commission
Glenn Pianka, First Selectman
Emily Perko, ZEO/WEO
Tom Weber, Building Official
DATE: 27 September 2019

Planner Review – Resubdivision Plan, Gifford Lane (08/005-B)

- *As of the above date, I have the following comments on this plan and application.*
- *A hydrology study will be completed to study proposed drainage easements versus the existing drainage easement.*

Approvals/reviews remaining:

- UNCAS Health District (Septic system and well).
- Review by Town Engineer (hydrology and alternative easements).
- Bozrah IWCC.
- Bozrah PZC (public hearing 11/14).

Resubdivision Plan:

- Note variance approval with volume reference (frontage, 2007).
- The stated lot area (2.76ac.) appears to be incorrect.
- Show minimum buildable area and minimum buildable square (see Z.R. §5.7 and 2.5).
 - Since this is a resubdivision, the lot will need to be buildable based on current zoning.
 - Locate improvements in buildable area.
- Show the location and direction of Bentley Brook (or request a waiver of this requirement).
- Show contours for the back portion of the parcel (or request a waiver of this requirement).
- Are there any easements on the property aside from the drainage easement?
- Are there any stone walls on the property?
- Provide names of property owners across the street.

Lot Development Plan:

- Note variance approval with volume reference (frontage, 2007).
- Are there any proposed grade changes?

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

*If language assistance is needed, please contact SCCOG at 860-889-2324, office@seccog.org
Si necesita asistencia lingüística, por favor comuníquese a 860-889-2324, office@seccog.org.*

如果您需要语言帮助, 请致电860-889-2324或发送电子邮件至office@seccog.org.

- What are the approximate limits of disturbance?
- It seems that a silt fence is necessary to protect areas to the northeast of the house and driveway.
- Provide names of property owners across the street.
- Note construction entrance on the plan.
- What are the conditions of the slope to Bentley Brook that contains the proposed drain outlet? Is this area susceptible to erosion?

Detail Sheet:

- Provide a construction sequence.

Other:

- Provide a bond estimate for Erosion & Sediment control measures.

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

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PLANNING & ZONING COMMISSION
Town of Bozrah, 1 River Road
Bozrah, Connecticut 06334

ZONING APPLICATION

Date of Submission: _____ Application Number: _____

Fee Paid: \$ 510.00

- () Site Plan Approval Zoning Regulation Amendment
() Special Exception () Zoning Map Amendment
() Home Occupation () Change of Use
() Other _____

Name, address and phone number of applicant:

COLLINS & JEWELL COMPANY
5 RACHEL DRIVE
BOZRAH, CT 06334
860-887-8813

Name and address of property owner: (if different than above)

DJ COMMERCIAL REALTY, LLC
5 RACHEL DRIVE
BOZRAH, CT 06334

Describe in detail what is being requested by this application: (attach all plans and sketches as required)

AMEND 9.4.6 TO INCREASE THE MAXIMUM BUILDING
HEIGHT IN THE I-80 ZONE FROM 50 FEET TO
65 FEET

" 9.4.6 MAXIMUM HEIGHT OF ALL BUILDINGS: 65 FEET "

(Signature of Owner)

(Signature of Applicant)

COMMISSION ACTION: (+) Approved; () Denied. Date: _____ Initialed: _____

ATTACHMENTS : PRELIMINARY SITE PLAN
LETTER OF EXPLANATION
PRELIMINARY FLOOR PLAN / ELEVATION



Collins & Jewell Company

www.collins-jewell.com

INDUSTRIAL INSTALLERS / CUSTOM FABRICATORS

A Proud Connecticut Corporation for More Than 60 Years

September 30, 2019

Planning and Zoning Commission
Bozrah Town Hall
1 River Road
Bozrah, CT 06334

RE: Text Zone Change Amendment – Industrial (I-80) zone

Dear Commissioners:

Collins and Jewell Company is planning on constructing a four phase, 100,000 square foot, industrial building on 3 Rachel Drive adjacent to our headquarters at 5 Rachel Drive. The proposed building will house a steel fabrication center. A large crane will be installed in the fourth phase of the building to enable us to lift and maneuver the steel structures. The building must have the necessary height to accommodate the crane.

The current maximum building height in the Industrial (I-80) zone is 50 feet. Although we have not yet selected our crane manufacturer, we know that this height is not tall enough to permit installation and operation of the type of crane we require. Therefore, we are requesting that the P & Z Commission increase the building height to 65 feet. Specifically, we are requesting that Section 9.4.6 be revised as follows:

"9.4.6 Maximum height of all buildings: 65 feet."

A zoning application as well as a check for the \$510 fee is attached. We have also provided copies of preliminary plans consisting of a floor plan, building elevation, and site plan for your information. Please accept our application at your October 10th meeting and schedule a public hearing for your November 14th meeting.

The zoning regulations permit a maximum height of 70 feet in the Highway Commercial (HC) zone so this would not be the highest height permitted in Bozrah. In addition, this request is consistent with the Town's 2015 Plan of Conservation and Development which states in the Plan Recommendations section that: "The Town must continue to provide incentives for economic development....Ensuring that existing businesses are encouraged to thrive in town is equally important. This requires a continued assessment of local business needs."



Collins & Jewell Company

INDUSTRIAL INSTALLERS / CUSTOM FABRICATORS

A Proud Connecticut Corporation for More Than 60 Years

www.collins-jewell.com

Collins and Jewell Company is looking forward too many years as a productive and valuable member of the business community and our expansion will help broaden the tax base in Bozrah. Thank you for considering the text amendment.

Sincerely,

Brian R. Dudek – Principal
Collins and Jewell Company Inc.
DJ Commercial Realty, Inc.

Cc: Rocco Sabatino, Pelletier Builders
Janet Blanchette, J & D Civil Engineers

PLANNING & ZONING COMMISSION
Town of Bozrah, 1 River Road
Bozrah, Connecticut 06334

ZONING APPLICATION

Date of Submission: 9/5/19 Application Number: PZ-09-00-19

Fee Paid: \$ 110.00 CHECK # 699/W \$50 - ZONING
\$60 - DEEP

- Site Plan Approval Zoning Regulation Amendment
 Special Exception Zoning Map Amendment
 Home Occupation Change of Use
 Other RESUBDIVISION

Name, address and phone number of applicant:

KURT REYNOLDS
49 GIFFORD LN
Bozrah, CT 06334
860-213-1001

Name and address of property owner: (if different than above)

SAME

Describe in detail what is being requested by this application: (attach all plans and sketches as required)

RESUBDIVISION - MODIFICATION OF DRAINAGE EASEMENT

Pamela Reynolds
Pamela Reynolds
(Signature of Owner)

Kurt Reynolds
Pamela Reynolds
(Signature of Applicant)

COMMISSION ACTION: () Approved; () Denied. Date: _____ Initialed: _____

"B"

TOWN OF BOZRAH
INLAND WETLANDS AND WATERCOURSE COMMISSION
APPLICATION FOR PERMIT

WP-09-00-19

APPLICATION NUMBER:	DATE RECEIVED: <u>9-5-19</u>
TOWN APPLICATION FEE: \$ <u>100.00</u>	ST. DEEP FEE: \$ <u>60.00</u>
PROFESSIONAL REVIEW FEE MAY BE REQUIRED. (To be completed by the Commission)	

CHECK
699
\$160.00/2

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.

- Name of Applicant: KURT & Pam REYNOLDS
 - Applicant's mailing Address: 49 GIFFORD Lane, Bozrah, CT 06334
 - Applicant's phone number (home) 860-213-1001 (work) _____
- Applicant's interest in property: OWNER
- Name of Property Owner (if not applicant) SAME
 - Property owner's address and mailing address: _____
 - Owner's phone number (home) SAME (work) _____
- 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.
- Property address GIFFORD LN
 - Assessor's map number 8 Lot# 5B Zoning District _____
 - Is the property part of a pending or previously approved subdivision YES, if so please reference _____
- Purpose of activity SINGLE FAMILY RESIDENCE

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

Construction of future house is uplands
adjacent to the wetlands

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 _____ 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

Standard silt fence erosion controls

11. List names and addresses of abutting property owners

SEE MAP

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. NO
NO
NO
NO

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

wetland per original REF Subdivision
See PLAN.

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

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.

Kurt Reynolds
Pamela Reynolds _____ Date 9/5/19

Signature of APPLICANT

Print or type name: KURT REYNOLDS

Kurt Reynolds
Pamela Reynolds _____ Date 9/5/19

Signature of OWNER

Print or type name: KURT REYNOLDS

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 :	

Town of Bozrah

Receipt #: 00000580

Date: 9/9/2019

Payer: Kurt Reynolds

Payment Amount: \$110.00

Notes: ^{PERMIT} Preemit PZ-09-00-19

Fee Type	Amount
Res. New Const - 1 Family	50.00
DEEP	60.00

Payment Type	Amount	Payment #
Check	110.00	699

Town of Bozrah

Receipt #: 00000581

Date: 9/9/2019

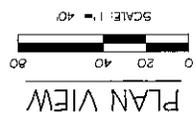
Payer: Kurt Reynolds

Payment Amount: \$160.00

Notes: WP-09-00-19

Fee Type	Amount
Res. New Const - 1 Family	100.00
DEEP	60.00

Payment Type	Amount	Payment #
Check	160.00	699



CHAIRPERSON
DATE

APPROVED BY TOWN OF BOZRAH
PLANNING AND ZONING COMMISSION

FRANCIS E. HAMM
LICENSED LAND SURVEYOR
P.O. BOX 772
COLCHESTER, CT
(860) 968-9355

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS
SUBSTANTIALLY CORRECT AS NOTED HEREON.

FRANCIS E. HAMM
LICENSED LAND SURVEYOR
P.O. BOX 772
COLCHESTER, CT
(860) 968-9355

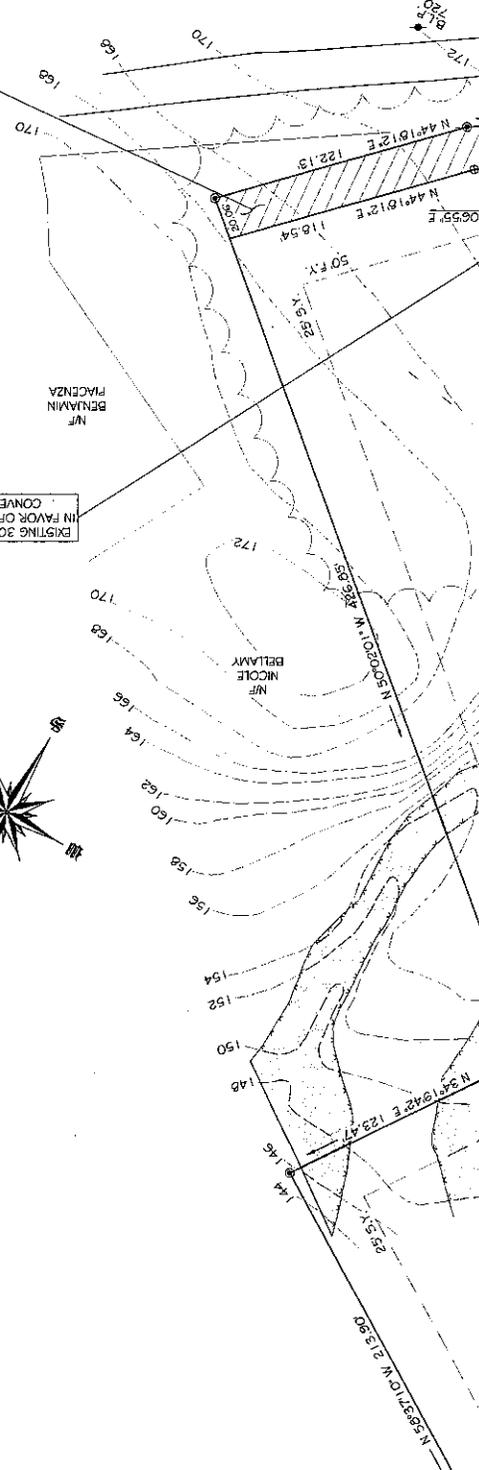
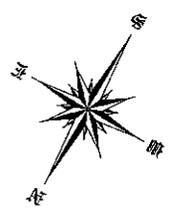
Job #: 19098.00
Drawing #: V-1.01

RES
CIVIL ENGINEERING CONSULTANTS
63 NORWICH AVENUE
COLCHESTER, CT
SUITE 203
(860) 455-7419

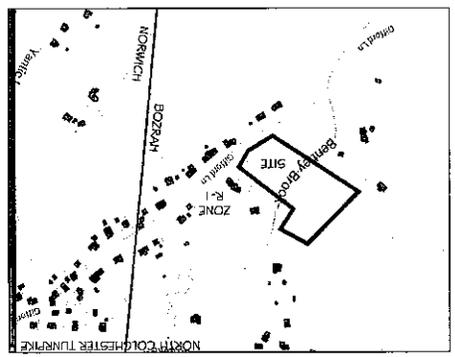
Reynolds Engineering Services, LLC

PROPOSED DRAINAGE
EASEMENT TO BE CONVEYED
TO THE TOWN OF BOZRAH

EXISTING 300' X 50' DRAINAGE EASEMENT
IN FAVOR OF THE TOWN OF BOZRAH TO BE
CONVEYED TO KURT REYNOLDS.



LOCATION MAP
SCALE 1" = 500'



RESUBDIVISION PLAN

PROJECT TITLE: RESUB-DIVISION MAP & LOT 5B
GIPFORD LANE BOZRAH, CT

PREPARED FOR: KURT & PAMELA REYNOLDS
GIPFORD LANE BOZRAH, CT

Drawing date: 8/26/19

Drawing Scale: 1" = 40'

Rev.	Date	Revision	By

Designed By: MAR

Drawn By: JSR

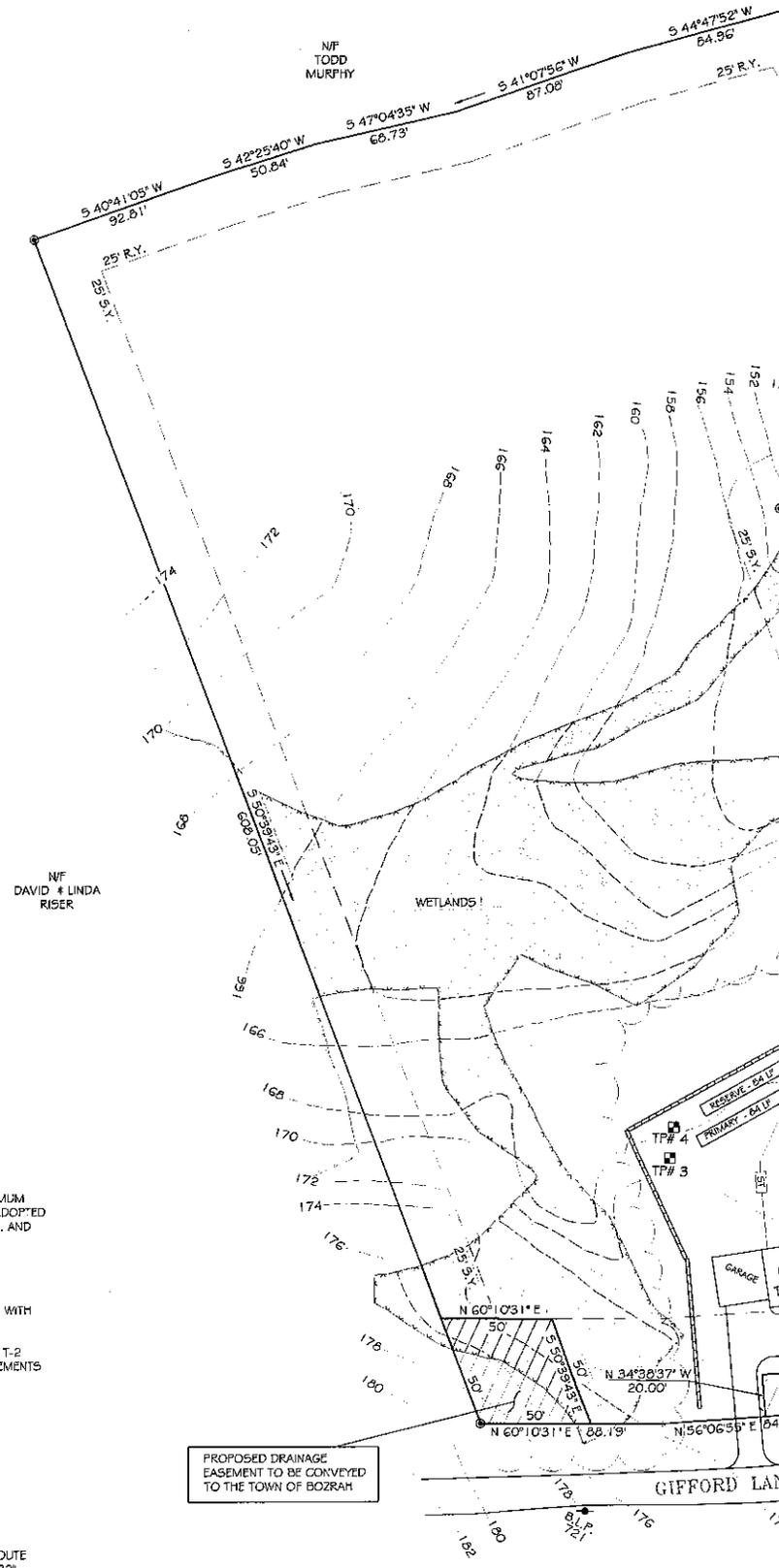
Checked By: MAR

CAO File: LOTZIGHTORDLN

LEGEND:

These standard symbols will be found in this drawing.

- PROPERTY LINE
- - - BUILDING SETBACK LINE
- - - EXISTING CONTOURS
- - - PROPOSED CONTOURS
- - - PROPOSED UNDERGROUND UTILITIES
- - - SILT FENCE
- - - WETLANDS
- - - EDGE OF WOODS
- ⊙ ANGLE POINT
- ⊙ IRON PIN OR PIPE FOUND
- ⊙ MONUMENT FOUND
- ⊙ UTILITY POLE



MAP STANDARD NOTES:

THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THROUGH 20-300B-20, THE "MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS," AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996, AND AMENDED OCTOBER 26, 2018.

1. THE RESUBDIVISION IS BASED ON A DEPENDENT RESURVEY.
2. THE TYPE OF SURVEY IS A RESUBDIVISION BOUNDARY, EASEMENT (EXISTING & PROPOSED WITH EXISTING CONDITIONS).
3. TOPOGRAPHIC FEATURES SHOWN HEREON WERE PREPARED IN ACCORDANCE WITH CLASS T-2 ELEVATIONS AND CONTOURS SHOWN HEREON HAVE BEEN DERIVED FROM FIELD MEASUREMENTS AND ARE BASED ON AN ASSUMED DATUM.
4. WETLANDS SHOWN PER MAP REFERENCE #2.

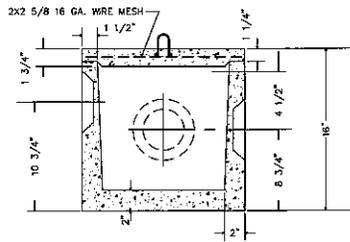
MAP REFERENCE:

1. PLAN SHOWING EXISTING HOUSE LOT PROPERTY OF KURT D. AND PAMELA K. REYNOLDS, GIFFORD LANE, BOZRAH, CONNECTICUT, JULY 1996; 1"=40' REVISED THROUGH OCTOBER 3, 1996.
2. BOUNDARY SURVEY OF THE LATHROP ESTATE PREPARED FOR FRED REYNOLDS, ROUTE #608 & GIFFORD LANE, BOZRAH, CONNECTICUT SCALE: 1"=100' JANUARY 4, 1992.
3. PLAN OF PROPERTY PREPARED FOR KURT REYNOLDS, GIFFORD LANE, BOZRAH, CONNECTICUT SCALE: 1"=40', NOVEMBER 1, 1996 BY FRANCIS E. HANM & ASSOCIATES.

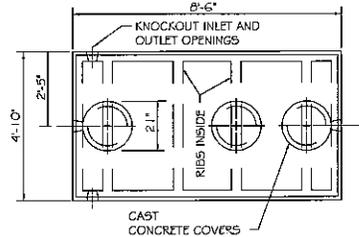
BEARINGS SHOWN WERE TAKEN FROM MAP REFERENCED IN NOTE 2 ABOVE.

NOTES:

1. THE TOTAL AREA OF THE PROPERTY IS 2.76 ACRES.

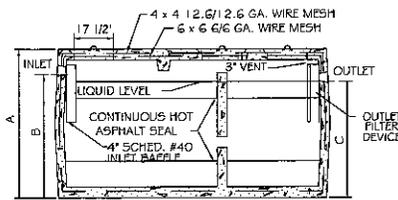


STANDARD D-BOX
NOT TO SCALE

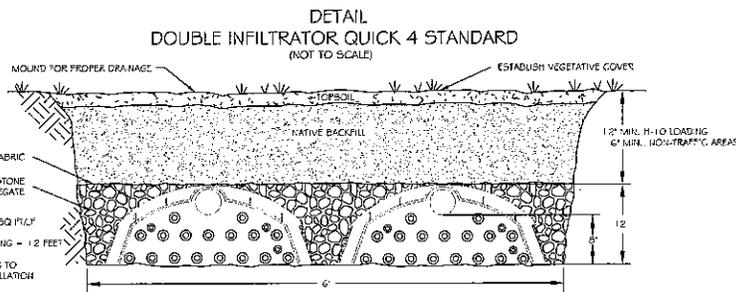


PLAN

CAPACITIES	A	B	C
1000 GAL	66.5"	57"	53.75"



CROSS SECTION
1000 GALLON



- NOTES:**
- 1" BROKEN STONE APPROVED AGGREGATE
 - EFFECTIVE LEACHING AREA = 5.9 SQ FT/FT
 - CENTER-TO-CENTER TRENCH SPACING = 12 FEET
 - INSTALL INFILTRATORS ACCORDING TO MANUFACTURER'S CURRENT INSTALLATION INSTRUCTIONS

DESIGN NOTES:

- ALL CONSTRUCTION TO CONFORM TO STANDARDS OF THE CONNECTICUT PUBLIC HEALTH CODE AND TO THE SATISFACTION OF THE TOWN SANITARIAN.
- PERCOLATION RATE FOR DESIGN: < 10.0 min./inch DEPTH TO RESTRICTIVE LAYER: 19" (RESTRICTIVE @ 24" - TP 2")
- REQUIRED LEACHING AREA FOR 3 BEDROOM HOUSE = 495 SF ELA
- DESIGN: USE 84 LF OF 12" HIGH DOUBLE INFILTRATOR UNITS ELA PROVIDED = 5.9 SF/LF X 84 LF = 495.6 SF ELA
- THIS SYSTEM HAS NOT BEEN DESIGNED FOR THE USE OF LARGE CAPACITY (+ 100 GALLONS), DISCHARGE TYPE BATHTUBS. RESIDENTIAL GARBAGE DISPOSALS ARE NOT ANTICIPATED FOR THIS DESIGN. IN THE EVENT THAT SUCH AN INSTALLATION IS CONTEMPLATED FOR THE PROPOSED HOUSE, A LARGER SEPTIC TANK AND INCREASED LEACHING FIELD CAPACITY WILL BE REQUIRED.
- THE DESIGN SHOWN HEREON CONFORMS TO ALL APPLICABLE STATE AND LOCAL HEALTH CODE REQUIREMENTS AND TO GOOD ENGINEERING PRACTICE. I CAN NOT GUARANTEE AGAINST FAILURE DUE TO IMPROPER INSTALLATION, IMPROPER MAINTENANCE OR TO NATURAL PHENOMENA BEYOND THE SCOPE OF NORMAL FIELD INVESTIGATION.

PERCOLATION TEST DATA:

MARK A. REYNOLDS, P.E.

Note: all readings taken from the top of the hole.

PERCOLATION TEST LOCATION #1
7/26/2019
HOLE DEPTH: 18"

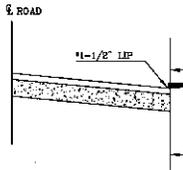
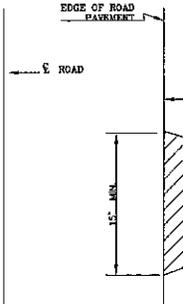
TIME	DEPTH
10:43	6.0' PRESOAK
11:22	DRY
11:25	5.0' REFILL
11:30	8.375'
11:35	10.25'
11:40	11.675"
11:45	13.25"
11:50	14.25"
11:55	15.25"
12:00	16.125"
12:05	16.75"
12:10	17.375"
12:15	18.0"

PERC RATE: 8.0 MIN./IN.

PERCOLATION TEST #2
7/26/2019
HOLE DEPTH: 18"

TIME	DEPTH
10:49	6.0' PRESOAK
11:31	DRY
11:33	5.0' REFILL
11:35	6.0'
11:40	8.0'
11:45	9.375'
11:50	10.75'
11:55	11.75"
12:00	12.75"
12:05	13.75"
12:10	14.5"
12:15	15.25"
12:20	15.875"
12:25	16.375"
12:30	16.875"
12:35	17.375"
12:40	17.875"

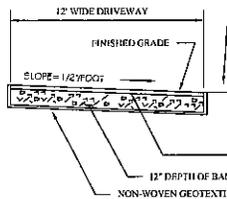
PERC RATE: 10.0 MIN./IN.



TYPICAL DRIVEWAY

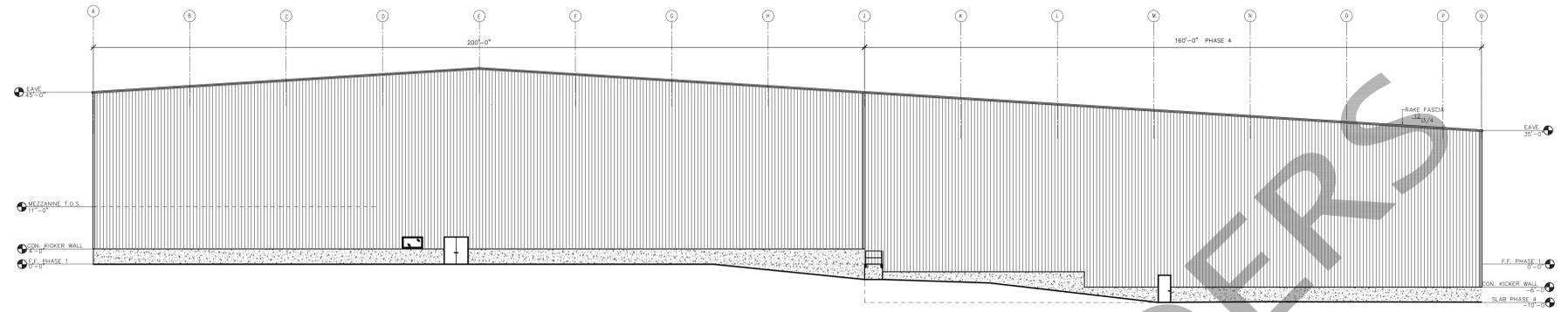
NOTES:

- Saw cut irregular pavement
- Provided 1-1/2 inch lip
- Driveways must be graded
- Driveway openings must be
- The first 30' of all driv
- Any driveway that exce

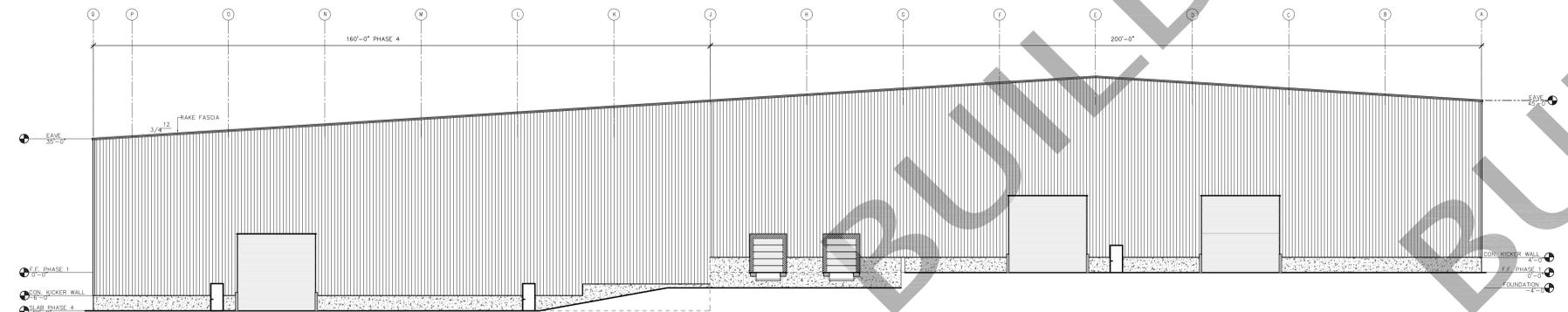


DRIVEWAY INSTALLATION

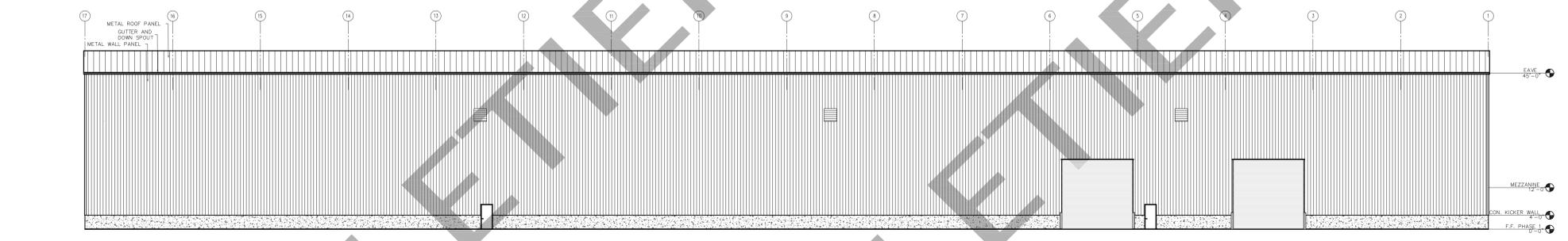
NOT TO SCALE



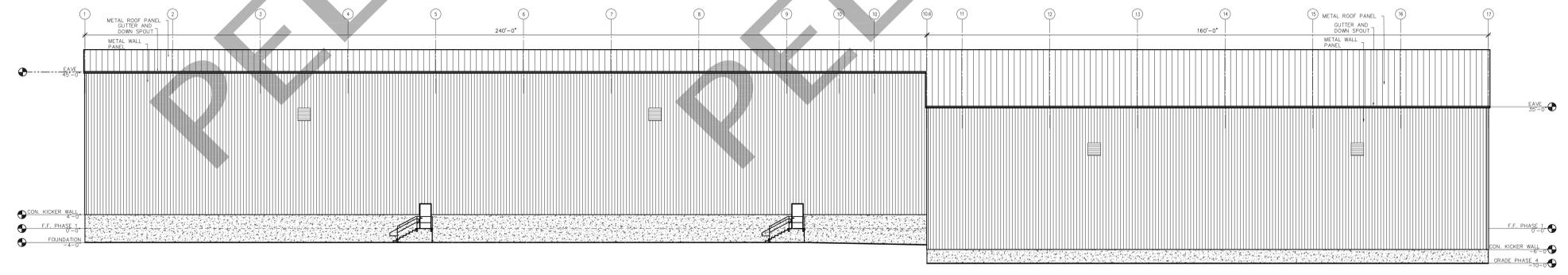
NORTH SIDE
SCALE: 1/16"=1'-0"



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



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



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

-NOT FOR CONSTRUCTION-

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SCALE:	AS NOTED
JOB NO.:	2302
DRAWN BY:	ROBERT THOMPSON
CHKD BY:	B.A.W.
DATE DRAWN:	08/29/2019

COLLINS & JEWELL
5 RACHEL DRIVE, BAZRAH, CT.
ELEVATION PLAN

A200