Town of Granby
Inland Wetlands and Watercourses Commission
Regular Meeting Agenda
Wednesday, May 13, 2026, at 7:00 pm
Town Hall Meeting Room

**Zoom:** https://us02web.zoom.us/j/86763028564?pwd=DyXTYSbawhhWrz5ZIPYC7EYyoxuMNJ.1
**Call In:** 929-205-6099
**Meeting ID:** 867 6302 8564
**Passcode:** 299506

1. Call to Order

2. Action on the minutes of April 8, 2026

3. Permit Requests
   a. 199 Broad Hill Road – T. Kurnicki – Permit request to construct a single-family home with associated site improvements within a regulated area.

4. CT DEEP Division of Forestry: New Timber Harvest Notification Form

5. Agent Report and Correspondence
   a. Update re: 142R and 186 Case Street – M. Reale c/o Scottinaleece, LLC – Conducting a Regulated Activity without a valid IWWC Permit.

   b. 147 Loomis Street – S. Okie – Permit request to modify an existing permit to demolish an existing 36' x 24' agricultural barn and rebuild a new 40' x 36' agricultural barn within a regulated area, to keep the existing barn and construct a 24' x 12' deck. Authorized Agent approval 4/9/26.

   c. 111 Wells Road – N. Silkey – Permit request to construct a 12'x21' detached carport and gravel driveway extension within a regulated area. Authorized Agent approval 4/20/26.

   d. 54 Lakeside Drive – M. Courtney – Permit request to construct a 16'x32' addition within a regulated area. Authorized Agent approval 4/20/26.

   e. 10 Meeting House Road – A. Ziegler c/o Kencore Construction, Inc. – Permit request to construct an inground swimming pool inclusive of patio and associated site improvements within a regulated area. Authorized Agent approval 4/20/26.

6. Commissioner Reports and Correspondence

7. Adjourn

*Please note: Any person who wishes to provide materials for display on the video monitors at an IWWC meeting where such monitors are being used to videoconference the meetings must email the materials no later than 10 AM on the day of the meeting. All materials must be contained in a single attachment to the email. Materials received after the 10 AM deadline will not be accepted for display. Display of the materials is subject to all other rules and procedures of the IWWC. Zip drive, memory sticks and other data storage devices will not be accepted.*

**MEETING MINUTES**
Town of Granby
Inland Wetlands and Watercourses Commission
Wednesday, April 8, 2026, at 7:00 pm

**PRESENT:** Nick Dethlefsen, David Tolli, Barbara Schmitt, Susan Okie, John Laudati, Fred Jones, and Vickie Dirienzo
**ALSO PRESENT:** IWWC Agent Kate Bednaz and Land Use Coordinator Renee Deltenre (Zoom)

1. **Call to Order**
   Chair Laudati called the meeting to order at 7:00 p.m.

2. **Action on the minutes of March 11, 2026**

   **ON A MOTION** by F. Jones seconded by S. Okie, the Commission voted 5-0-2 to approve the March 11, 2026, minutes as presented. N. Dethlefsen and B. Schmitt abstained.

3. **Public Hearings**
   a. **<u>83 Barkhamsted Road</u> – A. Licenji – Permit request to demolish an existing cabin and construct a new 24'x34' single-family home on piers within a regulated area.**
   Applicant and property owner Albano Licenji was present to discuss the application, along with Professional Engineer Joseph Green of Robert Green Associates, LLC. The property owner is seeking to demolish the existing 656 square foot cabin to construct a new 816 square foot, year-round single-family home. The house will consist of two bedrooms and the site will be accessed via the existing gravel driveway. The home requires the installation of a new septic system and well and will be constructed on a pier foundation due to its close proximity to the brook and the presence of alluvial soils. At the last meeting, K. Bednaz provided feedback based on her review of the application, as well as prior site visits. She recommended that additional erosion and sedimentation control measures be installed, and a mitigation plan be submitted. Since then, the applicant has revised the site plans to address staff concerns and obtained a planting plan from Soil Scientist Thomas Stansfield. K. Bednaz contacted CTDOT regarding the failing outfall at the road and they will be able to install a scour hole at the headwall to slow the velocity of the water before it continues down the embankment. There was no public comment, and the public hearing closed at 7:12 p.m. A draft approval letter was provided to the Commission for review and consideration.

   **ON A MOTION** by D. Tolli seconded by F. Jones, the Commission voted 7-0-0 to approve the application and draft approval letter as presented.

4. **Permit Requests**
   a. **<u>Simsbury Road Bridge</u> – Town of Granby – Permit request for the proposed Simsbury Road Bridge replacement over the West Branch of Salmon Brook within a regulated area.**
   Engineer John Wengell of CHA Solutions was present on behalf of the town to answer any questions the Commission had. The public hearing on this application closed at the last meeting, and staff indicated no concerns. A draft approval letter was provided to the Commission for review and consideration.

**ON A MOTION** by V. Dirienzo seconded by S. Okie, the Commission voted 7-0-0 to approve the application and draft approval letter as presented.

5. **Agent Report and Correspondence**
   a. **Update re: <u>142R and 186 Case Street</u> – M. Reale c/o Scottinaleece, LLC – Conducting a Regulated Activity without a valid IWWC Permit.** J. Laudati stated for the record that he will recuse himself on this matter moving forward and submitted a letter to Attorney Furey. K. Bednaz provided an overview of her findings from a recent site inspection and ran through the photo documentation provided. An update from the property owner was received via email earlier in the day and was distributed to the Commission for review. The property owner has since retained a different engineer, who plans to be on-site within the next two weeks and provide mapping by April 23rd. NRCS is wrapping up their review and delineation on the property, and documentation should be submitted prior to the next meeting.

   **ON A MOTION** by F. Jones seconded by V. Dirienzo, the Commission voted 6-0-0 to extend the deadline to submit documentation to the Commission per the Enforcement Order to the May 13th regular meeting.

   b. **<u>54 Lakeside Drive</u> – M. Courtney – Permit request to construct a 16'x32' addition within a regulated area.**
   At the last meeting, the Commission voted to delegate this application to the Authorized Agent for review and approval pending no request for a public hearing within 14 days of receipt of the application by the Commission. No request for a public hearing was received; however, concerns regarding the proposed driveway were submitted via email from an abutting property owner. K. Bednaz has been in contact with the property owners, and it was recommended to amend the application to remove the proposed driveway at this time and utilize the existing easement over the HOA property. The property owners are in contact with the HOA to discuss a possible amendment to the existing easement for the establishment of a new driveway in a different location, at which time, a new application will be submitted to the Commission for review and consideration.

6. **Commissioner Reports and Correspondence**
   K. Bednaz encouraged the Commission and the public to subscribe online on the Town Website for meeting notifications, so residents can stay informed of upcoming land use applications.

7. **Adjourn**

   **ON A MOTION** by F. Jones seconded by S. Okie, the Commission voted 7-0-0 to adjourn the meeting at 7:39 p.m.

   Respectfully submitted,

   Renee Deltenre
   Land Use Coordinator

**TOWN OF GRANBY**
**Office of Community Development, Inland Wetlands and Watercourses Commission**
**Telephone: (860) 844-5318, www.granby-ct.gov**

RECEIVED
MAY 04 2026
Granby Building Department

## Application for Inland Wetlands & Watercourses Activity

Application For: ☑ Permit ☐ Extension ☐ Modification (Existing Permit/Application #): _____
☐ Wetlands Map Amend. ☐ Request for Review ☐ Other: _____

Property Location and Nearest Intersection: 199 BROAD HILL RD., WEST GRANBY
Size of Parcel: 3.04ac Zone: 62 Map/Lot: 30 Current Use: RESIDENTIAL R2A

Applicant's Name: THOMAS KURNICKI
Complete Address: 1300 22nd STR APT111, SAN FRANCISCO, CA 94107
Daytime Phone: 415-341-4818 Evening Phone: 415-341-4818 Fax: _____
Email: TOMASZ.KURNICKI@GMAIL.COM

Owner's Name: THOMAS KURNICKI
*If the owner is a corporation, or other non-individual entity, include the primary contact information*
Complete Address: 1300 22nd STR APT111, SAN FRANCISCO, CA 94107
Phone Daytime Phone: _____ Evening Phone: 415-341-4818 Fax: _____

Applicant's Representative: —
Complete Address: —
Daytime Phone: — Evening Phone: _____ Fax: _____

**********PLEASE ATTACH ADDITIONAL SHEET IF NECESSARY**********

Project Name and Brief Description (i.e. residential, agricultural, commercial, number of lots, etc.): Construction of single-family home and associated site improvements

Is any portion of the property located within 500 feet of an adjoining municipality? NO
Wetlands Located on Property (in square feet (sq. ft.)): 10.000 Wetlands to be impacted (sq. ft.): 0
Watercourses Located on Property? YES Name or Type of Watercourse: INTERMITTENT
Are Proposed Activities Located within the 100-Year Floodplain? NO Floodway? NO
Are there slopes with grades in excess of 15% located on the property? YES
Do Proposed Activities Require Review by the PZC? NO
*********SEE APPLICATION CHECKLIST ON BACK for MINIMUM APPLICATION REQUIREMENTS**********

The applicant understands that this application is to be considered complete only when all information and documents required by the Commission have been submitted. The undersigned warrants the truth of all statements contained herein and in all supporting documents according to the best of his/her knowledge and belief. Permission is granted to the Town of Granby, Inland Wetlands & Watercourses Commission, and its agent (s) to inspect the subject land, at reasonable times, during the pendency of an application and for the life of the permit.

☞ Applicant's Signature: Thomas Kurnicki Date: 5/3/2026
Owner's Signature: Thomas Kurnicki Date: 5/3/2026

*FOR OFFICE USE*

| | |
|---|---|
| *Application #:* | *Date Submitted:* |
| *Fee amt./Check or Cash:* | *Date of Receipt:* |
| *Agent Ruling:* | *Date Approved/Denied:* |

*See Reverse Side for Conditions of Approval or Reason for Denial*

## SECTION 19
## FEES

19.5 Fee Schedule. Application fees shall be based on the following schedule.

| ACTIVITY | FEE/ AREA / # | APPLIED |
|---|---|---|
| State of Connecticut Land Use Fee | $60.00 | $ 60.00 + |
| Permitted Uses As-of-Right & Non-Regulated Uses | None | None |
| **CATEGORY 1** - RESIDENTIAL/SINGLE-FAMILY RESIDENCES (INCLUDING 2-LOT SUBDIVISIONS) | | |
| I. Base Fee | | |
| a. General Application | $150.00 + II | $ 150 + |
| b. Accessory to Existing Primary Structure | $80.00 + II | $ + |
| c. Modification to Existing Approval | $30.00 + II | $ + |
| II. Activity Fee | | |
| a. $100.00 per Watercourse Crossing | (#) | $ + |
| b. $0.02 per sq. ft. of Wetland Disturbance Within Upland Review Area... | SF | $ + |
| c. $100.00 per Structure (greater than 200 sq. ft.) | (#) | $ 200 + |
| d. $0.01 per sq. ft. of Impervious Surface | 4,500 SF | $ 45 + |
| e. $250.00 per Stormwater Management Basin | (#) | $ + |
| f. $100.00 per Storm Drain Outfall | (#) | $ + |
| g. $0.01 per sq. ft. of Steep Slope Disturbance (Slopes Greater than 2:1 – Define Area on Plan) | SF | $ + |
| h. $0.005 per sq. ft. of Woody Vegetation Clear-Cut | 30,400 SF | $ 152 + |
| ➢ **TOTAL FEE – CATEGORY 1** | | $ 407 |
| **CATEGORY 2** - SUBDIVISIONS (GREATER THAN 2-LOTS)/CONDOMINIUMS, MULTI-FAMILY UNITS/COMMERCIAL | | |
| I. Base Fee | | |
| a. General Application Per Primary Structure (up to 5) | $300.00/(+II) | $ + |
| i. Fee Per Each Primary Structure Beyond 5 | $20.00 (+II) | $ + |
| b. Accessory to Existing Primary Structure | $150.00 (+II) | $ + |
| c. Modification to Existing Approval | $60.00 (+II) | $ + |
| II. Activity Fee* | | |
| a. $200.00 per Watercourse Crossing | (#) | $ + |
| b. $0.04 per sq. ft. of Wetland Disturbance Within Upland Review Area... | SF | $ + |
| c. $100.00 per Structure | (#) | $ + |
| d. $0.02 per sq. ft. of Impervious Surface | SF | $ + |
| e. $250.00 per Stormwater Management Basin | (#) | $ + |
| f. $100.00 per Storm Drain Outfall | (#) | $ + |
| g. $0.02 per sq. ft. of Steep Slope Disturbance (Slopes Greater than 2:1 – Defined Area on Plan) | SF | $ + |
| h. $0.01 per sq. ft. of Woody Vegetation Clear-Cut | SF | $ + |
| ➢ **TOTAL FEE – CATEGORY 2** | | $ |

Doc ID: 001737890003 Type: WARR
BK 475 PG 1241-1243

*RECORD & RETURN TO:*
*Grantee* Thomas Kurnicki
1300 22nd St., Apt 111
San Francisco, CA 94107

CONVEYANCE TAX RECEIVED
TOWN: $200.00 STATE: $600.00
GRANBY, CT TOWN CLERK

# WARRANTY DEED - STATUTORY FORM

TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME, KNOW YE THAT **I, Priscilla Montstream,** of the Town of Coventry, County of Tolland and State of Connecticut, for consideration of **EIGHTY THOUSAND and 00/100 ($80,000.00) DOLLARS**, grant to **Thomas Kurnicki,** of the City of San Francisco, County of San Francisco and State of California, with **WARRANTY COVENANTS**, the following described real property, with any and all rights and appurtenances thereto, situated in the Town of Granby, County of Hartford and State of Connecticut as more commonly known as **199 Broad Hill Road, Granby, Connecticut,** as more particularly bounded and described in **Schedule A** attached hereto and made a part hereof.

**Said parcel is further conveyed subject to the burdens and duties of the following:**

1. Real Estate Taxes to the Town of Granby on the Grand List of October 1 2025, which the Grantee herein assumes and agrees to pay as part consideration of this deed.
2. A utility easement in favor of The Hartford Electric Light Company dated 8/23/78 and recorded 8/31/78 in Book/Volume 104 at Page 824; modified by Instrument dated 10/5/00 and recorded 10/24/00 in Volume 243 at Page 721; assigned to Southern New England Telephone Company by Assignment dated 11/15/02 and recorded 3/3/03 in Volume 280 at Page 903, all of the Granby Land Records.
3. A utility easement in favor of The Hartford Electric Light Company dated 8/23/78 and recorded 8/31/78 in Book/Volume 104 at Page 826 of the Granby Land Records.
4. Storm drainage right of way and unrestricted right to drain as shown on Map No. 2350 of the Granby Land Records.

**IN WITNESS WHEREOF**, the Grantors have caused these presents to be executed on this 27th day of April, 2026.

Signed, sealed and delivered in the presence of:

WITNESSES:

Christopher M. Crowley

Kathryn Jacques

**Priscilla Montstream**

**STATE OF CONNECTICUT** )
) ss: TOLLAND
**COUNTY OF TOLLAND** )

On this 27th day of April, 2026, personally appeared **Priscilla Montstream**, Signer and Sealer of the foregoing instrument, acknowledging same to be her free act and deed, before me.

Christopher Crowley
Commissioner of the Superior Court

Schedule A

Legal description

All that certain piece or parcel of land situated on the southeasterly side of Broad Hill Road in the Town of Granby, County of Hartford and State of Connecticut, known as 199 Broad Hill Road and shown as "N/F Patricia & Roger Hernsdorf" on a map or plan titled "Layout Plan Reconstruction of Broad Hill Road Prepared for Broad Hill Associates, LLC Broad Hill Road, Granby – Connecticut Scale: 1 in. = 40 ft. September 3, 1999 Ed Lally and Associates, Inc. 111 Prospect Hill Road Windsor, CT 06095 (860) 688-2413" Revised through "2/22/00 Conditions of Approval". Said parcel is more particularly bounded and described as follows:

Beginning at a point in the easterly street line of Broad Hill Road, said point marks the northwesterly corner of land now or formerly of Ed Malucci, the southwesterly corner of the parcel herein described; thence northwesterly in a curve to the left along said easterly street line of Broad Hill Road a distance of 65.74 feet to a point, said curve having a radius of 214.00 feet and a central angle of 17 degrees – 36' – 04"; thence N 66 degrees – 24' – 25" W along said street line a distance of 23.74 feet to a point; thence northerly in a curve to the right along said street line a distance of 127.68 feet to a point, said curve having a radius of 64.00 feet and a central angle of 114 degrees – 18' – 19"; thence N 47 degrees – 53' – 55" E along the southeasterly street line of Broad Hill Road a distance of 147.67 feet to a point; thence N 40 degrees – 42' – 56" E along said street line a distance of 29.72 feet to a point; thence N 43 degrees – 54' – 29" E along said street line a distance of 126.12 feet to a point; thence N 45 degrees – 30' – 01" E along said street line a distance of 147.11 feet to a point; thence S 51 degrees – 42' – 36" E along land now or formerly of Arthur Voisine & Karen Slamon a distance of 11.40 feet to an iron pipe; thence continuing S 51 degrees – 42' – 36" E along said Voisine & Slamon a distance of 30.43 feet to an iron pipe; thence S 53 degrees – 20' – 04" E along said Voisine & Slamon a distance of 100.24 feet to an iron pipe; thence S 49 degrees – 47' – 10" E along said Voisine & Slamon a distance of 158.13 feet to an iron pipe; thence S 51 degrees – 40' – 43" W along land now or formerly of Ed Malucci a distance of 298.14 feet to a point; thence S 49 degrees – 33' - 24" W along said Malucci a distance of 104.94 feet to an iron pipe; thence N 79 degrees – 27' - 17" W along said Malucci a distance 61.71 feet to an iron pipe; thence S 71 degrees – 11' – 27" W along said Malucci a distance of 75.24 feet to an iron pipe; thence S 50 degrees - 55' – 45" W along said Malucci a distance of 19.74 feet to the place or point of beginning.

Received for Record at Granby, CT
On 05/01/2026 At 11:40:28 am

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

N/F
ED MALUCCI

N/F
ARTHUR & KAREN M VOISINE

N/F
ED MALUCCI

EXIST. I. PIPE

S 51°40'43" W 298.14'

S 49°33'24" W 104.94'

N 79°37'17" W 61.71'

S 71°11'27" W 176.24'

S 50°55'45" W 19.74'

S 49°47'10" E 158.13'

S 52°07'04" E 100.24'

S 51°42'36" E 30.43'

S 51°42'36" E 11.40'

N 45°30'01" E 147.11'

N 43°54'29" E 126.12'

N 39°42'56" E 29.72'

N 47°53'55" E 147.67'

N 66°24'25" W 23.74'

75' Well Radius

50' RY

TRM

TSP

F

F/HB

CE

SCD

WO

LS

HOUSE ELEVATIONS:
FINISHED FIRST FLOOR = 602.1
TOP OF FOUNDATION WALL = 601.0
BASEMENT FLOOR = 592.5
BOTTOM FOOTING/FOOTING DRAIN = 591.3
GARAGE FLOOR @ DRIVE = 592.0

Walkout Basement = 235.5

Garage = 592.0

FL= 590.0

FL= 588.0

FOOTING DRAIN

TP 1

TP 2

TP 3

32'-4"ø PVC ASTM D1785 SCH 40, OR APPROVED EQUAL, @ 18.0% [1/4"/FT. (MIN.)] INSTALL "SWEEP" AT TANK CONNECTION.

2,000 GAL. TANK
IN FL=582.25
OUT FL=582.0

8'-4"ø PVC ASTM D3034 SDR-35

PROPOSED DOSING CHAMBER D-BOX
IN FL=581.0
OUT FL=579.3
(SEE DETAIL)

80'-14" HIGH CONCRETE CUR-TECH LEACHING SYSTEM
BOTTOM = 576.5, FL = 577.2
80' RESERVE CUR-TECH SYSTEM AREA

Proposed Well

EXISTING DILAPIDATED SHED

Proposed Driveway

EXISTING STONE DRIVEWAY

INSTALL STONE SWALE

PROPOSED LEVEL SPREADER:
LENGTH = 40'
BOTTOM ELEVATION = 549.0
LIP ELEVATION = 552.5

Retaining Wall

(CE): Install Construction Entrance Pad

BROAD HILL ROAD

Utility Pole CL&P 896

Utility Pole HELCo 1655

Utility Pole HELCo 915

Utility Pole HELCo 2038

Exist. CB w/RR Inlet TF=543.72

15"ø ACCMP FL=539.60

Exist. CB TF=546.93

15"ø ACCMP FL=542.71

15"ø ACCMP FL=544.92

15"ø ACCMP FL=546.67

Exist. CB TF=591.6±

Flared End FL=569.0±

15"ø ACCMP FL=542.71

INLAND WETLANDS

Intermittent Watercourse

L=65.74'
R=214.00'
D=17°36'04"

L=127.68'
R=64.00'
D=114°18'19"

STORM DRAINAGE RIGHT OF WAY IN FAVOR OF THE TOWN OF GRANBY

KEY CODES FOR
SOIL AND EROSION CONTROL

**CE:** CONSTRUCTION ENTRANCE

**S:** CATCH BASIN SILT SACK

**F:** GEOTEXTILE SILT FENCE

**F/HB:** SILT FENCE BACKED WITH HAY BALES

**WO:** CONCRETE WASH-OUT AREA

**TSP:** TEMPORARY SOIL PROTECTION

**TRM:** TURF REINFORCEMENT MAT

**LS:** LEVEL SPREADER

## LEGEND

| | |
|---|---|
| ---100--- | EXISTING CONTOUR |
| ——100—— | PROPOSED CONTOUR |
| + 100.0 | PROPOSED SPOT GRADE |
| | LIMIT OF EXISTING VEGETATION |
| | LIMIT OF EXISTING VEGETATION TO BE REMOVED |
| | SOIL TEST PIT |
| F---- | FILTER FABRIC FENCE |
| | DRAINAGE FLOW DIRECTION |

## HOUSE NOTES:

1.) NO ZONING VIOLATIONS IF HOUSE ERECTED AS SHOWN.

2.) SEE ARCHITECTURAL DRAWINGS FOR HOUSE DIMENSIONS, SECTIONS, DETAILS, ETC.

3.) BUILDING COVERAGE = 2.8 %

4.) SEE SHEET 2 "Septic Syetstm Design Notes" FOR SEPTIC SYSTEM DESIGN AND DETAILS.

5.) HOUSE ELEVATIONS:

FINISHED FIRST FLOOR = 602.1
TOP OF FOUNDATION WALL = 601.0
BASEMENT FLOOR = 592.5 (Walk-Out)
BOTTOM FOOTING/FOOTING DRAIN = 591.3

GARAGE FLOOR @ DRIVE = 592.0

## SURVEY NOTES:

1.) TO MY KNOWLEDGE AND BELIEF, THIS MAP AND SURVEY ARE SUBSTANTIALLY CORRECT AND WERE PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

2.) THE TYPE OF SURVEY: IMPROVEMENT LOCATION SURVEY.

3.) BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY

4.) THIS CONFORMS TO CLASS A-2 HORIZONTAL ACCURACY.

5.) MAP REFERENCES:

"BOUNDARY PLAN PROPERTY TO BE CONVEYED TO ROBERT D. KING 199 BROAD HILL RD. GRANBY – CONNECTICUT SCALE: 1" = 40' OCTOBER 17, 2000 ED LALLY AND ASSOCIATES, INC 111 PROSPECT HILL ROAD WINDSOR, CT 06095 (860) 688-2413"

SITE DEVELOPMENT PLANS: "RESIDENTIAL HOME CONCEPT PLAN PREPARED FOR SCOT & PRICILLA MONTSTREAM 199 BROADHILL ROAD GRANBY, CONNECTICUT JANUARY 24, 2024 BARRESI ASSOCIATES LLC 1695 POQUONOCK AVENUE – WINDSOR, CONN. 06095 (860) 219-9260 www.barresillc.com"

## GENERAL NOTES:

1.) CURRENT PROPERTY OWNER:
SCOT & PRICILLA MONTSTREAM
79 WANGUMBAUG DRIVE
COVENTRY, CONNECTICUT 06238

2.) PROPERTY OPTIONEE / APPLICANT:
THOMAS KURNICKI
1300 22ND STREET, APT. 111
SAN fRANCISCO, CA. 94107

3.) PARCEL LOCATION: 199 BROAD HILL ROAD
MAP G-20 BLOCK 62 LOT 30

4.) PARCEL AREA = 132,568 Sq. Ft. = 3.043 Acres

5.) PARCEL ZONE: R2A RESIDENTIAL

6.) THE SUBJECT PARCEL HAS DIRECT ACCESS TO A PUBLIC ROAD.

## TOWN OF GRANBY CONTACT INFORMATION

COMMUNITY DEVELOPMENT DIRECTOR: ABIGAIL KENYON: (860)-844-5319
LAND USE COORDINATOR: RENEE DELTENRE: (860) 844-5318

INLAND WETLANDS & WATERCOURSES:
STAFF CONTACT, RENEE DELTENRE: (860) 844-5318

TOWN ENGINEER: CLARK ENGINEERING, KEVIN CLARK (860) 653-4352
BUILDING OFFICIAL / ZONING ENFORCEMENT: JOEL SKILTON (860) 844-5318

FIRE MARSHAL: BRIAN LONG (860) 844-5321

FARMINGTON VALLEY HEALTH DISTRICT: (860) 352-2333

Sheet 1 of 5
20-Scale Site Development Plan

STATE OF CONNECTICUT THOMAS J. BARRESI No. 70085 LICENSED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT THOMAS J. BARRESI No. 70085 LICENSED LAND SURVEYOR

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


BARRESI
ASSOCIATES LLC
1695 POQUONOCK AVENUE – WINDSOR, CONN. 06095
(860) 219-9260 www.barresillc.com


| DATE | REVISION |
|---|---|
| | |

*RESIDENTIAL HOME CONCEPT PLAN*
*PREPARED FOR*
*THOMAS KURNICKI*
*199 BROADHILL ROAD*
*GRANBY, CONNECTICUT*

SCALE: 1 IN = 30 FT | MARCH 30, 2026

SOILS TESTS: 199 BROADHILL ROAD, GRANBY

| TEST HOLE | MIN. UNIFORM SEEPAGE RATE (MIN./INCH) | SOIL PROFILE (DEPTH IN INCHES) |
|---|---|---|
| 1 | <1 @ 42" | 0 – 5 TOPSOIL<br>5 – 25 ORANGE BROWN SILTY SAND<br>25 – 80 MEDIUM SAND, GRAVEL & ROCKS<br><br>NO MOTTLES<br>NO WATER<br>NO LEDGE<br>25 ROOTS<br><br>RESTRICTIVE LAYER = NONE |
| 2 | 7 @ 18" | 0 – 4 TOPSOIL<br>4 – 33 ORANGE BROWN SILTY SAND<br>33 – 82 MEDIUM SAND, GRAVEL & ROCKS<br><br>NO MOTTLES<br>NO WATER<br>NO LEDGE<br>33 ROOTS<br><br>RESTRICTIVE LAYER = NONE |
| 3 | | 0 – 4 TOPSOIL<br>4 – 32 ORANGE BROWN SILTY SAND<br>32 – 87 MEDIUM SAND, GRAVEL & ROCKS<br><br>NO MOTTLES<br>NO WATER<br>NO LEDGE<br>32 ROOTS<br><br>RESTRICTIVE LAYER = NONE |

*SOIL TEST DATA TAKEN FROM REPORT OF SUBSURFACE SOIL EXAMINATION BY ED LALLY AND ASSOCIATES.*

*REQUIRED EFFECTIVE LEACHING AREA & MINIMUM LEACHING SYSTEM SPREAD*

| LOT | BEDROOMS | TEST | SLOPE HG (%) | RESTRIC. LAYER (IN.) | PERC RATE (MIN./IN.) @ IN. | HF | FF | PF | MLSS (FT.) | REQ'D. LEACH. AREA (SQ. FT.) |
|---|---|---|---|---|---|---|---|---|---|---|
| 199 | 5 | 1 | > 15.0 | None | <1 @ 42" | 0 | 2.0 | 1.0 | NR | 660 |
| | 5 | 2 | > 15.0 | None | 7 @ 18" | 0 | 2.0 | 1.0 | NR | 660 |
| | 5 | 3 | > 15.0 | None | | 0 | 2.0 | 1.0 | NR | 660 |
| | | | MLSS Need Not Be Considered | | | | | | | |

## *SEPTIC SYSTEM DESIGN REQUIREMENTS – 199 BROADHILL ROAD*

1.) Number of Bedrooms: FIve (5)

2.) Garbage Disposal: Yes

3.) Large Bathtub:
(100 – 200 Gal.): No
(Over 200 Gal.): No

4.) Minimum Uniform Percolation Rate (Min/In): 7.0

5.) Design Percolation Rate (Min/In): < 10.1

6.) Required Leaching Area (sf) = 495 + 82.5 + 82.5 = 660

MLSS CALCULATION

7.) Slope = > 15.0
8.) Depth to Restrictive Layer = > 60.0
9.) Hydraulic Factor (HF) = NR

10.) Flow Factor (FF) = 2.0
11.) Percolation Facor (PF) = 1.0

12.) MLSS Required = HF X FF X PF
= 0 X 2.0 X 1.
= 0
MLSS Need Not Be Considered

13.) Primary System Design: INSTALL 1 x 80 = 80 Feet of 14" High Cur–Tech System (CTL–12) Leaching Chambers
14.) Primary Effective Leaching Area = 8.3 SF/LF X 80 LF = 664 SF

15.) Reserve System Design: INSTALL 1 x 80 = 80 Feet of 14" High Cur–Tech System (CTL–12) Leaching Chambers
16.) Reserve Effective Leaching Area = 8.3 SF/LF X 80 LF = 664 SF

17.) MLSS Required = None
18.) MLSS Provided = 112

SEPTIC TANK CAPACITY (Gal.)

19.) Septic Tank Capacity = 1,000 + 125 + 125 + 250 = 1,500. Proposed Tank Size = 2,000 Gal.

## *SEPTIC SYSTEM NOTES / SPECIFICATIONS*

1. SEPTIC SYSTEM CONSTRUCTION AND MATERIALS SHALL CONFORM TO "CONNECTICUT PUBLIC HEALTH CODE REGULATIONS AND TECHNICAL STANDARDS FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS" (LATEST REVISION).

2. DEVELOPER'S ENGINEER TO STAKE AREA OF SEPTIC FIELD AND DEVELOPER TO "FENCE OFF" THE AREA SO THAT IT REMAINS UNDISTURBED DURING CONSTRUCTION OF THE HOUSE.

3. BUILDING SEWER PIPE SHALL BE 4"ø PVC SCH 40, ASTM D 1785, OR APPROVED EQUAL, AT 1/4" / FT. MIN.

4. SEPTIC TANK SHALL BE "A MINIMUM" 1,500 GALLON (**) TWO COMPARTMENT SEPTIC TANK WITH CLEANOUT RISERS TO WITHIN 12" OF FINISHED GRADE.

** DEVELOPER OPTS & PROPOSES TO INSTALL 2,000 GALLON TWO COMPARTMENT SEPTIC TANK (RICHARD SEPTIC 2000 GALLON TWO–COMPARTMENT OR APPROVED EQUAL), WITH CLEANOUT RISERS TO WITHIN 12" OF FINISHED GRADE.

5. SOLID PIPE FROM SEPTIC TANK TO DISTRIBUTION BOX 1 SHALL BE 4"ø PVC SCH 40, ASTM D 1785, OR APPROVED EQUAL, AT 1/8" / FT. MIN.

6. SOLID PIPE BETWEEN DISTRIBUTION BOXES SHALL BE 4"ø PVC ASTM D3034 SDR 35, OR APPROVED EQUAL, AT 1/8" / FT. MIN.

7. STONE AGGREGATE SHALL MEET THE GRADATIONS FOR NO. 4 STONE AGGREGATE OR NO. 6 STONE AGGREGATE.

8. DISTRIBUTION BOX SHALL BE A MINIMUM "ARROW DB–3", OR APPROVED EQUAL (**).

**DEVELOPER OPTS & PROPOSES TO INSTALL RICHARD SEPTIC SYSTEMS 80–135 GALLON DOSING CHAMBER with FLOUT DOSING SYSTEM UPGRADIENT OF STANDARD D–BOX..

9. TOPOGRAPHY TAKEN FROM SUBDIVISION PLANS.

## *SEPTIC SYSTEM SELECT FILL NOTES*

1. SELECT FILL PLACED WITHIN AND ADJACENT TO THE LEACHING SYSTEM SHALL BE COMPRISED OF CLEAN SAND, OR SAND AND GRAVEL, FREE FROM ORGANIC MATTER AND FOREIGN SUBSTANCES. THE SELECT FILL SHALL MEET THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE APPROVED BY A PROFESSIONAL ENGINEER FOR USE WITHIN THE LEACHING AREA:

2. THE SELECT FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN THE 3 INCH SIEVE.

3. UP TO 45 % OF THE DRY WEIGHT OF THE REPRESENTATIVE SAMPLE MAY BE RETAINED ON THE #4 SIEVE (THIS IS THE GRAVEL PORTION OF THE SAMPLE).

4. THE MATERIAL THAT PASSES THE #4 SIEVE IS THEN REWEIGHED AND THE SIEVE ANALYSIS STARTED

5. THE REMAINING SAMPLE SHALL MEET THE FOLLOWING GRADATION CRITERIA:

| SIEVE SIZE | PERCENT PASSING | |
|---|---|---|
| | WET SIEVE | DRY SIEVE |
| #4 | 100 | 100 |
| #10 | 70 – 100 | 70 – 100 |
| #40 | 10 – 50 * | 10 – 75 |
| #100 | 0 – 20 | 0 – 5 |
| #200 | 0 – 5 | 0 – 2.5 |

* PERCENT PASSING THE #40 SIEVE CAN BE INCREASED TO NO GREATER THAN 75 % IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10 % AND THE #200 SIEVE DOES NOT EXCEED 5 %.

## *SEPTIC SYSTEM INSTALLATION SCHEDULE:*

1. CONTRACTOR SHALL OBTAIN APPROVAL TO START CONSTRUCTION FROM PRESIDING HEALTH DEPARTMENT [FARMINGTON VALLEY HEALTH DISTRICT]. CONSTRUCTION SHALL OCCUR DURING LOW SOIL MOISTURE CONDITIONS.

2. REMOVE BRUSH, ROOTS, TOPSOIL, ETC. FROM SYSTEM AREA. TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR RESPREADING AFTER CONSTRUCTION.

3. INSTALL SEPTIC TANK AND BUILDING SEWER.

4. SCARIFY SURFACE OF LEACHING AREA.

5. AFTER THE SCARIFIED LEACHING AREA IS INSPECTED BY TWHD, PLACE SELECT FILL IN 12" LIFTS AND COMPACT. SELECT FILL SHALL EXTEND A MINIMUM OF 2 FEET LATERALLY UPGRADIENT, 2 FEET LATERALLY BEYOND END OF TRENCHES AND 5 FEET LATERALLY DOWN GRADIENT BEYOND THE OUTER PERIMETER OF THE LEACHING SYSTEM.

6. CONSTRUCT LEACHING TRENCHES IN SELECT FILL AND COVER STONE AGGREGATE WITH NON–WOVEN FILTER FABRIC.

7. PLACE COMMON FILL DOWN–GRADIENT OF THE SELECT FILL. THE TOP OF THE EMBANKMENT OF THE COMMON FILL SHALL EXTEND A MINIMUM OF 10 FEET LATERALLY FROM THE DOWN–GRADIENT SIDE OF THE LOWEST LEACHING TRENCH BEFORE SLOPING TO EXISTING GRADE AT 50 % MAXIMUM SLOPE.

8. CAREFULLY BACKFILL WITH APPROVED MATERIAL AFTER INSPECTION. DO NOT BACKFILL WITH BOULDERS. DO NOT RUN EQUIPMENT OVER BACKFILLED TRENCH.

9. COVER WITH TOPSOIL. FERTILIZE, SEED, AND MULCH.

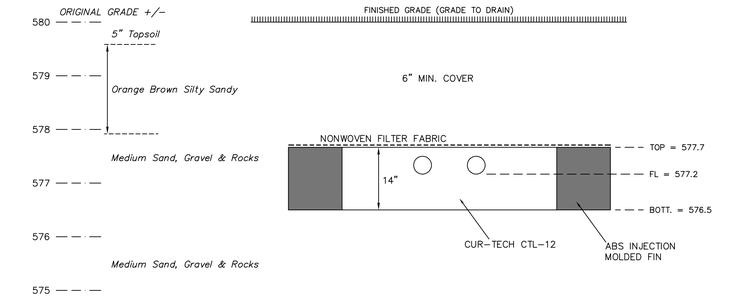
## SEPTIC SYSTEM DESIGN

SPECIAL CONDITIONS

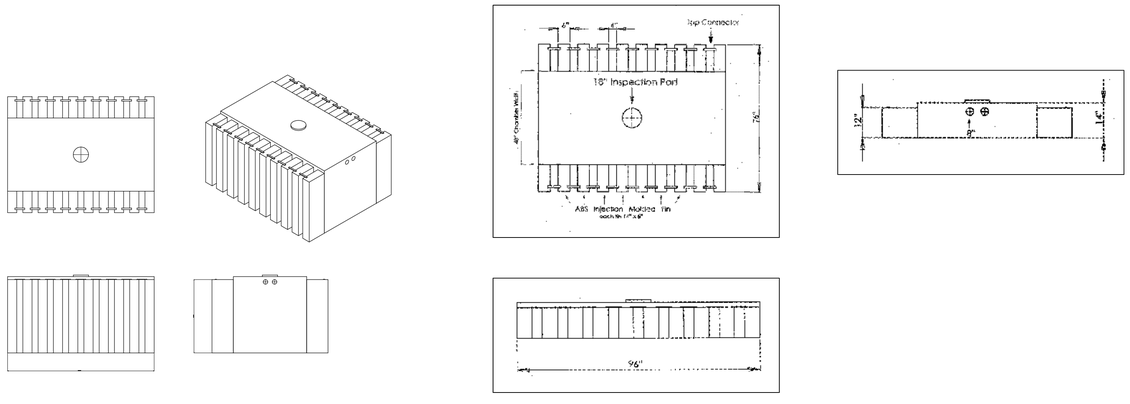
| | | | |
|---|---|---|---|
| _____ | SYSTEM DESIGN LARGER THAN 2,000 GPD. | _____ | WATER SUPPLY WATERSHED |
| _____ | HIGH GROUND WATER (< 3 FT.) | _____ | POSSIBLE SEASONAL HIGH GROUND WATER |
| _____ | WATERCOURSE, MARSH OR PON | | |
| _____ | LIMITED SUITABLE AREA | _____ | POSSIBLE SEASONAL FLOODING |
| _____ | MARGINAL SOIL (30–60 MINS./IN) | X_____ | EXCESSIVE SLOPE (OVER 25%) |
| _____ | UNDERLYING TIGHT SOIL (< 4 FT.) | _____ | SHALLOW LEDGE (< 5 FT) |
| _____ | OTHER _____ | | |

CONCLUSIONS

| | | | |
|---|---|---|---|
| X_____ | SUITABLE FOR SEWAGE DISPOSAL | _____ | RETEST DURING WET SEASON |
| _____ | UNSUITABLE FOR SEWAGE DISPOSAL | X_____ | ENGINEER'S PLAN REQUIRED |
| _____ | ADDITIONAL INVESTIGATION REQUIRED | | |




*LEACHING TRENCH SECTION*
*(BASED ON TEST PIT 1)*




*LEACHING GALLERY SECTION: CUR–TECH CTL–12*

*Sheet 2 of 5*
*Septic Syetstm Design Notes & Details*

STATE OF CONNECTICUT
THOMAS J. BARRESI
No. 70065
LICENSED PROFESSIONAL ENGINEER

*TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON*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| DATE | REVISION |
|---|---|
| | |

*NEW SINGLE–FAMILY RESIDENTIAL HOME SITE PLAN*
*PREPARED FOR*
*THOMAS KURNICKI*
*199 BROADHILL ROAD*
*GRANBY, CONNECTICUT*

SCALE: NONE | MARCH 30, 2026

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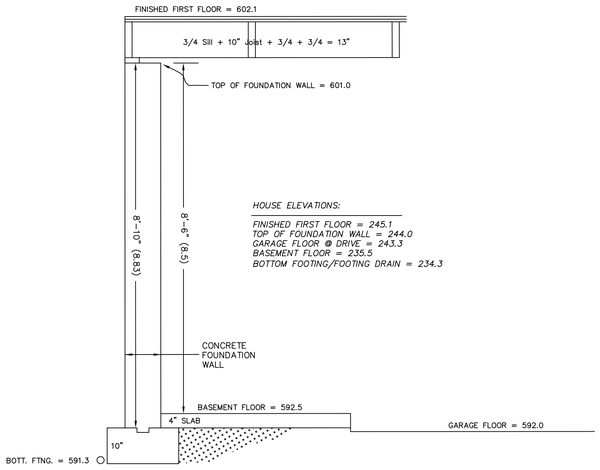
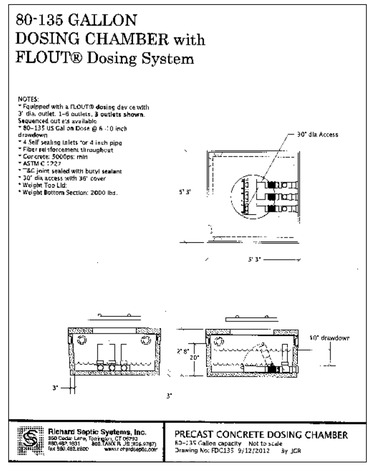
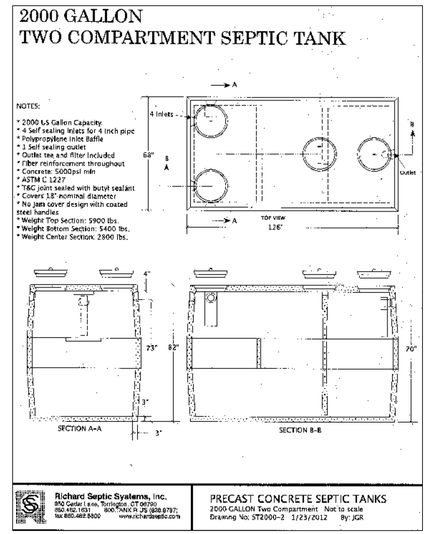


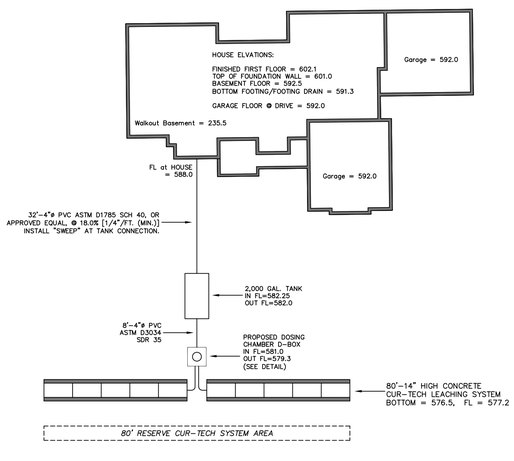

*FOUNDATION WALL & FOOTING ELEVATIONS*



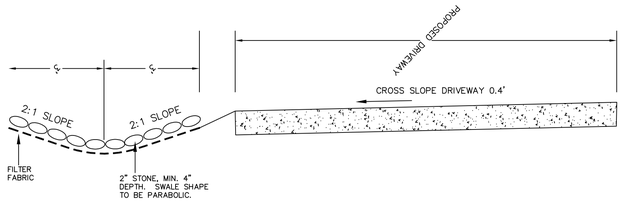

*Richard Septic – Dosing Chamber D-Box*




*Richard Septic – 2,000 Gallon Two Compartment Septic Tank*

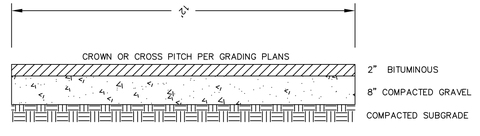



*PROPOSED SEPTIC SYSTEM SCHEMATIC*




*STONE SWALE SECTION ADJACENT TO DRIVEWAY*

N.T.S.




*BITUMINOUS DRIVEWAY*



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

STATE OF CONNECTICUT · THOMAS J. BARRESI · No. 70085 · LICENSED PROFESSIONAL ENGINEER

| DATE | REVISION |
|---|---|

NEW SINGLE-FAMILY RESIDENTIAL HOME SITE PLAN
PREPARED FOR
THOMAS KURNICKI
199 BROADHILL ROAD
GRANBY, CONNECTICUT

SCALE: NONE | MARCH 30, 2026

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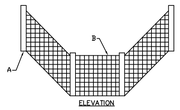
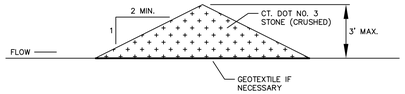
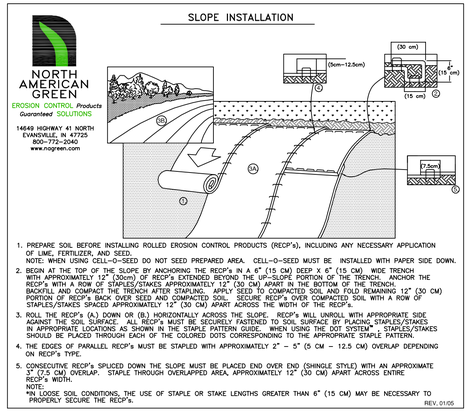



(F) GEOTEXTILE SILT FENCE

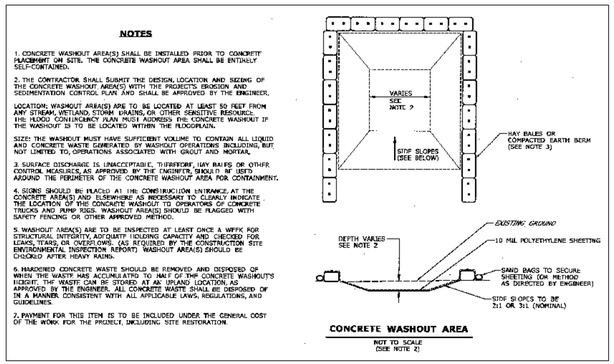



(SCD) STONE CHECK DAM

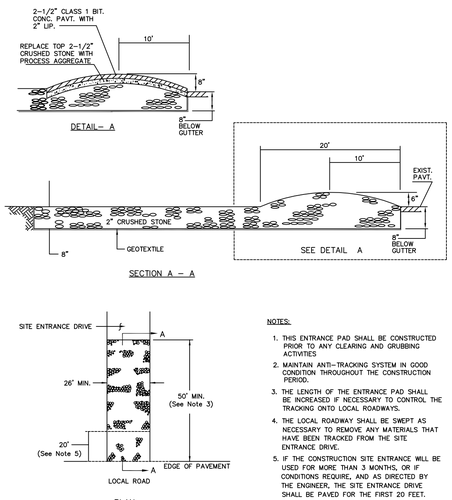



TO BE USED ON ALL SLOPES STEEPER THAN 3:1

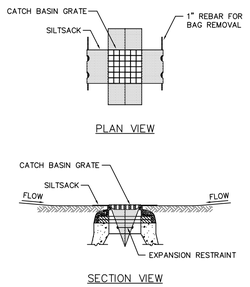
(TRM) TURF REINFORCEMENT MAT




(WOA) CONCRETE WASHOUT AREA



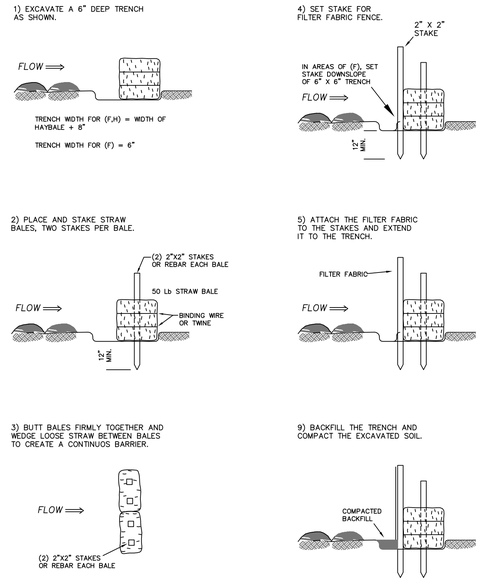

(CE) CONSTRUCTION ENTRANCE PAD




NOTES:

1. INSTALL SILTSACK IN ALL CATCH BASINS WHERE INDICATED ON THE PLAN BEFORE COMMENCING WORK OR IN PAVED AREAS AFTER BINDER COURSE IS PLACED AND HAY BALES HAVE BEEN REMOVED.
2. GRATE TO BE PLACED OVER SILTSACK.
3. SILTSACK SHALL BE INSPECTED WEEKLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. MAINTAIN UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED

(S) SILT SACK AT CATCH BASIN




NOTES:

1. FILTER FABRIC FENCE BACKED WITH A ROW OF HAY BALES IS TO BE INSTALLED AS SHOWN ON EROSION CONTROL PLANS BY SYMBOL F.H.
2. FILTER FABRIC FENCE IS TO BE INSTALLED AS SHOWN ON EROSION CONTROL PLANS BY SYMBOL F.
3. HAY BALES SHALL BE MAINTAINED AND/OR REPLACED AS REQUIRED OR AS DIRECTED BY THE TOWN ENGINEER.
4. PLACE HAY BALES SUCH THAT TWINE OR BINDING WIRE IS PARALLEL TO THE EXISTING GROUND.
5. IN AREAS OF FILTER FABRIC FENCE (F), ELIMINATE STEPS 2 AND 3.

(F/HB) FILTER FABRIC FENCE BACKED WITH A ROW OF HAY BALES



STATE OF CONNECTICUT THOMAS J. BARRESI No. 70085 LICENSED PROFESSIONAL ENGINEER

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

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| DATE | REVISION |
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NEW SINGLE-FAMILY RESIDENTIAL HOME SITE PLAN
PREPARED FOR
THOMAS KURNICKI
199 BROADHILL ROAD
GRANBY, CONNECTICUT

SCALE: NONE | MARCH 30, 2026

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## EROSION AND SEDIMENTATION CONTROL PLAN

REFERENCE IS MADE TO THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" (2002), AS AMENDED, AND TO THE TOWN HIGHWAY ENGINEERING STANDARDS AND SPECIFICATIONS. THE GUIDELINES ARE OBTAINABLE FROM THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION, STATE OFFICE BUILDING, HARTFORD, CONNECTICUT 06106, AND SHOULD BE USED AS A REFERENCE IN CONSTRUCTING THE EROSION AND SEDIMENT CONTROLS INDICATED ON THESE PLANS.

IN ALL AREAS, REMOVAL OF TREES, BUSHES AND OTHER VEGETATION AS WELL AS DISTURBANCE OF THE SOIL IS TO BE KEPT TO AN ABSOLUTE MINIMUM WHILE ALLOWING PROPER DEVELOPMENT OF THE SITE.

DURING CONSTRUCTION, EXPOSE AS SMALL AN AREA OF SOIL AS POSSIBLE FOR AS SHORT A TIME AS POSSIBLE.

AFTER CONSTRUCTION, GRADE, RESPREAD TOPSOIL AND STABILIZE SOIL BY SEEDING AND MULCHING SO AS TO PREVENT EROSION.

THE CONTRACTOR SHALL NOTIFY THE CODE ENFORCEMENT OFFICER AT THE BEGINNING AND END OF EACH STEP OF THE CONSTRUCTION PROCEDURE AND SHALL NOT PROCEED WITH THE NEXT STEP UNTIL THE TOWN ENGINEER HAS INSPECTED THE WORK.

## STRIPPING AND STOCKPILING

THE CONTRACTOR SHALL CAREFULLY STRIP ALL TOPSOIL, LOAM OR ORGANIC MATERIAL PER THE GEOTECHNICAL REPORT PRIOR TO CONSTRUCTION OPERATIONS AND SHALL STORE THEM SEPARATELY FROM ALL OTHER MATERIALS DURING EXCAVATION. IN AREAS DESIGNATED AS REGULATED AREAS, THE UPPER STRATA TO A DEPTH OF 2 FEET SHALL BE STRIPPED AND STORED SEPARATELY. DURING BACKFILLING, THESE MATERIALS SHALL BE REPLACED AND FINISHED AS THEY EXISTED BEFORE CONSTRUCTION BEGAN, EXCEPT FOR SPECIAL ACCESS WAYS AS NOTED ON THE PLANS.

THE CONTRACTOR SHALL NOT INTRODUCE ANY QUANTITIES OF FILL MATERIALS INTO ANY AREAS DESIGNATED AS REGULATED AREAS EXCEPT AS SHOWN ON THE APPROVED GRADING PLANS.

THE CONTRACTOR SHALL MAINTAIN ALL BACKFILLED EXCAVATION IN PROPER CONDITION UNTIL EXPIRATION OF THE MAINTENANCE PERIOD. ALL DEPRESSIONS APPEARING IN THE BACKFILLED EXCAVATION SHALL BE PROPERLY FILLED AND RESEEDED IF NECESSARY.

## DISPOSAL OF TREES AND BRUSH

ALL SAPLING TREES AND BRUSH CUT ON THE JOB SHALL BE CHIPPED FOR DISPOSAL. WOOD CHIPS SHALL BE 1/8 INCH NOMINAL THICKNESS WITH NOT LESS THAN 50 PERCENT OF THE CHIPS HAVING AN AREA NOT LESS THAN ONE (1) SQUARE INCH, NOR MORE THAN SIX (6) SQUARE INCHES. THE CHIPS SHALL BE DISPOSED OF BY UNIFORM SPREADING OVER THE PROJECT IN WOODED AREAS DESIGNATED BY THE ENGINEER.

ALL OTHER CUT TREES AND STUMPS SHALL BE REMOVED FROM THE REGULATED AREAS.

## TRENCH EXCAVATION AND BACKFILL

CARE SHALL BE TAKEN TO EXCAVATE TO THE CORRECT LINE AND GRADE AND WIDTH AT ALL POINTS. THE METHODS AND EQUIPMENT USED FOR EXCAVATION MUST BE ADAPTED TO THE CONDITIONS AT THE SITE AND THE DIMENSIONS OF THE REQUIRED TRENCH. THE WIDTH OF THE DISTURBED GROUND OR STREET SURFACE, CUT OR DISTURBED, SHALL BE KEPT AS SMALL AS PRACTICABLE TO ACCOMMODATE THE WORK.

TRENCH EXCAVATION BELOW THE TWO FOOT DEPTH WHICH IS TO BE STRIPPED AND STORED SEPARATELY SHALL BE STOCKPILED AND SHALL BE USED AS THE TRENCH BACKFILL MATERIAL IN THE WETLANDS AREA, UNLESS THE ENGINEER DECLARES IT UNSUITABLE FOR BACKFILL MATERIAL. EXCESS EXCAVATED MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR IN AN AREA DESIGNATED BY THE ENGINEER.

## EROSION AND SEDIMENTATION CONTROL MEASURES

F., SYNTHETIC FILTER BARRIER FENCE AS SPECIFIED IS TO BE INSTALLED AT ALL LOCATIONS AS INDICATED ON THE PLANS TO INTERCEPT SILT AND SEDIMENT BEFORE IT REACHES THE DRAINAGE SYSTEM, WETLANDS OR WATERCOURSES. DEPOSITS OF SEDIMENT AND SILT ARE TO BE PERIODICALLY REMOVED FROM THE UPSTREAM SIDE OF THE FENCE. THIS MATERIAL IS TO BE SPREAD AND STABILIZED IN AREAS NOT SUBJECT TO EROSION, OR TO BE USED AS FILL IN AREAS WHICH ARE NOT TO BE PAVED OR BUILT ON. THE FENCE IS TO BE REPLACED AS NECESSARY TO PROVIDE PROPER FILTERING ACTION. THE FENCE IS TO REMAIN IN PLACE AND TO BE MAINTAINED TO INSURE EFFICIENT SILTATION CONTROL UNTIL ALL AREAS ABOVE THE FENCE ARE STABILIZED AND VEGETATION HAS BEEN ESTABLISHED.

## RESTORATION & ESTABLISHING VEGETATION COVER ON DISTURBED AREAS

1. SCARIFY SURFACE OF ALL AREAS TO BE TOPSOILED AND PLACE A MINIMUM OF 10" OF TOPSOIL ON ALL AREAS TO BE SEEDED.
2. APPLY LIME AT A RATE OF TWO TONS OF GROUND LIMESTONE PER ACRE (100 LBS./1000 SQ. FT.)
3. FERTILIZE
   a) FOR SPRING SEEDING, APPLY 10–10–10 FERTILIZER AT A RATE OF 300 LBS. PER ACRE (7 LBS./1000 SQ. FT.) AND WORK INTO SOIL. SIX TO EIGHT WEEKS LATER, APPLY AN ADDITIONAL 300 LBS. PER ACRE ON THE SURFACE.
   b) FOR FALL SEEDING, APPLY 10–10–10 FERTILIZER AT A RATE OF 600 LBS. PER ACRE (14 LBS./1000 SQ. FT.) AND WORK INTO SOIL.
4. SMOOTH AND FIRM SEEDBED, APPLY SEED UNIFORMLY AT THE RATE SPECIFIED FOR THE SEED TYPE AND COVER SEED WITH NOT MORE THAN 1/4" OF SOIL.
5. MULCH IMMEDIATELY WITH HAY FREE FROM WEAK SEEDS, AT A RATE OF 3 BALES PER 1000 SQ. FT.
6. PERMANENT SEEDINGS, WHERE AN AREA WILL BE EXPOSED FOR MORE THAN ONE YEAR, OR WHERE FINAL GRADING IS COMPLETE: (EXCEPT FOR TOWN R.O.W. AND ADJACENT AREAS)

| AREA WHERE SEED MIX APPLIES | SEEDING MIXTURE BY WEIGHT | RATE PER 1000 SQ. FT. | SEEDING DATES |
|---|---|---|---|
| ALL LAWN AREAS | CREEPING RED FESCUE<br>KENTUCKY BLUEGRASS<br>PERENNIAL RYEGRASS | 0.45 LB<br>0.45 LB<br>0.10 LB<br>1.00 LB | APRIL 15 – JUNE 15<br>OR<br>AUGUST 15 – SEPT 15 |
| ROAD CUTS & FILLS AND DIVERSION DITCHES | CREEPING RED FESCUE<br>REDTOP<br>TALL FESCUE OR<br>SMOOTH BROMEGRASS | 0.45 LB<br>0.05 LB<br>0.45 LB<br>0.95 LB | APRIL 15 – JUNE 15<br>OR<br>AUGUST 15 – SEPT 15 |
| VERY STEEP SLOPES | CREEPING FESCUE<br>REDTOP<br>CROWN VETCH | 0.45 LB<br>0.05 LB<br>0.35 LB<br>0.85 LB | APRIL 15 – JUNE 15<br>OR<br>AUGUST 15 – SEPT 15 |
| NO MAINTENANCE AREAS | RED CANARYGRASS<br>REDTOP | 0.45 LB<br>0.10 LB<br>0.55 LB | APRIL 15 – JUNE 15<br>OR<br>AUGUST 15 – SEPT 15 |

IF TREES ARE TO BE RETAINED, THE SEED MIX SHOULD BE ADAPTED FOR SHADY CONDITIONS.

7. TEMPORARY SEEDING: TO PROTECT THE SOIL OVER THE WINTER. (EXCEPT FOR TOWN R.O.W. AND ADJACENT AREAS)

| SPECIES | RATE PER 1000 SQ. FT. | OPTIMUM SEEDING DATE (1), (3) | OPTIMUM SEED DEPTH (2) |
|---|---|---|---|
| ANNUAL RYEGRASS | 1.0 | 3/1 – 6/15<br>8/1 – 10/1 | 0.5 |
| PERENNIAL RYEGRASS | 1.0 | 3/15 – 6/15<br>8/1 – 10/1 | 0.5 |
| WINTER RYE | 3.0 | 4/15 – 6/15<br>8/15 – 10/1 | 1.0 |
| OATS | 2.0 | 3/1 – 6/15<br>8/1 – 10/1 | 1.0 |
| WHEAT | 3.0 | 4/1 – 6/15<br>8/15 – 10/1 | 1.0 |
| MILLET | 0.5 | 6/1 – 7/1<br>5/15 – 8/15 | 1.0 |
| SUDANGRASS | 0.7 | 5/15 – 8/15 | 1.0 |
| BUCKWHEAT | 0.4 | 4/1 – 9/15 | 1.0 |
| WEEPING LOVEGRASS | 0.2 | 6/1 – 7/1 | 0.25 |

(1) MAY BE PLANTED THROUGHOUT SUMMER IF SOIL MOISTURE IS ADEQUATE OR CAN BE IRRIGATED.

(2) SEED AT TWICE THE INDICATED DEPTH FOR SANDY SOIL.

(3) THE FALL SEEDING DATES MAY BE EXTENDED 15 DAYS IN THE COASTAL TOWNS OF NEW LONDON, MIDDLESEX, NEW HAVEN AND FAIRFIELD COUNTIES.

SOURCE: U.S. DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, STORRS, CONN.

## ORGANIC MULCH MATERIALS AND APPLICATION RATES

| MULCHES | RATES PER ACRE | RATES (2) PER 1000 SQ.FT. | NOTES |
|---|---|---|---|
| STRAW OR HAY | 1 1/2 – 2 TONS | 70 – 90 LBS. | FREE FROM WEEDS AND COARSE MATTER. MUST BE ANCHORED. SPREAD WITH MULCH BLOWER OR BY HAND. |
| WOOD FIBER | 1000 – 2000 LBS. | 25 – 50 LBS. | FIBERS 4MM OR LONGER. DO NOT USE ALONE IN WINTER OR DURING HOT, DRY WEATHER. APPLY AS SLURRY. |
| CORN STALKS | 4 – 6 TONS | 185 – 275 LBS. | CUT OR SHREDDED IN 4–6 INCH LENGTHS. AIR DRIED. DO NOT USE IN FINE TURF AREAS. APPLY WITH MULCH BLOWER OR BY HAND. |

(2) SEED AT TWICE THE INDICATED DEPTH FOR SANDY SOIL.

## SEEDING MIX FOR ROAD R.O.W AND ADJACENT AREAS

| SPECIES | PROPORTION BY WEIGHT (%) | MINIMUM PURITY (%) | MINIMUM GERMINATION (%) |
|---|---|---|---|
| PERENNIAL RYE GRASS | 50 PARTS | 98 | 90 |
| KENTUCKY BLUE GRASS | 20 PARTS | 85 | 75 |
| FINE FESCUE | 30 PARTS | 98 | 85 |

APPLY SEEDING PER "TECHNICAL SPECIFICATION 415 LOAMING, SEEDING, HYDROSEEDING, SODDING, AND EROSION CONTROL MATTING"

## INSTALLATION REQUIREMENTS FOR ORGANIC MULCHES

ORGANIC MULCHES MAY BE USED IN ANY AREA WHERE MULCH IS REQUIRED, SUBJECT TO THE RESTRICTIONS NOTED IN FIGURE 7–1.

1. MATERIALS

   SELECT MULCH MATERIAL BASED ON SITE CONDITIONS, AVAILABILITY OF MATERIALS, AND LABOR AND EQUIPMENT. FIGURE 7–1 LISTS THE MOST COMMONLY USED ORGANIC MULCHES. OTHER MATERIALS MAY BE USED WITH THE PERMISSION OF THE APPROVING AUTHORITY.

2. PRIOR TO MULCHING

   COMPLETE THE REQUIRED GRADING AND INSTALL NEEDED SEDIMENT CONTROL MEASURES.

3. APPLICATION

   MULCH MATERIALS SHALL BE SPREAD UNIFORMLY, BY HAND OR MACHINE.

   WHEN SPREADING STRAW OR HAY MULCH BY HAND, DIVIDE THE AREA TO BE MULCHED INTO APPROXIMATELY 1000 SQUARE FOOT SECTIONS AND PLACE 70–90 LBS (1–1/2 TO 2 BALES) OF STRAW OR HAY IN EACH SECTION TO INSURE UNIFORM DISTRIBUTION.

4. ORGANIC MULCH ANCHORING

   STRAW OR HAY MULCH MUST BE ANCHORED IMMEDIATELY AFTER SPREADING TO PREVENT WINDBLOWING. OTHER ORGANIC MULCHES DO NOT REQUIRE ANCHORING. THE FOLLOWING METHODS OF ANCHORING STRAW OR HAY MAY BE USED.

   A. MULCH ANCHORING TOOL

      THIS IS A TRACTOR–DRAWN IMPLEMENT DESIGNED TO PUNCH MULCH INTO THE SOIL SURFACE. THIS METHOD PROVIDES MAXIMUM EROSION CONTROL WITH STRAW. IT IS LIMITED TO USE ON SLOPES NO STEEPER THAN 3 TO 1 (3 HORIZONTALLY TO 1 VERTICALLY), WHERE EQUIPMENT CAN OPERATE SAFELY. MACHINERY SHALL BE OPERATED ON THE CONTOUR.

   B. TRACKING

      APPLY MULCH AND DRIVE TRACKED EQUIPMENT UP AND DOWN SLOPE OVER ENTIRE SURFACE SO CLEAT MARKS ARE PARALLEL TO CONTOUR.

   C. MULCH NETTINGS

      INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

## MAINTENANCE

ALL MULCHES MUST BE INPSECTED PERIODICALLY. IN PARTICULAR AFTER RAINSTORMS, TO CHECK FOR RILL EROSION. NETTING SHOULD BE INSPECTED AFTER RAINSTORMS FOR DISLOCATION OR FAILURE. IF WASHOUTS OR BREAKAGE OCCUR, REINSTALL NETTING AS NECESSARY AFTER REPAIRING DAMAGE TO THE SLOPE. INSPECTIONS SHOULD TAKE PLACE UNTIL GRASSES ARE FIRMLY ESTABLISHED. GRASSES SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED WHICH IS MATURE ENOUGH TO CONTROL SOIL EROSION AND TO SURVIVE SEVERE WEATHER CONDITIONS. WHERE MULCH IS USED IN CONJUNCTION WITH ORNAMENTAL PLANTING, INSPECT PERIODICALLY THROUGHOUT THE YEAR TO DETERMINE IF MULCH IS MAINTAINING COVERAGE OF THE SOIL SURFACE; REPAIR AS NEEDED.

## SOIL EROSION & SEDIMENTATION CONTROL NARRATIVE

1. DEVELOPMENT TYPE:

RESIDENTIAL LOT CONSTRUCTION FOR SINGLE–FAMILY HOME.

2. SCHEDULE:

EROSION AND SEDIMENTATION CONTROLS SHALL BE INSTALLED PER THE BUILDING & SITE CONSTRUCTION SEQUENCE ON THIS PLAN. ADDITIONAL SEDIMENTATION CONTROLS ARE TO BE INSTALLED BY THE CONTRACTOR AS REQUESTED BY THE TOWN ENGINEER AS ARE NECESSARY TO CONTROL EROSION AND PROTECT THE SITE AND ADJACENT PROPERTIES FROM SEDIMENTATION.

3. INSTALLATION REQUIREMENTS:

SEE EROSION & SEDIMENTATION CONTROL DETAILS FOR APPROPRIATE CONSTRUCTION AND INSTALLATION REQUIREMENTS FOR EROSION CONTROLS.

4. MAINTENANCE REQUIREMENTS:

EROSION AND SEDIMENTATION CONTROLS SHALL BE MAINTAINED PER SOIL EROSION & SEDIMENTATION CONTROLS AND INSPECTION REQUIREMENTS ON THIS PLAN. THE CONRACTOR SHALL MAINTAIN AND REPLACE ALL EROSION CONTROLS AS NECESSARY TO CONTROL EROSION AND PROTECT THE SITE AND ADJACENT PROPERTIES FROM SEDIMENTATION.

## NOTIFICATION SCHEDULE

THE CONTRACTOR SHALL NOTIFY THE TOWN ENGINEER AT LEAST TWO WORKING DAYS BEFORE THE FOLLOWING...

1. INSTALLATION OF EROSION & SEDIMENTATION CONTROL MEASURES
2. START OF CONSTRUCTION
3. COMPLETION OF ROUGH GRADING
4. COMPLETION OF INSTALLATION OF UTILITIES.
5. COMPLETION OF FINAL GRADING PRIOR TO SURFACE TREATMENT.
6. COMPLETION OF SURFACE TREATMENT.
7. COMPLETION OF FINAL LANDSCAPING.
8. PRIOR TO THE REMOVAL OF CONSTRUCTION EROSION & SEDIMENTATION CONTROL MEASURES

## CONSTRUCTION WASTE & LITTER CONTROL PLAN

THE OWNER HEREBY ADOPTS STRICT "WASTE CONTROL" AND "NO LITTER" POLICIES WHICH WILL BE REQUIRED OF ALL CONTRACTORS AND TRADESMEN

CONTRACTORS AND TRADESMEN WILL BE SENSITIZED TO THE IMPORTANCE OF THEIR RELATIONSHIP WITH THE ENVIRONMENT AND LOCAL REGULATIONS, ESPECIALLY AS IT RELATED TO LITTER AND RECYCLING, INSTRUCTED NOT TO LITTER AND TO RECYCLE PROPERLY.

– CONCRETE TRUCK WASHOUT WILL ONLY OCCUR IN THE DESIGNATED CONCRETE TRUCK WASHOUT AREAS

– CONCRETE TRUCK WASHOUT SHALL BE CONTAINED WHERE THE WASTE CAN SOLIDIFY AND WATER CAN EVAPORATE

– WEEKLY INSPECTIONS OF THE WASHOUT AREAS SHALL BE CONDUCTED TO ASSESS REMAINING CAPACITY

– ALL SITE AND BUILDING DEMOLITION MATERIAL SHALL BE IMMEDIATELY PLACED IN CONSTRUCTION DUMPSTERS

– NO FLUID WASTES AND NO PROHIBITED MATERIAL MAY BE PLACED IN A CONSTRUCTION DUMPSTER

– FULL DUMPSTERS SHALL BE REMOVED FROM THE SITE PRIOR TO THEIR OVERTOPPING

– ALL LITTER ON SITE, WITHOUT REGARD TO ITS SOURCE, SHALL BE COLLECTED DAILY AND DISPOSED OF PROPERLY

– ALL WASTE CONSTRUCTION MATERIAL AND DEBRIS SHALL BE PICKED UP DAILY AND DEPOSITED IN A DUMPSTER

– SEDIMENT SHALL BE REMOVED AS REQUIRED ELSEWHERE AND DISPOSED OF IN AN APPROPRIATE LOCATION

– ALL WASTE MATERIALS AND WASTEWATER SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL LAW

## SOIL EROSION & SEDIMENTATION CONTROLS AND INSPECTION REQUIREMENTS

1. CONTRACTOR SHALL PRACTICE EFFECTIVE SOIL EROSION AND SEDIMENT CONTROL, INCLUDING DUST CONTROL PER THE 2002 CT EROSION CONTROL MANUAL DURING CONSTRUCTION AND UNTIL ALL AREAS ARE STABILIZED OR SURFACE TREATED. A MOBILE WATER TANK SHALL BE KEPT ON SITE DURING CONSTRUCTION AND USED TO CONTROL DUST.
2. EROSION & SEDIMENTATION CONTROL MEASURES (CONSTRUCTION ENTRANCE PADS, SILT FENCE, SILT SACKS, ETC.) MUST BE INSTALLED PRIOR TO ANY MAJOR CLEARING AND/OR GRUBBING OF THE SITE.
3. ALL EROSION AND SEDIMENTATION CONTROL MEASURES ARE TO BE INSPECTED ON A WEEKLY BASIS AND AFTER A RAINFALL OF 0.5 INCH OR MORE.
4. A WEEKLY INSPECTION REPORT/CHECKLIST IS TO BE COMPLETED AND KEPT ON FILE ON SITE AND PROVIDED, ON A WEEKLY BASIS, TO THE TOWN ENGINEER.
5. EACH INSPECTION REPORT/CHECKLIST SHALL PROVIDE A RECOMMENDED CORRECTIVE ACTION FOR EROSION AND SEDIMENTATION CONTROL IMPROVEMENTS, AND A DATE THE RECOMMENDED CORRECTIVE ACTION IS COMPLETED.
6. ACCUMULATED SEDIMENT SHALL BE REMOVED AS REQUIRED TO KEEP SILT FENCE FUNCTIONAL. IN ALL CASES, DEPOSITS SHALL BE REMOVED WHEN THE ACCUMULATED SEDIMENT HAS REACHED ONE–HALF ABOVE THE GROUND HEIGHT OF THE SILT FENCE.
7. INSPECT, CLEAN, REPAIR OR REPLACE SILT FENCE, SILT SACKS AND OTHER EROSION CONTROLS AS NECESSARY.
8. AN EMERGENCY STOCKPILE OF EROSION CONTROLS INCLUDING, BUT NOT LIMITED TO, SILT FENCE, HAY BALES, STAKES, CRUSHED STONE, AND EQUIPMENT TO INSTALL THEM IS TO BE MAINTAINED ON THE SITE DURING CONSTRUCTION FOR USE DURING HEAVY RAINS OR OTHER EMERGENCIES.
9. DISTURBED SOILS SHALL BE STABILIZED WITHIN 5 DAYS OF INACTIVITY. STABILIZATION IS THE ESTABLISHMENT OF TEMPORARY OR PERMANENT SEEDING WITHIN SEEDING DATES OR WITH HAY MULCH OUTSIDE IF THESE DATES. ALL DISTURBED AREAS SHALL BE STABILIZED IN THE SPRING NO LATER THAN JUNE 1ST AND IN THE FALL NO LATER THAN OCTOBER 1ST OF ANY YEAR.

## BUILDING & SITE CONSTRUCTION SEQUENCE

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE MATERIALS, CONSTRUCTION METHODS AND TESTING REQUIREMENTS OF CONNDOT FORM 817, UTILITY COMPANY STANDARDS AND TOWN OF GRANBY STANDARD DETAILS, UNLESS OTHERWISE SPECIFIED ON THESE PLANS.
2. THE GENERAL CONTRACTOR SHALL CONTACT THE TOWN PLANNER & BUILDING OFFICIAL AND THE TOWN ENGINEER TO SCHEDULE AND ATTEND A PRE–CONSTRUCTION MEETING TO EXCHANGE CONTACT INFORMATION AND OBTAIN INSPECTION SCHEDULES AND OTHER REQUIREMENTS.
3. MORE THAN ONE CONSTRUCTION ACTIVITY MAY TAKE PLACE AT A TIME AND THE SEQUENCE CAN BE ADJUSTED TO REFLECT ACTUAL CONSTRUCTION TIMING REQUIREMENTS. THE TOWN ENGINEERING DEPARTMENT SHALL BE NOTIFIED OF ANY DEVIATION OF THE CONSTRUCTION SEQUENCE.
4. NO FUEL STORAGE FACILITIES ARE PERMITTED ON ANY PORTION OF THE PROJECT.

SITE PREPARATION:

1. OBTAIN ALL TOWN PERMITS AS REQUIRED.
2. CALL "CALL–DIG" TO HAVE ALL EXISTING UTILITIES MARKED ON SITE AND RECEIVE A PROJECT NUMBER.
3. INSTALL SILT SACKS IN CATCH BASINS IF PRESENT IN AREA OF CONSTRUCTION ACTIVITIES..
4. INSTALL CONSTRUCTION ENTRANCE PAD.
5. INSTALL SILT FENCE.
6. STAKE LIMITS OF TEMPORARY TOPSOIL STORAGE PILES AND THE MULCH PILES IF STUMPS ARE TO BE GROUND AND USED AS MULCH ON SITE. INSTALL EROSION CONTROLS AT ALL PILES.
7. REMOVE VEGETATION AND STUMPS. DISPOSE OF TREES, BRUSH, STUMPS AND SIMILAR MATERIAL OFF SITE OR GRIND AND STOCKPILE FOR USE AS MULCH ON SITE. NO CHIPS OR WOOD MAY BE DEPOSITED OR DISCHARGED INTO A WETLANDS AREA. NO STUMPS OR WOOD MAY BE BURIED ON SITE.
8. REMOVE CURBING AND DISPOSE OF OFF SITE.
9. STRIP TOPSOIL IN AREAS TO BE CUT OR FILLED. STOCKPILE TOPSOIL, SEED AND MULCH. TOPSOIL AND EXCESS SOIL MATERIALS SHALL ONLY BE STORED IN STORAGE AREAS LABELED AS SUCH ON THE APPROVED PLANS.
10. INSPECT, CLEAN, REPAIR OR REPLACE SILT FENCE, SILT SACKS AND OTHER EROSION CONTROLS AS NECESSARY.

SITE CONSTRUCTION:

1. STRIP AREAS TO BE CUT AND FILLED BEING CAREFUL TO CONTROL DUST AT ALL TIMES.
2. ROUGH GRADE SITE BEING CAREFUL TO REMAIN OUTSIDE APPROVED SEPTIC SYSTEM AREA. SPREAD EXCESS MATERIAL IN AREAS TO BE FILLED AS SHOWN ON APPROVED PLANS.
3. EXCAVATE FOR HOUSE FOUNDATION AND ROUGH GRADE SURROUNDING AREA BEING CAREFUL TO REMAIN OUTSIDE APPROVED SEPTIC SYSTEM AREA.
4. POUR CONCRETE FOUNDATION FOR HOUSE, WATERPROOF, INSTALL FOOTING DRAIN, BACKFILL AND BEGIN CONSTRUCTION OF HOUSE.
5. INSTALL NEW TRANSFORMER IF REQUIRED BY EVERSOURCE, ELECTRIC AND RELATED INFRASTRUCTURE.
6. INSTALL SEPTIC SYSTEM, WELL AND RELATED INFRSTRUCTURE.
7. FINE GRADE AND COMPACT DRIVEWAY PAVEMENT BASE.
8. INSTALL DRIVEWAY BITUMINOUS.
9. INSTALL LANDSCAPING.
10. FINE GRADE AND PLACE TOPSOIL ON REMAINING DISTURBED AREAS.
11. RAKE, SEED AND FERTILIZE ALL LAWN NEW AREAS.
12. REMOVE ALL EROSION CONTROLS ONCE ALL UPGRADIENT AREAS ARE STABILIZED.

## CONCRETE WASH OUT NOTES:

1. Concrete truck washout shall be done in designated areas only as shown on the plans. The washout area is shown on sheet 4 and labeled "WO".
2. A sign is to be installed adjacent to the washout area to inform concrete equipment operators to utilize the proper facilities.
3. Concrete washout materials must be contained where waste concrete can solidify in place and excess water can safely evaporate.
4. Temporary washout areas should have a temporary pit or bermed area large enough to contain all liquid and waste concrete materials from washout.

## *KEY CODES FOR SOIL AND EROSION CONTROL (TEMPORARY MEASURES)*

*CE: CONSTRUCTION ENTRANCE*

*S: CATCH BASIN SILT SACK*

*F: GEOTEXTILE SILT FENCE*

*F/HB: SILT FENCE BACKED WITH HAY BALES*

*TSP: TEMPORARY SOIL PROTECTION*

*WO: CONCRETE WASH–OUT AREA*

*DC: DUST CONTROL*

## *KEY CODES FOR SOIL AND EROSION CONTROL (PERMANENT MEASURES)*

*TRM: TURF REINFORCEMENT MAT*

*LS: LEVEL SPREADER*

## EROSION AND SEDIMENTATION CONTROL CHECKLIST

PROJECT: RESIDENTIAL HOME CONSTRUCTION ON EXISTING LOT
LOCATION: 199 BROADHILL ROAD GRANBY, CT
PROJECT DESCRIPTION: CONSTRUCT NEW SINGLE–FAMILY RESIDENTIAL HOME & INFRASTRUCTURE

PARCEL AREA: 3.04 ACRES

RESPONSIBLE PERSONNEL:

THOMAS KURNICKI (413) 341–4818

1300 22ND STREET, APT 111
SAN FRANCISCO CALIFORNIA 94107

EROSION AND SEDIMENT CONTROL PLAN PREPARER:

BARRESI ASSOCIATES LLC (860) 219–9260
1695 POQUONOCK AVENUE
WINDSOR, CONNECTICUT 06095

## EROSION & SEDIMENT CONTROL MEASURES CHECKLIST:

| WORK DESCRIPTION | LOCATION | DATE INSTALLED | INITIALS | DATE REMOVED | INITIALS |
|---|---|---|---|---|---|
| | | | | | |
| CONSTRUCTION ENTRANCE | BROADHILL ROAD | | | | |
| | | | | | |
| SILT FENCE | TOE OF SLOPES | | | | |
| | STOCKPILES | | | | |
| | | | | | |
| SILT FENCE BACKED | AS SHOWN | | | | |
| WITH HAY BALES | | | | | |
| | | | | | |
| SILT SACKS | EXISTING CATCH BASINS | | | | |
| | | | | | |
| TOPSOIL, MULCH & SEED | ALL DISTURBED AREAS | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

## MAINTENANCE OF MEASURES:

| LOCATION | DESCRIPTION OR NUMBER | DATE | INITIALS |
|---|---|---|---|
| | | | |
| BROADHILL ROAD | CONSTRUCTION ENTRANCE | | |
| | | | |
| TOE OF SLOPES | SILT FENCE | | |
| | | | |
| STOCKPILES | SILT FENCE | | |
| | | | |
| EXISTING CATCH BASINS | SILT SACKS | | |
| | | | |
| AS SHOWN | SILT FENCE BACKED W/HAY BALES | | |
| | | | |
| ALL DISTURBED AREAS | TOPSOIL, MULCH & SEED | | |
| | | | |
| | | | |
| | | | |

## PROJECT DATES:

| DESCRIPTION | DATE | INITIALS |
|---|---|---|
| DATE OF GROUNDBREAKING FOR PROJECT | | |
| DATE OF FINAL STABILIZATION | | |

## TOWN OF GRANBY CONTACT INFORMATION

COMMUNITY DEVELOPMENT DIRECTOR: ABIGAIL KENYON: (860) 844–5319
LAND USE COORDINATOR: RENEE DELTENRE: (860) 844–5318

INLAND WETLANDS & WATERCOURSES:
STAFF CONTACT, RENEE DELTENRE: (860) 844–5318

TOWN ENGINEER: CLARK ENGINEERING, KEVIN CLARK (860) 653–4352
BUILDING OFFICIAL / ZONING ENFORCEMENT: JOEL SKILTON (860) 844–5318

FIRE MARSHAL: BRIAN LONG (860) 844–5321

FARMINGTON VALLEY HEALTH DISTRICT: (860) 352–2333

*Sheet 5 of 5*
*Sedimentation & Erosion Control Notes*

STATE OF CONNECTICUT · THOMAS J. BARRESI · No. 70085 · LICENSED PROFESSIONAL ENGINEER

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

BARRESI
ASSOCIATES LLC
1695 POQUONOCK AVENUE – WINDSOR, CONN. 06095
(860) 219–9260 www.barresillc.com

| DATE | REVISION |
|---|---|
| | |

*NEW SINGLE–FAMILY RESIDENTIAL HOME SITE PLAN*
*PREPARED FOR*
*THOMAS KURNICKI*
*199 BROADHILL ROAD*
*GRANBY, CONNECTICUT*

SCALE: None
MARCH 30, 2026

PRT: JOHNSP
G:\Local\Windsor\Vosteport\International north\35 Int. drive\2016 siteplan\40scale

# Timber Harvest Notification Form

Timber harvesting is a permitted as-of-right activity as **determined by the local Inland Wetlands Agency** in accordance with the Inland Wetlands and Watercourses Act. This form must be completed.

## Section A — Property Information

Owner(s) Name of Record:_____

Owner(s) Mailing Address:_____

Owner Phone:_____

Owner Email:_____

Property Location/Address:_____

Property Acreage (Total / Harvest Area):_____

Town Assessor Data (Map/Lot):_____

Is there a current forest management/stewardship plan for this property? Yes ☐ No ☐

## Section B — Forest Practitioner Information

This form has been prepared by a State of Connecticut Certified (select one):
Forester ☐ Supervising Forest Products Harvester ☐

Forest Practitioner Certificate #:_____

Certification Expiration Date:_____

Name of the Company Conducting Timber Harvest:_____

Individual(s) Preparing Application:_____

Forest Practitioner/Business Mailing Address:_____

Forest Practitioner/Business Phone:_____

Forest Practitioner/Business Cell Phone:_____

Forest Practitioner/Business Email Address:_____

## Section C — Activities Being Performed

### C1 — Wetlands

Wetlands or watercourses present on site: Yes ☐ No ☐

If yes, please provide a brief description and show on accompanying map:_____

_____

_____

### C2 — Tree Harvest and Crossings (select all that apply)

Harvest of Trees in Upland Review Area ☐

Harvest of Trees in Wetlands ☐

Temporary Stream or Drainage Crossing ☐

Temporary Wetlands Crossing ☐

### C3 — Erosion and Sedimentation Controls (select all that apply)

Installation of Water Bars ☐

Grading ☐

Seeding ☐

Other (specify): ☐_____

_____

### C4 — Log Landing Area(s) (select all that apply)

Anti-Tracking Pad ☐

Roadside Access Creation ☐

### C5 — New Roads

Are new roads, other than skid trails, to be constructed for the transport of logs or other activities associated with harvest? Yes ☐ No ☐

### C6 — Property Boundaries Marked

Have property boundaries been marked? Yes ☐ No ☐

### C7 — Harvest Boundaries Marked

Have harvest boundaries been marked? Yes ☐ No ☐

## C8 — Trees Marked

Have trees to be harvested been marked? Yes ☐ No ☐

If YES, describe marking method (paint at eye level and base of tree? Include paint color)

_____

_____

_____

## C9 — DEEP Best Management Practices (BMP) for Water Quality Compliance

Will DEEP's current BMPs be followed while harvesting forest products on site?

Yes ☐ No ☐

# Section D — Timber Harvest Description

## D1 — Indicate the amount of forest products to be harvested:

Board feet:_____

Cords:_____

Cubic Feet:_____

Tons:_____

## D2 — Description of timber harvest (add additional sheets as needed):

_____

_____

_____

## D3 — Estimated timber harvest start date and duration:

Start Date:_____

Duration:_____

# Section E — Timber Harvest Area Map Requirements

Provide a map(s) of the property **to scale** showing the following items:

- Legend (north arrow, owner, preparer, date)
- Property outline
- Wetland soils

- Watercourses
- Timber harvest areas
- Truck access roads
- Main skid road locations
- Log landing areas
- Crossings (include type)

## Section F — Testimonial

The undersigned hereby attests that the information contained herein and on the attached map(s) is true, accurate, and complete, and that the harvest will be conducted according to the information above. Amendments to the information provided require the information above to be revised and you return to the IWA prior to conducting said work.

Applicant Signature:_____

Date:_____

Print Applicant Name:_____

Property Owner Signature:_____

Date:_____

Print Property Owner Name:_____

Practitioner Signature:_____

Date:_____

Print Practitioner Name:_____

Submit the completed form to:

- The Municipal Inland Wetlands Agency/ies in which the property is located. A courtesy copy of this Form should also be sent to the Department of Energy and Environmental Protection, Forestry Division, 79 Elm Street, Hartford, CT 06106

CONNECTICUT FARM BUREAU
CONNECTICUT ENERGY & ENVIRONMENT
CONNECTICUT Forest & Park ASSOCIATION
CONNECTICUT Professional Timber Producers Association

# TOWN OF GRANBY

*Incorporated 1786*

15 North Granby Road
Granby, Connecticut 06035-2102
860-844-5318

April 9, 2026

Susan K. Okie
147 Loomis Street
North Granby, CT 06060

RE: 147 Loomis Street – S. Okie – Permit request to modify an existing permit to demolish an existing 36' x 24' agricultural barn and rebuild a new 40' x 36' agricultural barn within a regulated area, to keep the existing barn and construct a 24' x 12' deck.

Dear Ms. Okie:

Please be advised that on April 9, 2026, the Inland Wetlands and Watercourses Commission (IWWC) Agent approved the subject application in accordance with the application and supporting documentation received to date.

A. Annotated "Easement Map" prepared for Susan K. Okie, #147 Loomis Street, North Granby, Connecticut, Scale 1" = 60', Date: 8-19-2014, DuFour Surveying LLC, 575 Main Street, Bristol, CT.
B. Annotated "Improvement Location Survey" prepared for Susan K. Okie, #147 Loomis Street, Granby, Connecticut, Scale 1" = 30', Date 2-28-2024, Dufour Surveying LLC, 575 North Main Street, Bristol, CT stamped received May 1, 2024.
C. Associated application, documents and public hearing presentations.

The approved modifications are as follows:

1. The existing 36' x 24' agricultural barn shall remain; and
2. The construction of a 24' x 12' attached deck to said barn is approved.

The following conditions outlined by the IWWC's May 8, 2024, approval remain in full effect and are not modified by this request.

1. The Office of Community Development shall be notified at least 48 hours prior to the start of any construction activities.

2. Town staff shall inspect installed erosion controls prior to the start of any work that results in earth disturbance activities, this includes, but is not limited to, grubbing and stump removal. Additional erosion controls shall be installed as necessary along the project route to prevent sedimentation migration. This may include but not be limited to mulch and barrier controls.

3. All work shall be in conformance with this approval and application materials as submitted for this Permit Approval. Any modifications to the approved plans must be reviewed and approved by the Granby Inland Wetlands and Watercourses Commission or their designated Agent.

4. Erosion controls shall be maintained until the site has achieved permanent stabilization. Permanent stabilization is defined as 70% permanent vegetation covering over 90% of the area. A stockpile of erosion controls shall remain on site to prepare controls, as necessary. The IWWC shall be notified in writing at least 48 hours in advance of erosion controls being removed.

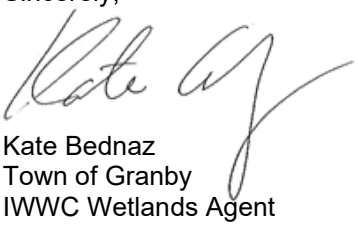
5. Excavated soils shall not be brought off-property without the notification and approval of the Office of Community Development. The applicant shall supply the destination in writing for any excavated soil to be removed from the property.

6. This permit is valid for a period of 5-years from the original date of issuance (May 8, 2024).

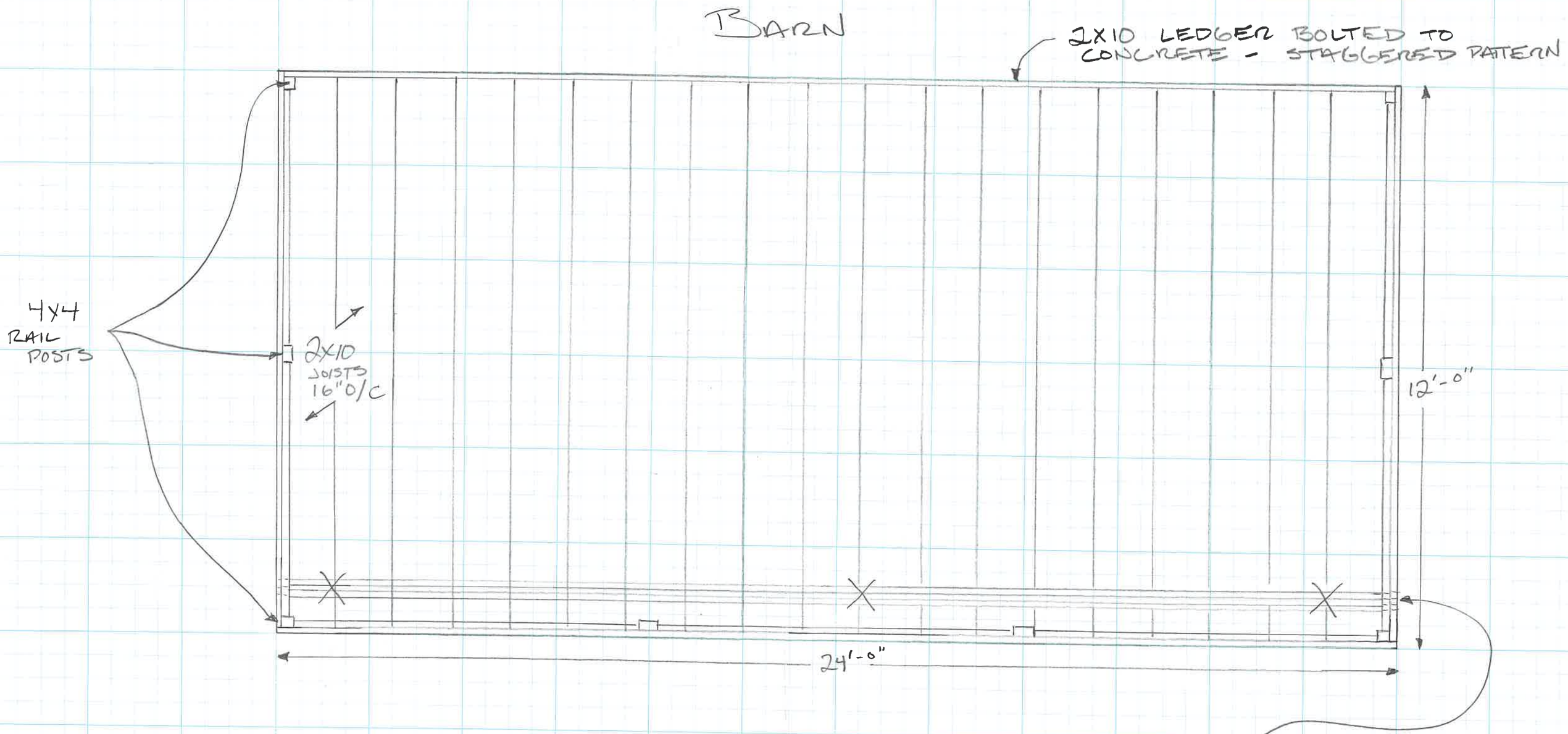
7. Upon completion of construction and site stabilization, the IWWC shall be notified in writing that work is complete, and a final inspection may be completed at that time.

If you have any questions, please call me at your earliest convenience.

Sincerely,



Kate Bednaz
Town of Granby
IWWC Wetlands Agent




## 147 LOOMIS DECK OFF BARN

RANGES FROM 4'-6" - 6' ABOVE GRADE
NO STAIRS
LEDGER FLASHED
JOISTS TAPED
COMPOSITE DECKING
RAIL STYLE TBD



# TOWN OF GRANBY

Incorporated 1786
15 North Granby Road
Granby, Connecticut 06035-2102

April 20, 2026

Nancy Silkey
111 Wells Road
Granby, CT 06035

RE: 111 Wells Road – N. Silkey – Permit request to construct a 12' x 21' detached carport and gravel driveway extension within a regulated area.

Dear Ms. Silkey:

Please be advised that on April 20, 2026, the Inland Wetlands and Watercourses Commission (IWWC) Agent approved the subject application in accordance with the application and supporting documentation received to date.

The following are the conditions of this approval.

1. The Office of Community Development shall be notified at least 48 hours prior to the start of any construction activities.

2. Town staff shall inspect installed erosion controls prior to the start of any work that results in earth disturbance activities, this includes, but is not limited to, grubbing and stump removal.

3. All work shall be in conformance with the approval and application materials as submitted for this Permit Approval. Any modifications to the approved plans must be reviewed and approved by the Granby Inland Wetlands and Watercourses Commission or their designated Agent.

4. Erosion controls shall be maintained until the site has achieved permanent stabilization. Permanent stabilization is defined as 70% permanent vegetation covering over 90% of the area. A stockpile of erosion controls shall remain on site to prepare controls as necessary. The IWWC shall be notified in writing at least 48 hours in advance of erosion controls being removed.

5. Excavated soil shall not be brought off-property without the notification and approval of the Office of Community Development. The applicant shall supply the destination in writing for any excavated soil removed from the property.

6. This permit is valid for a period of 5 years from the date of issuance.

7. Upon completion of construction and site stabilization, the IWWC shall be notified in writing that work is complete, and a final inspection may be completed at that time.

If you have any questions, please call me at your earliest convenience.

Sincerely,

Kate Bednaz
Town of Granby
IWWC Wetlands Agent

**TOWN OF GRANBY**
**Office of Community Development, Inland Wetlands and Watercourses Commission**
**Telephone: (860) 844-5318, www.granby-ct.gov**

RECEIVED
APR 15 2026
Granby Building Department

## Application for Inland Wetlands & Watercourses Activity

Application For: [X] Permit [ ] Extension [ ] Modification (Existing Permit/Application #): _____
[ ] Wetlands Map Amend. [ ] Request for Review [ ] Other: _____

Property Location and Nearest Intersection: 111 WELLS ROAD -
Size of Parcel: 3.61 ACRES Zone: R-30 Map/Lot: D-43/21/169 Current Use: RESIDENTIAL

Applicant's Name: NANCY SILKEY
Complete Address: 111 WELLS ROAD, GRANBY CT. 06035
Daytime Phone: 860-573-0681 Evening Phone: SAME Fax: N/A
Email: silkey.nancy@cox.net

Owner's Name: NANCY SILKEY
*If the owner is a corporation, or other non-individual entity, include the primary contact information*
Complete Address: 111 WELLS ROAD, GRANBY CT. 06035
Phone Daytime Phone: 860-573-0681 Evening Phone: SAME Fax: N/A

Applicant's Representative: N/A
Complete Address: N/A
Daytime Phone: N/A Evening Phone: N/A Fax: N/A

**********PLEASE ATTACH ADDITIONAL SHEET IF NECESSARY**********

Project Name and Brief Description (i.e. residential, agricultural, commercial, number of lots, etc.):
DETACHED 12' x 21' CARPORT AND GRAVEL DRIVEWAY EXTENTION.

Is any portion of the property located within 500 feet of an adjoining municipality? NO
Wetlands Located on Property (in square feet (sq. ft.)): .7 AC. Wetlands to be impacted (sq. ft.): 0
Watercourses Located on Property? YES Name or Type of Watercourse: SMALL BROOK
Are Proposed Activities Located within the 100-Year Floodplain? NO Floodway? NO
Are there slopes with grades in excess of 15% located on the property? NO
Do Proposed Activities Require Review by the PZC? NO

**********SEE APPLICATION CHECKLIST ON BACK for MINIMUM APPLICATION REQUIREMENTS**********

The applicant understands that this application is to be considered complete only when all information and documents required by the Commission have been submitted. The undersigned warrants the truth of all statements contained herein and in all supporting documents according to the best of his/her knowledge and belief. Permission is granted to the Town of Granby, Inland Wetlands & Watercourses Commission, and its agent (s) to inspect the subject land, at reasonable times, during the pendency of an application and for the life of the permit.

Applicant's Signature: Nancy A. Silkey Date: April 14, 2026
Owner's Signature: Nancy A. Silkey Date: April 14, 2026

*FOR OFFICE USE*

| | |
|---|---|
| *Application #:* | *Date Submitted:* |
| *Fee amt./Check or Cash:* | *Date of Receipt:* |
| *Agent Ruling:* | *Date Approved/Denied:* |

*See Reverse Side for Conditions of Approval or Reason for Denial*

## SECTION 19
## FEES

19.5 Fee Schedule. Application fees shall be based on the following schedule.

| ACTIVITY | FEE/ AREA / # | APPLIED |
|---|---|---|
| State of Connecticut Land Use Fee | $60.00 | $ 60.00 + |
| Permitted Uses As-of-Right & Non-Regulated Uses | None | None |

**CATEGORY 1** - RESIDENTIAL/SINGLE-FAMILY RESIDENCES (INCLUDING 2-LOT SUBDIVISIONS)

| | | | |
|---|---|---|---|
| I. | Base Fee | | |
| | a. General Application | $150.00 + II | $ + |
| | b. Accessory to Existing Primary Structure | $80.00 + II | $ 80.00 + |
| | c. Modification to Existing Approval | $30.00 + II | $ + |
| II. | Activity Fee | | |
| | a. $100.00 per Watercourse Crossing | (#) | $ + |
| | b. $0.02 per sq. ft. of Wetland Disturbance | SF | $ + |
| | Within Upland Review Area… | | |
| | c. $100.00 per Structure (greater than 200 sq. ft.) | 1 (#) | $ 100.00 + |
| | d. $0.01 per sq. ft. of Impervious Surface | SF | $ + |
| | e. $250.00 per Stormwater Management Basin | (#) | $ + |
| | f. $100.00 per Storm Drain Outfall | (#) | $ + |
| | g. $0.01 per sq. ft. of Steep Slope Disturbance (Slopes Greater than 2:1 – Define Area on Plan) | SF | $ + |
| | h. $0.005 per sq. ft. of Woody Vegetation Clear-Cut | SF | $ + |

➢ **TOTAL FEE – CATEGORY 1** $ 240 —

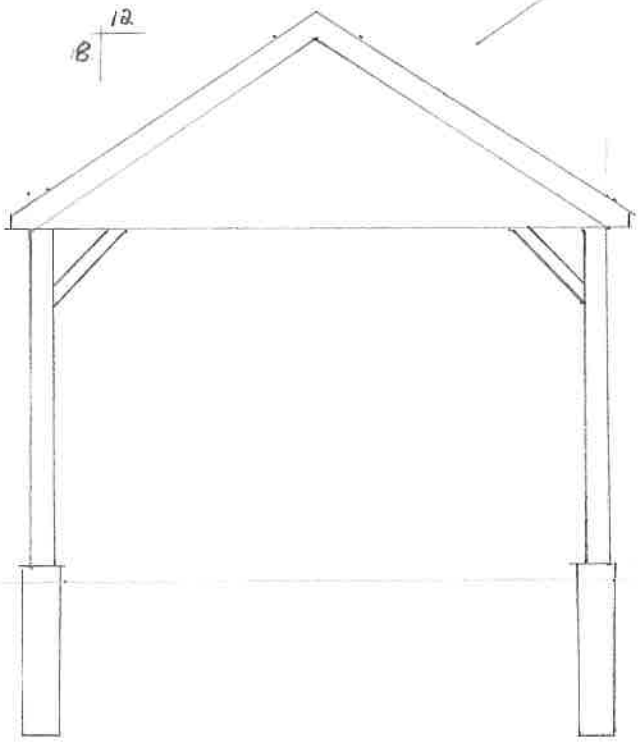
**CATEGORY 2** - SUBDIVISIONS (GREATER THAN 2-LOTS)/CONDOMINIUMS, MULTI-FAMILY UNITS/COMMERCIAL

| | | | |
|---|---|---|---|
| I. | Base Fee | | |
| | a. General Application Per Primary Structure (up to 5) | $300.00/(+II) | $ + |
| | i. Fee Per Each Primary Structure Beyond 5 | $20.00 (+II) | $ + |
| | b. Accessory to Existing Primary Structure | $150.00 (+II) | $ + |
| | c. Modification to Existing Approval | $60.00 (+II) | $ + |
| II. | Activity Fee* | | |
| | a. $200.00 per Watercourse Crossing | (#) | $ + |
| | b. $0.04 per sq. ft. of Wetland Disturbance | SF | $ + |
| | Within Upland Review Area… | | |
| | c. $100.00 per Structure | (#) | $ + |
| | d. $0.02 per sq. ft. of Impervious Surface | SF | $ + |
| | e. $250.00 per Stormwater Management Basin | (#) | $ + |
| | f. $100.00 per Storm Drain Outfall | (#) | $ + |
| | g. $0.02 per sq. ft. of Steep Slope Disturbance (Slopes Greater than 2:1 – Defined Area on Plan) | SF | $ + |
| | h. $0.01 per sq. ft. of Woody Vegetation Clear-Cut | SF | $ + |

➢ **TOTAL FEE – CATEGORY 2** $

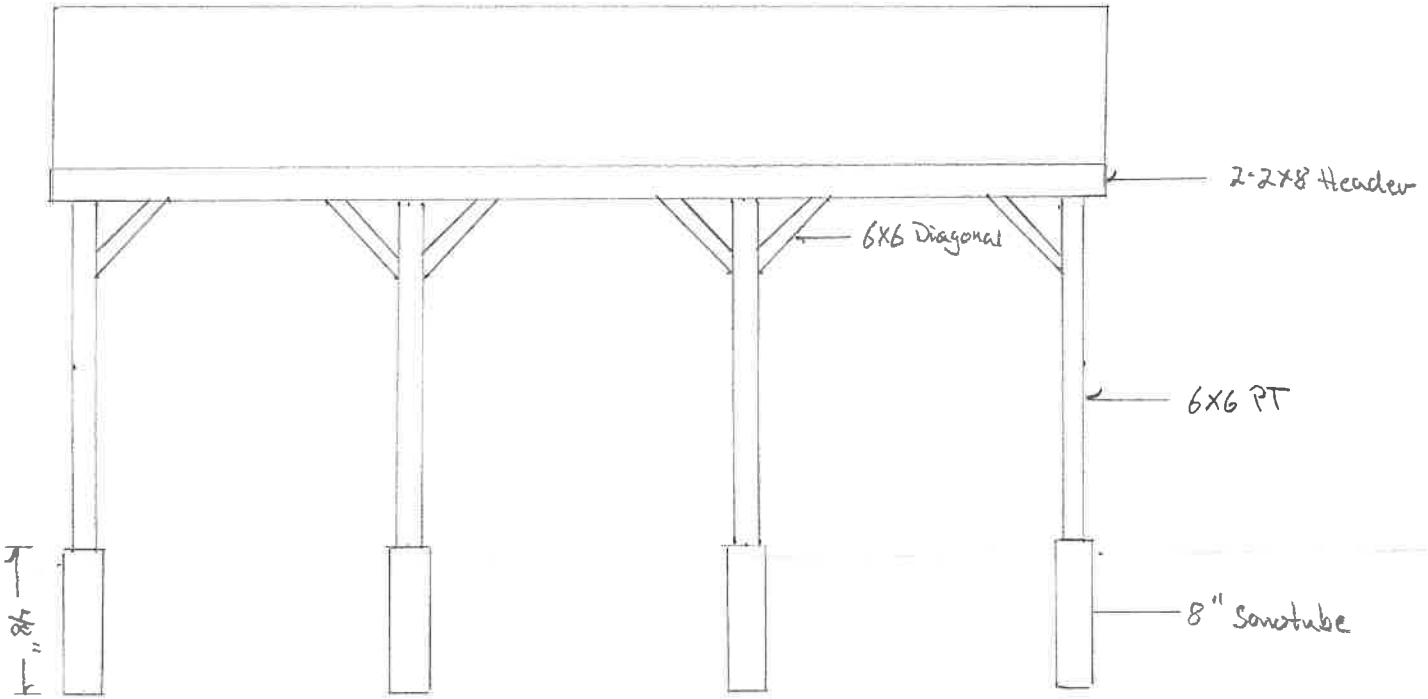
1/4" = 1'

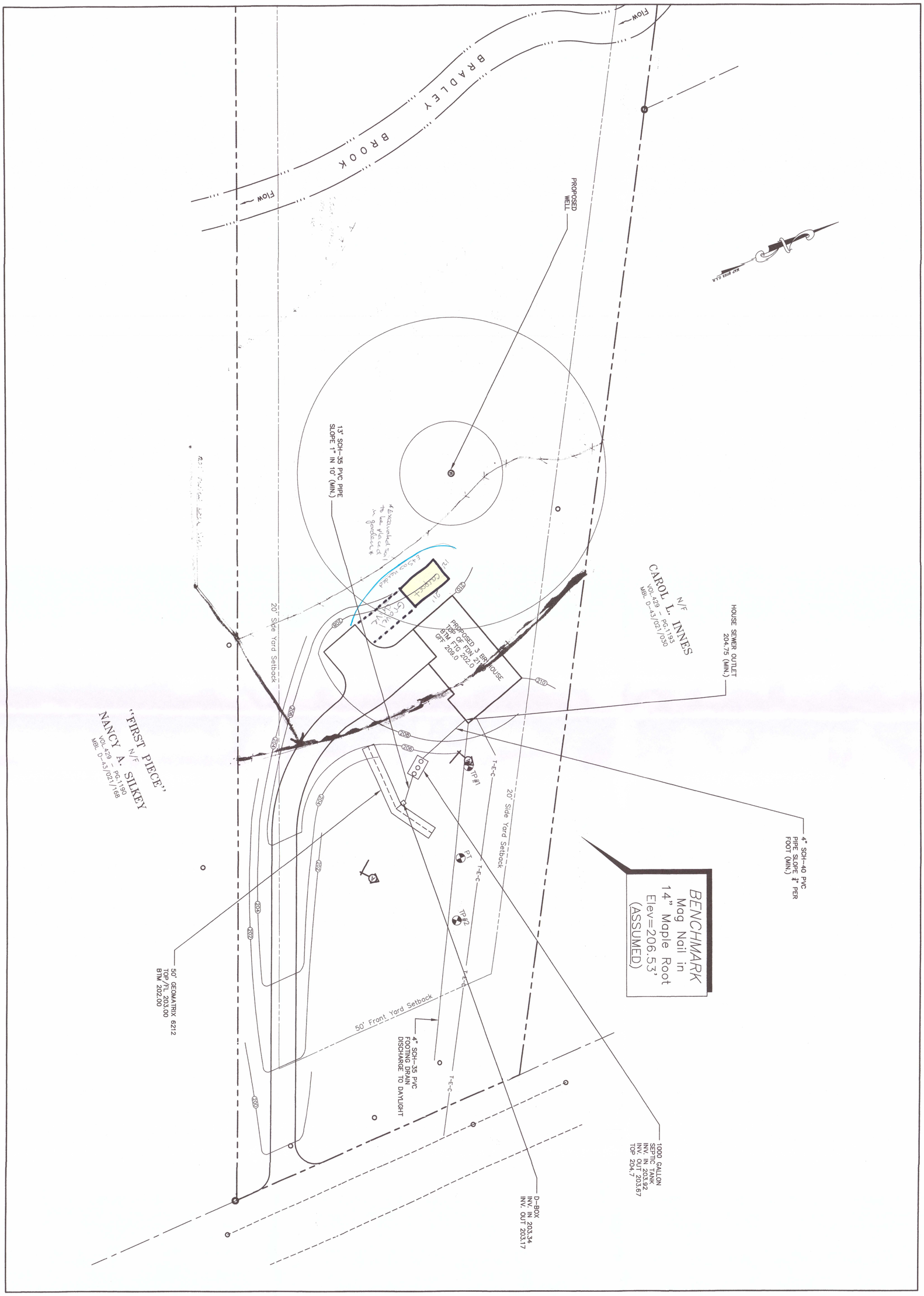
1/4" = 1'




2x6 Rafters
2x6 Collar Ties
1/2" CDX plywood
GAF HD shingles

1/4" = 1'






| | | | | | |
|---|---|---|---|---|---|
| SHEET 1 | PROJECT: # | **SEPTIC SYSTEM DESIGN PLAN<br>PROPERTY OF NANCY SILKEY<br>111 WELLS ROAD<br>GRANBY, CONNECTICUT** | VALID WITH RED SEAL ONLY<br>WILLIAM G. COLBY | SEAL | DES'D BY : WGC<br>APP'D BY : WGC<br>DRAWN BY : DRAWER<br>SCALE : 1"=20'<br>DATE : 3-13-20<br>REVISION DATE: |

CEC | Colby Engineering And Consulting, LLC
4 BRYNMOOR COURT
GOSHEN, CONNECTICUT 06756
(860) 491-9664

# TOWN OF GRANBY

Incorporated 1786
15 North Granby Road
Granby, Connecticut 06035-2102

April 20, 2026

Michael and Vivian Courtney
10 Hobson Street
Stamford, CT 06902

RE: 54 Lakeside Drive – M. Courtney – Permit request to construct a 16'x32' addition within a regulated area.

Dear Mr. and Mrs. Courtney:

Please be advised that on April 20, 2026, the Inland Wetlands and Watercourses Commission (IWWC) Agent approved the subject application in accordance with the application and supporting documentation received to date.

The following are the conditions of this approval.

1. The Office of Community Development shall be notified at least 48 hours prior to the start of any construction activities.

2. Town staff shall inspect installed erosion controls prior to the start of any work that results in earth disturbance activities, this includes, but is not limited to, grubbing and stump removal.

3. All work shall be in conformance with the approval and application materials as submitted for this Permit Approval. Any modifications to the approved plans must be reviewed and approved by the Granby Inland Wetlands and Watercourses Commission or their designated Agent.

4. Erosion controls shall be maintained until the site has achieved permanent stabilization. Permanent stabilization is defined as 70% permanent vegetation covering over 90% of the area. A stockpile of erosion controls shall remain on site to prepare controls as necessary. The IWWC shall be notified in writing at least 48 hours in advance of erosion controls being removed.

5. Excavated soil shall not be brought off-property without the notification and approval of the Office of Community Development. The applicant shall supply the destination in writing for any excavated soil removed from the property.

6. This permit is valid for a period of 5 years from the date of issuance.

7. Upon completion of construction and site stabilization, the IWWC shall be notified in writing that work is complete, and a final inspection may be completed at that time.

If you have any questions, please call me at your earliest convenience.

Sincerely,

Kate Bednaz
Town of Granby
IWWC Wetlands Agent

Outlook

## Access to 54/56 Lakeside Drive from 60 Lakeside Drive (MLA Association Beach)

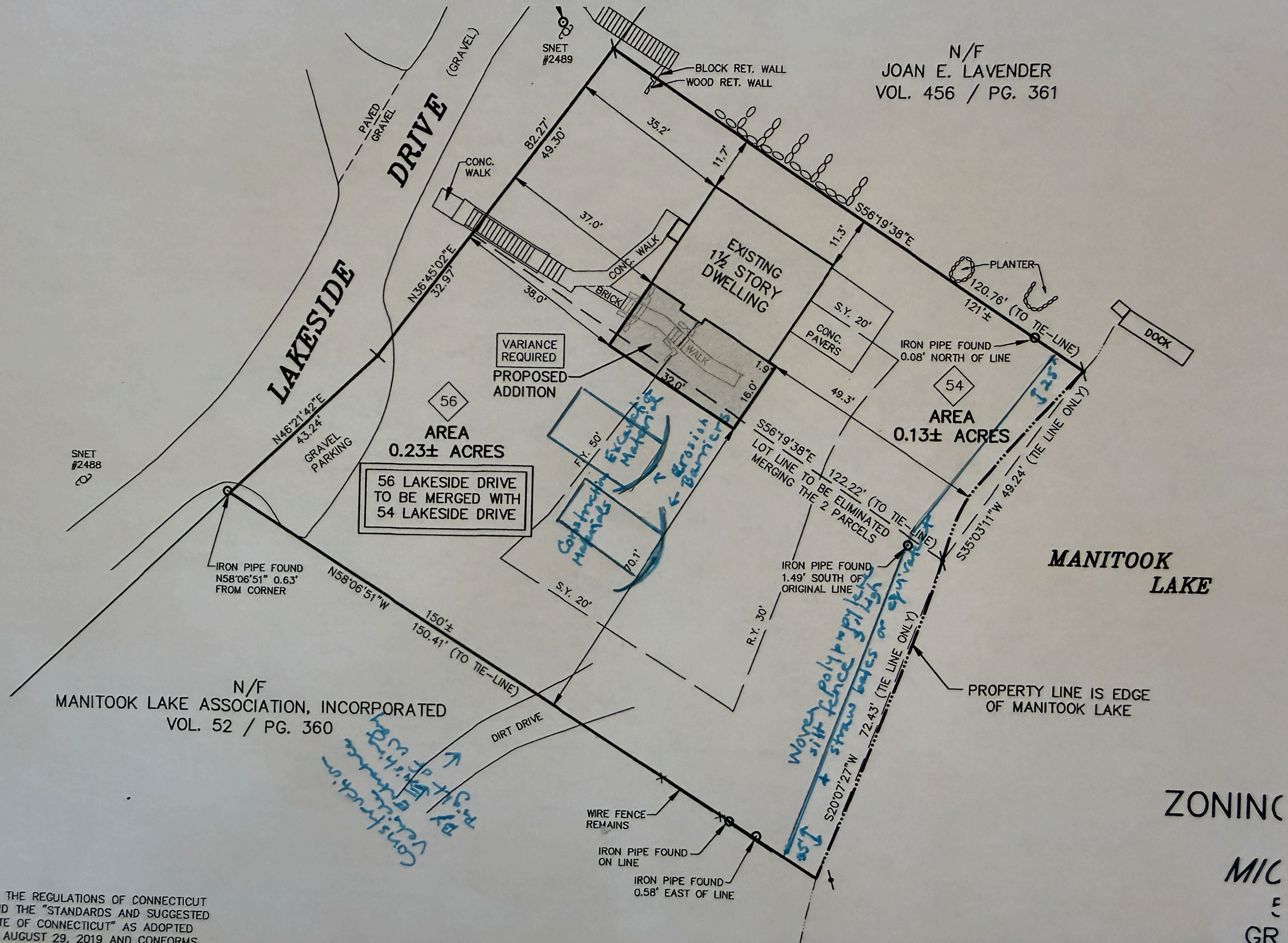
**From** Dick Sondregger <President@manitooklake.org>
**Date** Sun 4/19/2026 10:33 PM
**To** Kate Bednaz <freshwaterwetland@gmail.com>
**Cc** Abigail Kenyon <akenyon@granby-ct.gov>; Susan Okie <sue@horsesandhounds.com>; Renee Deltenre <RDeltenre@granby-ct.gov>; John Laudati <jlaudati@mlkrlaw.com>; George Ratto <gratto2@gmail.com>; Mike Strauss <mpstrauss30@gmail.com>; Steve Walczewski <walczewskisr@gmail.com>; Elaine Thoms <dreamworker4@yahoo.com>; Lance Bushey <ljb14@cox.net>; Dick Sonderegger <President@manitooklake.org>; Jim Moloney <manitook59@yahoo.com>; Mike & Vivian Courtney <vivcourtney@gmail.com>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The Board of Directors of the Manitook Lake Association (MLA) hereby grants permission to Mike and Vivian Courtney and their contractors to access the property at 54/56 Lakeside Drive through the established access from the MLA Association Beach (60 Lakeside Drive). The Courtneys understand this access was only intended for foot traffic and will sustain damage from being used by trucks and various pieces of construction equipment. The Courtneys agree to repair such damage when their construction is complete.

Both the Courtneys and the MLA Board agree that communication is the key to success and they will communicate before major events in the construction so that there are no surprises relative to the condition of the access path.

Sincerely,
Board of Directors, Manitook Lake Association




T TO THE REGULATIONS OF CONNECTICUT
:0 AND THE "STANDARDS AND SUGGESTED
STATE OF CONNECTICUT" AS ADOPTED
:. ON AUGUST 29, 2019 AND CONFORMS
DED TO DEPICT THE MERGER OF 56
) ADDITION IN RELATION TO THE

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MIC

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TOTAL MEF

# TOWN OF GRANBY

Incorporated 1786
15 North Granby Road
Granby, Connecticut 06035-2102

April 20, 2026

Anthony Ziegler
Kencore Construction, Inc.
240 South Washington Street
Plainville, CT 06062

RE: 10 Meeting House Road – A. Ziegler c/o Kencore Construction, Inc. – Permit request to construct an inground swimming pool inclusive of patio and associated site improvements within a regulated area.

Dear Mr. Ziegler:

Please be advised that on April 20, 2026, the Inland Wetlands and Watercourses Commission (IWWC) Agent approved the subject application in accordance with the application and supporting documentation received to date.

The following are the conditions of this approval.

1. The Office of Community Development shall be notified at least 48 hours prior to the start of any construction activities.

2. The applicant shall reimburse the Town of Granby for all payments made to the Town Wetlands Officer for monitoring the development for compliance with this approval. The applicant will reimburse the Town at a rate of $100 per hour for the services of the Town Wetlands Officer or other designated expert. The applicant shall deposit with the Town of Granby the sum of $500 to be applied to the costs as described herein. Should the costs exceed this amount, the applicant will be billed for the difference. Any funds not used for the project will be remitted to the applicant at the conclusion of the project. As used in this context, the term “Town Wetlands Officer” includes any person or firm so designated by the Director of Community Development for the purposes of monitoring the development activities to assure compliance with this approval and the IWWC Regulations.

3. Town staff shall inspect installed erosion controls prior to the start of any work that results in earth disturbance activities, this includes, but is not limited to, grubbing and stump removal.

4. All work shall be in conformance with the approval and application materials as submitted for this Permit Approval. Any modifications to the approved plans must be reviewed and approved by the Granby Inland Wetlands and Watercourses Commission or their designated Agent.

5. Erosion controls shall be maintained until the site has achieved permanent stabilization. Permanent stabilization is defined as 70% permanent vegetation covering over 90% of the area. A stockpile of erosion controls shall remain on site to prepare controls as necessary. The IWWC shall be notified in writing at least 48 hours in advance of erosion controls being removed.

6. Excavated soil shall not be brought off-property without the notification and approval of the Office of Community Development. The applicant shall supply the destination in writing for any excavated soil removed from the property.

7. This permit is valid for a period of 5 years from the date of issuance.

8. Upon completion of construction and site stabilization, the IWWC shall be notified in writing that work is complete, and a final inspection may be completed at that time.

If you have any questions, please call me at your earliest convenience.

Sincerely,

Kate Bednaz
Town of Granby
IWWC Wetlands Agent

**TOWN OF GRANBY**
**Office of Community Development, Inland Wetlands and Watercourses Commission**
**Telephone: (860) 844-5318, www.granby-ct.gov**

RECEIVED
APR 16 2026
Granby Building Department

## Application for Inland Wetlands & Watercourses Activity

Application For: ☒ Permit ☐ Extension ☐ Modification (Existing Permit/Application #): _____
☐ Wetlands Map Amend. ☐ Request for Review ☐ Other: _____

Property Location and Nearest Intersection: 10 Meeting House Road
Size of Parcel: 1.64 Zone: R30 Map/Lot: E-43/45/2 Current Use: home

Applicant's Name: Kencove Construction Inc
Complete Address: 240 South Washington St, Plainville, CT 06062
Daytime Phone: 860-793-4940 Evening Phone: _____ Fax: _____
Email: aziegler@kencore.com

Owner's Name: ANTHONY MAIETTA
*If the owner is a corporation, or other non-individual entity, include the primary contact information*
Complete Address: 10 MEETINGHOUSE RD GRANBY CT 06035
Phone Daytime Phone: 648-0659 Evening Phone: _____ Fax: _____

Applicant's Representative: _____
Complete Address: _____
Daytime Phone: _____ Evening Phone: _____ Fax: _____

**********PLEASE ATTACH ADDITIONAL SHEET IF NECESSARY**********

Project Name and Brief Description (i.e. residential, agricultural, commercial, number of lots, etc.):
Move Septic tank and install pool (37' x 16') w/ concrete surround and pool fence enclosure

Is any portion of the property located within 500 feet of an adjoining municipality? NO
Wetlands Located on Property (in square feet (sq. ft.)): _____ Wetlands to be impacted (sq. ft.): 0 SF
Watercourses Located on Property? NO Name or Type of Watercourse: N/A
Are Proposed Activities Located within the 100-Year Floodplain? NO Floodway? NO
Are there slopes with grades in excess of 15% located on the property? NO
Do Proposed Activities Require Review by the PZC? NO

**********SEE APPLICATION CHECKLIST ON BACK for MINIMUM APPLICATION REQUIREMENTS**********

The applicant understands that this application is to be considered complete only when all information and documents required by the Commission have been submitted. The undersigned warrants the truth of all statements contained herein and in all supporting documents according to the best of his/her knowledge and belief. Permission is granted to the Town of Granby, Inland Wetlands & Watercourses Commission, and its agent (s) to inspect the subject land, at reasonable times, during the pendency of an application and for the life of the permit.

☞ Applicant's Signature: _____ Date: 4/14/26
Owner's Signature: _____ Date: 04-14-2026

*FOR OFFICE USE*

| | |
|---|---|
| *Application #:* n/a | *Date Submitted:* 4/16/26 |
| *Fee amt./Check or Cash:* $161.00 | *Date of Receipt:* |
| *Agent Ruling:* | *Date Approved/Denied:* |

*See Reverse Side for Conditions of Approval or Reason for Denial*

## SECTION 19
## FEES

19.5 Fee Schedule. Application fees shall be based on the following schedule.

| ACTIVITY | FEE/ AREA / # | APPLIED |
|---|---|---|
| State of Connecticut Land Use Fee | $60.00 | $ 60.00 + |
| Permitted Uses As-of-Right & Non-Regulated Uses | None | None |

**CATEGORY 1** - RESIDENTIAL/SINGLE-FAMILY RESIDENCES (INCLUDING 2-LOT SUBDIVISIONS)

| | | | |
|---|---|---|---|
| I. | Base Fee | | |
| | a. General Application | $150.00 + II | $ + |
| | b. Accessory to Existing Primary Structure | $80.00 + II | $ + |
| | c. Modification to Existing Approval | $30.00 + II | $ + |
| II. | Activity Fee | | |
| | a. $100.00 per Watercourse Crossing | (#) | $ + |
| | b. $0.02 per sq. ft. of Wetland Disturbance | SF | $ + |
| | Within Upland Review Area… | | |
| | c. $100.00 per Structure (greater than 200 sq. ft.) | 1 (#) | $ 100.00 + |
| | d. $0.01 per sq. ft. of Impervious Surface | 100 SF | $ 1.00 + |
| | e. $250.00 per Stormwater Management Basin | (#) | $ + |
| | f. $100.00 per Storm Drain Outfall | (#) | $ + |
| | g. $0.01 per sq. ft. of Steep Slope Disturbance (Slopes Greater than 2:1 – Define Area on Plan) | SF | $ + |
| | h. $0.005 per sq. ft. of Woody Vegetation Clear-Cut | SF | $ + |

➢ **TOTAL FEE – CATEGORY 1** $ 161.00

**CATEGORY 2** - SUBDIVISIONS (GREATER THAN 2-LOTS)/CONDOMINIUMS, MULTI-FAMILY UNITS/COMMERCIAL

| | | | |
|---|---|---|---|
| I. | Base Fee | | |
| | a. General Application Per Primary Structure (up to 5) | $300.00/(+II) | $ + |
| | i. Fee Per Each Primary Structure Beyond 5 | $20.00 (+II) | $ + |
| | b. Accessory to Existing Primary Structure | $150.00 (+II) | $ + |
| | c. Modification to Existing Approval | $60.00 (+II) | $ + |
| II. | Activity Fee* | | |
| | a. $200.00 per Watercourse Crossing | (#) | $ + |
| | b. $0.04 per sq. ft. of Wetland Disturbance | SF | $ + |
| | Within Upland Review Area… | | |
| | c. $100.00 per Structure | (#) | $ + |
| | d. $0.02 per sq. ft. of Impervious Surface | SF | $ + |
| | e. $250.00 per Stormwater Management Basin | (#) | $ + |
| | f. $100.00 per Storm Drain Outfall | (#) | $ + |
| | g. $0.02 per sq. ft. of Steep Slope Disturbance (Slopes Greater than 2:1 – Defined Area on Plan) | SF | $ + |
| | h. $0.01 per sq. ft. of Woody Vegetation Clear-Cut | SF | $ + |

➢ **TOTAL FEE – CATEGORY 2** $

AS-BUILT LOCATION OF LEACHING CHAMBER ROWS

LIMIT OF WETLANDS SOIL

100' UPLAND REVIEW AREA

50' Front Yard

72' RESERVE

RESERVE

72' RESERVE

Existing Driveway

Existing Curtain Drain

Existing Curtain Drain

266

168.18'

S5°00'00"E

75'

35'

EXISTING WELL

L=183.26'
R=150.00'

Garage

Existing Porch

#10
Existing House

T/E/C

T/E/C

T/E/C

T/E/C

T/E/C

35.00'

S5°00'00"E

A

B

C

D

E

F

G

Existing Deck

6'

±20'

26'

14'

±26'

PROPOSED POOL
37' X 16'

4'

14'

Fencing

stockpile location

PROPOSED PATIO

20' Side Yard

360.79'

S85°00'00"W

Ets Measures