

TOWN OF HADDAM  
PLANNING AND ZONING COMMISSION  
30 Field Park Drive  
Haddam, CT 06438

RECEIVED  
DEC 3 - 2020  
RECEIVED

#1035 \$350  
121312020  
2-20-092

APPLICATION FOR  
 SUBDIVISION  RE-SUBDIVISION  STANDARD  CONSERVATION

\*\*\*\*\*

1. Name of Applicant: CATHERINE RAGOZZINO Phone: 203-494-7715

Address: 565 SAYBROOK RD. City: HADDAM State: CT ZIP 06438

2. Location of Property: 565 SAYBROOK RD HADDAM

Total Acres of Property: 20.79

3. Assessor's Map #: 86 Lot #: 2 Volume: 384 Page: 745 Zoning District: R-2A

4. Record Property Owner: CATHERINE RAGOZZINO Phone: 203-494-7715

Address: 565 SAYBROOK RD City: HADDAM State: CT ZIP 06438

5. Name of Land Surveyor: CCE Phone: 203-639-8636

Address: ONE PRESTIGE DR City: MERIDEN State: CT ZIP 06450

6. Name of Engineer: CCE Phone: 203-639-8636

Address: ONE PRESTIGE DR City: MERIDEN State: CT ZIP 06450

7. Are there any easements or deed restrictions currently on the land proposed to be subdivided or re-subdivided to the Haddam Zoning Commission?  YES  NO, If yes attach explanation DRAINAGE/CL&P

8. Does the applicant have any holdings in contiguous properties?  YES  NO, If yes attach explanation

9. Has the applicant previously submitted an application for this subdivision to the Haddam Planning and Zoning Commission?  YES  NO, If yes, explain: (attach explanation)

10. Has the applicant proposed a phased approval?  YES  NO, If yes attach explanation

11. Please check method of Open Space dedication:

- a.  Deeded to the Town or State
- b.  Conveyed to a non-profit conservation trust or corporation
- c.  Easement to the Town or a non-profit conservation Trust
- d.  Owned by Homeowners Association
- e.  Retained by developer and subject to easements.

12. Is the applicant requesting any waivers of certain supporting information as permitted under Section 5 of the subdivision regulations?  YES  NO, If yes, explain: OPEN SPACE

13. Are there any wetlands or watercourses within the subdivision boundaries?  YES  NO  
If yes, please attach a copy of the application to the Wetlands and /or report from that Commission.

14. Is there any cutting of timber planned within the subdivision boundaries?  YES  NO

15. Does any portion of the proposed subdivision lie within a Flood Hazard Area?  YES  NO

16. Is a Connecticut Department of Transportation permit required?  YES  NO

17. Is there a application for a Town of Haddam Driveway permit on file?  YES  NO


18. To whom does the applicant request that any notices or questions concerning this application be directed?


Name: CCE Title ENGINEER Phone: 203-639-8636

Address: ONE PRESTIGE DR City: MERIDEN State: CT ZIP 06450

The undersigned hereby acknowledges having read the Subdivision Regulations of the Town of Haddam and that this application, to best of their knowledge, conforms to said regulations have been submitted, and that approval of this application is contingent upon compliance with all other applicable Federal, State, and Local Regulations.

I/We the owner (s) of said property do hereby grant the Haddam Planning and Zoning Commission permission to inspect the property at any time for the purpose of site inspections associated with this application.

  
OWNER

  
APPLICANT

OWNER

APPLICANT



# HYDRAULIC REPORT

PREPARED  
FOR

CATHERINE RAGOZZINO

River View  
565 Saybrook Road  
Prospect, CT  
October 28, 2020

PREPARED BY:

CONNECTICUT CONSULTING ENGINEERS LLC.  
1 PRESTIGE DR.  
MERIDEN, CT. 06450  
203 (639-8636)

# Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.1

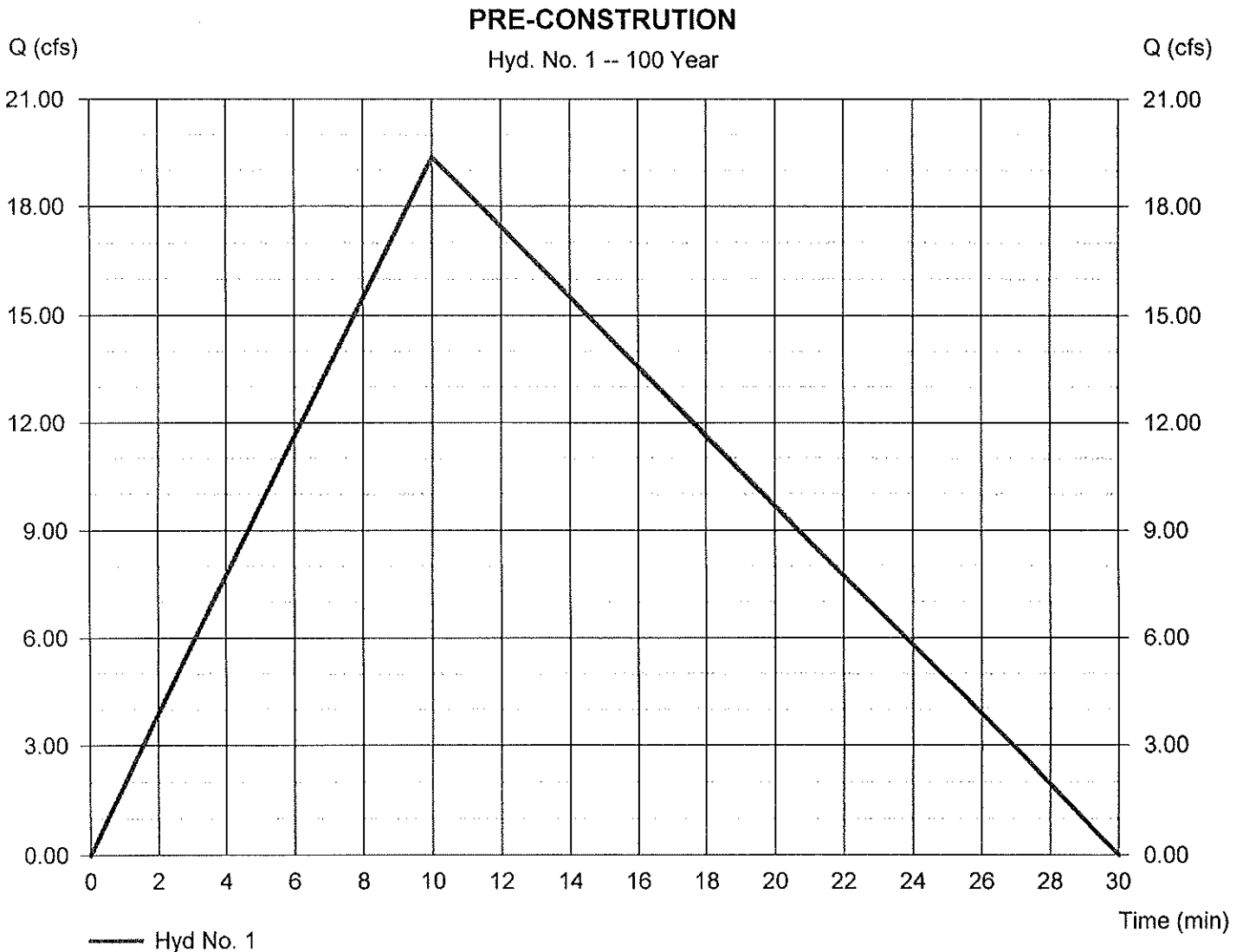
Wednesday, Oct 28, 2020

## Hyd. No. 1

### PRE-CONSTRUCTION

Hydrograph type = Rational  
Storm frequency = 100 yrs  
Time interval = 1 min  
Drainage area = 7.830 ac  
Intensity = 8.247 in/hr  
IDF Curve = meridenx.IDF

Peak discharge = 19.37 cfs  
Time to peak = 10 min  
Hyd. volume = 17,436 cuft  
Runoff coeff. = 0.3  
Tc by User = 10.00 min  
Asc/Rec limb fact = 1/2



# Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.1

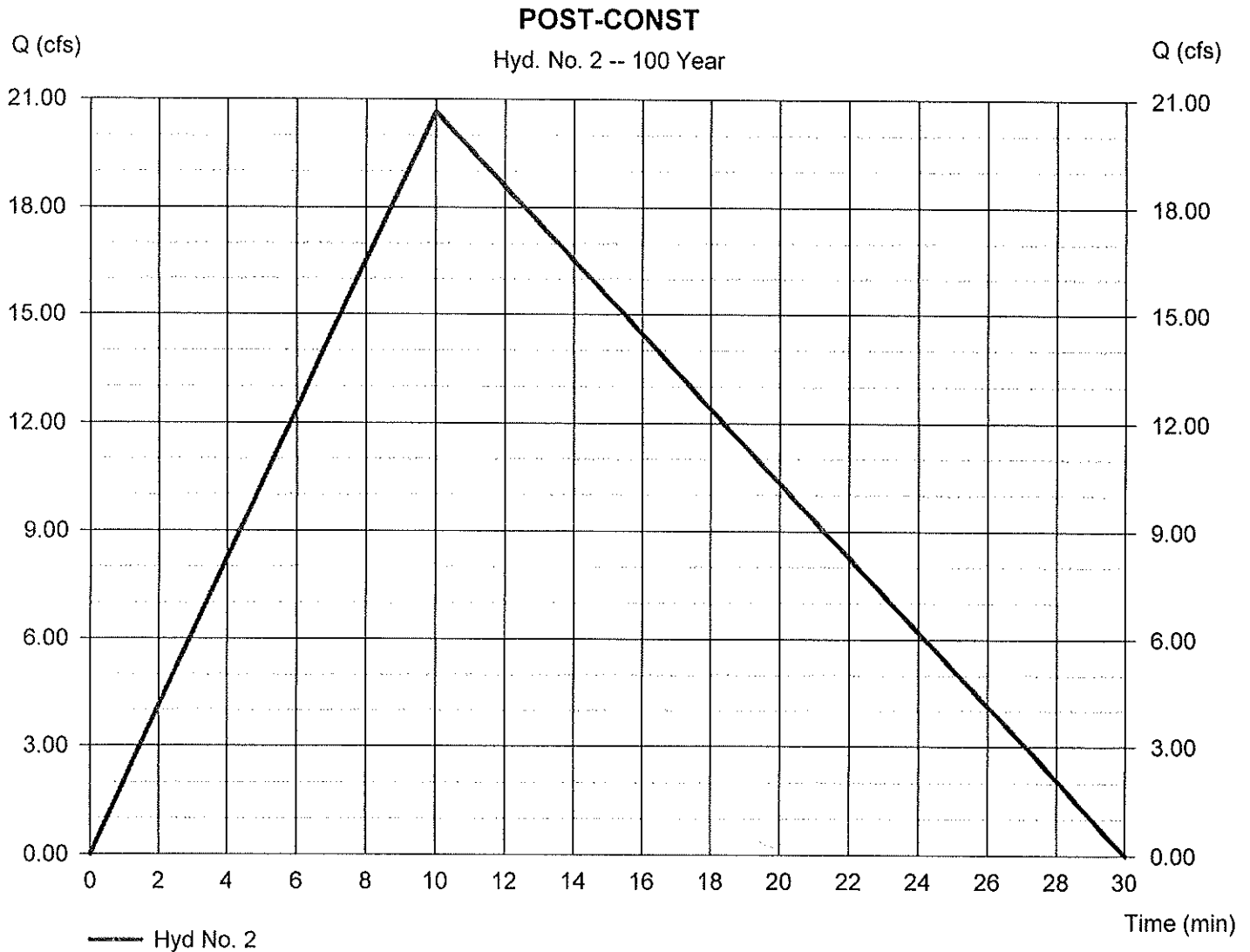
Wednesday, Oct 28, 2020

## Hyd. No. 2

### POST-CONST

Hydrograph type = Rational  
Storm frequency = 100 yrs  
Time interval = 1 min  
Drainage area = 7.830 ac  
Intensity = 8.247 in/hr  
IDF Curve = meridenx.IDF

Peak discharge = 20.66 cfs  
Time to peak = 10 min  
Hyd. volume = 18,598 cuft  
Runoff coeff. = 0.32  
Tc by User = 10.00 min  
Asc/Rec limb fact = 1/2





## Connecticut River Area Health District

Old Saybrook Clinton Deep River Haddam Chester

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### SUBDIVISION PLAN REVIEW MEMO

**TO:** JOSEPH AND CATHERINE RAGOZZINO, OWNERS

**FROM:** RYAN T. GRENON, MPA, RS

**DATE:** DECEMBER 1, 2020

**SUBJECT:** 4-LOT SUBDIVISION, 565 SAYBROOK ROAD, HADDAM (PLAN DATE 3/17/20, BY CONNECTICUT CONSULTING ENGINEERS, LLC)

The above referenced subdivision plan has been reviewed for compliance with the State of Connecticut Public health Code (PHC) and Technical Standards. It has been determined that the lots contain suitable areas for code-compliant on-site subsurface sewage disposal systems. The Connecticut River Area Health District approves the subdivision of lots into four parcels (Lot 1 at 2.17 acres, Lot 2 at 2.57 acres, lot 3 at 3.09 acres, and lot 4 at 12.96 acres (existing structure). All lots will be supplied by water wells and Minimum Leaching System Spread (MLSS) is not applicable. If you have any questions, please call the Health District office at 860-661-3300.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ryan T. Grenon".

Ryan T. Grenon, MPA, RS,

Sanitarian

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Phone: (860) 661-3300 ● Fax: (860) 661-3333 ● [www.crahd.net](http://www.crahd.net)

455 Boston Post Road, Suite #7  
Old Saybrook, CT 06475