

IWC 2.20.24

1556 Saybrook Rd

**TOWN OF HADDAM  
INLAND WETLANDS COMMISSION  
PERMIT APPLICATION**



Permit # \_\_\_\_\_  
Assessor's Map: 49 066 (1548 Saybrook Road) Under this address  
49 Lot: 067 (1556 Saybrook Road)  
Applicant's Name: MCAP CLARKSTON OPCO LLC  
MCAP SABINE POINTE LLC

Home Phone: N/A Work Phone: c/o John W. Knuff, Agent: (203) 877-8000  
Cell Phone: c/o John W. Knuff Agent: (203) 258-7506 EMAIL: c/o John W. Knuff, Agent: JKnuff@hssklaw.com  
Address: 2243 IBIS ISLE ROAD EAST, PALM BEACH, FL 33480  
1556 SAYBROOK ROAD, HADDAM, CT 06438

Property Owner(s): MCAP CLARKSTON OPCO LLC  
MCAP SABINE POINTE LLC

Property Owners(s) Address: c/o John W. Knuff, Hurwitz, Sagarin, Slossberg & Knuff, LLC  
135 Broad Street, Milford, Connecticut 06460

Property Street Location OF WORK: 1548 AND 1556 SAYBROOK ROAD, HADDAM, CT 06438

Proposed Activity: WORK WITHIN UPLAND REVIEW AREA FOR AGE-RESTRICTED  
TOWNHOUSE UNITS AND ASSOCIATED DRAINAGE, UTILITIES AND SEPTIC SYSTEMS.

**DIMENSIONS OF THE PROJECT**

Type of upland review area (minor, major, watercourse)	<u>MINOR</u>
Total acreage of property where activity is proposed	<u>17.89</u> Acres
Total regulated area on the property (wetlands, watercourses)	<u>2.25</u> Acres
Size of regulated area on which regulated activity is to take place	<u>0.53</u> Sq.-Ft. Acres
Acreage or square feet of wetlands and watercourses created	<u>0</u> Acres
Acreage or square feet of wetlands and watercourses altered	<u>0</u> Acres
Linear feet of stream alteration	<u>0</u> Ft
Is property located within a Special Flood Hazard Area?	<u>NO</u>
Is the property located within a FEMA Flood Zone?	<u>YES</u>
Is property located within the Channel Encroachment Line of the Connecticut River?	<u>NO</u>

RECEIVED  
FEB 14 2024  
RECEIVED

(over -- to reverse side -- both sides must be completed)

**NOTE: IF YOU HAVE ANY QUESTIONS ABOUT COMPLETING THIS APPLICATION, PLEASE  
CALL THE HADDAM INLAND WETLANDS AGENT at (860) 345-8532 EXT 224**

Is property within 500 feet of Municipal boundary?

NO

What alternatives have been considered?

THE PROPOSED PLAN MINIMIZES IMPACTS TO RESOURCE AREAS TO THE MAXIMUM EXTENT POSSIBLE AS COMPARED TO OTHER ALTERNATIVES THAT INCLUDED LOCATIONS THE RESIDENTIAL UNITS WITHIN THE UPLAND REVIEW AREA.

Check any of the following that apply to the proposed project:

- Checkboxes for various activities: Filling, Excavation, Land clearing/grubbing, Activity in upland review area, Stream channelization, Stream or bank stabilization, Stream clearance, Culverting, Underground utilities, Primary or reserve septic field installation, Roadway/Driveway construction, Drainage improvements, Pond dredging/dam construction, Enforcement, Other.

A COMPLETE APPLICATION CONSISTS OF:

- 1. This permit application form (fully filled out - both sides),
2. Three (3) site plan maps (described on the insert to this application),
3. Application fee (based on Town Ordinance) and
4. Any other reports or information that demonstrates compliance with all criteria and requirements of the Wetland regulations.

I/we do hereby certify that: 1.) All the information included in this application is true and correct, and authorize the Commission and its designated agent(s) to inspect the property at reasonable times, both before and after the permit is issued: 2.) If the activity proposed in this application is for a regulated activity which also requires zoning or subdivision approval, then any permit issued by this Commission does not allow the project to proceed until zoning or subdivision approval has also been obtained. 3.) A permit granted through deception or through incomplete, inaccurate or misleading information, may be modified, suspended or revoked. 4.) Failure to secure a copy of the Letter to Proceed before activity begins is in violation of the permit.

Applicant's Signature: [Signature] Date: 2 / 8 / 2024
Print Name: John W. Knuff, Agent

Property Owner's Signature: [Signature] Date: 2 / 8 / 2024
(Print Name: John W. Knuff, Agent)

FOR STAFF USE: w-24-003
Commission approval:
Agent approval:
Meeting date: 2/20/24
Decision: Approved
Expiration: / /
Application Received by: RM
on / /
Fee: \$185 Check #: 29041 Cash





## Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete - print clearly - and mail this form in accordance with the instructions on pages 2 and 3 to:  
Wetlands Management Section, Inland Water Resources Division, CT DEEP, 79 Elm Street – 3<sup>rd</sup> Floor, Hartford, CT 06106

### PART I: To Be Completed By the Municipal Inland Wetlands Agency Only

- DATE ACTION WAS TAKEN (enter one year and month): Year \_\_\_\_\_ Month \_\_\_\_\_
- ACTION TAKEN (enter one code letter): \_\_\_\_\_
- WAS A PUBLIC HEARING HELD (check one)? Yes \_\_\_\_\_ No \_\_\_\_\_
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:  
(type name) \_\_\_\_\_ (signature) \_\_\_\_\_

### PART II: To Be Completed By the Municipal Inland Wetlands Agency or the Applicant

- TOWN IN WHICH THE ACTION IS OCCURRING (type name): Haddam  
Does this project cross municipal boundaries (check one)? Yes \_\_\_\_\_ No  X  
If Yes, list the other town(s) in which the action is occurring (type name(s)): \_\_\_\_\_
- LOCATION (see directions for website information): USGS Quad Map Name: Deep River or Quad Number: 84  
Subregional Drainage Basin Number: 4000
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (type name): MCAP Sabine Pointe LLC
- NAME & ADDRESS/LOCATION OF PROJECT SITE (type information): 1548 & 1556 Saybrook Road  
Briefly describe the action/project/activity (check and type information): Temporary \_\_\_\_\_ Permanent  X  
Description: 28 Senior Housing Units, associated infrastructure, drainage, erosion control
- ACTIVITY PURPOSE CODE (enter one code letter): C
- ACTIVITY TYPE CODE(S) (enter up to four code numbers): 1, 9, 12, 14
- WETLAND / WATERCOURSE AREA ALTERED (type in acres or linear feet as indicated):  
Wetlands: 0.0 acres      Open Water Body: 0.0 acres      Stream: 0.0 linear feet
- UPLAND AREA ALTERED (type in acres as indicated): 0.53 acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (type in acres as indicated): 0.0 acres

DATE RECEIVED:

**PART III: To Be Completed By the DEEP**

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

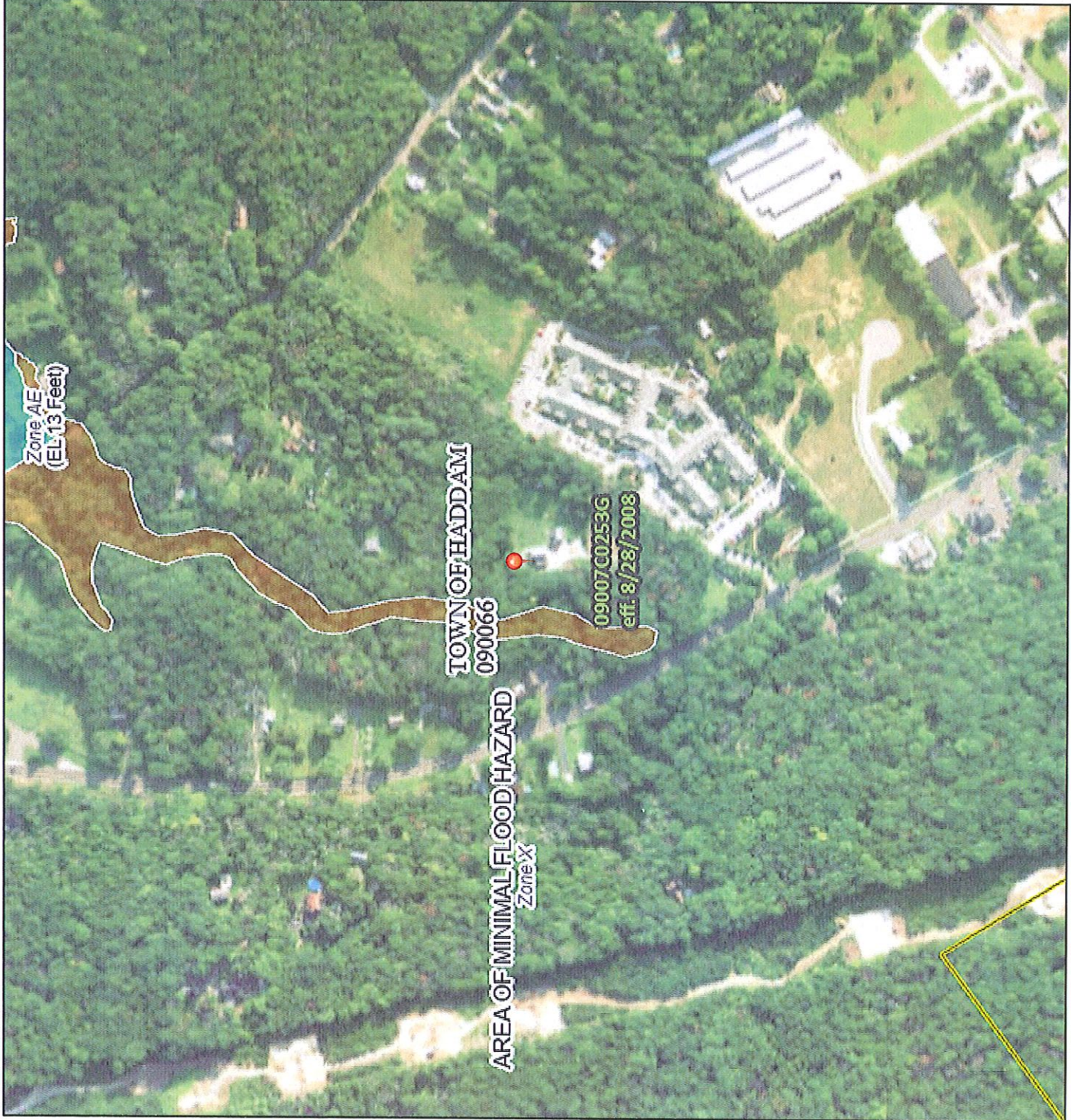
FORM CORRECTED / COMPLETED: YES NO



# National Flood Hazard Layer FIRMette



72°28'58"W 41°27'22"N



72°28'21"W 41°26'56"N

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE)  
*Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with draining areas of less than one square mile *Zone D*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

**OTHER AREAS**

- Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone C*

**GENERAL STRUCTURES**

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**OTHER FEATURES**

- Cross Sections with 1% Annual Chance Water Surface Elevation
  - 20.2
  - 17.5
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/12/2024 at 10:53 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.





Wetland Delineation • Wetland Assessment & Permitting • Wildlife Surveys • Fisheries & Aquatics • GIS Mapping • Forestry

August 31, 2022

William Hearn, LS  
32 Ebony Lane  
Overyton, CT 06442

**RE: *Wetland and Watercourse Delineation Report***  
***1548 Saybrook Road, Haddam***

Mr. Hearn,

At your request, I conducted an inspection on the above-referenced property on August 24, 2022 as depicted on the attached *Wetland Delineation Sketch Map*. The purpose of the inspection was to delineate Connecticut jurisdictional wetlands and watercourses. The inspection was conducted by a soil scientist according to the requirements of the Connecticut Inland Wetlands and Watercourses Act (P.A. 155).

Inland wetlands include soil types designated as poorly drained, very poorly drained, alluvial, and floodplain by the National Cooperative Soils Survey as may be amended from time to time, of the National Resources Conservation Service (NRCS). Watercourses means rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent. Intermittent watercourses shall be delineated by a defined permanent channel and bank and the occurrence of two or more of the following characteristics: (A) *Evidence of scour or deposits of recent alluvium or detritus*, (B) *the presence of standing or flowing water for a duration longer than a particular storm incident*, and (C) *the presence of hydrophytic vegetation*.

Wetlands were delineated by examining the upper 20" of the soil profile with an auger. Those areas meeting the requirements noted above were marked with pink flagging tape labeled "Wetland Delineation" and numbered 1-39. Refer to *Wetland Delineation Sketch Map*, attached (note that the sketch map is for illustrative purposes only).

Wetlands and watercourses consist of Ruddy Creek with very small pockets of bordering alluvial soils. At the time of the delineation work, the stream was completely dry, with conditions exacerbated by the ongoing statewide drought. The majority of the delineated boundary was determined by the Ordinary High Water Mark (OHWM). The boundary was determined using the criteria noted in the U.S. Army Corp of Engineers Ordinary High Water Mark Identification criteria outlined on the December 2005 Regulatory Guidance Letter. That guidance document defines the OHWM as follows:

*"The term ordinary high water mark means that line on the shore established by the fluctuations of water and indicated by physical characteristics such as a clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas."*

The guidance document goes on to provide a list of physical characteristics that can be used to reliably determine the OHWM in the field, including the presence of wrack, natural shelving, water staining or changes in the plant community.

#### Wetland Soil Types

Wetland soils are comprised of Fluvaquents-Udifulvents. Fluvaquents-Udifulvents consist primarily of poorly and very poorly drained, alluvial soils. These very deep soils are formed in recently deposited alluvial sediments on floodplains. Fluvaquents have a seasonal watertable at a depth of 0 to 1.5 feet. These soils are subject to flooding.

#### Upland (Non-Wetland) Soil Types

The non-wetland soils were not examined in detail, except as was necessary to identify the wetland boundary. They generally consist of the Agawam series. The Agawam series consists of very deep, well drained soils formed in a loamy mantle over sandy, water deposited materials. They are level to steep soils on outwash plains and high stream terraces. Most areas are on slopes that are less than 15 percent. Steeper slopes are on terrace escarpments and steep sides of gullies in dissected outwash plains.

If you have any questions regarding these findings, please feel free to contact me.

Respectfully submitted,



Eric Davison  
Certified Professional Wetland Scientist  
Registered Soil Scientist

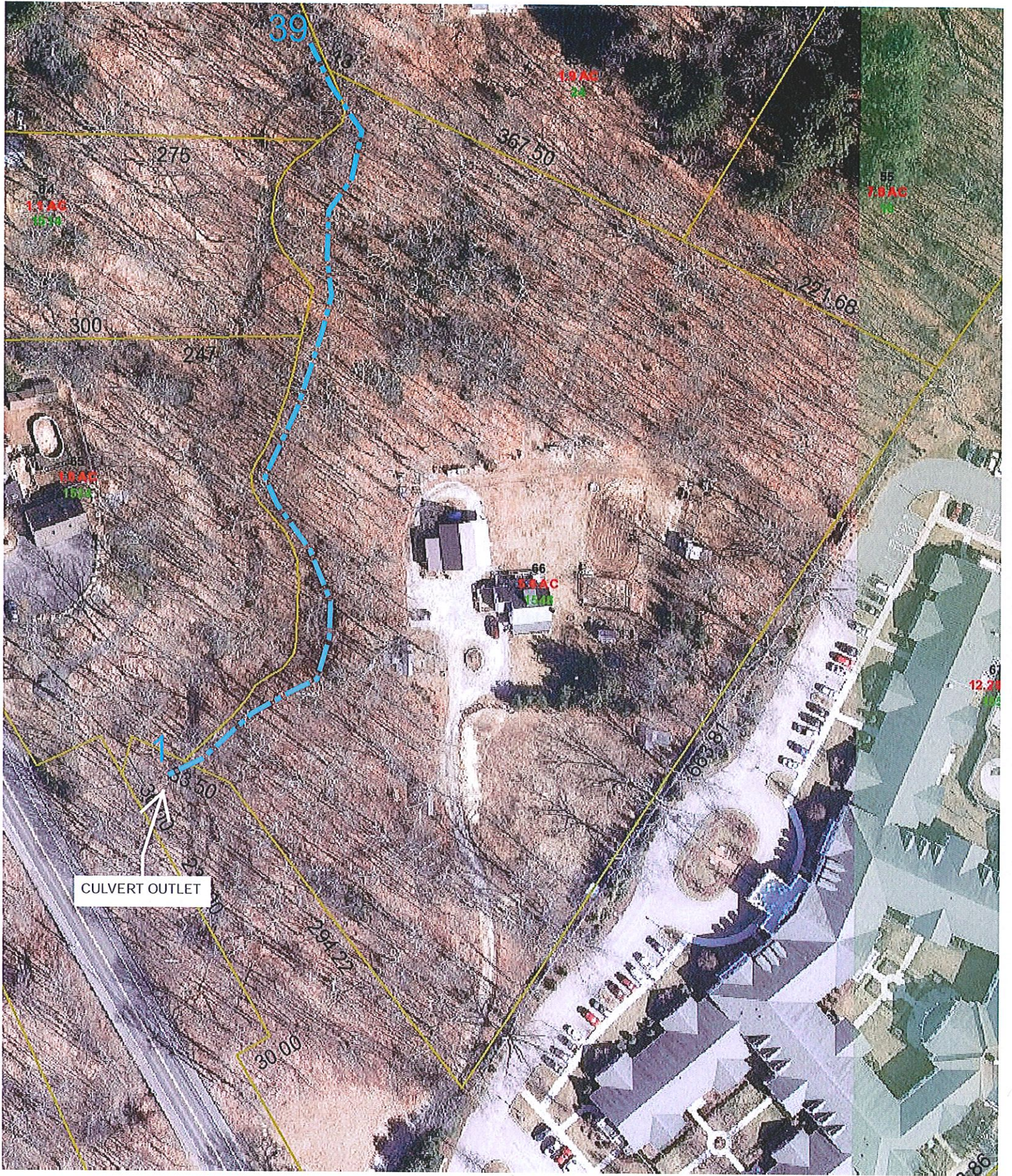
eric@davisonenvironmental.com  
www.davisonenvironmental.com

Attachments: (1) Wetland Delineation Sketch Map

*WETLAND DELINEATION SKETCH MAP*

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39

1.0 AC  
15.00

275

367.50

1.0 AC  
15.00

221.68

1.1 AC  
15.30

300

247

1.0 AC  
15.00

66  
1.0 AC  
15.00

12.21

33.70  
33.50

663.97

CULVERT OUTLET

294.22

30.00

286