

IWC 2/20/24

TOWN OF HADDAM
INLAND WETLANDS COMMISSION
PERMIT APPLICATION

Permit # W24-002

Assessor's Map: 15 Lot: 090

Applicant's Name: PB Projects 8 LLC

RECEIVED
FEB 12 2024
RECEIVED



Home Phone: _____ Work Phone: 860-269-7272
Cell Phone: 860-983-0979 EMAIL: blyman@parkerbenjamin.com

Address: 29 Mill Street PO Box 116, Unionville, CT 06085

Property Owner(s): Town of Haddam

Property Owners(s) Address: 30 Field Park, Haddam, CT

Property Street Location OF WORK: 11 Candlewood Hill Road

Proposed Activity: See Attached Narrative.

DIMENSIONS OF THE PROJECT

Type of upland review area (minor, major, watercourse)	<u>Watercourse</u>
Total acreage of property where activity is proposed	<u>±5</u> Acres
Total regulated area on the property (wetlands, watercourses)	<u>±3.9</u> Acres
Size of regulated area on which regulated activity is to take place	<u>±71,250</u> Sq. Ft.
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>Yes</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>

(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?

- 1. Leave the site as is, contaminated soils would remain, buildings vacant and deteriorating site conditions.
- 2. Reduce the parking area in order to do less work within the upland review area which would not meet the needs of the current tenant
- 3. Revise parking layout while keeping the same parking count which would increase the area within the upland review buffer. This would result in needing to maintain existing slopes on site, resulting in excessively steep and unsafe parking areas and unnecessarily increasing impervious area.

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

- | | |
|---|--|
| <input checked="" type="checkbox"/> Filling | <input type="checkbox"/> Underground utilities (no other activities) |
| <input checked="" type="checkbox"/> Excavation | <input checked="" type="checkbox"/> * Primary or reserve septic field installation |
| <input type="checkbox"/> Land clearing/grubbing (no other activity) | <input checked="" type="checkbox"/> * Roadway/Driveway construction |
| <input checked="" type="checkbox"/> Activity in upland review area | <input checked="" type="checkbox"/> Drainage improvements |
| <input type="checkbox"/> Stream channelization | <input type="checkbox"/> Pond dredging/dam construction |
| <input type="checkbox"/> Stream or bank stabilization | <input type="checkbox"/> Enforcement |
| <input type="checkbox"/> Stream clearance (remove debris only) | <input checked="" type="checkbox"/> * Other (explain below) |
| <input type="checkbox"/> Culverting (no roadway) (piping) | |

* Septic Field is proposed off-site; Driveway improvements are outside regulated area; additional site improvements associated with the project will be proposed

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: Brian L. Lyman Date: 02/10/2024

Print Name: Brian L. Lyman, Managing Member

Property Owner's Signature: [Signature] Date: 2/14/2024
(If applicant is not the sole owner of the property)

Print Name: _____

FOR STAFF USE:

Commission approval: _____	Decision: Approved _____ Denied _____
Agent approval: _____	Expiration: _____/_____/____
Meeting date: <u>2/20/24</u>	Application Received by: <u>RM</u> on <u>2/12/24</u>
Fee: <u>\$185</u> Check #: <u>342</u>	Cash



To: Town of Haddam
Inland Wetlands Commission

Date: February 8, 2024

Memorandum

Project #: 43149.00

From: Mark Grocki, PE
Kaitlyn Eannotti, PE

Re: Permit Application Narrative
11 Candlewood Hill Road

The narrative below is to support the Inland Wetlands Application regarding proposed activity within the 100' upland review buffer to a Watercourse:

The Scovil Hoe Redevelopment project is located at 11 Candlewood Hill Road in Higganum, Connecticut. The approximate 5-acre parcel was previously a manufacturing facility and most recently used by the Connecticut Department of Transportation for truck and material storage.

This historical redevelopment project proposes to reuse the two existing buildings and construct new parking areas, hardscape / landscape amenities, and ancillary utility upgrades. A Remedial Action Plan is proposed to address hazardous on-site soils, contamination, and site capping as required by CTDEEP. A segment of Candlewood Hill Brook (the "watercourse") cuts through the southern portion of the site. No new discharges to the watercourse are proposed and the stream bank will remain unaltered (with the exception of minor alteration of replacing an existing outlet pipe and riprap stabilization at this existing outfall location). As further explained in the Stormwater Management Report, peak discharge flows to the Brook are reduced under proposed conditions with the use of underground detention chambers and water quality treatment of the discharged stormwater is provided. The upland review area is strictly related to the watercourse as there are no wetlands on site or any wetlands associated with the brook, as noted per the included letter by R. Richard Snarski dated August 31, 2023.

Overall, the proposed site redevelopment will be a major benefit to the surrounding community as the proposal seeks to clean up the onsite hazardous contamination within the 100ft upland regulated area to the watercourse and improve the current dilapidated state of the site.

Wetland Figure 1 is included as part of this application to show the limits of work within the upland review to Candlewood Hill Brook.



Connecticut Department of
ENERGY &
ENVIRONMENTAL
PROTECTION

GIS CODE #: _____
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www.ct.gov/deep

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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 - 3rd 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)): N/A
- LOCATION (see directions for website information): USGS Quad Map Name: Haddam or Quad Number: _____
Subregional Drainage Basin Number: 4,014
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (type name): PB Projects VIII, LLC
- NAME & ADDRESS/LOCATION OF PROJECT SITE (type information): 11 Candlewood Hill Road, Higganum, CT
Briefly describe the action/project/activity (check and type information): Temporary _____ Permanent X
Description: SEE ATTACHED NARRATIVE
- ACTIVITY PURPOSE CODE (enter one code letter): D
- ACTIVITY TYPE CODE(S) (enter up to four code numbers): 1, 2, 12, _____
- WETLAND / WATERCOURSE AREA ALTERED (type in acres or linear feet as indicated):
Wetlands: 0 acres Open Water Body: 0 acres Stream: 0 linear feet
- UPLAND AREA ALTERED (type in acres as indicated): ±3.9 acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (type in acres as indicated): 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



NEW ENGLAND ENVIRONMENTAL SERVICES

Wetland Consulting Specialists Since 1983

August 31, 2023

Mr. William Warner
Town Planner
Town of Haddam
30 Field Park Drive
Haddam, CT 06438

Re: 11 Candlewood Hill Road
Haddam, Connecticut

Dear Mr. Warner:

On August 22, 2023, I delineated the watercourse boundary at 11 Candlewood Hill Road in the Town of Haddam. There are no wetland soils associated with the watercourse. The watercourse boundary is delineated with pink flags which are numbered 1 through 36.

The bank of the watercourse is armored with boulders. The watercourse has a gravel, cobble, stone, and boulder substrate. There is no vegetation growing in the watercourse. The bank of the watercourse is wooded from wetland flags 1 to 18. The vegetation has been mowed unto the bank of the watercourse from the wetland flags 18 to 27.

If you have any questions, feel free to contact me.

Respectively Submitted,



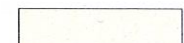

New England Environmental Services

R. Richard Snarski

R. Richard Snarski
Professional Wetland Scientist #1391
Registered Professional Soil Scientist
Consulting Botanist

RRS/srh

Legend

-  PROPERTY LINE
-  100 FT UPLAND REVIEW BUFFER
-  UPLAND REVIEW AREA (TO CANDLEWOOD HILL BROOK)
±3.9 ACRES
-  PROPOSED DISTURBANCES : WORK WITHIN THE UPLAND REVIEW AREA
±1.6 ACRES

