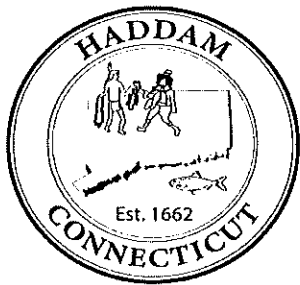




**TOWN OF HADDAM**  
**Inlands Wetlands Commission**  
**MEETING AGENDA**  
**Old Town Hall - 21 Field Park Drive**  
**October 17, 2022**  
**7:00 PM**

- 1. Call to order - Attendance / Seating of Alternates**
- 2. Additions/Corrections to the Agenda**
- 3. Public Comment:**
- 4. Old Business:**
- 5. New business:**
  1. Site plan review of associated earthwork to allow for a 10,000 sq ft retail building on Killingworth Road, Map 60/lot 26-7, adjacent to 968 Killingworth Road.  
Applicant: MPA Realty Associates
- 6. Wetland Enforcement Officer's Report: see attached**
- 7. Approval/Corrections of the minutes**
- 8. Adjourn**

**PLEASE NOTE: MEETINGS ARE SUBJECT TO CANCELLATION AND AGENDAS ARE SUBJECT TO CHANGE.**  
**CC: Inland Wetland Commission, Board of Selectmen, William Warner**



## Town of Haddam

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Land Use Office

30 Field Park Drive  
Haddam, CT 06438  
860-345-8531

October 12, 2022

Commissioners  
Inland Wetlands Commission  
Haddam, Connecticut 06438

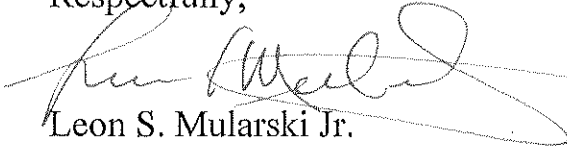
**Re: Wetland Enforcement Officers Report**  
**08/16/2022- 09/09/2022**

All,

The following items and issues have been addressed or are still under review:

1. Work has started at 316 Candlewood Hill Rd., to remove the work done on the stream crossing; the owner had not gotten started until this past week after a call from me regarding removing the pile of stone sitting on Town property adjacent to the road. The owner is cooperating and may move a little slow the idea still being to repair to the property to bring it back as close as possible to its original condition.
2. Notice of Wetlands violation for 143 Injun Hollow Rd which includes a DEEP violation in the Tidal Wetlands along the Ct. River. DEEP has signed the Consent Order that was signed by the Owners regarding the mitigation work that DEEP has requested. I am attaching a copy for your review and will have hard copies at the meeting.
3. Reviewed a septic repair in an upland review area with Roger Nemergut and approved the application administratively under sections 4 and 6 of the Regulations. I will bring a copy of the application to the meeting .

Respectfully,

A handwritten signature in cursive script, appearing to read "Leon S. Mularski Jr.", written in black ink. The signature is fluid and somewhat stylized, with a long horizontal stroke extending to the right.

Leon S. Mularski Jr.

Zoning Enforcement Official

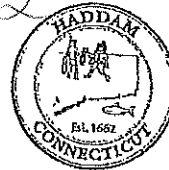
(860) 345-8531 X 224

860) 345-8531 X 224

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

Permit # W-22-009  
 Assessor's Map: 60-026 Lot: 7, 8, 9  
 Applicant's Name: MPA Realty Associates, Inc.

*Meeting 10/17/22  
 Map 60 lot 7*



Home Phone: \_\_\_\_\_ Work Phone: \_\_\_\_\_  
 Cell Phone: 978-273-8569 EMAIL: malberico@atlanticretail.com

Address: 60 Granite Street, Walpole, MA 02081

Property Owner(s): Trading Post Development, LLC

Property Owners(s) Address: 30 Pond Meadow Road, Killingworth, CT 06419

Property Street Location OF WORK: Located between 948 & 968 Killingworth Road

Proposed Activity: Construction of a +/-10,700 square foot, single-story retail facility.  
Site improvements include associated earthwork, paved parking and driveways, utility connections, a stormwater management system, site lighting and landscaping.

**DIMENSIONS OF THE PROJECT**

Type of upland review area (minor, major, watercourse)	<u>minor</u>
Total acreage of property where activity is proposed	<u>2.73</u> Acres
Total regulated area on the property (wetlands, watercourses)	<u>0.03</u> Acres
Size of regulated area on which regulated activity is to take place	<u>2,538</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>No</u>
Is the property located within a FEMA Flood Zone?	<u>Zone x</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?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

- |  |   |
|--|---|
| <input type="checkbox"/> Filling   | <input type="checkbox"/> Underground utilities (no other activities)  |
| <input checked="" type="checkbox"/> Excavation                                 | <input type="checkbox"/> Primary or reserve septic field installation |
| <input checked="" type="checkbox"/> Land clearing/grubbing (no other activity) | <input type="checkbox"/> Roadway/Driveway construction                |
| <input checked="" type="checkbox"/> Activity in upland review area             | <input 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 type="checkbox"/> Other (explain below)                        |
| <input type="checkbox"/> Culverting (no roadway) (piping)                      |   |

**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: \_\_\_\_\_

Date: 9/14/22

Print Name: \_\_\_\_\_

Property Owner's Signature: \_\_\_\_\_

Date: 9/14/2022

(If applicant is not the sole owner of the property)

Print Name: Joseph M Dattilo

**FOR STAFF USE:**

Commission approval: \_\_\_\_\_

Agent approval: \_\_\_\_\_

Meeting date: 10/17/22

Decision: Approved \_\_\_\_\_ Denied \_\_\_\_\_

Application Received by: RMC/Bell

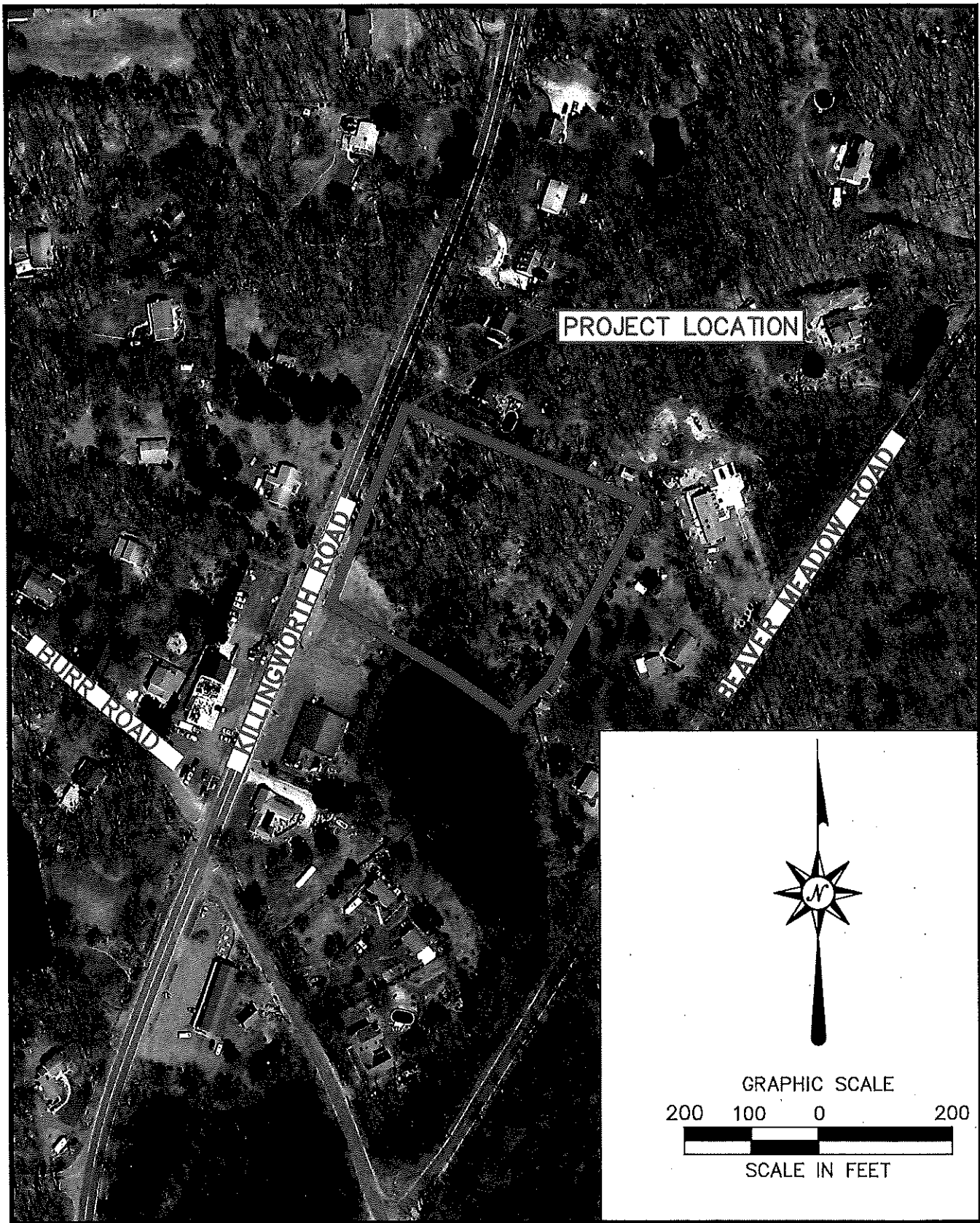
Expiration: 1/1

Fee: \$185

Check #: 111944

on 9/28/22

Cash

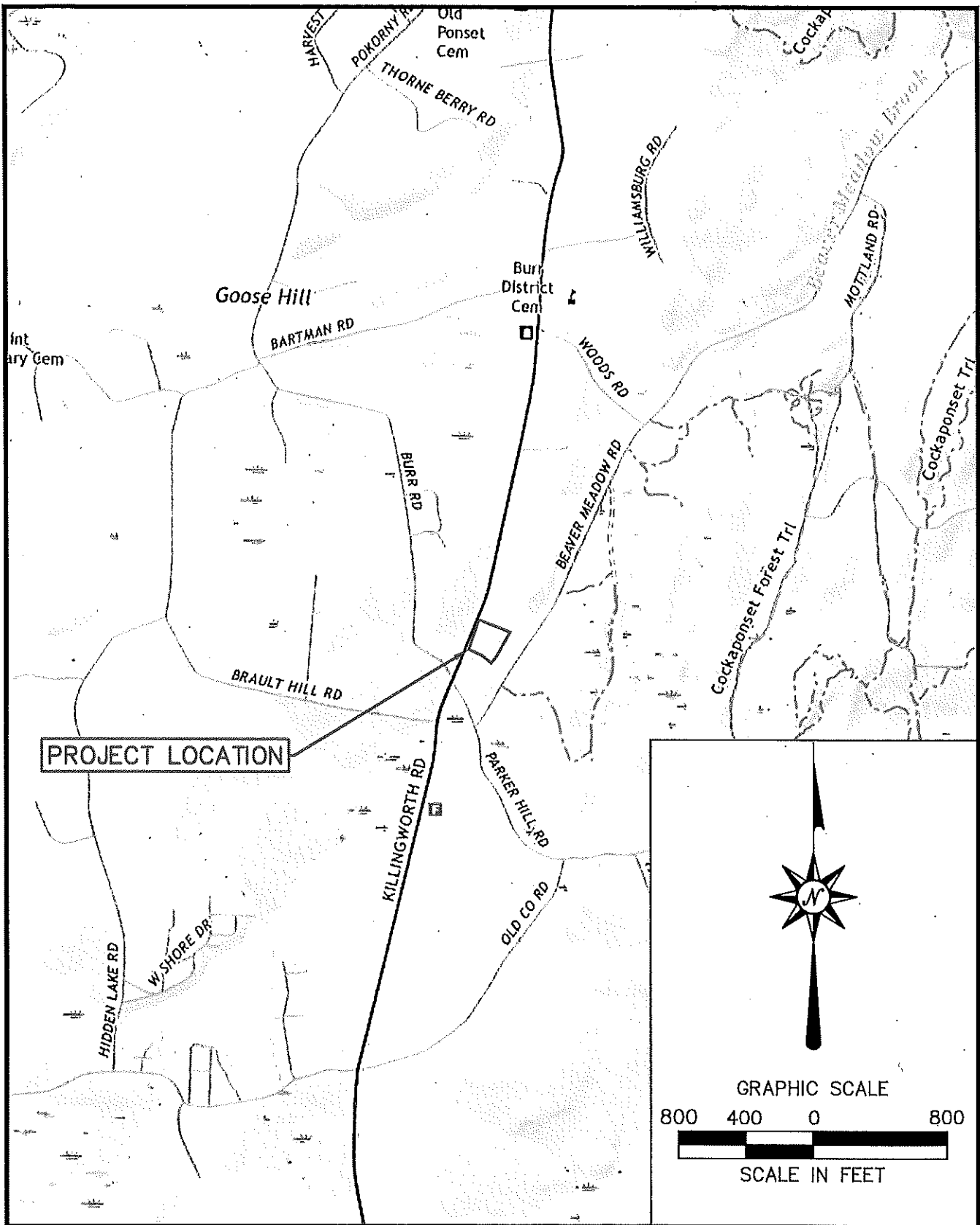


**BL** ARCHITECTURE  
ENGINEERING  
ENVIRONMENTAL  
LAND SURVEYING  
**Companies**

**PROPOSED RETAIL  
DEVELOPMENT**  
KILLINGWORTH ROAD, HADDAM  
MONROE COUNTY, CONNECTICUT

Designed T.A.H.  
Drawn T.A.H.  
Checked T.A.H.  
Approved K.M.M.  
Scale 1"=200'  
Project No. 2200418  
Date 07/05/2022  
CAD File EXH220041801

**FIGURE 2**  
AERIAL LOCATION MAP



ARCHITECTURE  
ENGINEERING  
ENVIRONMENTAL  
LAND SURVEYING

**PROPOSED RETAIL  
DEVELOPMENT**  
KILLINGWORTH ROAD, HADDAM  
MIDDLESEX COUNTY, CONNECTICUT

Designed T.A.H.  
Drawn T.A.H.  
Checked T.A.H.  
Approved K.M.M.  
Scale 1"=800'  
Project No. 2200418  
Date 07/05/2022  
CAD File EXH220041801

**FIGURE 1**  
USGS LOCATION MAP

# TOWN OF HADDAM

## Inland Wetland Commission MOTION SHEET

MOTION DATE: October 17, 2022

**Motion to approve:** Site plan review of associated earthwork to allow for a 10,000 sq ft retail building Killingworth Road, Map 60/lot 26-7, adjacent to 968 Killingworth Road.  
Applicant: MPA Realty Associates

Condition: None.

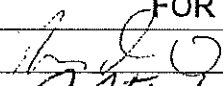
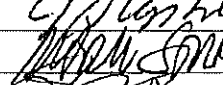
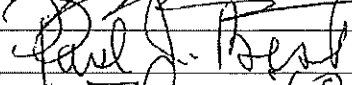
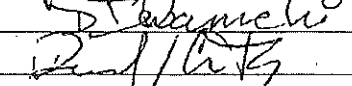

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MOTION MADE BY: Paul Best SECONDED BY: Mark Stephens  
Paul Best Mark Stephens

RECORD OF VOTES OF THE COMMISSIONERS		
FOR	AGAINST	ABSTAIN
		
		
		
		
		





**TOWN OF HADDAM**  
Inlands Wetlands Commission  
**MEETING AGENDA**  
Old Town Hall - 21 Field Park Drive  
October 17, 2022

7:00 PM

PRESENT: Jeremy, Dan, Joe, Mark, Paul, Gail, Dave, Ken, ?  
Benny

1. Call to order - Attendance / Seating of Alternates - *WIP - All reg. all seated.*
2. Additions/Corrections to the Agenda *None*
3. Public Comment: *None*
4. Old Business: *None*
5. New business:  
*Present: Meghan Hope, Esq. & Jessica Bates, P.E., BL Companies*
  1. Site plan review of associated earthwork to allow for a 10,000 sq ft retail building on Killingworth Road, Map 60/lot 26-7, adjacent to 968 Killingworth Road.  
Applicant: MPA Realty Associates *Disc & reviewed.*  
*Motion: Paul Best to approve with conditions, Mark Stephens second. Carried.*
6. Wetland Enforcement Officer's Report: *see attached Disc & reviewed Hr dated 10.15.2022 as well as other matters.*
7. Approval/Corrections of the minutes \*
8. Adjourn *7:57P Motion: Mark Stephens to adj. Gail Reynolds second. Carried*

PLEASE NOTE: MEETINGS ARE SUBJECT TO CANCELLATION AND AGENDAS ARE SUBJECT TO CHANGE.  
CC: Inland Wetland Commission, Board of Selectmen, William Warner

\* *Motion: Gail Reynolds to apply 15 Aug 2022 as sub. Joe Stephens second. Carried. Mark Stephens & Joe Stephens abstained.*  
*Motion: Mark Stephens to apply 19 Sep 2022 as sub. Joe Stephens second. Carried. Gail Reynolds & Dan Iwanicki abstained.*



Architecture  
Engineering  
Environmental  
Land Surveying

September 21, 2022

Bill Warner, Town Planner  
Land Use Department  
Town of Haddam  
30 Field Park Drive  
Haddam, CT 06438

RE: Site Plan Approval Application and Inland Wetlands Permit Application  
Planning & Zoning Commission and Inland Wetlands Commission  
for a proposed +/-10,700 sf retail facility  
Killingworth Road, Haddam, CT

On behalf of MPA Realty Associates, Inc., BL Companies respectfully submits a Site Plan Approval Application and Inland Wetlands Permit Application for a proposed +/-10,700 sf retail facility located on Killingworth Road in Haddam, Connecticut. The application package includes the following (5) copies for Planning and Zoning and (3) copies for the Inland Wetland Commission:

- (8) Copies of the Site Plan Approval and Inland Wetlands Permit Application booklet prepared by BL Companies, Inc. dated September 16, 2022, including the following:
  - Site Plan Approval Application
  - Inland Wetlands Permit Application
  - Project Narrative
  - Location Maps
  - Traffic Report
  - Site Lighting Product Information

The following documents are submitted under separate cover:

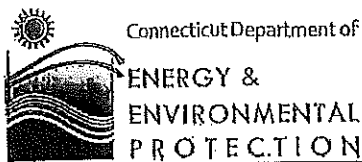
- (8) sets of 24"x36 land development plans prepared by BL Companies, Inc. and dated September 21, 2022.
- (8) Copies of the Stormwater Management Report prepared by BL Companies, Inc. and dated September 16, 2022

We are available at your convenience to review the plans and supporting documents.

Sincerely,

A handwritten signature in black ink, appearing to read 'Timothy A. Houle'.

Timothy Houle, P.E.  
Senior Engineer



Connecticut Department of

ENERGY &  
ENVIRONMENTAL  
PROTECTION

GIS CODE #: \_\_\_\_\_  
For DEEP Use Only.

79 Elm Street, Hartford, CT 06106-5127

www.ct.gov/deep

Affirmative Action/Equal Opportunity Employer

### 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: \_\_\_\_\_ or Quad Number: 83  
Subregional Drainage Basin Number: 5105
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (type name): MPA Realty Associates, Inc.
- NAME & ADDRESS/LOCATION OF PROJECT SITE (type information): 968 Killingworth Road  
Briefly describe the action/project/activity (check and type information): Temporary \_\_\_\_\_ Permanent X  
Description: Construction of a +/-10,700 square foot, single-story retail facility.
- ACTIVITY PURPOSE CODE (enter one code letter): D
- ACTIVITY TYPE CODE(S) (enter up to four code numbers): 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): 0.06 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