

INLAND WETLANDS COMMISSION - CHESHIRE, CONNECTICUT

APPLICATION FOR INLAND WETLANDS AND WATERCOURSES PERMIT

NOV 25 2020

Pursuant to the General Statutes of the State of Connecticut, and all subsequent amendments thereto, the undersigned hereby makes application for approval of permit (Inland Wetlands and Watercourses) for a parcel of land having approximately .012 wetland acres, which is part of a tract of land having .52 acres, located on (street name) South Main Street. Said parcel is generally shown on the current Assessor's Map Plate No(s). 78, Lot No(s). 159 and is located in a(n) C-3 zone district.

This permit application is part of a: () Subdivision, () Resubdivision, () Site Plan, (✓) Special Permit, () Zone Change, () Earth Removal, Filling or Regrading, () Other

The undersigned warrants the truth of all statements contained herein and in all supporting documents according to the best of his knowledge and belief.

By signing this application, the applicant permits Commissioners and agents of the Commission to enter upon and inspect the property, at reasonable times, both before and after a final decision has been issued.

Applicant's Name Nosal Properties of South Main Street, LLC Date 11/25/2020 (Print or Type)

Applicant's Address (Home) (Office) 85 Fieldstone Court, Unit 1, Cheshire, CT 06410

Applicant's Signature Joseph Nosal

Telephone Number (Home) (Office) (203) 439-9320 x301

E-mail jnosal@nosalbuiders.com Fax No.

Owner's Name (Print or Type) Nosal Properties of South Main Street, LLC

Owner's Address 85 Fieldstone Court, Unit 1, Cheshire, CT 06410

Owner's Signature Joseph Nosal

Engineer's Name (Print or Type) Darin Overton, Milone & MacBroom, Inc.

Engineer's Address 99 Realty Drive, Cheshire, CT 06410

Engineer's Signature

Agent, if other than applicant, to be contacted with regard to this application:

Name Anthony J. Fazzone, Esq. Address Fazzone Ryan & Ricciuti, LLC Two Town Center, Cheshire, CT 06410

Telephone Number (203) 250-2222 Fax Number (203) 250-7388

E-mail afazzone@fazzoneryan.com

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Purpose and description of the proposed activity (including the area of wetlands or watercourses to be disturbed); alternatives considered and why the proposal to alter wetlands set forth in this application was chosen: _____

_____ -510 sf (.012 ac) of total wetlands located on the property;
_____ -75 sf (.002 ac) of direct wetland disturbance for the establishment of a new stormwater discharge point adjacent to existing CTDOT drainage outfall, removal of sediment, and reconstruction of riprap pad;

_____ -6,300 sf (.145 ac) of disturbance within the 50' upland review area for redevelopment of existing site improvements

Applicant's interest in the land: () Owner, () Tenant, () Lessee, () Partner,
() Other _____

Please attach a list of adjacent property owners.

Check in full payment of minimum application fee – see attached fee schedule - (payable to Collector – Town of Cheshire). An additional fee shall be required if significant wetland activity is determined upon acceptance of the application. The Commission may, at its option, refund this application fee for a non-regulated activity.

NOTE: In order to expedite the review of this application, and avoid unnecessary delay, it is important that the applicant and the land surveyor and/or professional engineer who shall prepare the maps and other plans shall carefully review the Inland Wetlands Regulations to be certain that the plans comply with all requirements contained therein. Applications must be received by the Town Planner's Office by 4 p.m. the Wednesday prior to the next regularly scheduled meeting of the Inland Wetlands Commission in order for the application to be included on the filed agenda and taken up by the Commission for discussion, action or otherwise.

Per Section 7.1E. of the Inland Wetlands and Watercourses Regulations, three copies of all application materials (including maps) shall be submitted with the original application to comprise a complete application or as is otherwise directed, in writing, by the Commission.

OFFICE USE ONLY

Date Filed _____

Date Presented to Inland Wetlands Commission _____

Mandatory Action Date _____

Public Hearing Date _____

Final Action and Date _____



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): Cheshire
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: Mount Carmel or Quad Number: 80
Subregional Drainage Basin Number: 5302
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (type name): Nosal Properties of South Main Street, LLC
- NAME & ADDRESS/LOCATION OF PROJECT SITE (type information): 944 South Main Street
Briefly describe the action/project/activity (check and type information): Temporary _____ Permanent X
Description: Redevelopment of former Dragon Buffet property to accommodate a new restaurant use with drive-thru
- ACTIVITY PURPOSE CODE (enter one code letter): D
- ACTIVITY TYPE CODE(S) (enter up to four code numbers): 9, 10, 12, _____
- WETLAND / WATERCOURSE AREA ALTERED (type in acres or linear feet as indicated):
Wetlands: 0.001 acres Open Water Body: 0 acres Stream: 0 linear feet
- UPLAND AREA ALTERED (type in acres as indicated): 0.145 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