

INLAND WETLANDS COMMISSION - CHESHIRE, CONNECTICUT

APPLICATION FOR INLAND WETLANDS AND WATERCOURSES PERMIT

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 .01 wetland acres, which is part of a tract of land having .34 acres, located on (street name) Rita Avenue. Said parcel is generally shown on the current Assessor's Map Plate No(s). Map 14, Lot No(s). Lot 33 and is located in a(n) R-20 zone district.

This permit application is part of a: () Subdivision, () Resubdivision, (X) 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 Scalzo Family Trust 2003 (Freddie Mae Scalzo) Date _____

(Print of Type)

Applicant's Address (Home) 25872 Paseo De Juanita San Juan Capistrano, CA 92675

(Office) _____

Applicant's Signature Freddie Mae Scalzo, Trustee

Telephone Number (Home) 949-289-0271 (Office) _____

E-mail martyscalzo@hotmail.com Fax No. _____

Owner's Name (Print or Type) Scalzo Family Trust 2003. Trustee: Freddie Mae Scalzo

Owner's Address 25872 Paseo De Juanita San Juan Capistrano, CA 92675

Owner's Signature Freddie Mae Scalzo, Trustee

Engineer's Name (Print or Type) Ryan McEvoy SLR International Corporation

Engineer's Address 99 Reality Drive Cheshire Connecticut 06410

Engineer's Signature _____

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

Name Ryan McEvoy Address 99 Reality Drive Cheshire Connecticut 06410

Telephone Number 203-271-1773 Fax Number _____

E-mail RMcEvoy@slrconsulting.com
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APPLICATION FOR INLAND WETLANDS AND WATERCOURSES PERMIT

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: Construction of a single family house. No direct wetland impacts are proposed. Upland review area impacts are approximately 0.07 Acres . The proposed house location has been sited to reduce the impacts to the upland review area.

Applicant's interest in the land: (X) 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 _____

RECEIVED
Town of Cheshire

JAN 27 2021

Planning Dept.

Soil Scientist Report

Rita Avenue | Cheshire, Connecticut

January 27, 2021

SLR #15489.00001

The wetlands and watercourses on Rita Avenue Lot 3 were delineated by William Root, registered soil scientist, in July 2014. The wetlands and watercourses were delineated in accordance with the Town of Cheshire and state wetland and watercourse regulations. On January 15, 2021, SLR International Corporation (SLR) registered soil scientists completed a verification of the previously delineated wetlands and watercourses on this parcel and confirmed that the 2014 wetland boundary is still accurate as depicted on the project site plan.

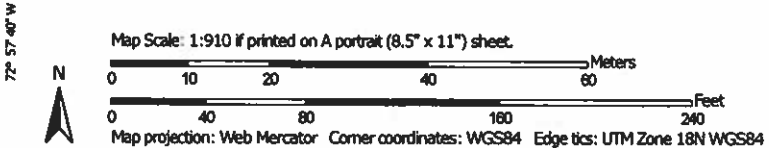
The Natural Resources Conservation Service (NRCS) web soil survey identifies both the moderately well drained Sutton series and the well-drained Charlton and Chatfield complex on the subject parcel. No wetland soils are identified by the NRCS soil survey maps. Based on Mr. Root's delineation and our inspection, the wetland soils that were delineated on the property would classify as an Aquent. Aquent soils have been anthropogenically modified through excavation or filling and lack a natural soil horizon. The drainage class for these types of soils can range from very poorly drained to somewhat poorly drained. For this site, the soils would fall within the poorly drained category.

An intermittent watercourse originates from an existing stormwater outfall located on the abutting property to the south. The intermittent watercourse flows north into a depression palustrine deciduous broad-leaved forested wetland that is primarily located on the adjacent property to the north. Dominant trees include red maple (*Acer rubrum*) and yellow birch (*Betula alleghaniensis*). The understory is sparse. The wetland is seasonally flooded as evidenced by dark stained leaves, water lines, and buttressed tree trunks. Wetlands possess the capability of performing a variety of functions and values. Based on our observations, the wetlands/watercourses on this parcel provide limited functions and values, principally toxicant and sediment retention, nutrient transformation, and wildlife habitat.




































Attachments

141.15489.00001.0030.j2721.rpt.docx

Soil Map—State of Connecticut
(Rita Avenue Lot 3)



MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Soils	 Stony Spot
 Soil Map Unit Polygons	 Very Stony Spot
 Soil Map Unit Lines	 Wet Spot
 Soil Map Unit Points	 Other
 Special Point Features	 Special Line Features
 Blowout	 Water Features
 Borrow Pit	 Streams and Canals
 Clay Spot	 Transportation
 Closed Depression	 Rails
 Gravel Pit	 Interstate Highways
 Gravelly Spot	 US Routes
 Landfill	 Major Roads
 Lava Flow	 Local Roads
 Marsh or swamp	 Background
 Mine or Quarry	 Aerial Photography
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
Sandy Spot	
Severely Eroded Spot	
Sinkhole	
Slide or Slip	
Sodic Spot	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut
Survey Area Data: Version 20, Jun 9, 2020
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 25, 2019—Nov 9, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
52C	Sutton fine sandy loam, 2 to 15 percent slopes, extremely stony	1.5	33.7%
73C	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	2.9	66.3%
Totals for Area of Interest		4.3	100.0%

Engineering Report

Rita Avenue | Cheshire, Connecticut

January 27, 2021

SLR #15489.00001

The project proposes to develop an existing lot that is located on Rita Avenue in Cheshire, Connecticut, and is within the R-20 Zone. The parcel is located on Map 14, Lot 33, and the land totals 0.344 acres. The current application submitted is for wetlands approval by the Town of Cheshire.

The subject parcel is currently wooded. There are 0.01 acres of wetlands present on the lot. The development of the lot will result in 0.07 acres of upland review area disturbance and no direct wetland impacts.

The current proposal is to construct a new single-family house on the parcel. A hydrology analysis was performed for the portion of the parcel where development is proposed and showed an increase of runoff volume due to an increase in impervious area.

The existing site conditions of the lot conservatively result in a Curve Number (CN) of 55 and the proposed conditions will result in a CN of 60. Due to this increase in the volume of runoff, some retention is required on site. This retention will be achieved using 10 StormTech® 740SC units that have been sized to account for the increase in runoff for up to the 100-year storm, without consideration of infiltration.

Attachments

15489.00001.j2720.rpt.docx

Worksheet 2: Runoff curve number and runoff

Project: Rita Avenue By: ADS Date: _____
 Location: Cheshire, CT Checked: RJM Date: _____
 Circle one: Present Developed Watershed: Proposed Lot

1.) Runoff curve number (CN)

Soil Name and Hydrologic Group <small>(appendix A)</small>	Cover Description <small>(cover type, treatment, and hydrologic condition; percent impervious; unconnected/connected impervious area ratio)</small>	CN Value ¹ :			Area Acres Sq. Ft. %	Product of CN x Area
		Table 2-2	Figure 2-3	Figure 2-4		
B Soil	Woods - Good condition	55			0.34	18.92
Totals =					0.34	18.92

¹ Use only one CN value source per line. (0.00054 sq mi)

$$\text{CN (weighted)} = \frac{\text{total product}}{\text{total area}} = \frac{18.92}{0.34} \text{ Use CN = } \boxed{55}$$

ATTACHMENT B

RUNOFF VOLUME CALCULATIONS RUNOFF STORAGE COMPUTATIONS

Engineering Report

Rita Avenue | Cheshire, Connecticut

January 27, 2021



ANCHOR

Barbican Engineering

RECEIVED
TOWN OF CHESHIRE
FEB 02 2021

February 2, 2021

Mr. Don Nolte, Engineering Operations Manager
Town of Cheshire
84 South Main Street
Cheshire, CT 06410

Dear Mr. Nolte:

Anchor Engineering Services, Inc. received the following information prepared by SLR:

- Site Plan Rita Avenue, Cheshire, Connecticut dated January 27, 2021, Sheet 1 of 1;
- Property Survey, Cheshire Parklands Lot 4 Prepared for Martin Scalzo Rita Avenue, Cheshire, Connecticut dated October 7, 2020, Sheet 1 of 1.
- Engineering Report dated January 27, 2021

Based on a review of the submitted information, we offer the following comments:

1. The plans and report submitted should be signed and sealed by a CT licensed professional engineer or land surveyor as appropriate.
2. Confirm the flow direction of the offsite storm drain to the south of the property and the on site swale. The soils report describes that the storm drain outlets to the swale on the subject parcel whereas the plans indicate the reverse flow direction.
3. Test pits for the roof infiltration should be performed to determine the existing high groundwater elevation and soil suitability. The infiltrators are proposed 3 feet deeper than the adjacent wetlands/swale elevation and may be into the groundwater elevation. Shallower infiltration units or possibly an above ground storage area may be considered.
4. Recommend adding grade to drain arrows and grades on the driveway and at the road to verify that there will be adequate pitch away from the garage and to clarify where the surface water is directed.
5. Include the location of the proposed water service.
6. The applicant will have to contact the Water Pollution Control Authority regarding sewer assessment and connection fee. A fee may also be due to the City of Waterbury as the sewer drains to their plant.
7. A Street Excavation Permit application is required for any work within the town R.O.W.
8. The proposed erosion and sedimentation controls are adequate.

If you have any questions regarding the above comments, please contact me at (860) 633-8770.

Sincerely,

Lead Engineer



