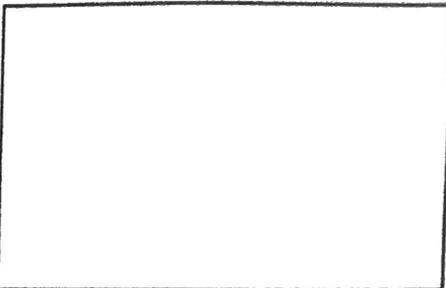


Application No. \_\_\_\_\_

Date of Receipt \_\_\_\_\_

Tax Collector Approval \_\_\_\_\_



**TOWN OF WESTBROOK, CT  
APPLICATION FOR PERMISSION TO CONDUCT A  
REGULATED ACTIVITY WITHIN 100' OF AN INLAND WETLAND, WATERCOURSE  
OR UPLAND REVIEW AREA**

✓ 1. Name of Applicant Marilyn and Roger Saulle

Project /Subdivision Name \_\_\_\_\_

✓ Address 34 Chapman Ave, Westbrook, CT 06498

✓ Telephone Numbers 914-261-3374 (Marilyn) 914-960-1247 (Roger)

✓ Fax Number \_\_\_\_\_

✓ E-Mail Address marilyn.saulle@gmail.com & roger.saulle@gmail.com

2. Applicant's interest in the Property: Owner  Leasee \_\_\_\_\_ Lessor \_\_\_\_\_ Other \_\_\_\_\_

3. Name of Property Owner (if not applicant) \_\_\_\_\_

Address \_\_\_\_\_

Telephone Numbers \_\_\_\_\_

Fax Number \_\_\_\_\_

4. Name of Engineering Firm, Engineer, License Number, and Contact Information

Name of Soil Scientist, Company, Credentials, and Contact Information 317 Main St., Norwich CT 06360  
Robert Russo, C.C.S. CLA Engineers, Inc. 860-886-1966

5. I (owner) give consent to \_\_\_\_\_ (name of applicant) to carry out the activity proposed in this application.

\_\_\_\_\_ (signed by property owner)

6. Location of the property where proposed activity is to occur.

A. Street Address 34 Chapman Ave, Westbrook, CT 06498

B. Attach assessor's map of the area with Map # 193, Lot # 018

C. Zoning District HDR

D. Is any portion of property on which regulated activity is proposed located within 500 feet of a boundary of an adjoining municipality? NO

i) If so, state the distance and the municipality \_\_\_\_\_

E. Has the application been forwarded to other municipalities? NO

i) If so, provide a list of municipalities and documentation of the notification to the abutting municipalities pursuant to Inland Wetland and Watercourses Regulations (separate sheet)

F. If a portion of the property is in a special flood hazard area specify:  
 Zone(s) Identification(s) N/A  
 FIRM Panel Number(s) & Date(s) N/A

G. Is the property part of a pending or previously approved subdivision? NO



7. Description of Property. Submit a detailed drawing of the area, showing the geographical location of the property which is to be affected by the proposed activity, including a description of the land in sufficient detail to allow identification of existing and proposed structures, inland wetlands & watercourses, areas of wetland or watercourse disturbance, soil types, local topography, and vegetation (on a separate sheet).

see attached site plan.

8. Purpose and Description of Activity. Submit a written description (on a separate sheet) of regulated activity, materials removed or deposited (volume(s) and description(s)), and time to complete the project, and a site plan (see Appendix A) showing existing conditions and/or structures and proposed activities in relation to wetlands and watercourses. Also, identify the location(s) and type(s) of proposed Best Management Practices and stormwater discharge points.

See attached

9. Describe any impacts on the local municipality, including, but not limited to, stormwater runoff, pollution, and material deposition (on a separate sheet).

see attached

\* 10. Acreage of existing wetlands: 9.98 + 1.9 per acres assessors maps #075, #128

11. Lineal feet of existing watercourses and streams: 0 feet

12. Acreage and lineal feet of wetlands and watercourses altered: 0 acres \_\_\_\_\_ feet

A. Soil types (if available): 0 \_\_\_\_\_ acres  
\_\_\_\_\_ - \_\_\_\_\_ acres  
\_\_\_\_\_ - \_\_\_\_\_ acres

B. If soil type not available, specify area altered as follows:

\_\_\_\_\_ Swamp \_\_\_\_\_ acres      \_\_\_\_\_ Bog \_\_\_\_\_ acres  
\_\_\_\_\_ Marsh \_\_\_\_\_ acres      \_\_\_\_\_ Open Water \_\_\_\_\_ acres  
\_\_\_\_\_ Other \_\_\_\_\_ acres

C. Acreage and lineal feet of wetlands or watercourses created: 0 acres \_\_\_\_\_ feet

D. Lineal feet of stream alteration: 0 feet

E. Total land area of project: 0.033 acres acres = 1430 ft<sup>2</sup> of addition + porches

F. Activity purpose (check main purpose);

- Residential improvements by homeowner
- \_\_\_\_\_ Agriculture/forestry/conservation
- \_\_\_\_\_ New residential development
- \_\_\_\_\_ Wetland creation/restoration
- \_\_\_\_\_ Commercial/industrial uses
- \_\_\_\_\_ Storm water/flood control
- \_\_\_\_\_ Municipal improvements
- \_\_\_\_\_ Recreation/boating/navigation
- \_\_\_\_\_ Utility Co. improvements
- \_\_\_\_\_ Routine maintenance
- \_\_\_\_\_ General clearing/tree clearing
- \_\_\_\_\_ Watercourse alteration
- \_\_\_\_\_ Deposition/removal of material
- \_\_\_\_\_ Other

\* Our property of ~36 acres contains approx. 0.064 acres of wetlands

G. List (on a separate sheet) alternatives which have been considered and why the alternatives are not feasible or prudent.

H. Submit other information necessary to the understanding of what is being proposed.



13. Total limit of disturbance area 1117 ft<sup>2</sup> addition + 313 ft<sup>2</sup> porches  
 A. Anticipated start and end date of construction Feb - June 2021  
 B. Describe phases of construction (separate sheet if necessary) \_\_\_\_\_

14. Please check the box where permits, variances, or other approvals are required or have been obtained in relation to this proposal:

Subdivision Approval  
 Re-Subdivision Approval  
 Zoning Variance  
 Special Case Permit  
 DEP Bureau of Water Management  
 U.S. Army Corps of Engineers Permit  
 None of the Above

15. Names and addresses of adjacent property owners (separate sheet) N/A per Heidi Wallace

16. The signature on this application authorizes members and staff of the Town of Westbrook Inland Wetlands Agency to conduct a site walk(s) of the property for the purposes of understanding existing property conditions, which may be necessary in order to make a decision on this application. The IWWC agent will inspect during and after the project is complete. Such site walk(s) will be conducted at reasonable times.

10 copies per Heidi Wallace  
 17. ~~Fourteen~~ (14) copies of all application materials shall be submitted to comprise a complete application, or as is otherwise directed in writing by the Agency.

18. Fees (All checks to be made out to the Town of Westbrook):  
\$75.00 to be paid when filing application for residential;  
\$400.00 to be paid when filing for commercial/industrial;  
\$60.00 for State DEEP fee.  
 If the IWWC deems this is a significant activity, see Fee Schedule.

In the event that actual fees for professional review exceed the estimate, the Agency shall recalculate the estimate, and the applicant shall, within 30 days of receipt of the recalculated amount, contribute 150% of the increase in the estimate. Upon completion of the professional review, the Agency shall determine the actual costs incurred for review and either refund any excess funds to the applicant or in the event the escrow account is insufficient to cover the costs, bill the applicant for the balance due, which bill will be due and payable within 30 days. No Regulated Activities may be initiated under any permit until the Applicant has paid all such fees and expenses, unless the Agency expressly allows such activities to commence at an earlier time under the terms of the permit. Professionals shall include, but not be limited to, engineers, scientists, and lawyers.

**\*\*ALL FILING FEES TO BE PAID BEFORE APPLICATION IS SUBMITTED\*\***  
**\*\*ALL NECESSARY FEES MUST BE PAID BEFORE PERMIT IS ISSUED\*\***



Application No. \_\_\_\_\_

Page 4 of 6

Date of Receipt \_\_\_\_\_

Tax Collector Approval \_\_\_\_\_

The undersigned swears that the information supplied in the completed application is accurate to the best of his/her knowledge and belief, and is aware of the penalties for obtaining a permit through deception or inaccurate or misleading information.

Marilyn H Sauble Signature of Applicant \_\_\_\_\_ Date Filed \_\_\_\_\_

Application with fee received by Inland Wetlands agent:

\_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

Under provisions of Inland Wetlands & Watercourses Public Act 87-338 and 87-533 and updated amendments.



Application No. \_\_\_\_\_

Page 5 of 6

Date of Receipt \_\_\_\_\_

Tax Collector Approval \_\_\_\_\_

## APPENDIX A. CHECKLIST FOR APPLICATIONS TO THE INLAND WETLANDS & WATERCOURSES AGENCY

### Plans

<input checked="" type="checkbox"/>	Title of project or sub-division, name of property owner and applicant.
<input checked="" type="checkbox"/>	Name, address, telephone number, State Seal of project engineers and soil scientist.
<input checked="" type="checkbox"/>	Location map of site, index map/key plan of project if more than one (1) drawing, date of drawings.
<input checked="" type="checkbox"/>	North arrow, scale of site plan, scale of all detail drawings, cross-sections or road profiles.
<input checked="" type="checkbox"/>	Proposed structures & improvements, limit of work, and distances to upland review area and/or wetland (if applicable).
<input checked="" type="checkbox"/>	<del>N/A</del> Names of all abutting property owners with intersections of property lines indicated. <i>not required per Heidi Wallace (H.W.)</i>
<input checked="" type="checkbox"/>	<del>N/A</del> Rights-of-way, easement lines, existing edges of pavements indicated.
<input checked="" type="checkbox"/>	<del>N/A</del> Locations and sizes of existing and proposed storm drain lines, ditches, drain basins, manholes, head walls, curbs, and gutters. Note any rim and invert elevations, as well as all applicable pipe sizes and materials.
<input checked="" type="checkbox"/>	<del>N/A</del> Invert or flow line elevations at pipe ends, head walls, gutter, ditches, or water bodies. Include details and cross sections.
<input checked="" type="checkbox"/>	<del>N/A</del> All nearby or on-site water courses, bodies of water, springs, sink holes, natural retention basins. If none of the above touch directly on the project property, the engineer shall show estimates of distance to such.
<input checked="" type="checkbox"/>	Limit of work, stockpile and staging areas, and temporary roadways.
<input checked="" type="checkbox"/>	Line reflecting 100 foot regulated area (upland review area). <i>on site plan</i>
<input checked="" type="checkbox"/>	Erosion and sedimentation control measures (BMPs). <i>on site plan</i>
<input checked="" type="checkbox"/>	<del>N/A</del> Existing and proposed contour lines at an interval of one (1) foot. <i>not required per H.W.</i>
<input checked="" type="checkbox"/>	Existing and proposed property lines
<input checked="" type="checkbox"/>	Fees
<input checked="" type="checkbox"/>	Septic system & proposed building structures to be staked prior to site walk
<input checked="" type="checkbox"/>	Identification of where soils will be deposited & stockpile locations - <i>on addendum / description</i>
<input checked="" type="checkbox"/>	Flagged wetlands, date of delineation noted on plans <i>flagged wetlands on site plan, date on addendum</i>
<input checked="" type="checkbox"/>	<del>N/A</del> Location of test pits and provide soil logs - <i>not needed per H.W.</i>
<input checked="" type="checkbox"/>	<del>N/A</del> Benchmark & datum reference



Application No. \_\_\_\_\_

Page 6 of 6

Date of Receipt \_\_\_\_\_

Tax Collector Approval \_\_\_\_\_

### Hydrological Report

Calculations for drainage system based on Section 11.70.00 Stormwater Management Regulations, of the Town of Westbrook Zoning Regulations.

### Additional Information

Final application drawings shall be submitted in ten (10) copies.

The Agency reserves the right to ask for additional information prior to rendering an approval decision.

### APPLICANT SHOULD BE PREPARED TO ANSWER THE FOLLOWING QUESTIONS:

1. Have all of the wetland areas on your property been reflected on your site plan? Is your plan signed by the soil scientist who delineated the wetlands?
2. Have you drawn in the 100-foot regulated area line around all wetlands & watercourses on your site plan?
3. What type of activities are you proposing in the 100-foot regulated area?
4. Where will stockpiles be stored on your property?
5. Has this property been approved for any building project or been brought before the Inland Wetlands & Watercourses Agency before? If so, when and by whom?
6. Have sedimentation and erosion measures (silt fence/hay bales) been shown on your site plan to protect wetlands and watercourses from construction-related impacts?
7. Do you have an alternate plan for your project?
8. Do you know that tree clearing, logging, brush clearing or any type of digging, soil disturbance, or alteration of any kind in the wetland and the 100' regulated area requires a regulated activity permit from the Inland Wetlands & Watercourses Agency?
9. When do you propose to start your project, and how long will it take to complete?
10. Have your sanitary system plans been reviewed by the Sanitarian?
11. What is the distance from the edge of soil disturbance resulting from your project to the nearest wetland or watercourse?



34 Chapman Avenue, Westbrook, CT 06498

Roger and Marilyn Saulle, Owners

8. Purpose and Description of Activity:

To build a new 1117 sf addition and 313 sf screened and open porches to our existing cottage. We are building to make the current year-round cottage more suitable for "aging in place." The new areas will be ADA compliant and will include a bedroom, ADA bathroom, living room, screened porch and small open porch.

The project falls within the 100 ft inland wetland review area but outside of the 50 ft. wetlands setback.

A full basement under the addition will require excavation and removal of existing material. Contractor will remove the excavated materials from our property at the time of the excavation. The contractor will erect a silt fence and barriers outside of the 50ft setback (see site plan) to protect the wetlands. These barriers will remain in place until after construction is completed and vegetation is growing again on the restored topsoils.

Time to complete the project (estimated 4-6 months)

9. Impact on local municipality:

We anticipate temporary impacts on the area of construction. We do not anticipate any impacts on the local municipality.

Our property is large enough to accommodate stockpiling and staging outside of the 50ft setback. The current driveway and front of property, between the current house and the road will be used for any stockpiling of materials or equipment.

Contractor will add a stone curtain to the apron of the driveway for construction vehicles.

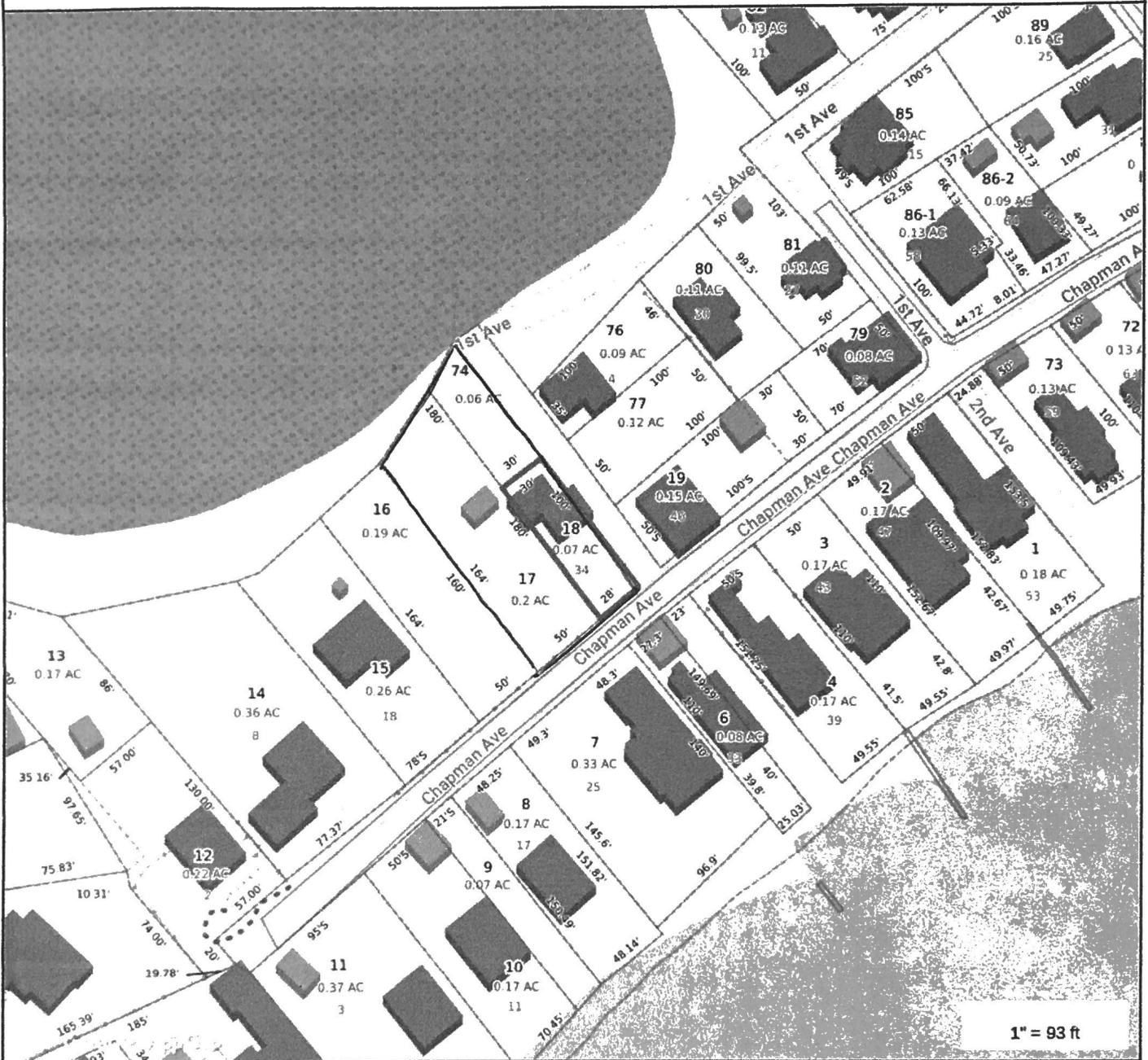
12.G Alternatives that have been considered:

There is no other location on our property that would be possible for an addition because of zoning setbacks.

Other information

Soil sampling to delineate and flag wetlands was done 2/6/2019 by Robert Russo CCS, CLA Engineers, Inc.

### 34 Chapman Avenue Lots merged 9/28/20



**Property Information**

**Property ID** 193/018  
**Location** 34 CHAPMAN AVE  
**Owner** SAULLE ROGER & MARILYN H



MAP FOR REFERENCE ONLY  
 NOT A LEGAL DOCUMENT

Town of Westbrook, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated October 2018  
 Data updated 11/19/2018

LOTS 018  
 017  
 074

Have been combined  
 on Sept 28, 2020  
 through Edward Cassella

After recording, return to:  
Cloutier & Cassella, LLC  
29 Elm Street  
Old Saybrook, CT 06475

**Quit-Claim Deed**

To all People to Whom these Presents shall Come, Greeting:

Know Ye, that we, **ROGER SAULLE AND MARILYN H. SAULLE**, both of the Town of Yonkers, County of Westchester and State of New York (hereinafter referred to as the "Releasors"), for **One Dollar (\$1.00) And Other Good And Valuable Consideration**, received to our full satisfaction of **ROGER SAULLE AND MARILYN H. SAULLE**, both of the Town of Yonkers, County of Westchester and State of New York (hereinafter referred to as the "Releasees"), do remise, release, and forever **QUIT-CLAIM** unto the said **Releasees**, and unto the survivor of them, and unto such survivor's heirs and assigns forever, all such right, title, interest, claim and demand whatsoever as we, the said **Releasors**, have or ought to have in or to three certain pieces or parcels of land situated in the Town of Westbrook, County of Middlesex and State of Connecticut, which pieces or parcels of land are more particularly bounded and described on Schedule A attached hereto.

**The purpose and intent of this Deed is to merge the three previously separate parcels into one parcel of land for zoning and tax purposes.**

To Have and to Hold the premises, with the appurtenances thereof, unto them the said **Releasee**, and unto the survivor of them, and unto such survivor's heirs and assigns, forever, to them and their own proper use and behoof, so that neither we, the said **Releasors**, nor any other person or persons in our name and behalf, shall or will hereafter claim or demand any right of title to the premises or any part thereof, but we and every one of them shall by these presents be excluded and forever barred.

In Witness Whereof, we, as such **Releasors**, have hereunto set our hands and seals this 28<sup>th</sup> day of September, 2020.

Signed, sealed and delivered  
in the presence of:

Edward M. Cassella  
Edward M. Cassella  
Edward M. Cassella  
Stacy R. Palmer

Roger Saulle  
**Roger Saulle**  
Marilyn H Saulle  
**Marilyn H. Saulle**

State of Connecticut )  
County of Middlesex ) ss: Old Saybrook September 28, 2020

On this the 28<sup>th</sup> day of September, 2020, personally appeared **ROGER SAULLE AND MARILYN H. SAULLE**, as aforesaid, signers and sealers of the foregoing instrument, who acknowledged that they executed the same for the purposes therein stated, and that the same is their free act and deed, before me.

Edward M. Cassella  
**Edward M. Cassella**  
Commissioner of the Superior Court

Releasees' Latest Address:  
25 Puritan Avenue  
Yonkers, NY 10710

## SCHEDULE "A"

### **Legal Description**

Three (3) certain pieces or parcels of land, situate, lying and being at Chapman Beach in the Town of Westbrook, County of Middlesex, State of Connecticut, and being more particularly bounded and described as follows:

Parcel 1: A certain cottage lot situate at "Cedar Crest" Chapman Beach, bounded Northerly 30' 6" by land now or formerly of Dora G. Schatz; easterly 100' by Third Street; southerly 28' by Chapman Avenue; and Westerly 100' by other land now or formerly of Dora G. Schatz. Subject to any and all privileges or rights of way as of record may appear. Being a portion of the premises deeded to Dora G. Schatz, by deeds recorded in Volume 19, Page 519, and Volume 20, Page 159 of said Town of Westbrook Land Records.

Parcel 2: A certain piece or parcel of land beginning at a point on the northerly side of a private road known as Chapman Avenue, which point is the southeasterly corner of the herein described premises and the southwesterly corner of land now or formerly of Dora G. Schatz; thence running northerly along the westerly line of said land of Dora G. Schatz and the westerly line of land now or formerly of Charles E. Chapman Estate, partly on each, in all 180' more or less; thence westerly along the southerly edge of swamp land now or formerly of Charles E. Chapman Estate to the northeasterly corner of land now or formerly of Luigi Giovanelli, et al; thence running southerly along the easterly line of said land now or formerly of Luigi Giovanelli, et al, 164' more or less to the northerly side of said private road known as Chapman Avenue; thence running easterly along the northerly side of said private road known as Chapman Avenue 50' to the point of beginning. Subject to all rights, rights of way, privileges and restrictions as are contained in a Warrantee Deed from Harry Krasnow to Dora G. Schatz dated December 10, 1945, recorded in Volume 33, Page 255 of said Town of Westbrook Land Records.

Together with rights to pass and repass over a certain strip of land six (6) feet wide to Long Island Sound as more fully described in said deed from Harry Krasnow to Dora G. Schatz dated December 10, 1945.

Parcel 3: A certain tract or parcel of land, bounded and described as follows: North by swamp now or formerly of Ruth Chapman Broderick about 35 feet; Easterly by an extension of Third Avenue, so-called, about 90 feet; South by other land now or formerly of Dora G. Schatz about 33.9 feet; and West by other land now or formerly of Dora G. Schatz about 90 feet; including the right to use of the Avenue leading to the sea by foot, vehicle or otherwise. Being the same parcel deeded to Dora G. Schatz by Ruth Chapman Broderick, dated June 9, 1947, and recorded in Volume 32, Page 139 of said Town of Westbrook Land Records.

Being the same premises conveyed to Davida S. Schwartz, also known as Davida S. Edelson, by Quit-Claim Deed of Edward D. Schwartz dated July 30, 1957 as recorded in Volume 46, Page 145 of the Westbrook Land Records.

Together with beach rights in common with others.

Said premises are conveyed subject to the following:

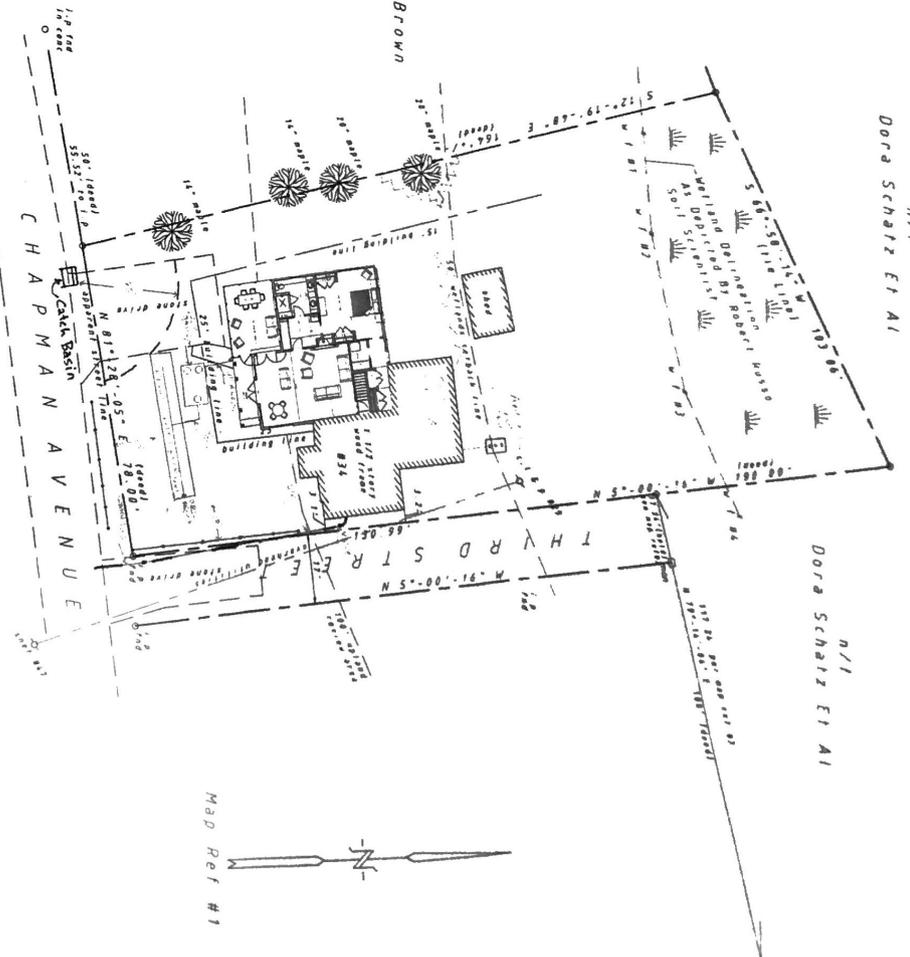
3. Limitations of use imposed by governmental authority.
4. Taxes and sewer charges of the Town of Westbrook hereafter due and payable.
3. Any riparian, drainage or littoral rights of others, common law or statutory, in and to any water or body of water adjoining or passing through the within described premises.

**Map References**

1. Property Survey Map (Land of Record) of Parcel D and Leah A Annie Chapman & Sons, Inc. Original Connecticut Date July 15, 1999. State of CT, Office of the State Land Surveyor, Office of the Westchester Town Clerk's Office As Map #2151
2. Plan Indicating Land Acquired By Arthur H. Schatz & Al Westchester Town Clerk's Office As Map #2151. State of CT, Office of the State Land Surveyor, Office of the Westchester Town Clerk's Office As Map #2151. State of CT, Office of the State Land Surveyor, Office of the Westchester Town Clerk's Office As Map #2151.
3. Property Survey for Lot 15, Map A & W1 Tax Assessor's Map #29 Prepared By Kevin T. Ewald & Westchester Connecticut Date Nov 15, 2002. State of CT, Office of the State Land Surveyor, Office of the Westchester Town Clerk's Office As Map #2151.

**General Notes**

1. This Survey Has Been Prepared Pursuant To The Regulations Of Connecticut State Agencies Sections 20-300-1 Thru 20-300-40 And The Standards For Surveys And Mappings Of Land Surveyors, Inc. On September 20, 1998.
  - A. Property Survey
  - B. Based On A First Survey
  - C. Conforms To Current A-E Standards
2. Parcel Area = 13.764-Sq Ft.
  - A. Minimum Lot Area 15,000 Sq. Ft.
  - B. Minimum Frontage 25 Feet
  - C. Minimum Side Yard 15 Feet
  - D. Minimum Rear Yard 35 Feet
  - E. Maximum Building Height 35 Feet
3. Zone: ROR
4. Utilities Shown Are From Field Information And From Existing Maps. The Contractor Should Be Aware That Other Utilities May Exist. It Is The Responsibility Of The Contractor To Have All Utilities Marked By The Utility Owner Prior To Commencement. Call Before You Dig (811)
5. Subject Parcel In A Flood Zone X No BFE.



**KEVIN T. EWALD LLC**  
**LAND SURVEYOR**  
 MIDDLETOWN, CT 079 NEWFIELD ST

DATE	REVISIONS	DRAWN BY	SHEET #
JULY 30, 2020			

THIS Property Survey  
 For Lot's N8, N7 & W1 Tax Map #29  
 Prepared For  
 Roger & Marilyn H. Saulte  
 #36 Chapman Avenue  
 Westbrook, Connecticut

Kevin T. Ewald Ct. S. Reg. B1818B  
 This Plan is Invalid Unless Original Seal And Signature Are Affixed

To the Best Of My Knowledge And Belief This Map is Substantially Correct As Noted Above