

Application No. 323

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Date of Receipt 8/4/2020

Tax Collector Approval _____

RECEIVED

JUL 30 2020

**WESTBROOK
LAND USE DEPT.**

**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 Michael J. Zubretzky

Project /Subdivision Name _____ N/A

Address 65 Chapman Beach Road

Telephone Numbers 203-395-3396

Fax Number _____

E-Mail Address zubadad@aol.com

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

3. Name of Property Owner (if not applicant) _____ N/A

Address _____

Telephone Numbers _____

Fax Number _____

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

Summer Hill Civil Engineers & Land Surveyors, P.C., Michael J. Ott, P.E., L.S. 70082

Name of Soil Scientist, Company, Credentials, and Contact Information

New England Environmental Services, R. Richard Snarski, CPSS No. 1975

5. I (owner) give consent to _____ N/A _____ (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 65 Chapman Beach Road

B. Attach assessor's map of the area with Map # 180, Lot # 111

C. Zoning District High Density Residential (HDR) District

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? _____ N/A

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) _____ AE 12

FIRM Panel Number(s) & Date(s) Panel No.: 090070C0343J, Date: 2-26-13

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

- 10. Acreage of existing wetlands: 0.08 Ac. acres
- 11. Lineal feet of existing watercourses and streams: N/A feet
- 12. Acreage and lineal feet of wetlands and watercourses altered: N/A acres feet
 - A. Soil types (if available): _____ - _____ 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: N/A acres feet
 - D. Lineal feet of stream alteration: N/A feet
 - E. Total land area of project: 0.42+/- acres
 - 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
 - G. List (on a separate sheet) alternatives which have been considered and why the alternatives are not feasible or prudent. See Attachment A
 - H. Submit other information necessary to the understanding of what is being proposed.



13. Total limit of disturbance area _____ 0.08 Ac. _____
- A. Anticipated start and end date of construction 10-1-20 - 11-1-20
- B. Describe phases of construction (separate sheet if necessary) See Permit Drawings Sheet 1 of 3

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) See Attachment B

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.

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****



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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.

Michael J. Zubratsky Signature of Applicant 7-30-20 Date Filed

Application with fee received by Inland Wetlands agent:

_____ Signature _____ Date

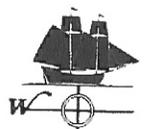
Under provisions of Inland Wetlands & Watercourses Public Act 87-338 and 87-533 and updated amendments.



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

Plans

- _____ Title of project or sub-division, name of property owner and applicant.
- _____ Name, address, telephone number, State Seal of project engineers and soil scientist.
- _____ Location map of site, index map/key plan of project if more than one (1) drawing, date of drawings.
- _____ North arrow, scale of site plan, scale of all detail drawings, cross-sections or road profiles.
- _____ Proposed structures & improvements, limit of work, and distances to upland review area and/or wetland (if applicable).
- _____ Names of all abutting property owners with intersections of property lines indicated.
- _____ Rights-of-way, easement lines, existing edges of pavements indicated.
- _____ 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.
- _____ Invert or flow line elevations at pipe ends, head walls, gutter, ditches, or water bodies. Include details and cross sections.
- _____ 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.
- _____ Limit of work, stockpile and staging areas, and temporary roadways.
- _____ Line reflecting 100 foot regulated area (upland review area).
- _____ Erosion and sedimentation control measures (BMPs).
- _____ Existing and proposed contour lines at an interval of one (1) foot.
- _____ Existing and proposed property lines
- _____ Fees
- _____ Septic system & proposed building structures to be staked prior to site walk
- _____ Identification of where soils will be deposited & stockpile locations
- _____ Flagged wetlands, date of delineation noted on plans
- _____ Location of test pits and provide soil logs
- _____ Benchmark & datum reference



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?



Town of Westbrook
Inland Wetlands and Watercourses Commission
Application for Regulated Activity

Application
of
Michael J. Zubretsky
65 Chapman Beach Road
Assessors Map 180 – Lot 111

Attachment A
Alternatives Considered by the Applicant

The new subsurface sewage disposal system has been designed in accordance with the requirements of the Connecticut Public Health Code On-Site Sewage Disposal Regulations and Technical Standards for Subsurface Sewage Disposal Systems (Technical Standards).

The design has been prepared in support of a request to convert the existing residence from seasonal to continuous use in accordance with the requirements of the Town of Westbrook Code of Ordinances Chapter 18, Article III, Section 18-35(b).

The size and shape of the land parcel as well as the location of the existing residence dictate the location of the subsurface sewage disposal system. There are no alternative locations available on the parcel to construct a system that is compliant with the Technical Standards.

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Assessors Map 180 – Lot 111

Attachment B
Property Owners Adjacent to the Subject Parcel

Assessors Map No.-Lot No.	Record Owner	Property Address	Mailing Address
180-110	Joanne C. Putnam.	73 Chapman Beach Road	10 Kitteridge Hill Road Old Saybrook, Connecticut 06475
180-119	Bryan A. & Maureen A. Coppes	125 Waldron Drive	37 Otter Cove Road Old Saybrook, Connecticut 06475



Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete and mail this form in accordance with the instructions on pages 2 and 3 to:

DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3rd Floor, Hartford, CT 06106

Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

- DATE ACTION WAS TAKEN: year: _____ month: _____
- ACTION TAKEN (see instructions, only use one code): _____
- WAS A PUBLIC HEARING HELD (check one)? yes no
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(print name) _____ (signature) _____

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

- TOWN IN WHICH THE ACTION IS OCCURRING (print name): Westbrook
does this project cross municipal boundaries (check one)? yes no
if yes, list the other town(s) in which the action is occurring (print name(s)): _____
- LOCATION (see instructions for information): USGS quad name: _____ Essex _____ or number: 99
subregional drainage basin number: 5000
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Michael J. Zubretsky
- NAME & ADDRESS / LOCATION OF PROJECT SITE (print information): 65 Chapman Beach Road
briefly describe the action/project/activity (check and print information): temporary permanent description: Construction of a new subsurface sewage disposal system
- ACTIVITY PURPOSE CODE (see instructions, only use one code): A
- ACTIVITY TYPE CODE(S) (see instructions for codes): 1, 2, 12
- WETLAND / WATERCOURSE AREA ALTERED (must provide acres or linear feet):
wetlands: 0 acres open water body: 0 acres stream: 0 linear feet
- UPLAND AREA ALTERED (must provide acres): 0.08 acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 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