

**TOWN OF ANDOVER
INLAND WETLANDS AND WATERCOURSES COMMISSION
APPLICATION PACKET**

Wetlands Commission Meetings

The Andover Inland Wetlands and Watercourses Commission meets at the Old Firehouse on Center Street on the second Monday of each month at 7:00 PM unless otherwise posted.

Application Submission Deadline—1 business day prior to meeting

Connecticut General Statutes require that applications for permits for regulated activities be submitted at least one (1) business day prior to the next meeting of the IWWC in order to be received by the commission. Business days exclude holidays, weekends, the day of submittal and the day of the meeting; this means that your application, plan and fee must typically be submitted to the building department at the Town Hall no later than the Thursday prior to the next Monday meeting. However, it is suggested that you submit your application at least 10 days prior to the meeting to allow for a preliminary review by staff.

Contact Person

John Valente, Wetlands Agent for the Town of Andover, will assist you with any questions that you might have regarding the application process. A copy of your application and plan must be made available to the agent so that he may comment on the proposed regulated activity to both the applicant and the commission. Mr. Valente may be reached at The Andover Building Department @742-4036.

Review Process

At the first meeting of the IWWC after submittal of your application, the commission will receive your application. Commission members will review plans, ask clarifying questions, and possibly schedule a site walk. The commission may not, however, act on your application at this first meeting; Connecticut General Statutes require a 14-day waiting period after receipt of the application to allow for due process, which gives the public the opportunity to call a public hearing by delivering 25 signatures. The commission will typically act on an application at its next regularly scheduled meeting. The application must provide information necessary for the commission to make an informed decision. The commission or its agent may determine that additional information regarding the proposed regulated activity is necessary in order to act on the application.

Checklist

Please use this checklist as an aid in making sure that you have completed the forms completely and correctly. The Commission requires that each item in the application form be filled out. Failure to do so may result in application denial and the need for you to resubmit your application and pay an additional fee.

<input checked="" type="checkbox"/> Map w/date/site plan (<u>10 copies</u>)	<input checked="" type="checkbox"/> Owners signatures
<input checked="" type="checkbox"/> Project Description	<input type="checkbox"/> N/A Certified postal receipts to adjoining town (if less than 500' from town line)
<input checked="" type="checkbox"/> Names and addresses of abutters	
<input checked="" type="checkbox"/> Mitigation measures	<input checked="" type="checkbox"/> Statewide reporting form

CLARIFICATION OF APPLICATION PROCEDURES FOR ANDOVER LAKE ACTIVITIES

The Wetlands Commission cannot accept an application for a regulated activity on any property without the owners consent. All applications within the Andover Lake high water mark must include ALMA, the landowner, and the homeowner as co-applicants prior to submission to the Andover Inland Wetlands and Watercourses Commission. These activities include, but are not limited to, lake walls, docks requiring excavation for supports, placing of stones at the lakefront, steps or boat landings into the lake or any other activity within the high water mark where there is placing of material or disturbance of soil.

Additional Note to Procedures Statement

The Commission regulates all activities within 200 feet of Andover Lake. Activities that include disturbances of soil and placement of structures may require a permit. Lake area residents should consult with the Wetlands Agent prior to the start of these activities

Date Submitted _____

Fee Paid _____

Application # _____

TOWN OF ANDOVER
INLAND WETLANDS & WATERCOURSES COMMISSION
Application for Permit

****You MUST submit application to the Building Department by the close of the workday (3:00pm) THURSDAY of the week before the next regularly scheduled meeting of the IWC. If Thursday is a holiday, submit the Wednesday before.**

1. George Correia (860) 989-3594
Erik Loteczek (860) 559-7751
Name of Applicant **Evening Phone #**
53 Mallard Dr (860) 989-3594
132 Lake St (860) 559-7751
Mailing address **Daytime Phone #**
East Hartford / CT / 06118 (860) 989-3594
Manchester / CT / 06042 (860) 559-7751
Town/State/Zip **Cellular Phone #**

2. Andrew Bushnell (860) 643-7875
Name of Authorized Agent **Daytime Phone #**
(if different from applicant, example: architect/engineer/surveyor/attorney)
Bushnell Associates (860) 614-7935
Business Name **Cellular Phone #**
563 Woodbridge St Manchester, CT 06042
Address **Town/State/Zip**

3. **Applicants interest in the Property (please circle):**
Owner Developer Builder Option holder Other

If Applicant is NOT the owner, please provide:

Name and Address of Owner

Home Phone

Business Phone

Cellular Phone #

4. **Has an application been filed with the Planning & Zoning Commission?** No
Is this land part of a previously Approved Subdivision? Yes
If so, attach copies of all permits.

5. Identify any other State or Town Permits pending for work on this property or required for work on this property.

6. Location of Property where proposed activity is to take place:

26 Old Farms Rd

Street address

Map 28 Block 7 Lot 6-23

Tax Assessor's Reference

CLIP 624

Nearest telephone pole #

Woodlands Section II Lot #3

Subdivision & Lot #

Pine Ridge ~ 1500', Old Farms ~ 900'

Distance to intersection (both to Hendee)

7. **Map/Site Plan** (all applications) (**10 copies** of application and plans are required)

1) Attach to the application a map or site plan showing **existing conditions** and the **proposed project** in relation to wetland/watercourses. Scale of map or site plan should be 1" = 20', 1" = 30, or 1" = 40'; if this is not possible, please indicate the scale that you are using. A sketch map may be sufficient for small, minor projects. (See guidelines at end of application)

2) Applicants map date and date of last revision _____

3) Zone Classification Andover Rural Design

4) Is your property in a flood zone? _____ yes ☒ no _____ don't know

(Use a separate 8 1/2 x 11 sheet if necessary)

8. **Project description** (attach extra pages if necessary)

- Describe in detail the proposed activity here or on an attached page.
(see guidelines at end of application)

- Please include a description of all activity or construction or disturbance:

- Type and volume of material to be filled or excavated:

a) in the wetland/watercourse

b) in the area **adjacent** to (within 100 feet from the edge of) the wetland/watercourse, even if the wetland/watercourse is **off** your property.

See Application Supplement

- Describe the amount and area of disturbance (in percentage of acre or cubic yards of material to be deposited)
- a) in the wetland/watercourse
- b) in the area **adjacent** to (within 100 feet from the edge of) the wetland/watercourse, even if the wetland/watercourse is off your property.

See Application Supplement

9. **Proposed erosion and sedimentation controls and other management practices and mitigation measures** which may be considered as a condition of issuing a permit for the proposed regulated activity including, but not limited to, measures to (1) prevent or minimize pollution or other environmental damage, (2) maintain or enhance existing environmental quality, or (3) in the following order of priority; restore, enhance and create productive wetland or watercourse resources; alternatives considered and subsequently rejected by the applicant and why the alternative as set forth in the application was chosen; all such alternatives shall be diagramed on a site plan or drawing.

10. **Names and Addresses of adjacent property owners:**

See attached list

11. **Owner's consenting signature:**

The undersigned, as owner of the property, hereby consents to the applicant seeking a permit for the proposed activity. The owner also consents to the necessary and proper inspections of the above referenced property, by the Andover Inland Wetlands Commission and its Agent, both before and after a final decision has been made by the Commission.


Signature of Owner

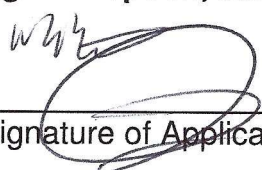
10/30/2020

10/30/20

Date

12. **Signature of Applicant:**

The undersigned is familiar with all the information provided in this application and is aware that any permit obtained through deception, inaccurate or misleading information is subject to revocation.


Signature of Applicant

10/30/2020

10/30/20

Date

13. Additional information – if deemed a significant activity by the commission additional information is required – see section 7.6 of the commission's regulations.

14. Filing fee – Consult regulations and Wetlands Agent for appropriate fees.

Sketch Map or Site Plan Guidelines for # 7

The following 10 details are required for every application:

1. Applicant's name
2. Date and revision date, if applicable.
3. North arrow and scale of map.
4. Abutting road with road name shown on it.
5. Property lines --if a large property, at least those lines within 200' of the proposed work.
6. Wetland and watercourse locations (including those off your property) within 100' of your proposal--draw a line showing the part of @the project that is the closest distance to wetlands and indicate distance in feet.
7. Existing buildings, driveways, well, septic and physical features.
8. Proposed work in detail, including all areas of construction, grading/regrading, excavation, filling. Include stockpiling and staging area locations if applicable. The exact location must be shown of all areas that will be disturbed.
9. Show roof and footing drains by drawing locations.
10. Show location of Erosion & Sedimentation controls (silt fence or hay bale protections) together with any other measures that will protect the wetland/watercourse areas.

Project Description Guidelines for # 8

1. Explain exactly what work you propose to do and how close it will be to a wetland or watercourse.
2. Describe area of disturbance and volume and type of material to be filled or excavated. How much wetlands will be disturbed? Non wetland areas nearby?
3. Does the area of activity drain toward the wetland?
4. Are there alternatives that you considered but eliminated for specific reasons?
5. Describe briefly the construction methods. What kind of heavy equipment will be used? When will the work be done?
6. How are you protecting the wetlands and watercourses against disturbance that will result from construction?
7. Do you have any knowledge of a previous wetlands application for this property? If yes, please explain.

Include any available information that may assist the Agency in understanding your proposal. YOUR PERMIT, WHEN GRANTED, IS VALID FOR 5 YEARS; ONCE STARTED, WORK MUST BE FINISHED WITHIN THE SPECIFIC TIME PERIOD AS SPECIFIED IN THE APPROVAL MOTION UNLESS OTHERWISE APPROVED. SPECIFIC WRITTEN REQUESTS MUST BE MADE FOR EXTENSIONS OR RENEWALS (See Section 7.9) revised August 1, 1998

Application Supplement

8. Project Description

Erik Loteczka and George Correia are proposing subdivision of preapproved lot #3 in the Woodlands Section II subdivision (26 Old Farms Rd) and construction of two single-family homes.

The first resulting lot will be the property of Erik and Melissa Loteczka; it will be accessed from Old Farms Rd. Plans for this project closely resemble those that have been approved in prior applications to this commission and others. They consist of the following:

- Construction of a 12' wide gravel driveway
- Construction of a 5-bedroom single-family home and garage
- Construction of a septic system in compliance with the Public Health Code
- Installation of a domestic water supply well

The second resulting lot will be the property of George and Marti Correia. No prior applications for development on this side of lot #3 have been made to our knowledge. This property would be accessed with a driveway from Pine Ridge Dr. The work will consist of the following:

- Construction of a 12' wide gravel driveway
- Construction of a 3-bedroom single-family home and garage
- Construction of a septic system in compliance with the Public Health Code
- Installation of a domestic water supply well
- Installation of two (2) 30" HDPE driveway culverts with flared ends. These will convey stormwater runoff from delineated wetlands under the driveway approximately 100' away from the street.

Description of Regulated Activities

No new activity is required in regulated areas for the first lot (Old Farms Rd). The proposed driveway follows what was approved on the prior landowner's application and was partially constructed. New construction will involve extending the driveway from where it ended to the proposed buildable area. This will take place beyond 100' from the nearest wetland/watercourse or upland review area.

For the second lot (Pine Ridge Dr), work within the delineated wetlands and regulated area is associated with the construction of a new residential driveway between Pine Ridge Dr and the residential development pad. The activities will result in 2,295 square feet of wetland disturbance and consist of the following:

- Tree clearing and grubbing
- Installation of erosion and sedimentation controls
- Excavation, filling and grading for construction of a new residential driveway
- Installation of an interlocking concrete block wall on both sides of the driveway as shown on the site plan
- Installation of driveway cross culverts
- Removal of erosion and sedimentation controls when vegetation is established

Approximately 20 cubic yards of topsoil will be removed from this area. 200 cubic yards of native and imported gravels will be used to fill the volume retained by interlocking concrete blocks that the culverts will cross through. A 15,000-pound combination backhoe loader is the primary equipment being used for excavating and grading. Dump trucks will deliver gravel to fill the volume that elevates the wetlands crossing.

Application Supplement

Two alternatives to the proposed culvert were considered. The first was to share the driveway entering the property from Old Farms Rd. However, the first several hundred feet of the driveway is on an easement and shared with the owners of Lot #17 in the Woodlands Subdivision. The owners of that property did not grant permission for three-way use. The second alternative was a bridge elevating vehicle traffic over the low-lying wetland area and eliminating the need for disturbance. This was prohibitive on a cost basis, as the expenses of engineering, design, transportation or construction would have been several times that of the culvert system being proposed. While a bridge would have resulted in no obstruction to water flow at all, the culvert was a cost-effective solution that will perform as well as a bridge in all scenarios up to and including the 100-year storm event.

Application Supplement

9. Proposed Erosion and Sedimentation Controls and Other Management and Mitigation Measures

The proposed site improvements are fully contained within appropriate erosion and sedimentation controls designed in accordance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control. The controls will consist of:

- Installation of silt fence downgrade of all disturbance areas
- Haybales at toe of slopes above the proposed driveway culverts
- Rip-rap stone stabilization at culvert discharge points
- Soil stockpile areas surrounded by silt fence
- Anti-Tracking construction entrances installed at the ends of both driveways during construction
- Construction of driveway from Pine Ridge Dr during a no-flow condition in the wetland area

Adjacent Property Owners

Number	Address	Name	Map / Block / Parcel
1	25 Old Farms Rd	Bryan Plank	28 / 7 / 6-4A
2	29 Old Farms Rd	Ryan A & Kimberlee A Cook	28 / 7 / 6-5A
3	35 Old Farms Rd	Linda J McDowell	28 / 7 / 6-6A
4	39 Old Farms Rd	Marco J & Oleksandra Rudyk	28 / 7 / 6-7
5	45 Old Farms Rd	Michael & Irene Wolek	28 / 7 / 6-9
6	14 Old Farms Rd	David Scott & Nadeen L Gray	28 / 7 / 6-18
7	20 Old Farms Rd	Robert J & Florence S Dube	28 / 7 / 6-17
8	28 Old Farms Rd	Jeffrey J & Jennifer R Erami	28 / 7 / 6-16
9	34 Old Farms Rd	Andreas S & Heidi R Xenophontos	28 / 7 / 6-14
10	38 Old Farms Rd	Mark E & Marsha E Duquette	28 / 7 / 6-15
11	40 Old Farms Rd	John D & Christine M Randazzo	28 / 7 / 6-13
12	Old Farms Rd	Daniel J & Barbara J Schofner	28 / 7 / 6-12
13	Old Farms Rd	Timothy C & Kathryn M Darius	28 / 7 / 6-11
14	52 Old Farms Rd	Mark R Lagasse	28 / 7 / 6-10
15	Route 6	Post-Jones Serenity	28 / 7 / 378
16	75 Pine Ridge Dr	Post-Jones Serenity	28 / 7 / PB
17	71 Pine Ridge Dr	Roland O & Renee T Bricault	28 / 7 / 5AA
18	67 Pine Ridge Dr	Keith & Jacqueline K McKenzie	28 / 7 / P11
19	61 Pine Ridge Dr	David & Priscilla Martinez	28 / 7 / P10
20	55 Pine Ridge Dr	Ronald L Hood	28 / 7 / P9
21	68 Pine Ridge Dr	Sheila G Kearney	28 / 7 / P12
22	64 Pine Ridge Dr	Kevin P Fahey	28 / 7 / P13
23	60 Pine Ridge Dr	Gwen Wirtalla	28 / 7 / P14
24	56 Pine Ridge Dr	Geoffrey A Wadhams	28 / 7 / P15
25	88 Hendee Rd	Dennis M & Carol A Lindley	28 / 7 / 6-22
26	90 Hendee Rd	George Jr & Joann Brooks	28 / 7 / 6-21
27	26 Old Farms Rd	George Correia, Walter E & Melissa E Loteczka	28 / 7 / 6-23
28	8 Chester Brooks Ln	Kenneth & Heather Vancara	28 / 7 / 12-10
29	74 Pine Ridge Dr	Jerome & Earleen Ouchesneau	28 / 7 / PA



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

1. DATE ACTION WAS TAKEN: year: _____ month: _____
2. ACTION TAKEN (see instructions, only use one code): _____
3. WAS A PUBLIC HEARING HELD (check one)? yes ☐ no ☐
4. 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

5. TOWN IN WHICH THE ACTION IS OCCURRING (print name): Andover
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)): _____
6. LOCATION (see instructions for information): USGS quad name: Rockville or number: 39
subregional drainage basin number: 3108
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Erik Loteczka
8. NAME & ADDRESS / LOCATION OF PROJECT SITE (print information): 26 Old Farms Rd.
briefly describe the action/project/activity (check and print information): temporary ☐ permanent ☒ description: Wetlands crossing with residential driveway and cross culverts, 930 sq ft
9. ACTIVITY PURPOSE CODE (see instructions, only use one code): I
10. ACTIVITY TYPE CODE(S) (see instructions for codes): 1, 2, 7, 9
11. WETLAND / WATERCOURSE AREA ALTERED (must provide acres or linear feet):
wetlands: 0.053 acres open water body: 0 acres stream: 0 linear feet
12. UPLAND AREA ALTERED (must provide acres): 0.141 acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0.053 acres

DATE RECEIVED:

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO