

TOWN OF SOUTH WINDSOR
INLAND WETLANDS, WATERCOURSES AND CONSERVATION APPLICATION

Application # _____

Date Received _____

INSTRUCTIONS

1. **Fifteen applications (15) with map and plans (2 copies)** shall be submitted together with the fee set forth in the Inland Wetlands, Watercourses and Conservation Regulations, Town of South Windsor. (See Regulations, Section VII – X)
2. The South Windsor Inland Wetlands, Watercourses and Conservation Regulations should be reviewed with respect to the standards and criteria for application Evaluation. (See Regulations, Sections VII – X)
3. The applicant understands that this application is to be considered complete only when all information and documents required by the Agency have been submitted. The applicant shall also complete the state filing form.

A. Applicant's Name: Karen Johnson, AICP, Charter Realty & Development Corp., as Manager

Address: 75 Holly Hill Lane, Suite 305, Greenwich, CT 06830

Phone: (home) _____ (work) (617) 431-1091 (email) karen@charterrealty.com

B. Legal owner's name: Evergreen Walk Lifestyle Center, LLC c/o Myles Ostroff, General Manger

Address The Promenade Shops at Evergreen Walk, 501 Evergreen Way, Suite 503, South Windsor, CT 06074

Phone (home) _____ (work) _____ (email) myles@charterrealty.com
(List additional owners, addresses, and phone numbers on back of application)

C. If the applicant is not the owner of the subject property; a letter by the owner(s) authorizing the proposed regulated activity set forth in the application must accompany this form and will be part of the application.

D. Project Name (if any) Proposed Retail Building at the Promenade Shops at Evergreen Walk
Project Address 801 Evergreen Way, South Windsor, CT

1. Contact Person (if further information is needed)

Dean Gustafson, All-Points Tech. Corp., P.C. (work) (860) 552-2033 (email) dgustafson@allpointstech.com

E. The geographical location of the property which is to be affected by the proposed regulated activities including a description of the land in sufficient detail to allow identification of the property on the Inland Wetland and Watercourse Map.

Assessor's map # Map 27, Block 15 Parcel # Unit 2 Zone Buckland Road Gateway Development (GD)

F. Names of all abutting property owners from records in Town Clerk's office. (use separate sheet if necessary)

refer to attached list

G. Have you notified all abutting property owners (from records in Town Clerk's office) by certified letter that an application is pending before the Agency?

☒ ** (you are required to supply a copy of the letter with the list of the names of the abutters)**

H. Purpose and description of all proposed regulated activity(s) including amount of disturbance in square feet and types of fill and the time element involved:

The project consists of demolition of two retail buildings and replacement with a 50,000 sf retail building.

Redevelopment activities will be confined to existing developed and disturbed areas that will require minimal grading or importation of fill. No direct impact to wetlands or watercourses would occur with the project limited to work in the 80' upland review area, which is currently developed and disturbed.

I. A class A-2 map of the property drawn to 1" = 40', showing the area to be developed, extent of the wetlands and watercourses affected, topography, existing and proposed activities and names and locations of adjacent property owners must be submitted.

J. Amount of regulated area disturbance (within upland review area or regulated buffers) 0.497 acre; disturbances would occur within existing developed and disturbed areas

K. Acreage of wetlands and watercourses in regulated areas to be altered: none

L. Acreage of wetlands and watercourses to be created: none; 5,000 sq. ft. wetland enhancement

M. Lineal feet of proposed stream alteration: none

N. Total land area of project and percentage, which is wetlands: Unit 2: 48.34341 acres

2,600 sf (0.0597 acre) of wetlands delineated near proposed project

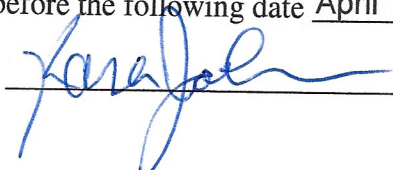
O. Identify all other permits or approvals that have been issued, applied for, or required with respect to the proposed activity set forth in this application. (These may include but not be limited to, local Planning & Zoning, Zoning Board of Appeals, D.E.P., F.E.M.A., D.O.T., The Army Corps of Engineers, and any other State, Local or Federal Permits.) _____

Text Amendment, South Windsor PZC; General Plan of Development, South Windsor PZC;
Site Plan Review, South Windsor PZC; and, Modification of DOT OSTA Certificate

P. The applicant (or designated representative) hereby attests that a sign will be posted at the following location(s) along Buckland Road in front of the Panera Building, 100 Hemlock Avenue

By Charter Realty & Development Corp. Name Karen Johnson

on or before the following date April 10, 2021 for April 21 meeting

Signature: 

These signs must be displayed continuously for at **least ten (10) days prior to scheduled meeting** (see Regulations, Section 7.3a). The applicant is responsible for maintaining the sign during this period.

The undersigned hereby applies for the regulated activities listed in paragraph H above, for a Inland Wetlands, Watercourses and Conservation permit for the property described herein and confirms that:

1. She/he is familiar with the currently effective Inland Wetlands, Watercourses and Conservation Regulations of the Town of South Windsor.
2. She/he understands that at any time during the review period, the Agency may require the applicant to provide more information about the wetlands and/or watercourses in question and/or any proposed activity.
3. All information submitted in the application for review shall be considered factual, or in the case of anticipated activity, binding. A knowing failure of the applicant or any of her/his agents to provide correct information, or performance exceeding the levels of activity anticipated, shall be sufficient grounds for revocation of any permit under these regulations.
4. By making this application, the applicant gives permission to the Inland Wetlands, Watercourses and Conservation Commission members and/or its representative to enter the portions of the premises which are subject of the application for the purpose of inspection and investigation and otherwise evaluating the merits of the application both before and after a final decision has been issued.


Signature of Owner of Property

Date 4/9/21

Signature of Applicant

Date _____

IWA/CC APPLICATION REVIEW (to be filled out by the Applicant):

Name Charter Realty & Development Corp. Application # _____

I.

- ☒ **Fifteen copies of application**
- ☒ Plans filed in triplicate.
- ☒ Application fee(s) paid in full.

II.

- ☒ The applicant's name, home and business address, telephone and fax numbers.
- ☒ The owner's name (if applicant is not the owner of the property), home and business addresses, telephone and fax numbers, and written consent to the proposed activity set forth in the application.
- ☐ If applicant is not the owner, state interest in the land.
- ☒ 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 the property on the Inland Wetlands and Water Courses Map included the Map # and Parcel # as shown on the Tax Assessor's Map.
- ☒ Names of current adjacent property owners from records in the Town Assessor's office.
- ☒ Proof that all abutting property owners have been notified by certified mail that an application is pending before the Agency.
- ☒ Purpose and description of all proposed regulated activity and the time element involved.
- ☒ Amount and kind of material proposed to be removed, or deposited and/or type of use.
- ☒ Acreage of regulated area to be altered (wetlands, watercourses, or regulated buffer)
- ☐ Acreage of wetlands and watercourses to be created.
- ☐ Lineal feet of proposed stream alteration.
- ☒ Total land area of project and percentage, which are wetlands.
- ☒ Alternatives considered by the applicant and why the proposal to alter the wetlands set forth in the application was chosen.

III.

- ☒ Class A-2 map of the area to be developed, 1" = 40', showing the following:
 - ☒ Designate regulated activities;
 - ☒ Existing structures and property lines;
 - ☒ Locations of existing watercourses and wetlands, as defined in section 2.1bb and 2.1cc and boundaries of regulated areas defined in section 2.1t. Identify the reference for watercourses and/or wetlands boundaries as shown on the map. The identifying numbers or other reference systems used in field delineation shall verify the limits as shown on the plans and shall submit a written report describing the findings. If the property does not contain any watercourses or wetlands this shall be noted on the plans.

- ☐ Location of 100 year flood lines;
- ☒ Elevations by 2 ft contours;
- ☒ Natural landscape features, woodland and vegetation; existing and proposed tree line.
- ☒ Utilities existing and proposed;
- ☒ Layout of existing and proposed drainage systems;
- ☒ Layout of existing and proposed sanitary sewers or septic systems;
- ☐ Proposed open spaces;
- ☒ Proposed limits of clearing.
- ☒ Proposed areas of change where material is intended to be deposited or removed;
- ☒ Proposed grading or any earth movement anticipated;
- ☒ Percentage of impervious coverage;
- ☐ Disposition of stumps;
- ☐ Test pits on site;
- ☐ Buildable area as defined in section 2.1c; (see waiver provision in section 8.4);
- ☐ Proposed detention basin, if required, sized for 100 year storm;
- ☒ Proposed soil erosion prevention, sediment control and other soil conservation treatments to be taken showing any proposed sediment basin, diversion dikes, indicating the timing of stripping of topsoil, when topsoil shall be stripped, where topsoil shall be stored and for how long, and what method stabilization shall be used, and be in complete compliance with the guidelines expressly set forth in Public Act 83-388, as amended, "An Act Concerning Soil Erosion and Sediment Control" which amends sections 8-2, 8-13d, and 8-25 of the General Statutes of Connecticut.
- ☐ Projected changes in velocity, volume or course of water flow or in the water table and their effects.
- ☒ Soils information – consistent with Natural Resources Conservation Service categories as determined in the field by a qualified soil scientist.
- ☒ Biological and Wetland information – providing a functional analysis of any impacted wetlands, watercourses, an analysis of the probable effect of the proposed activity upon the land and animal ecosystem.

IV.

- ☐ Additional Comments: