

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

Name CUSSON ENTERPRISES 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 plant and animal ecosystem.

#### IV.

Additional Comments:

**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: Cusson Enterprises, LLC  
Address: 29 Mascolo Rd South Windsor, CT 06074  
Phone: (home) \_\_\_\_\_ (work) 860-289-2389 (email) Don@CussonAutomotive.com
- B. Legal owner's name: SDS, LLC  
Address c/o Barbara DeLene East Hartland, CT 06027  
Phone (home) \_\_\_\_\_ (work) \_\_\_\_\_ (email) \_\_\_\_\_  
(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) Cusson Automotive  
Project Address 753 John Fitch Blvd. South Windsor
1. Contact Person (if further information is needed)  
Don Cusson (work) 860-289-2389 (fax) \_\_\_\_\_
- 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 # 46 Parcel # 33 Zone I

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

see Attached

G. Have you notified all abutting property owners (from records in Town Clerk's office) by certified mailing 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:

CONSTRUCTION of a stormwater infiltration basin in the  
upland review AREA. CONSTRUCTION of the emergency spillway  
basin outlet via a pipe to the toe of slope at the  
intermittent watercourse

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 upland review area (URA) disturbance (within 100 feet of a wetland boundary)

41,804 S.F.

K. Acreage of wetlands and watercourses in regulated areas to be altered: 380 S.F.

L. Acreage of wetlands and watercourses to be created: 0

M. Lineal feet of proposed stream alteration: 0

N. Total land area of project and percentage, which is wetlands: TOTAL AREA = 9.92 Ac.

Wetlands = 0.37 Ac. Site % Wet = 3.77%

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.) PZC, WPCA and Architectural Design Review,

P. The applicant (or designated representative) hereby attests that a sign will be posted at the following location(s) AT the RTE-5 property frontage between A & S Boats & McDonalds

By J. R. Russo & Assoc. Name Dave Fortin

on or before the following date 5-31-23

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.

Steven Dalene

\* Steven Dalene (May 17, 2023 07:31 EDT)

Signature of Owner of Property

Date May 17, 2023

Signature of Applicant

Date 5-17-2023

May 22, 2023

Priyal Kumar Garala  
110 Oak Ridge Drive  
Windsor Locks, CT 06096

COPY

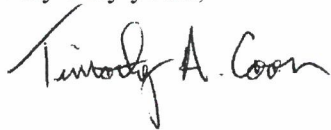
Re: Cusson Enterprises LLC  
753 John Fitch Boulevard

In accordance with Section 7.3b of the "Town of South Windsor Inland Wetlands, Watercourses, and Conservation Regulations", you are hereby notified that an application has been filed on the property abutting yours and is subject to a hearing by the Inland Wetlands Agency/Conservation Commission. The application and plans are on file with the South Windsor Planning Department.

As an abutting property owner you are invited to the hearing to ask questions and/or give comments. You may also submit written comments regarding the application prior to the hearing if you so desire.

For further information regarding the specific date this application will be heard, please contact Jeff Folger, Environmental Planner/Conservation Officer, Planning Department, 860-644-2511, ext. 329.

Very truly yours,



Timothy A. Coon, P.E. (Agent for Owner/Applicant)  
J.R. Russo & Associates, LLC



The JE Shepard Company  
P.O. Box 415  
East Windsor Hill, CT 06028

Harold M. Newberry III  
32 Nathan Cutler Drive  
Bedford, NH 03110

85 Nutmeg Road South LLC  
64 Amanda Way  
Tolland, CT 06084

Store Capital Acquisitions LLC  
105 Nutmeg Road South  
South Windsor, CT 06074

729 John Fitch Boulevard LLC  
735 John Fitch Boulevard  
South Windsor, CT 06074

729 John Fitch Boulevard LLC  
729 John Fitch Boulevard  
South Windsor, CT 06074

JP Realty LLC  
701 John Fitch Boulevard  
South Windsor, CT 06074

Cusson Enterprises LLC  
29 Mascolo Road  
South Windsor, CT 06074

Priyal Kumar Garala  
110 Oak Ridge Drive  
Windsor Locks, CT 06096

Mascolo Road Realty LLC  
36 Mascolo Road  
South Windsor, CT 06074

McDonald's Corporation  
P.O. Box 66351 AMF O'Hare  
Chicago, IL 60666



## Statewide Inland Wetlands & Watercourses Activity Reporting Form

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

*DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3<sup>rd</sup> 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 - one code only): \_\_\_\_\_
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 ACTIVITY IS OCCURRING (print name): SOUTH WINDSOR  
does this project cross municipal boundaries (check one)? yes ☐ no ☒  
if yes, list the other town(s) in which the activity is occurring (print name(s)): \_\_\_\_\_
6. LOCATION (see instructions for information): USGS quad name: MANCHESTER or number: 38  
subregional drainage basin number: 4000
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): CUSSON ENTERPRISES, LLC
8. NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): CUSSON ENT. LLC, 753 JOHN FITCH BLVD.  
briefly describe the action/project/activity (check and print information): temporary ☐ permanent ☒ description: CONSTRUCTION  
of a 12,000 S.F. Bldg, drives, parking & utilities.
9. ACTIVITY PURPOSE CODE (see instructions - one code only): D
10. ACTIVITY TYPE CODE(S) (see instructions for codes): 2, 9, 12, 14
11. WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):  
wetlands: .009 acres open water body: 0 acres stream: 0 linear feet
12. UPLAND AREA ALTERED (must provide acres): 3.5 acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0 acres

DATE RECEIVED:

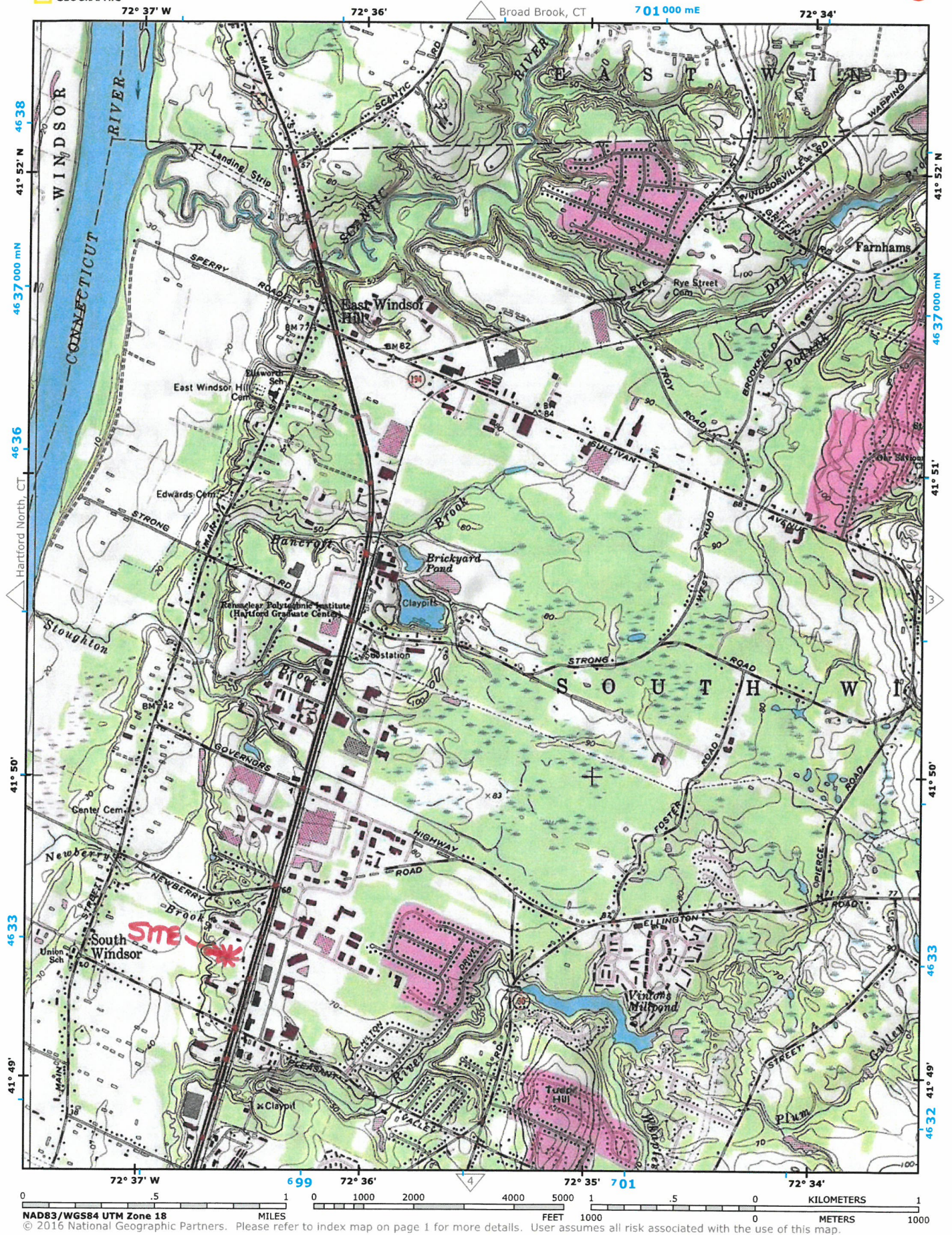
### PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO





NAD83/WGS84 UTM Zone 18

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