

**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: Longleaf Developers, L.L.C.

Address: 145 Hudson Street, Suite 6C, New York, NY 10013

Phone: (home) \_\_\_\_\_ (work) 212-874-5486 (email) hsrappaport@continentalproperties.com

B. Legal owner's name: Evergreen Walk, LLC

Address City Place, 185 Asylum Street, Hartford, CT 06103

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) The Residence at Evergreen Walk

Project Address Unit 7C, Evergreen Walk

1. Contact Person (if further information is needed)

James P. Cassidy, P.E., agent for applicant (work) 860-529-6812 (fax) 860-721-7709

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 # 27 Parcel # 15-7C Zone GD

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? To be provided within 7 days

☒ \*\* (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:

Please see attached.

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)  
Please see attached.

K. Acreage of wetlands and watercourses in regulated areas to be altered: Please see attached

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: 12.75 acres/31.68 acres = 40.2%

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.) Please see attached

P. The applicant (or designated representative) hereby attests that a sign will be posted at the following location(s) \_\_\_\_\_

By applicant's agent Name James P. Cassidy

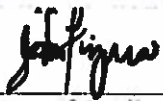
on or before the following date TBD

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.

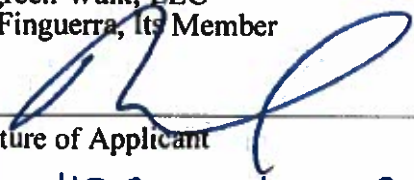
The undersigned hereby applies for the regulated activities listed in paragraph H above, for a Inland Wetlands, Watercourses and Conservation permit for the property described herein and confirms that:

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  
Evergreen Walk, LLC  
John Finguerra, Its Member

Date May 25, 2023

  
Signature of Applicant

H.S. Rappaport, Vice President

Date May 25, 2023

## **Wetlands Application Additional information**

### **Item "H"**

Wetlands Impact #1: Removal of existing raprap, then extend level spreader and install new riprap.

Impact: 282 sq. ft. or 0.0065 acres. Volume of riprap= 16 cu. yds

Wetlands Impact #2: Install riprap energy dissipator and riprap filtration berm.

Impact: 3,898 sq. ft. or 0.0895 acres. Volume of riprap = 220 cu. yds.

### **Item "J"**

Upland Review Area Activity #1: Clearing and grading, construction of buildings #3, 4 & 5, related site improvements, retaining, parking area and stormwater management system and basins.

Impact: 109,080 sq. ft. or 2.5041 acres

Upland Review Area Activity #2: Clearing and grading, construction of buildings #1 & 2A, related site improvements, parking area, raingarden #4, and site access drives.

Impact: 45,100 sq. ft. or 1.3033 acres

### **Item "K"**

Wetlands Impact #1: Removal of existing raprap, then extend level spreader and install new riprap.

Impact: 282 sq. ft. or 0.0065 acres.

Wetlands Impact #2: Install riprap energy dissipator and riprap filtration berm.

Impact: 3,898 sq. ft. or 0.0895 acres.

## **Item "O"**

### **Existing permit:**

1. ACOE-Permit Application #2003300395-Evergreen Walk, LLC – Shops at Evergreen Walk, dated September 26, 2003
2. ACOE- Permit #2003-01538-Evergreen Walk, LLC – Shops at Evergreen Walk, dated November 07, 2003
3. CT DEP Programmatic General Permit (PGP) Screening Section 401 Water Quality Certification ACOE-2003300395-Evergreen Walk, LLC – Shops at Evergreen Walk, dated September 13, 2006
4. Town of South Windsor Wetlands permits for prior activities.

### **Additional permits required:**

- 1) CT DEEP General Permit for the discharge of stormwater and dewatering wastewater from construction activities.
- 2) Town of South Windsor site plan application for multi-family development.
- 3) Town of South Windsor WPCA approval for connection to existing sanitary sewer.





## 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: 4004

7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Longleaf Developers, L.L.C.

8. NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): Unit 7C Evergreen Walk

briefly describe the action/project/activity (check and print information): temporary ☐ permanent ☐ description: \_\_\_\_\_

9. ACTIVITY PURPOSE CODE (see instructions - one code only): C

10. ACTIVITY TYPE CODE(S) (see instructions for codes): 1, 10, 12

11. WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):

wetlands: 0.096 acres open water body: \_\_\_\_\_ acres stream: \_\_\_\_\_ linear feet

12. UPLAND AREA ALTERED (must provide acres): 3.807 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