

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: Trio Investment Properties, LLC

Address: 85 Felt Road, Suite 504 South Windsor, CT 06074

Phone: (home) _____ (work) 860-796-5618 (fax) _____

B. Legal owner's name: Trio Investment Properties, LLC

Address 85 Felt Road, Suite 504 South Windsor, CT 06074

Phone (home) _____ (work) 860-796-5618 (fax) _____

(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 and Location Industrial Flex Space - 75 Connecticut Avenue

1. Contact Person (if further information is needed)

Peter R. DeMallie, Design Professionals (work) 860-291-8755 (fax) 860-291-8757

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 # 47-127-8 Parcel # 10455 Zone I - Industrial

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 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:

Development of an Industrial Flex facility with four buildings (39, 850 SF total), vehicle parking, landscape plantings, lighting,
and water quality basins. The total disturbance on the site will be 4.15 acres +/- . Site work is expected to commence in
summer 2023 and be completed in 2024.

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 and types of fill (including wetlands and 80 foot Upland Review Area). 64310 SF+/- (1.48 acres+/-) of Upland Review Area disturbance. Fill: native material

K. Acreage of wetlands and watercourses in regulated areas to be altered: 0 SF

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

M. Lineal feet of proposed stream alteration: 0 LF

N. Total land area of project and percentage, which is wetlands: 6.44 acres

1.15 acres or 17.9% wetlands +/-

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.) Site Plan (PZC)

P. The applicant (or designated representative) hereby attests that a sign will be posted at the following location(s) 75 Connecticut Avenue

By Design Professionals, Inc. Name Peter R. DeMallie

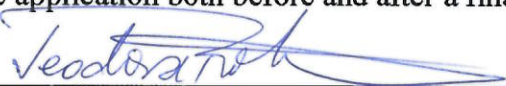
on or before the following date At least 10 days prior to the meeting

Signature: 

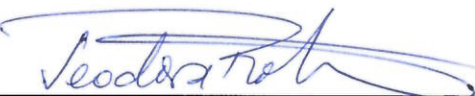
These signs must be displayed continuously for at least **ten (10) days prior to scheduled meeting** (see Regulations, Section 7.3a)

The undersigned hereby applies for the regulated activities listed in paragraph H above, for an 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 3/9/2023


Signature of Applicant

Date 3/9/2023