



mine

December 17, 2019

Jeff Folger  
Wetland Agent  
Town of South Windsor  
1540 Sullivan Avenue  
South Windsor, CT 06074

Re: Mannarino Builders – Wetland Application  
Kilkenney Heights II – Open Space Subdivision  
248 Maskel Road & R024 Abbe Road

Dear Jeff,

On behalf of our client, Mannarino Builders, we have enclosed for receipt at tomorrow night's wetland meeting, a wetland application for a proposed 13-Lot open space subdivision on Maskel Road which we are calling Kilkenney Heights II. Also enclosed are 3 copies of the Site Plan set for wetland approval and 15 copies of the wetland report by REMA Ecological Services dated 6/7/19.

The subject parcel includes two lots which are under contract to purchase by the applicant:

1. 248 Maskel Road is an 8.74-acre parcel owned by Kevin Charbonneau located at the end of Maskel Road. There are no wetlands on the Charbonneau property but there is an intermittent watercourse identified as Dry Brook. This watercourse will be preserved within the proposed open space.
2. R024 Abbe Road is a 12.84-acre parcel owned by Anita Roy which has frontage on both Abbe Road and Maskel Road. There is an isolated wetland on the Roy property totaling 0.2 acres (1.6% of the parcel and 0.9% of the combined parcels). This wetland and most of the surrounding wooded regulated area will also be preserved by a 0.8-acre conservation easement.

The proposed development includes 13 single family residential lots and 1,130 feet of new roadway extending Maskel Road to Abbe Road. The site is currently wooded. The proposed development will include 4.86 acres of pervious vegetated area (lawn, landscape and detention basin) and 1.65 acres of impervious roofs and pavement (7.6% impervious). The remaining 15.1 acres will be preserved in its natural condition (70% of the site).

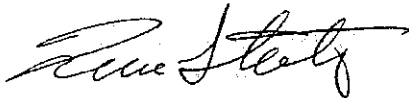
Re: Mannarino Builders – Wetland Application  
Kilkenney Heights II – Open Space Subdivision  
248 Maskel Road & R024 Abbe Road

There are no wetland, watercourse or stream impacts proposed. Therefore, alternatives with less wetland impacts do not apply to this application. The regulated area impacts include 0.55 acres which are primarily for the construction of a stormwater detention and treatment basin. Materials proposed to be placed within these disturbed areas include plastic drainage piping, concrete drainage structures, gravel and other earth materials. Stumps will be disposed of in accordance with local regulations.

Mannarino Builders anticipates starting construction in the spring after all permits have been obtained. Construction of the infrastructure will be completed approximately 6 months from start of construction. They anticipate the lots will be built within 2 years of the start of construction.

If you have any questions, or need additional information, please contact my office at 860-623-0569.

Sincerely,

A handwritten signature in cursive script, appearing to read "Dana Steele".

Dana Steele, P.E.  
J.R. Russo & Associates, LLC

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

Name KILKENNY HEIGHTS II Application # 20-DAP

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.

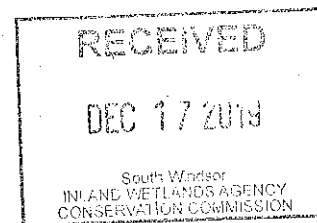
- ☒ Class A-2 map of the area to be developed, 1" = 40', showing the following:
  - ☒ Designate regulated activities;
  - ☒ Existing structures and property lines;
  - ☒ Locations of existing watercourses and wetlands, as defined in section 2.1bb and 2.1cc and boundaries of regulated areas defined in 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; *N/A*
- ☒ 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; *N/A*
- ☐ Buildable area as defined in section 2.1c; (see waiver provision in section 8.4); *N/A*
- ☒ 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:

MUNIS # 201902889  
GIS # 57900248



**TOWN OF SOUTH WINDSOR**  
**INLAND WETLANDS, WATERCOURSES AND CONSERVATION APPLICATION**

Application # 20-02P

Date Received 12/18/19

**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: MANWARINO BUILDERS INC

Address: 400 CHAPEL RD. UNIT 3-F SOUTH WINDSOR, CT 06074

Phone: (home) \_\_\_\_\_ (work) 860-289-7055 (email) ROB@MANWARINOBUILDERS.COM

B. Legal owner's name: KEVIN P. CHARBONNEAU ANITA J. POY  
P.O. Box 1393 388 ABBE ROAD

Address SOUTH WINDSOR, CT 06074 SOUTH WINDSOR, CT 06074  
860-930-4234

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) KILKENNY HEIGHTS II  
Project Address MASKEL ROAD & ABBE ROAD

1. Contact Person (if further information is needed)

DANA STEELE, J.R. RUSSO & ASSOC. (work) 860-623-0569 (fax) DSTEEL@JRRUSSO.CT

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 # 139 Parcel # 7-13 Zone A-30  
148 31 RR

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

SEE ATTACHED SHEET

- 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:

SEE ATTACHED COVER LETTER DATED 12-17-19

- 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)  
0.55 ± AC

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

- 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 = 21.58 AC WETLANDS = 0.2 ± AC 0.9 ± %

- 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.) OPEN SPACE TASK FORCE, PLANNING & ZONING SPECIAL PERMIT / OPEN SPACE SUBDIVISION; DEEP CONSTRUCTION STORMWATER DISCHARGE PERM

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

By \_\_\_\_\_ Name \_\_\_\_\_

on or before the following date \_\_\_\_\_

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.

KEVIN P. CHARBONNEAU

ANITA J. ROY

Signature of Owner of Property

Anita J. Roy

Date

12/16/19

Manning Blum

Signature of Applicant

Date

12-16-19



CONNECTICUT DEPARTMENT OF  
ENVIRONMENTAL PROTECTION  
79 Elm Street  
Hartford, CT 06106-5127

Gina McCarthy, Commissioner

GIS CODE #:  
For DEP Use Only

## Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete and mail this form in accordance with the instructions. Please print or type.

### PART I: To Be Completed By The Inland Wetlands Agency Only

1. DATE ACTION WAS TAKEN: Year \_\_\_\_\_ Month \_\_\_\_\_
2. ACTION TAKEN (circle one):      A              B              C              D              E              F              G              H
3. WAS A PUBLIC HEARING HELD? Yes \_\_\_\_\_ No \_\_\_\_\_
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:  
(print) \_\_\_\_\_ (signature) \_\_\_\_\_

### PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

5. TOWN IN WHICH THE ACTION IS OCCURRING: SOUTH WINDSOR  
Does this project cross municipal boundaries? Yes \_\_\_\_\_ No X  
If Yes, list the other town(s) in which the action is occurring: \_\_\_\_\_
6. LOCATION: USGS Quad Map Name: MANCHESTER AND Quad Number: 38  
Subregional Drainage Basin Number: 4004
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER: MANNARINO BUILDERS INC
8. NAME & ADDRESS/LOCATION OF PROJECT SITE: KILKENNY HEIGHTS II MANSION & ABBE RD  
Briefly describe the action/project/activity: 13 LOT RESIDENTIAL SUBDIVISION
9. ACTIVITY PURPOSE CODE: B
10. ACTIVITY TYPE CODE(S): 2      9      12      14
11. WETLAND / WATERCOURSE AREA ALTERED [must be provided in acres or linear feet as indicated]:  
Wetlands: 0 acres      Open Water Body: 0 acres      Stream: 0 linear feet
12. UPLAND AREA ALTERED [must be provided in acres as indicated]: 0.551 acres
13. AREA OF WETLANDS AND / OR WATERCOURSES RESTORED, ENHANCED OR CREATED: 0 acres  
[must be provided in acres as indicated]

DATE RECEIVED:

PART III: To Be Completed By The DEP

DATE RETURNED TO DEP:





Kenneth J. & Michelle Verzella  
249 Maskel Road  
South Windsor, CT 06074

Kumararajan & Anuradha Rajan  
239 Maskel Road  
South Windsor, CT 06074

Ajay Sharda & Zahra Mansouri-Taf  
240 Maskel Road  
South Windsor, CT 06074

Cara M. & Louis E. Westfall, Jr  
232 Maskel Road  
South Windsor, CT 06074

Michael & Tejaswi Ponnada Parker  
224 Maskel Road  
South Windsor, CT 06074

Paul T. Bastone & Robin Ricci  
216 Maskel Road  
South Windsor, CT 06074

Amit Patel & Anupma Randhawa  
208 Maskel Road  
South Windsor, CT 06074

Town of South Windsor  
1540 Sullivan Avenue  
South Windsor, CT 06074

Heather & Dustin Mitchell  
50 Vintage Lane  
South Windsor, CT 06074

Dzen Properties LLC  
187 Windsorville Road  
Ellington, CT 06029

Theresa Gedrim  
655 Nevers Road  
South Windsor, CT 06074

Adam L. & Monica M. Rich  
426 Abbe Road  
South Windsor, CT 06074

Solange P. Appleton Trustee  
404 Abbe Road  
South Windsor, CT 06074

Halina Kozlowski & Jennifer  
Musson  
394 Abbe Road  
South Windsor, CT 06074

Charles J. & Anna Ouellette  
380 Abbe Road  
South Windsor, CT 06074

Stephen C. Straight & Marion M.  
Maccarone  
427 Abbe Road  
South Windsor, CT 06074

Edward J. & Shirley A. Michalski  
416 Abbe Road  
South Windsor, CT 06074

Anita Louise Roy  
388 Abbe Road  
South Windsor, CT 06074

Robert W. & Cheryl A. Schaefer  
421 Abbe Road  
South Windsor, CT 06074



REPORT DATE: June 7, 2019

PAGE 1 OF 3

**REMA ECOLOGICAL SERVICES, LLC**

164 East Center Street, Suite 8  
Manchester, CT 06040

860.649.REMA (7362)

## ON-SITE SOIL INVESTIGATION & WETLAND DELINEATION REPORT

### PROJECT NAME & SITE LOCATION:

(+/- 12.5 acres) undeveloped Land  
Maskel and Abbe Roads  
South Windsor, CT

REMA Job No.: 19-2189-SWN108

Field Investigation Date(s): 6/6 & 6/7/19

Field Investigation Method(s):

- ☒ Spade and Auger  
☐ Backhoe Test Pits  
☐ Other: \_\_\_\_\_

### REPORT PREPARED FOR:

Mannarino Builders, Inc.  
400 Chapel Road, Unit 3-F  
South Windsor, CT 06074  
Attn.: Mr. Rob Mannarino

### Field Conditions:

Weather: Sunny, 70s  
Soil Moisture: high  
Snow Depth: N/A  
Frost Depth: N/A

### Purpose of Investigation:

- ☒ Wetland Delineation/Flagging in Field  
☐ Wetland Mapping on Sketch Plan or Topographic Plan  
☐ High Intensity Soil Mapping by Soil Scientist  
☒ Medium Intensity Soil Mapping from *The Soil Survey of Connecticut Maps* (USDA-NRCS)  
☐ Other: \_\_\_\_\_

Base Map Source: CT Soil Survey web; USDA-NRCS (attached); Figure A (attached)

Wetland Boundary Marker Series: RES-A-1 to RES-A-13 (closed loop)

**General Site Description/Comments:** The site is comprised of +/-12.5-acres of land located east side of Abbe Road and to the north of the Maskel Road cul de sac, in South Windsor, CT. An Eversource electric right-of-way (ROW) runs in a north-south orientation through the east central portion of the site. The soils observed at the site are derived from glacial till deposits (i.e., unstratified sand, silt, and rock). The undisturbed upland soils at the site are the moderately well drained Wapping (54) fine sandy loam, and the well drained Narragansett (67) silt loam soil series. The undisturbed wetland soils are the poorly and very poorly drained Wilbraham and Menlo (6) soil series complex. The delineated resource (i.e., Wetland A), is an isolated, seasonally flooded to seasonally saturated forested wetland, occurring within the southwestern section of the overall site. This at one time was connected to an off-site wetland immediately to the south. At the far eastern section of the site, easterly of the electric ROW, is a narrow riparian corridor associated with a northerly flowing stream, namely Dry Brook. At the site this stream is considered intermittent. Since this riparian corridor was in a different watershed and far removed from uplands with development potential to the west of the ROW, it was not delineated at this time. Wetland A has a closed canopy and fairly dense understory. Dominant/common trees include red maple, road oak, black gum, and black birch. The woody understory supports such species as highbush blueberry, sweet pepperbush, swamp azalea, ironwood, shadblow, arrowwood, and winterberry. The dense herbaceous layer includes cinnamon and royal ferns, wood ferns, wild sarsaparilla, poison ivy, sedges, grasses, goldenrods, asters, swam dewberry, sheep laurel, and others.

**ON-SITE SOIL INVESTIGATION & WETLAND DELINEATION REPORT (CONTINUED)**

**PROJECT NAME & SITE LOCATION:** (+/- 12.5 acres) undeveloped land  
Maskel and Abbe Roads, South Windsor, CT

**SOIL MAP UNITS****Upland Soils**

Narragansett silt loam (66). This series consists of deep, well drained soils formed in silt mantled (Aeolian), friable glacial till on uplands. They are nearly level to very steep soils on till plains and hills. The soils formed in acid glacial till derived mainly from schist, gneiss or granite. Typically, these soils have a surface layer of dark brown silt loam 8 inches thick. The subsoil from 8 to 28 inches is yellowish brown silt loam. The substratum from 26 to 60 inches or more is light olive brown gravelly fine sandy loam or loamy sand.

Wapping silt loam (54). This series consists of deep, moderately well drained loamy soils formed in silty mantled, friable, glacial till on uplands. They are nearly level to steeply sloping soils on till plains, low ridges and hills, being typically located on lower slopes and in slight depressions. The soils formed in acid glacial till derived mainly from schist, gneiss or granite. Typically, these soils have a surface layer of very dark brown silt loam 5 inches thick. The upper part of the subsoil from 5 to 19 inches is dark yellowish brown silt loam. The lower part of the subsoil from 19 to 30 inches is mottled, dark brown silt loam. The substratum from 30 to 60 inches mottled, brown sandy loam.

**Wetland Soils**

Mento silt loam (5). This series consists of deep, very poorly drained soils formed in a coarse-loamy mantle underlain by firm, compact glacial till from Triassic materials. They are nearly level to gently sloping soils located in drainage ways and low lying positions on till plains, low ridges and drumloidal landforms. The soils developed in glacial till derived mainly from reddish Triassic sandstone, conglomerate and shale with some basalt. Typically, these soils have 3 inches of black muck on top of the surface layer. The surface layer from 0 to 5 inches is black silt loam. The upper part of the subsoil from 5 to 8 inches is gray, mottled silt loam; and the lower part of the subsoil from 8 to 23 inches is red, mottled loam. The substratum from 23 to 60 inches is reddish brown, mottled, very firm gravelly loam.

Wilbraham silt loam (5). This series consists of deep, poorly drained soils formed in a coarse-loamy mantle underlain by firm, compact glacial till from Triassic materials. They are nearly level to sloping soils located in drainage ways and low lying positions on till plains, low ridges and drumloidal landforms. The soils have developed in glacial till derived mainly from reddish Triassic sandstone, conglomerate and shale with some basalt. Typically, these soils have a dark brown silt loam surface layer 8 inches thick. The subsoil from 8 to 25 inches is reddish brown, mottled silt loam. The substratum from 26 to 60 inches is reddish brown, mottled, very firm fine sandy loam.

**ON-SITE SOIL INVESTIGATION & WETLAND DELINEATION REPORT (CONTINUED)**

**PROJECT NAME & SITE LOCATION:** (+/- 12.5 acres) undeveloped land  
Maskel and Abbe Roads, South Windsor, CT

**SOIL MAP UNITS**

*See previous page*

Any accompanying soil logs and soil maps, and the on-site soil investigation narrative are in accordance with the taxonomic classification of the National Cooperative Soil Survey of the USDA Natural Resource Conservation Service, and with the Connecticut Soil Legend (DEP Bulletin No.5, 1983), as amended by USDA-NRCS. Jurisdictional wetland boundaries were delineated pursuant to the Connecticut General Statutes (CGS Sections 22a-36 to 22a-45), as amended. The site investigation was conducted and/or reviewed by the undersigned Registered Soil Scientist(s) [registered with the Society of Soil Scientists of Southern New England (SSSSNE) in accordance with the standards of the Federal Office of Personnel Management].

Respectfully submitted,

**REMA ECOLOGICAL SERVICES, LLC**



George T. Logan, MS, PWS, CSE  
Registered Soil Scientist  
Field Investigator/Senior Reviewer

# Town of South Windsor

Geographic Information System (GIS)



Date Printed: 7/8/2019



## MAP DISCLAIMER - NOTICE OF LIABILITY

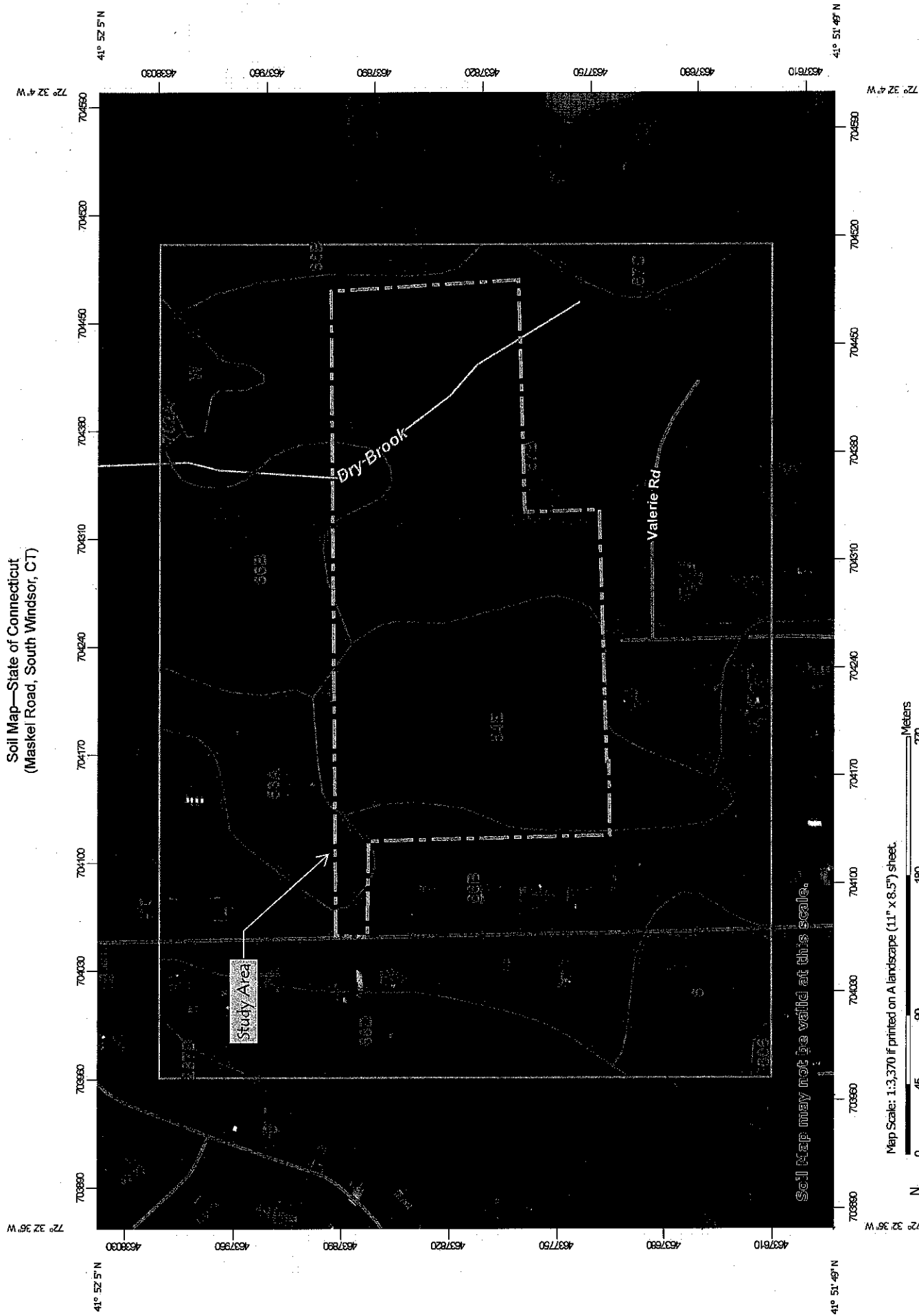
This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of South Windsor and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 200 feet

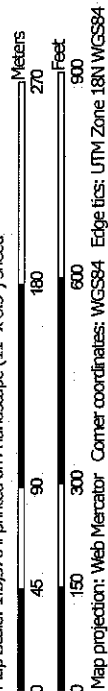
0 200  
Feet



# Soil Map—State of Connecticut (Maskel Road, South Windsor, CT)



Map Scale: 1:3,370 if printed on A landscape (11" x 8.5") sheet.



## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
6	Wilbraham and Menlo soils, 0 to 8 percent slopes, extremely stony	2.4	4.4%
53A	Wapping very fine sandy loam, 0 to 3 percent slopes	2.6	4.8%
54B	Wapping very fine sandy loam, 2 to 8 percent slopes, very stony	6.7	12.6%
66B	Narragansett silt loam, 2 to 8 percent slopes	16.4	30.9%
67B	Narragansett silt loam, 3 to 8 percent slopes, very stony	19.8	37.2%
67C	Narragansett silt loam, 8 to 15 percent slopes, very stony	0.7	1.4%
68D	Narragansett silt loam, 15 to 25 percent slopes, extremely stony	3.5	6.6%
287D	Wethersfield-Urban land complex, 15 to 25 percent slopes	0.2	0.5%
306	Udorthents-Urban land complex	0.1	0.2%
702A	Tisbury silt loam, 0 to 3 percent slopes	0.1	0.2%
W	Water	0.7	1.2%
<b>Totals for Area of Interest</b>		<b>53.3</b>	<b>100.0%</b>