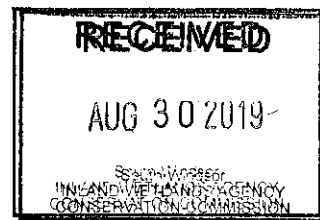


munis #201901912
GIS # 65100240



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

Application # 19-44P

Date Received 9/4/19

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: Cooley Realty LLC
Address: 140 Nutmeg Road South, South Windsor, CT 06074
Phone: (home) _____ (work) 860-803-6974 (email) ronan@powerscreen-ne.com

B. Legal owner's name: same as applicant

Address _____

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) Powerscreen New England
Project Address 240 Nutmeg Road South

1. Contact Person (if further information is needed)

Timothy Coon ccoone@jfrusso.com
J.R. Russo + Associates LLC (work) 860-623-0569 (fax) 860-623-2485

- 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 Parcel # 128-9 Zone I

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

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:

Construction of a gravel storage yard within
the regulated area.

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)
1.09 acres.

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 = 2.55 Ac Wetlands = 0.98± Ac or 38.4%

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- Site Plan

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

By _____ Name J.R. Russo + Associates

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

Signature: [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]
Signature of Owner of Property

Date _____

[Signature]
Signature of Applicant

Date _____



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

GIS CODE #: _____
For DEP Use Only

Gina McCarthy, Commissioner

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: 4000
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER: Cooley Realty LLC
8. NAME & ADDRESS/LOCATION OF PROJECT SITE: 240 Notweg Road South
Briefly describe the action/project/activity: Construction of a gravel storage yard
9. ACTIVITY PURPOSE CODE: D
10. ACTIVITY TYPE CODE(S): 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]: _____ acres
13. AREA OF WETLANDS AND / OR WATERCOURSES RESTORED, ENHANCED OR CREATED: 0 acres
[must be provided in acres as indicated]

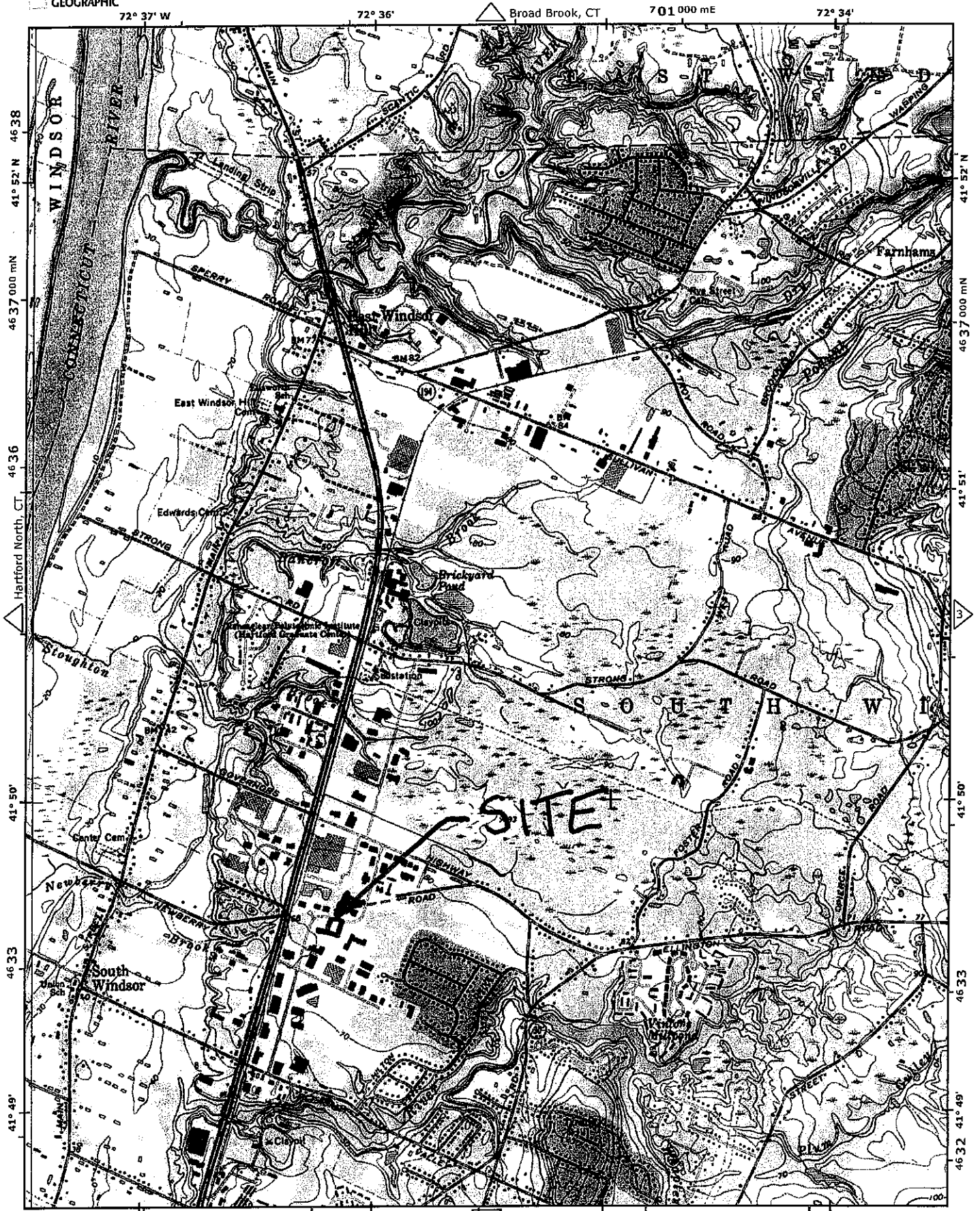
DATE RECEIVED: _____

PART III: To Be Completed By The DEP

DATE RETURNED TO DEP: _____

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO



Bodycote Hooven Inc.
12700 Park Central Dr. #700
Dallas, TX 75251-1518

Hale Realty LLC
P.O. Box 300
Manchester, CT 06045-0300

Rolling Frito-Lay Sales LP
1412 Main Street Suite 1500
Dallas, TX 75202

255 Nutmeg Road LLC
255 Nutmeg Road
South Windsor, CT 06074

Cooley Realty LLC
140 Nutmeg Road South
South Windsor, CT 06074

Alvarez Associates LLC
223 Nutmeg Road
South Windsor, CT 06074

Nutmeg Rd. South Associates LLC
P.O. Box 8385
Manchester, CT 06042

Four S LLC
c/o Peter Schmidt
34 Brian Drive
Bolton, CT 06043

Penn Hills LLC
54 Aspen Drive
South Glastonbury, CT 06073

August 30, 2019

CERTIFICATE OF MAILING

Dear Property Owner:

Re: Powerscreen New England
240 Nutmeg Road South
South Windsor, CT

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 which are subject to hearings 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 hearings 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 the South Windsor Planning Department, 860-644-2511.

Sincerely,

Ronan Sheelan
Powerscreen New England
140 Nutmeg Road South
South Windsor, CT 06074



Biodiversity Studies • Wetland Delineation & Assessment • Habitat Management • GIS Mapping • Permitting • Forestry

July 14, 2019

JR Russo & Associates, LLC
Attention: Tim Coon
1 Shoham Road
East Windsor, Connecticut 06088

RE: Wetland Delineation, 240 Nutmeg Road South, South Windsor

Mr. Coon,

At your request, I conducted an inspection on the above-referenced property on July 11, 2019. The purpose of the inspection was to delineate Connecticut jurisdictional wetlands and watercourses. The inspection was conducted by a soil scientist according to the requirements of the Connecticut Inland Wetlands and Watercourses Act (P.A. 155). Wetlands are defined as areas of poorly drained, very poorly drained, floodplain, and alluvial soils, as delineated by a soil scientist.

Wetlands were delineated by examining the upper 20" of the soil profile with a spade and auger. Those areas meeting the requirements noted above were marked with pink flagging tape and wire stake flags and numbered with the following sequence: WF 1 – 73. A wetland delineation sketch map is attached for reference.

The delineated wetland includes a permanently saturated persistent emergent marsh located within an area of commercial development. This wetland extends off-site to the east and west and appears to function (and possibly have been constructed) to provide stormwater treatment. Wetland vegetation is predominantly common reed, with some alder communities located along the southern wetland boundary. Representative photos of the delineated wetland are attached for reference.

Digitally available updated soil survey information was obtained from the Natural Resources Conservation Service (attached for reference). The following is a description of wetland and upland soil types.

Wetland Soil Types

Wetland soils are comprised of Walpole sandy loam (Map Unit 13). The Walpole series consists of very deep, poorly drained sandy soils formed in water-sorted glacial outwash and stratified drift. They are nearly level to gently sloping soils in low-lying positions on terraces and plains. Walpole soils have a water table within 1' of the soil surface much of the year.

Upland Soil Types

The non-wetland soils were not examined in detail, except as was necessary to identify the wetland boundary. They generally consist of Udorthents. Udorthents is a miscellaneous land type used to denote moderately well to excessively drained earthen material which has been so disturbed by cutting, filling, or grading that the original soil profile can no longer be discerned.

If you have any questions regarding these findings, please feel free to contact me.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Matthew Davison", with a long horizontal flourish extending to the right.

Matthew Davison, PWS, PSS, CPESC, CT Forester

Enclosures: Wetland Photographs
Wetland Delineation Sketch Map
NRCS Soil Mapping



Photo 1: View of delineated wetland from Nutmeg Road, common reed is in foreground, alder is visible in background on the south side of the wetland bordering the site interior.



Photo 2: View of delineated wetland swale along the west property boundary.

NO.	DATE	DESCRIPTION
1	7-11-2019	SKETCH MAP
2	7-11-2019	SKETCH MAP
3	7-11-2019	SKETCH MAP
4	7-11-2019	SKETCH MAP
5	7-11-2019	SKETCH MAP
6	7-11-2019	SKETCH MAP
7	7-11-2019	SKETCH MAP
8	7-11-2019	SKETCH MAP
9	7-11-2019	SKETCH MAP
10	7-11-2019	SKETCH MAP

Prepared For
Powerscreen, New England
240 Nuneog Road South
South Windsor, Connecticut
Map 47 Lot 12B-9 Zone: Industrial

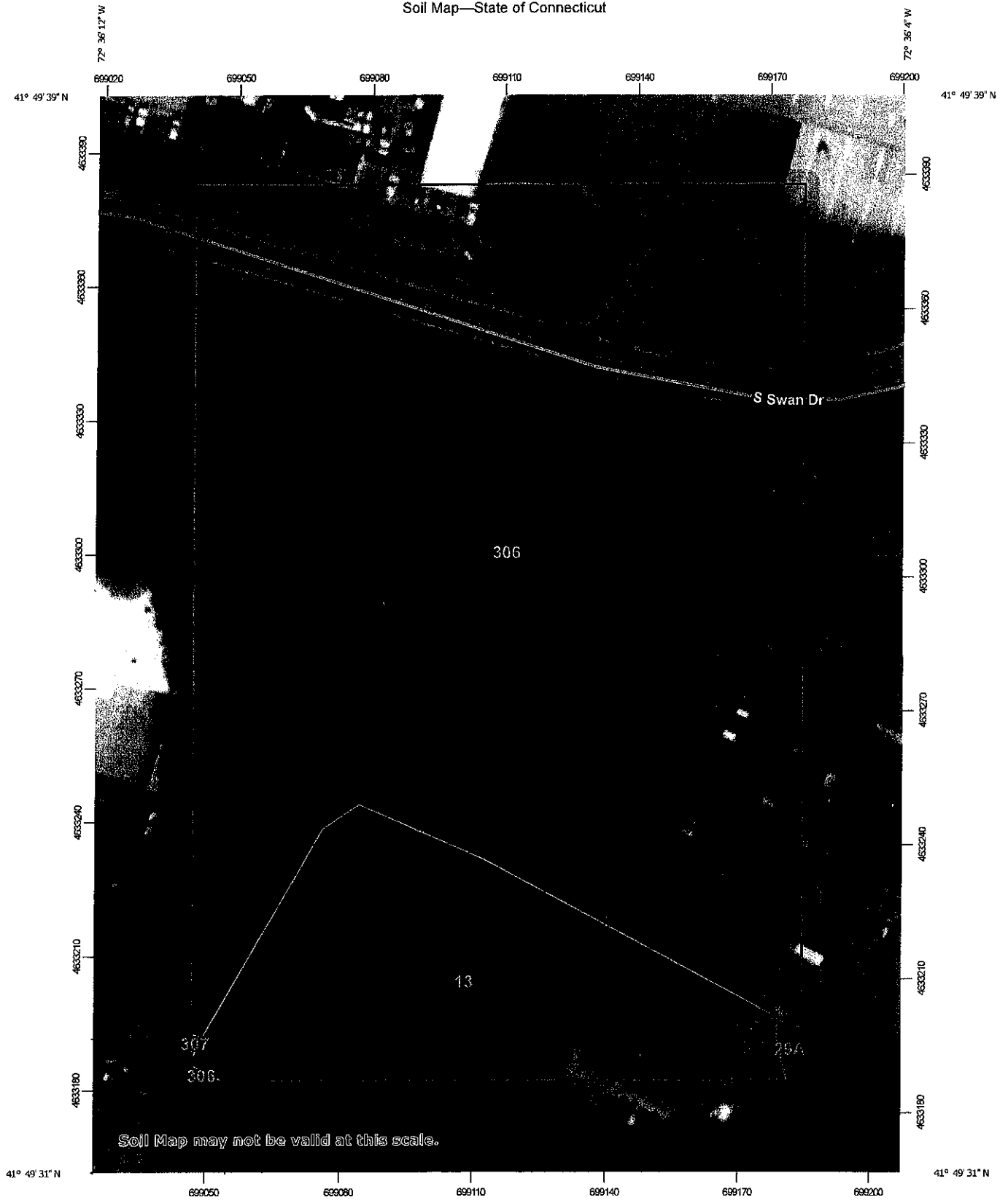
Concept, Plan
DATE: 7-11-2019
BY: M.D.
CHECKED: M.D.
DATE: 7-11-2019
PROJECT: 2018-008
1 of 1



**WETLAND DELINEATION
SKETCH MAP**
7-11-2019
Matthew Davison, PSS, PWS



Soil Map—State of Connecticut

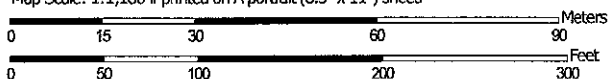


Soil Map may not be valid at this scale.

72° 36' 12" W



Map Scale: 1:1,180 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

72° 36' 4" W










































**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

7/13/2019
Page 1 of 3

MAP LEGEND

 Area of Interest (AOI)	 Soil Map Unit Polygons	 Spoil Area
 Soil Map Unit Lines	 Soil Map Unit Points	 Stony Spot
 Special Point Features	 Blowout	 Very Stony Spot
 Borrow Pit	 Clay Spot	 Wet Spot
 Closed Depression	 Gravel Pit	 Other
 Gravelly Spot	 Landfill	 Special Line Features
 Lava Flow	 Marsh or swamp	 Streams and Canals
 Mine or Quarry	 Miscellaneous Water	 Transportation
 Perennial Water	 Rock Outcrop	 Rails
 Saline Spot	 Sandy Spot	 Interstate Highways
 Severely Eroded Spot	 Sinkhole	 US Routes
 Slide or Slip	 Sodic Spot	 Major Roads
 Background	 Aerial Photography	 Local Roads

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut

Survey Area Data: Version 18, Dec 6, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 27, 2016—Oct 30, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
13	Walpole sandy loam, 0 to 3 percent slopes	1.3	18.4%
29A	Agawam fine sandy loam, 0 to 3 percent slopes	0.0	0.2%
306	Udorthents-Urban land complex	5.6	81.4%
307	Urban land	0.0	0.0%
Totals for Area of Interest		6.8	100.0%

PERMITS/INSP PAYMENT RECPT#: 20907814
TOWN OF SOUTH WINDSOR
1540 SULLIVAN AVENUE
SOUTH WINDSOR CT 06074

THIS IS NOT A PERMIT
DATE: 09/03/19 TIME: 11:44
CLERK: donnathno DEPT:
CUSTOMER#: 0

PARCEL:

CHG: IWAAP IWA APPLICATION 260.00

AMOUNT PAID: 260.00

PAID BY:

PAYMENT METH: CHECK
105

REFERENCE:

AMT TENDERED: 260.00

AMT APPLIED: 260.00

CHANGE: .00

THIS IS NOT A PERMIT
THIS DOES NOT AUTHORIZE WORK TO BEGIN

**RUSSO**

SURVEYORS • ENGINEERS

1 Shoham Rd • East Windsor, CT 06088

CT: (860) 623-0569

MA: (413) 785-1158

LETTER OF TRANSMITTAL

DATE: 18-30-19

JOB NO. 2018-030

ATTN: Jeff Folger

RE:

Powerscreen New England**240 Nutmeg Road South**TO Inland Wetlands Agency/Conservation Commission1540 Sullivan Ave.South Windsor, CT 06074WE ARE SENDING YOU ☒ Attached ☐ Under separate cover Via delivery, the following items:☐ Cover Letter ☒ Paper Prints ☐ Mylars ☐ Specifications ☐ Report ☒ Other

COPIES	DATE	SHEET NO.	DESCRIPTION
3	8-29-16	-/4	Site Plans
15	8-30-19		Application Form including State Form
15	7-14-19		Soil Scientist Report
2	8-27-19		Drainage Report
1			List of Abutters & Sample Notification Letter

THESE ARE TRANSMITTED (as checked below):

☒ For approval ☐ For your use ☐ For review and comment ☐ As requested
☐ For signature ☐ For your records ☐ Returned after loan to us ☐ For bids due _____

REMARKS:

cc: Cooley Realty LLCSENT BY: Timothy Coon