



Town of Hampton, Connecticut

Incorporated 1786

INLAND WETLANDS AND WATERCOURSES AGENCY

SUMMARY RULING

Permit Granted: October 1, 2019

Applicant: Stonehurst at Hampton Valley, LLC Application #: WP0919-01

Property Owner: Stonehurst at Hampton Valley, LLC

Property Location: Map #: 4-10 Block #: 27 Lot #: 1

Property Address: 119 Providence Turnpike, Hampton, CT 06247

Site Plans Dated: Revised to August 21, 2019

Application Rcv'd: August 22, 2019 Public Hearing: N/A

Fee Schedule:

			<u>PAID</u>	<u>(DUE)</u>
19.6 a.	Application Review	\$30.00		\$30.00
19.6 b.	Permitted and Non-regulated Uses Permitted Uses As Of Right	No Charge		
19.6 c.	New Residential Development (Not Part Of A Proposed Subdivision)	\$100.00		
19.6 d.	All Other Residential Uses Or Development (Not Part Of A Proposed Subdivision)	\$50.00		
19.6 e.	Residential Development (Part Of A Proposed Subdivision)	\$150.00 + \$75.00/Lot		
19.6 f.	Commercial, Industrial and Multifamily Developments	\$300.00	\$300.00	
19.6 g.	All Other Uses, Activities Or Operations Which Require A Permit	\$50.00		
19.6 h.	Public Hearing Fee	\$150.00 + Other Fees Required		
19.6 i.	Legal Notice Publication Fee	\$75.00 Per Publication		\$75.00
19.6 j.	Petitions For Amendments To Map and Regulations	\$100.00		
19.6 k.	Additional Monitoring & Inspection Fees	\$20.00 Per Inspection Or Per ½ Hour		\$80.00
19.6 l.	Complex Application Fee	To Be Determined		
DEP	Environmental Quality Fund Fee	\$60.00	\$60.00	
Total Fees Paid (Due):			\$360.00	(\$185.00)

Proposed Activity:

Applicant proposes to relocate an existing man-made drainage ditch to construct 20 paved parking spaces that will be utilized for proposed guest rooms. The new swale will be over excavated and 6" of sandy material will be placed and compacted. Topsoil/organics from the existing ditch will be placed on top of the sand, seed will be applied, and the seed will be topped with jute netting to allow for vegetation to be established.

Alteration: 0.02 of an acre of wetlands.

As provided for in sections 22a-36 to 22a-45, inclusive, of the Connecticut General Statutes, as amended, and in accordance with sections 7, 8 and 9 of the Hampton Inland Wetlands and Watercourses Regulations, The IWW Agency moves that the application as described above be approved and a permit be granted with the conditions listed below. All prudent and feasible measures have been taken to minimize the impact on the wetlands and no feasible and prudent alternative exists. The short-term impacts have been addressed by the applicant's plan and should be sufficient to protect the resource provided the plan is implemented as designed. The long-term impacts to the resource have been mitigated to the fullest extent feasible.

The above approval is conditioned on the proper implementation of the plan and adherence to the conditions of the permit, failure to do so may result in revocation of the permit.

1. The Inland Wetlands and Watercourses Agency (IWWA) or its Agent is to be notified at least 48 hours prior to the commencement of any part of the activity approved and identified in this permit.
2. The granting of this permit does not relieve the applicant from obtaining additional permits and/or approvals required by other agencies, federal, state, or local.
3. If an approval or permit is granted by another agency, and it contains conditions affecting the wetlands and/or watercourses or the area within 100 feet from their flagged boundaries not addressed by this permit, the applicant must resubmit the application for further consideration by the IWWA. The IWWA must make a determination on whether a modification to the permit is necessary.
4. The duration of this permit is for five (5) years unless extended, by this Agency, and shall expire upon completion of the activity approved herein or October 1, 2024.
5. The applicant shall not assign or transfer this permit, or any part thereof, without the written permission of this Agency.
6. All activities for the prevention of soil erosion, such as installation of silt fence, hay bales and other necessary or required measures shall be under the direct supervision of a certified engineer, or at the discretion of the IWWA agent, the home owner or contractor who shall: employ management practices consistent with the terms and conditions of this permit, control storm water discharges, prevent erosion and sedimentation and otherwise prevent pollution of wetlands or watercourses.
7. The wetlands agent is to be notified of a pre-construction meeting with the engineer, contractor, and property owner (prior to the start of work). The intention of the meeting is to discuss the conditions of the permit, the construction sequence, the proposed E&S measures required or necessary to protect the resource and stabilization of the site during and immediately following construction.

8. The swale shall have stone check dams installed every 50 feet to cover the width of channelized flow for a height of 6 inches.
9. If work is not completed during the growing season, by October 20, additional provisions will be required to minimize movement of sediment in the swale, i.e.: use of plastic sheeting, additional layers of straw netting, or filter fabric with stone anchoring.
10. Engineer to stake the swale. Engineer to inspect the site during excavation of the swale. Engineer to certify proper installation in accordance with the approved plan prior to the contractor leaving the site. The Town of Hampton is to receive copies of all inspection reports, as-built drawings of the swale and the parking areas.
11. If the surface for the parking area is to be paved, the Engineer is to present a plan for approval to the Wetlands Officer showing infiltration of the equivalent of a 1 inch rain event for the paved surface.

Permit Granted: October 1, 2019

Motion by: Diane Gagnon
 Seconded by: Pat Cascio
 Commission Action: Motion carried unanimously

Sincerely,
 Heather M. Gilmond
 IWWA Chairman

The Agency shall notify the applicant and any named parties to the proceedings of its decision within fifteen (15) days of the date of the decision by certified mail, return receipt requested, and the Agency shall cause notice of its order in the issuance or denial of the permit, to be published in a newspaper having general circulation in the town wherein the inland wetland or watercourse lies. In any case in which such notice is not published within such Fifteen day period, the applicant may provide for the publication of Such notice within ten days thereafter. (Section 12, item 12.4, Hampton, Connecticut, Inland Wetlands And Watercourses Regulations)

Applicant Name & Address: Stonehurst at Hampton Valley, LLC
 Mr. Craig M. Gates
 119 Providence Turnpike
 Hampton, CT 06247
 Forwarding Date:
 Certified Return Receipt Number:

Engineer Name & Address: Killingly Engineering Associates
 Mr. Normand Thibeault, Jr., P.E.
 114 Westcott Road
 Danielson, CT 06239
 Forwarding Date:
 Certified Return Receipt Number: