

Town of Hampton, Connecticut

Incorporated 1786

INLAND WETLANDS AND WATERCOURSES AGENCY SUMMARY RULING

Permit Granted: July 14, 2020

| Applicant: | | Stonehurst at Hampton Valley, LLC | | Applicatio | n#: WP | 0120-01 |
|------------------------|---|---|-----------------|--------------------------|--------------|---------------|
| Property | Owner: | Stonehurst at Hampton Valley | | ** | | |
| Property Location: | | Map #:7A | Block #: _27 | Lot #: 4-10 | (| |
| Property Address: | | 119 Providence Turnpike and Drain Street, Hampton, CT 06247 | | | | |
| Site Plans Dated: | | 11-22-2019, Revised: 04-30-2020, 06-30-2020 | | | | |
| | | 01-07-2020 | Public Hearing: | 03-03-2020 through 07-04 | -2020 | |
| Fee Schedule: | | | | | PAID | (DUE) |
| 19.6 a. | Application Review | | A 1120- | \$30.00 | | (30.00) |
| 19.6 b. | Permitted and Non-regulated Uses Permitted Uses As Of Right | | | No Charge | | |
| 19.6 с. | 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 | | See 19.6 L |
| 19.6 j. | Petitions For Amendments To Map and Regulations | | | \$100.00 | | |
| 19.6 k. | Additional Monitoring & Inspection Fees | | \$20.00 Per II | nspection Or Per ½ Hour | | (120.00) |
| 19.6 l. | Complex Application Fee | | | To Be Determined | | (540.00) |
| DEP | Environmen | tal Quality Fund Fee | | \$60.00 | 60.00 | |
| Total Fees Paid (Due): | | | | | 360.00 | (690.00) |

Proposed Activity:

19.6 L Complex Applications Fees # Legal Notices \$540.--

Fees Paid: \$360.-- Fees Due (\$690.--)

Proposed Activity: Cross three (3) intermittent watercourses, improve storm drainage at Route 6, improve storm drainage at existing detention basin, and improve storm drainage at existing farm pond. Direct impact 3,305 square feet of wetlands, 135+- feet of stream alteration and construct 1700 linear feet of access road in Upland Review Area.

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 or 200 feet from the Little River 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 two (2) years unless extended, by this Agency, and shall expire upon completion of the activity approved herein or July 14, 2022.
- 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 property 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. If work is not completed during the growing season, by October 20^a, additional provision to be made to minimize movement of sediment on site.
- 9. Engineer/Surveyor to stake all crossings with elevations and provide a clear direction with staking of access road.
- 10. Work is to start at Drain Street as proposed with designed construction entrance. Engineer and Wetlands Agent

to review installation and discuss the access road and three crossings. (First Inspection)

- 11. Necessary sediment controls to be in place for each section of access road and each crossing and inspected by engineer.
- 12. Engineer to be present at the start of each crossing and at the completion of each crossing prior to the start of the next crossing. Wetlands Agent to be notified of the start of each crossing.
- 13. All disturbed soils to be haved and seeded during the installation of each section of access road to each crossing as an independent phase of construction (crossing 1, 2 and 3) to be completed and stabilized prior to starting the next section of access road to the next crossing.
- 14. Proposed mitigation has been started and near completion. Invasive species to be removed by hand, no chemical application permitted, yearly inspections and removal shall be required for the next five years and a report of the work submitted to the IWWA by June 1 of each year.
- 15. The IWWA has been asked through this Application to accept this application with three elevated crossings 8-foot wide in place of a standard Town Approved driveway width and this request was submitted acknowledging the IWWA's resistance to an approval by stated opposition of its Agent and members of the Conservation Commission. The record states that these crossings will not be open to the Public to access and only be accessed by a qualified employee of Stonehurst At Hampton Valley, LLC. Transporting the public and further signage and gating of the entrance will be in place to further assure access being limited.
- 16. Engineer to provide As-Built Drawings certifying that the access drive with crossings were constructed in accordance with the plans
- 17. Permit balance of \$690.-- to be paid as a condition to the start of construction, as per Section 19 of the IWWA Regulations.
- 18. Applicant has agreed to revise the Detail Sheet (Page 4) to reflect the following:
 - a. Remove the paragraph identifying Seeded Preparation with the use of 10-10-10 fertilizer;
 - b. Correct width of gravel access path to 8-feet from 12-feet;
 - c. Add to Note 18: No large equipment to be used in the removal of invasive species;
 - d. Add to Note 19: Culverts to be inspected by Stonehurst At Hampton Valley, LLC or its representative.

Permit Granted: July 14, 2020

Motion by:

Peter Witkowski

Seconded by:

Glen Newcombe

Commission Action:

Approved, Permit Granted

Sincerely, Heather M. Bonneksen 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

119 Providence Turnpike, Hampton, CT 06247

Forwarding Date: Certified Return Receipt Number: