



# Town of Hampton, Connecticut

Incorporated 1786

## INLAND WETLANDS AND WATERCOURSES AGENCY

### SUMMARY RULING

Permit Granted: July 14, 2020

Applicant: Stonehurst at Hampton Valley, LLC Application #: WP0120-01

Property Owner: Stonehurst at Hampton Valley, LLC

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

Application Rcv'd: 01-07-2020 Public Hearing: 03-03-2020 through 07-04-2020

Fee Schedule:

			<b>PAID</b>	<b>(DUE)</b>
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		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 Inspection Or Per ½ Hour		(120.00)
19.6 l.	Complex Application Fee	To Be Determined		(540.00)
DEP	Environmental Quality Fund Fee	\$60.00	60.00	
<b>Total Fees Paid (Due):</b>			<b>360.00</b>	<b>(690.00)</b>

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<sup>th</sup>, 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



