



Town of Somers Conservation Commission Inland Wetlands & Watercourses Application

Revised Effective 10/7/2020

FOR OFFICE USE ONLY

Application # 829
 Date Submitted 5/5/26
 Fee Collected _____
 Date of CC Receipt 5/6/26

Property Owner's Information

Name: Eric and Lisa DeGray
 Mailing Address: 2 North Street, Enfield, CT 06082

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? Yes No

Email: lisadegray@att.net Primary Contact Phone #: 860-977-4101

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, that all work will be completed in accordance with approved plans, and acknowledge that the application is to be considered complete only when all information and documents required by the Commission have been submitted. Moreover, by signing above I/we expressly provide written consent to the filing of the application and access to the site by the Commission and its staff and hired professionals to walk and inspect the property and perform those tests necessary to properly review the application and monitor site work until the permitted activity is completed.

Owner's Signature: Lisa DeGray Digitally signed by Lisa DeGray
Date: 2026.04.15 12:32:09 -04'00' Date: April 15, 2026

Applicant's Information (if different than owner)

Name: N/A
 Mailing Address: N/A

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? Yes No

Email: N/A Primary Contact Phone #: N/A

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, that all work will be completed in accordance with approved plans, and acknowledge that the application is to be considered complete only when all information and documents required by the Commission have been submitted.

Applicant's Signature: Lisa DeGray Digitally signed by Lisa DeGray
Date: 2026.04.15 12:38:56 -04'00' Date: April 15, 2026

Property Information

Street Address: 144 Mountain Road Size of Property (acres): 18 acres

Total area of wetlands/watercourses on parcel in square feet or acres: 3 acres +/-

Proposed disturbance or alteration to wetlands/watercourses (square feet & linear feet.): 0

Proposed disturbance within Upland Review Area (square feet, within 100' of wetland or watercourse): 0

Proposed area of wetlands/watercourses to be restored, enhanced, or created (square feet or acres): 0

Is the property served by: Public Water: Yes No* Public Sewer: Yes No*

*If not served by public water and/or sewer, applicant shall make application to Somers Health Department if required.

Is there a Conservation Restriction or Preservation Restriction on the property? Yes* No **If Yes, please attach evidence that adequate notice was provided to holder of restriction or letter from holder verifying that application is in compliance (CGS 47-42a,b,c)*

Application Information – Please refer to § 211-19 for Application Fee schedule, in addition to state land use fee.

Type of Project: (check one)

Residential Commercial/Industrial Mixed Use Forestry Agricultural Other: _____

Type of Application: (check one)

Wetland Permit Minimal Impact Permit¹ Jurisdictional Ruling² Permit Modification³ Permit Extension³

¹Limited to appurtenant, at-grade structures <500 square feet and ≥25 feet from wetland/watercourse. See § 211-12 for more information.

²See § 211-4 for details regarding permitted uses as of right and nonregulated uses. Sufficient info must be provided for the Commission to make a ruling.

³Existing permit must be valid for ≥65 days after the date submitted. See § 211-71 for further instructions.

Project Narrative *Please attach reports and supporting documentation as necessary.* Additional Info Attached? Yes No

1. Describe the nature and purpose of proposed regulated activity, request for acceptance of a permitted use as of right or a nonregulated use, map or regulation amendment, or other activity requiring review by the Commission or its Agent:

The applicant is proposing to subdivide their property, to create one new building lot for single family use. There does not appear to be any work within the regulated 100' upland review area. All proposed construction will be at least 300' from any wetland soils. We are submitting this form only for a jurisdictional ruling.

2. Describe how the proposed activity affects wetlands, watercourses, and the regulated areas. Describe the nature of the affected resources, including their function, and list any wetlands of special interest (vernal pool, marsh, bog, etc.) :

The proposed activity should not affect any wetlands or regulated areas. A vegetated buffer of at least 200' will exist between any construction and the upland review area. The potential for erosion into the upland review area or wetlands is extremely minimal.

3. Describe measures that will be taken to minimize the impact on wetlands, watercourses and the regulated areas, including proposed erosion and sedimentation controls and other management practices or mitigation measures:

Erosion controls such as silt fence, a wood chip berm, or a silt sock will be installed at the downhill limit of disturbance. The erosion controls shall remain in place until all disturbed areas are stabilized with turf or mulch.

4. Describe alternatives considered and why activity proposed in application was chosen as preferred alternative:

One alternative that was considered was to construct a house on the west side off the stream, off Mountain Road. That would have required construction much closer to the wetlands. We believe the current application will have the least possible impact on any wetlands or watercourses.

Applicant shall provide certification in accordance with Inland Wetlands and Watercourses Regulations, § 211-7G:

1. Whether or not any portion of the property on which the regulated activity is proposed is located within 500 feet of an adjoining town. Yes No
2. Whether or not a significant portion of the traffic to the completed project will use streets within an adjoining town to exit or enter the site. Yes No
3. Whether or not a significant portion of the sewer or water drainage from the project will flow through and significantly impact the sewer or water drainage system of an adjoining town. Yes No
4. Whether water run-off from the improved site will impact streets or other municipal/private property within an adjoining town. Yes No

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If YES to any of the above, the Commission shall, in accordance with CGS 8-7d(f) and IWWR 211-8C, notify the clerk of any adjoining municipality of the pendency of any application, petition, appeal, request or plan concerning any project on any site. Notice of the pendency of such application shall be made by certified mail, return receipt requested, and shall be mailed within seven (7) days of the date of receipt of the application, petition, appeal, request or plan. (See § 211-8C)

Is any portion of wetland/watercourse within 500' of the boundary of another municipality? Yes* No

**If yes, the applicant shall give written notice of application by certified mail, return receipt requested, on the same day to the Inland Wetlands Commission of other municipality. Proof must be provided to Wetland Agent. See § 211-8*

Site Plan Requirements (See § 211-7E) – 2 hard copies and an electronic copy required with application

- Scale of 1" = 20' to 1" = 100', or other scale as appropriate considering the proposal
- Show the proposed activity and existing and proposed conditions in relation to wetlands and watercourses and Upland Review Area.
- For Wetland Permit – field-delineated wetland boundaries with wetland flag numbers/locations and soil scientist's signature on plan.
- Clearing limits/limit of disturbance, property lines, existing and proposed topography, proposed drainage, proposed erosion controls.
- Identify any further activities associated with, or reasonably related to, the proposed regulated activity which are made inevitable by the proposed regulated activity and which may have an impact on wetlands or watercourses.
- Diagram of alternatives considered by the applicant

PLEASE NOTE: If the Conservation Commission determines, based upon its review of the initial submittal, that either the proposed activity involves a significant activity, or additional technical or other information is necessary in order to properly and fully evaluate the proposed activity, any or all of the additional information listed in § 211-7F of the IWWA Regulations may be required in addition to this application and general site plan requirements. The Commission may additionally determine that the application warrants a complex application fee to be paid by the applicant to allow review by third party expert(s) with the appropriate expertise, pursuant to Town Ordinance (see § 114-7, 8, 9, 10).

TEST PIT RESULTS

OBSERVED BY: JEFF CATLETT, RICK ZULICK
 DATE: JANUARY 14, 2026
 FILE #

PIT NO. 100

0" - 9" TOPSOIL	3:08	4"
9" - 34" DARK BROWN FSL	3:18	10.5"
34" - 72" GREY MED. SAND COMPACT	3:23	12.5"
MOTTLING: 34"	3:28	14.125"
GROUND WATER: N/A	3:33	15"
LEDGE: N/A	3:38	16"
ROOTS: 36"	3:43	16.675"
RESTRICTIVE: 34"		

PIT NO. 101

0" - 8" TOPSOIL		
8" - 36" DARK BROWN FSL		
36" - 42" GREY BROWN SAND W/ GRAVEL		
42" - 71" GREY MED. SAND COMPACT		

PIT NO. 102

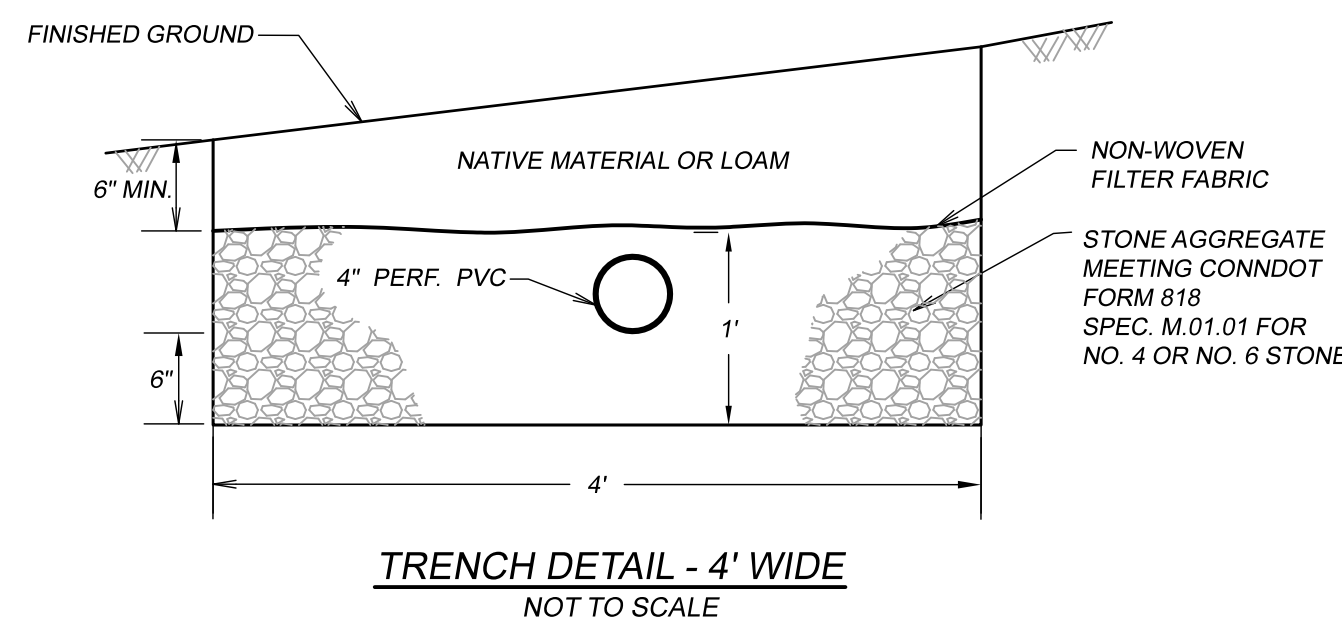
0" - 8" TOPSOIL		
8" - 24" DARK BROWN FSL		
24" - 72" GREY MED. SAND COMPACT		

PERC. TEST RESULTS

OBSERVED BY: RICK ZULICK
 DATE: JANUARY 14, 2026

HOLE A

TIME	READING
3:08	4"
3:18	10.5"
3:23	12.5"
3:28	14.125"
3:33	15"
3:38	16"
3:43	16.675"
DEPTH: 18"	
RATE: 5.7 MIN/IN	



SEPTIC SYSTEM DESIGN CRITERIA

- NUMBER OF BEDROOMS: 4
- SEPTIC TANK: 1500 GALLON
- PERC RATE: 5.7 MINS/INCH
- MOTTLING: 24"; LEDGE: N/A; WATER: N/A; RESTRICTIVE: 24"; SLOPE: 10.1-15.0%
- LEACHING AREA REQUIRED: 578 SQUARE FEET
- LEACHING AREA PROVIDED: (3) 65' STONE TRENCHES, AT 3 SF/LF = 585 SQUARE FEET
- MLSS (PRIMARY) = 57' (HF=26, PF=1.75, FF=1.0)
- LSS PROVIDED = 65'

SPECIFICATIONS

SEPTIC SYSTEM INSTALLATION SHALL BE IN ACCORDANCE WITH THE "CONNECTICUT PUBLIC HEALTH CODE REGULATIONS AND TECHNICAL STANDARDS FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS".

THE BUILDING, SEPTIC SYSTEM, AND WELL SHALL BE ACCURATELY STAKED IN THE FIELD BY A LICENSED SURVEYOR OR ENGINEER PRIOR TO CONSTRUCTION.

ALL PRECAST STRUCTURES SUCH AS SEPTIC TANKS AND DISTRIBUTION BOXES SHALL BE SET LEVEL ON SIX INCHES OF COMPACTED GRAVEL BASE.

SEPTIC TANK: TWO-COMPARTMENT TANK WITH OUTLET FILTER. INSTALL RISERS OVER TANK CLEANOUTS IF COVER OVER TANK EXCEEDS 1'.

DISTRIBUTION BOXES: 4 HOLE D-BOXES

HOUSE EFFLUENT AND "TIGHT PIPE" FOR DRAIN OUTLETS: 4" PVC SCHEDULE 40, ASTM D 1785 OR ASTM D 2865 WITH RUBBER COMPRESSION GASKET ASTM D 3139 OR SOLVENT WELD COUPLINGS.

DISTRIBUTION PIPE: 4" PVC PERFORATED, LAID LEVEL (MAX SLOPE 2" PER 100')

POLYLOK PIPE SEAL AS MANUFACTURED BY SUPERIOR SEPTIC TANKS (OR EQUAL) SHALL BE USED TO SEAL SEPTIC TANK AND D-BOX INLETS AND OUTLETS. BOTTOM OF TRENCHES TO BE LEVEL.

TOPSOIL SHALL BE STRIPPED IN AREA OF LEACH FIELD AND THE SUBSOIL SCARIFIED PRIOR TO PLACEMENT OF SELECT SEPTIC FILL.

ALL SELECT FILL SHALL BE CLEAN BANK RUN GRAVEL, MEETING THE FOLLOWING REQUIREMENTS OF THE CT DEPT. OF PUBLIC HEALTH:

MAX. PERCENT GRAVEL (PLUS NO. 4 SIEVE MATERIAL) - 45%

GRADATION ON FILL LESS GRAVEL:

SIEVE	NO. 4	NO. 10	NO. 40	NO. 100	NO. 200
DRY PERCENT PASSING	100	70-100	10-75	0-5	0-2.5
WET PERCENT PASSING	100	70-100	10-50"	0-20	0-5

* PERCENT PASSING THE #40 SIEVE CAN BE INCREASED TO NO GREATER THAN 75% IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10% AND THE #200 SIEVE DOES NOT EXCEED 5%.

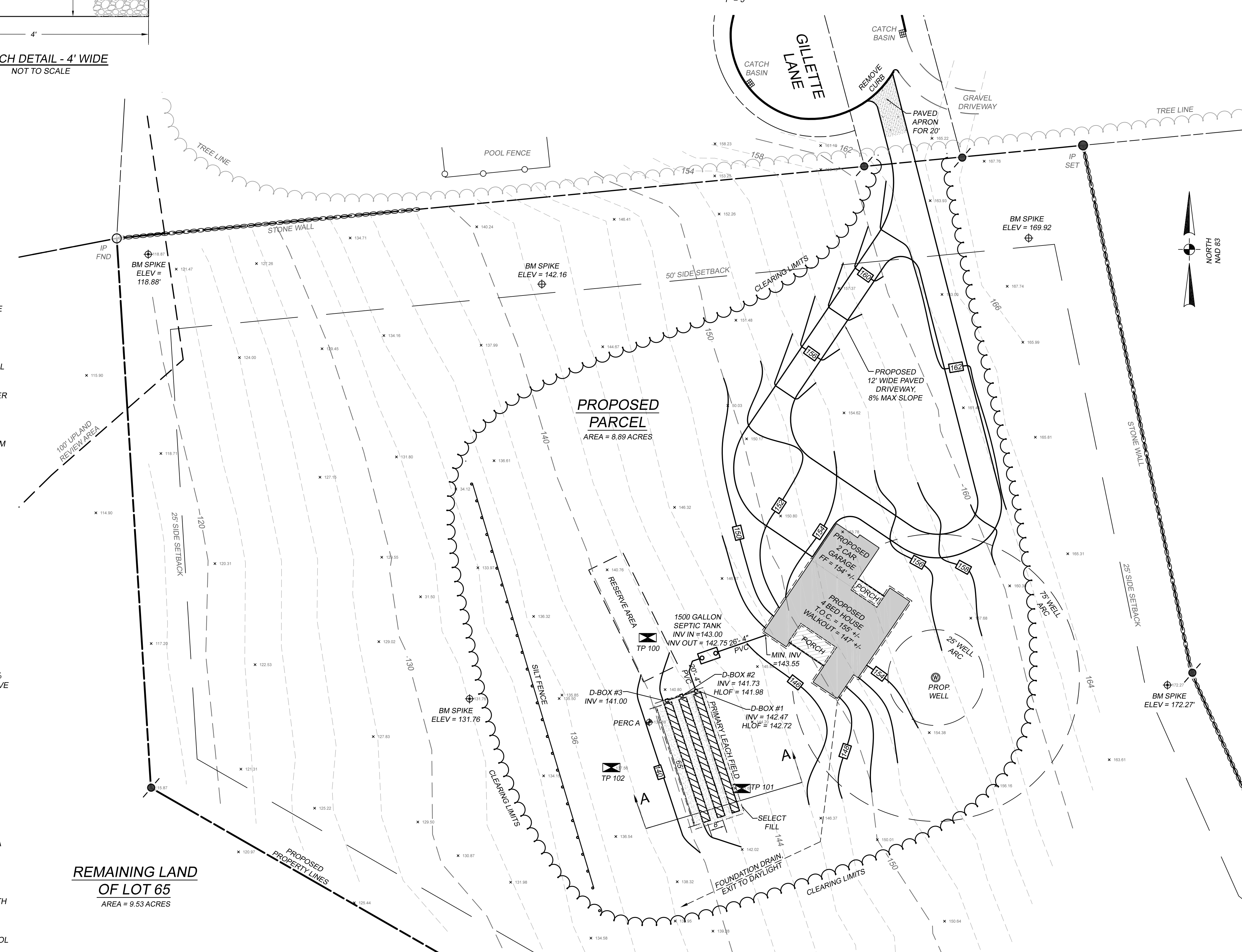
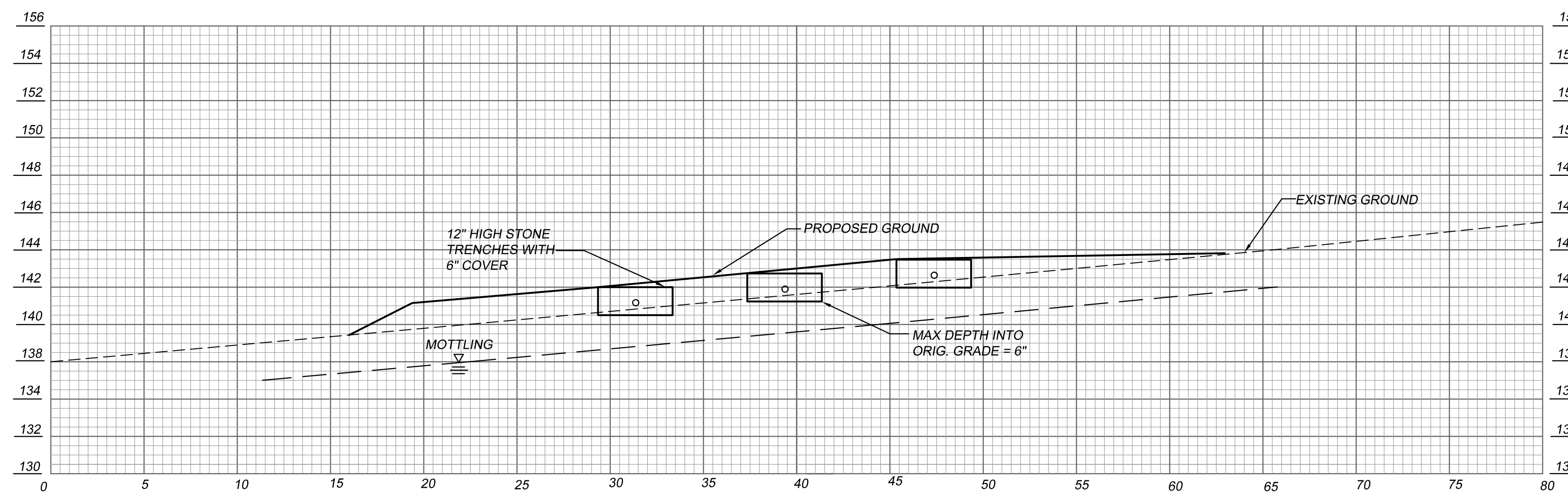
SELECT FILL MUST PERC AT A RATE EQUAL TO OR FASTER THAN THE UNDERLYING SOIL.

SELECT FILL MATERIAL SHALL EXTEND A MINIMUM OF 2' BEYOND THE SIDES AND UPSLOPE AND 5' BEYOND THE LOWEST TRENCH BEFORE TAPERING OFF.

THIS DESIGN IS BASED ON TEST PIT INFORMATION RECORDED BY NDDH. J & D HAS MADE NO INDEPENDENT INVESTIGATION OF SOIL CONDITIONS. THE CONTRACTOR IS ADVISED TO PERFORM SUFFICIENT SITE INVESTIGATION TO DETERMINE CONSTRUCTABILITY OF THE DESIGN PRIOR TO BIDDING OR COMMENCING WORK.

EROSION AND SEDIMENT CONTROL NOTES:

1. THE PROPOSED ACTIVITY ON THE SITE WILL CONSIST OF THE CONSTRUCTION OF A SINGLE FAMILY HOUSE, WELL, SEPTIC SYSTEM AND DRIVEWAY.
2. EROSION CONTROL DEVICES MUST BE INSTALLED WHERE INDICATED ON THIS SHEET PRIOR TO THE START OF CONSTRUCTION.
3. DISTURBED AREAS SHALL BE KEPT TO A MINIMUM AND SEEDED OR STABILIZED WITH TEMPORARY MULCH AS SOON AS FINAL GRADES HAVE BEEN ATTAINED.
4. THE OWNER OF RECORD SHALL DESIGNATE THE ON SITE ENVIRONMENTAL AGENT RESPONSIBLE FOR REGULARLY CHECKING THE CONDITION OF THE EROSION CONTROL DEVICES AND REMOVING ACCUMULATED SEDIMENT.



REMAINING LAND OF LOT 65
 AREA = 9.53 ACRES

SURVEY NOTES

1. THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.

SURVEY TYPE: GENERAL LOCATION * TOPOGRAPHIC
 PURPOSE: SITE DEVELOPMENT PLAN

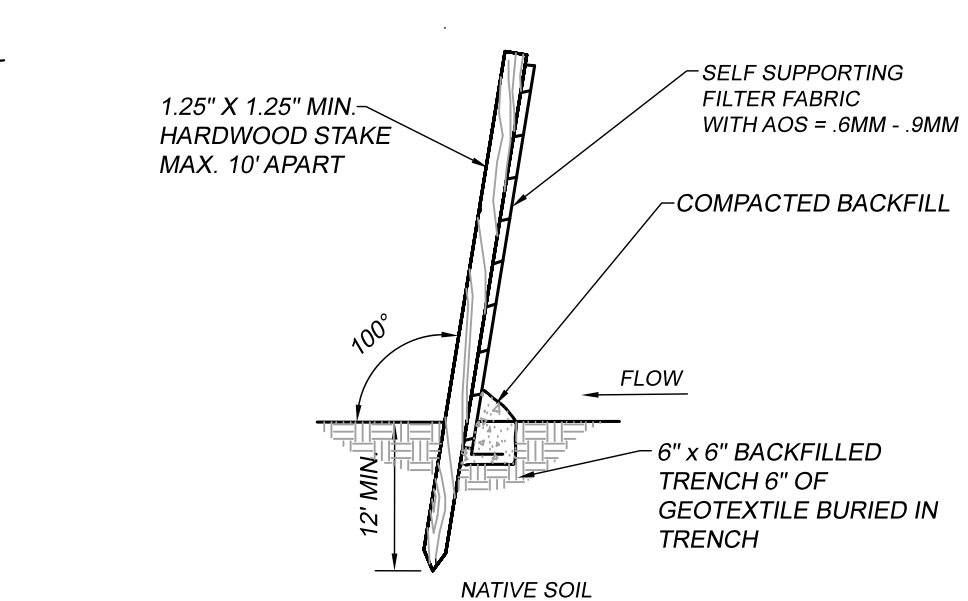
HORIZONTAL ACCURACY: B
 TOPOGRAPHIC ACCURACY: T-2
 HORIZONTAL DATUM: NAD 83
 VERTICAL DATUM: NAVD 88

PROPERTY LINES DO NOT EXPRESS A BOUNDARY OPINION. THIS MAP WAS PREPARED FROM RECORD RESEARCH, OTHER MAPS, LIMITED FIELD MEASUREMENTS AND OTHER SOURCES. IT IS NOT TO BE CONSTRUED AS A PROPERTY/BOUNDARY OR LIMITED PROPERTY/BOUNDARY SURVEY AND IS SUBJECT TO SUCH FACTS AS SAID SURVEYS MAY DISCLOSE.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

DANIEL BLANCHETTE DATE 3/3/26 LICENSE NUMBER

THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE
 © 2026 J&D SITE DESIGNS, LLC



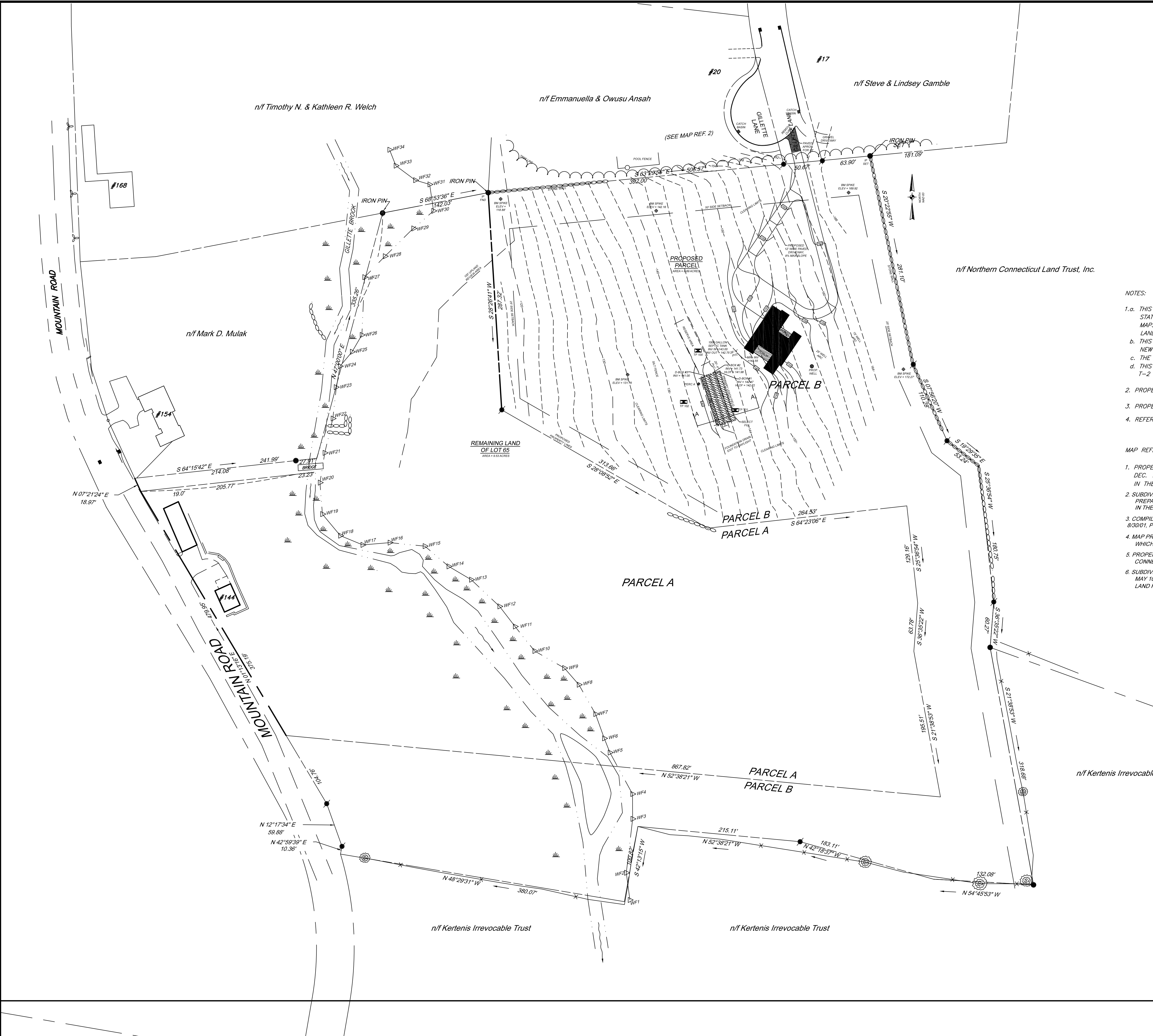
LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED CONTOUR LINE
- STONEWALL
- UTILITIES
- TREELINE
- EROSION CONTROL DEVICES
- LEACHING TRENCH
- TEST PIT

SITE DEVELOPMENT PLAN
 PREPARED FOR
LISA & ERIC DeGRAY
 144 MOUNTAIN ROAD, SOMERS, CT
 MAP 09 LOT 65

J&D SITE DESIGNS LLC
 401 RAVENELLE ROAD
 N. GROSVENORDALE, CT 06255
 860-923-2420
 JDSITEDESIGNS.COM

0' 30' 60' 90'	
GRAPHIC BAR SCALE	
JOB NO: 25178	SCALE: 1" = 30'
DATE: APRIL 2, 2026	SHEET: 3 OF 3
REVISIONS:	



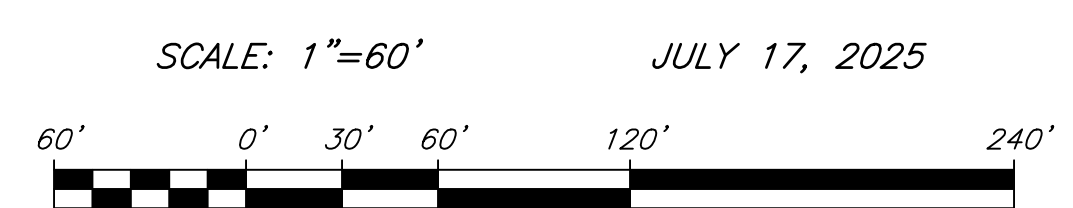
VICINITY SKETCH

- NOTES:
1. THIS SURVEY AND MAP HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES, 20-300b-1 THROUGH 20-300b-20, AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., SEPT. 26, 1996;
 2. THIS IS A FIRST SURVEY OF A PORTION OF PROPERTY DESCRIBED IN VOL. 177, PG. 105 OF THE NEW HARTFORD LAND RECORDS.
 3. THE INTENT OF THIS SURVEY IS TO SHOW PROPERTY LINES AND EXISTING CONDITIONS.
 4. THIS SURVEY CONFORMS TO STANDARDS FOR CLASS A-2 HORIZONTAL ACCURACY, AND T-2 VERTICAL ACCURACY. VERTICAL DATUM ASSUMED.
 5. PROPERTY IS SHOWN ON TAX RECORDS AS PARCEL 09-65.
 6. PROPERTY IS SITUATED IN ZONE A-1.
 7. REFER TO VOL. 391, PG. 460 FOR OWNERS OF RECORD.

- MAP REFERENCES:
1. PROPERTY SURVEY SHOWING PROPERTY TO BE CONVEYED TO TIMOTHY WELCH BY MARGARET L. MULAK, 4.37 ACRES, DEC. 11, 2002, REVISED DEC. 26, 2002, PREPARED BY THIS OFFICE, AND WHICH IS ON FILE AS MAP No. 1507 IN THE SOMERS LAND RECORDS.
 2. SUBDIVISION PLAN, MOUNTAINBROOK HEIGHTS SUBDIVISION, MOUNTAIN ROAD, SOMERS, CONN. 12/19/1985, PREPARED BY REINO E. HYPPA & ASSOCIATES, SHEET 4 OF 22, AND WHICH IS ON FILE AS MAP No. 1220 IN THE SOMERS LAND RECORDS.
 3. COMPILATION PROPERTY SURVEY PROPERTY OF EDWARD S. & ELIZABETH A. BRIDGE-KOENIGSBERG, SOMERS, CONNECTICUT 83001, PREPARED BY SCHINDLER SURVEYS, AND WHICH IS ON FILE AS MAP No. 1449 IN THE SOMERS LAND RECORDS.
 4. MAP PREPARED LEWIS A. & ARLENE M. LIZOTTE, SOMERS, CONN., 10/15/87, PREPARED BY CREEDON ASSOCIATES, AND WHICH IS ON FILE AS MAP No. 1204 ON THE SOMERS LAND RECORDS.
 5. PROPERTY SURVEY SHOWING PROPERTY TO BE CONVEYED TO MICHAEL D. MULAK AT 154 MOUNTAIN ROAD, SOMERS, CONNECTICUT, JUNE 28, 2024, PREPARED BY THIS OFFICE AND TO BE FILED IN THE SOMERS LAND RECORDS.
 6. SUBDIVISION PLAN, MOUNTAIN ROAD, SOMERS, CONNECTICUT, PREPARED FOR MOUNTAIN RIDGE DEVELOPEMENT CO. INC., MAY 10, 1985, PREPARED BY SREENATH ASSOCIATES, AND WHICH IS ON FILE AS MAP No. 1278 IN THE SOMERS LAND RECORDS.

ONE LOT SUBDIVISION
 PREPARED FOR
LISA A. & ERIC DeGRAY
 SHOWING PROPERTY AT
144 MOUNTAIN ROAD
SOMERS, CONNECTICUT

PARCEL A= 415,207± SQ. FT. = 9.53± ACRES
 PARCEL B= 387,164± SQ. FT. = 8.89± ACRES
 TOTAL AREA= 802,371.3± SQ. FT = 18.42± ACRES



TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT, AS NOTED HEREON.

MARTIN J. POST, P.L.S. No. 17252
 POST LAND SURVEYING
 250 TOWN HILL ROAD
 NEW HARTFORD, CONNECTICUT

FB60-92
 24-18 DeGRAY LOT SPLITZ DWG
 THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.