



Town of Somers Conservation Commission Inland Wetlands & Watercourses Application

Revised Effective 10/7/2020

FOR OFFICE USE ONLY	
Application #	739
Date Submitted	10/26/2020
Fee Collected	\$622.50
Date of CC Receipt	

Property Owner's Information

Name: GINGRAS DEVELOPMENT II, LLC

Mailing Address: 19 ROYAL MANOR SOMERS, CT 06071

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

Email: Tomcarenzo@cox.net Primary Contact Phone #: 860-916-0049

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: [Signature] Date: 10/20/20

Applicant's Information (if different than owner)

Name: Tom Carenzo

Mailing Address: ~~230 Fitch Rd~~ 19 Royal Manor Somers

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

Email: TomCarenzo@COX.net Primary Contact Phone #: 860-916-0049

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Applicant's Signature: [Signature] Date: 10/26/20

Property Information

Street Address: 23 ELEANOR ROAD Size of Property (acres): 22.5 ± Ac

Total area of wetlands/watercourses on parcel in square feet or acres: 293,260 S.F. 6.7 Ac

Proposed disturbance or alteration to wetlands/watercourses (square feet & linear feet.): 0 NONE PROPOSED

Proposed disturbance within Upland Review Area (square feet, within 100' of wetland or watercourse): 89,670 S.F.

Proposed area of wetlands/watercourses to be restored, enhanced, or created (square feet or acres): 8,200 S.F. (WATER QUALITY / DETENTION BASIN)

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 § 211-7I 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:

25 UNIT HOUSING DEVELOPMENT EXTENDING NORTH FROM THE CURRENT
CLEANOR ROAD

- REAPPROVAL OF A PREVIOUSLY APPROVED "SOAPSTONE ESTATES"
SITE PLAN FROM 2007

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.):

NO SIGNIFICANT NEGATIVE IMPACT PROPOSED EITHER DIRECTLY OR
INDIRECTLY TO WETLANDS

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:

PLANS HAVE BEEN DESIGNED TO MINIMIZE SHORT & LONG TERM IMPACTS

- SHORT TERM HAS BEEN ADDRESSED WITH SITE SPECIFIC E & S PLANS.

- LONG TERM HAS LOW IMPACT DESIGN ELEMENTS WHICH INCLUDE LONG TERM
MAINTENANCE PLAN AND FULL TREATMENT OF FULL WATER QUALITY VOLUME.

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

DEVELOPMENT WAS DESIGNED TO COMPLETELY MINIMIZE SHORT & LONG
TERM DIRECT & INDIRECT IMPACTS TO WETLANDS.

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).