

JWC ✓
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Town of Clinton
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LAND USE OFFICE

January 20, 2016

Michelle Carlson, P.E.
BL Companies
355 Research Parkway
Meriden, Connecticut 06450

RE: IWC 16-001R: "The Village at Mill Pond", 11 Killingworth Turnpike,
Mill Pond Clinton L.L.C. (Applicant) Town of Clinton (Owner)

On January 13, 2016, Wetlands Enforcement Officer Eric Knapp (WEO Knapp) reviewed the above-referenced application for completeness. He has the following comments:

On the Application for Wetlands Permit:

1. At the top of the application, the box for "Regulated Activity" should be checked.
2. As to No. 6 – the Zone is "IDZ", not "IZD" as noted on the application.
3. As to No. 10, Bullet 3 – If the Clinton Inland Wetlands and Watercourse Commission (hereinafter called "IWC") determines the proposed activity is a "significant activity" the information requested in this bullet must be provided.
4. On No. 13 – Bullet 2 – Site Plans –
 - a. As to Check No. 2 – Location Map. On the first page of your plan and Sheet BS-1, the scale needs to be 1" = 800'.
 - b. On Check No. 4 – Existing and Proposed Structures:
 - i. Existing Structures – the dimensions, including height, are required to be shown.

- ii. Proposed Structures – the dimensions, including height, are required to be shown.
 - iii. Abutting Properties within 75' of the Common line – the existing buildings, structures, wells and septic systems on the abutting property which are within 75 feet of the common line must be shown. If there are none, a note to that effect should be added to the appropriate page of the site plan.
5. As to Check No. 6 - Flood Hazard/flood Zone. The boundaries should be shown on the appropriate site plan page and added as a note. If there are none, there should be a note to that effect.

On the Notification to the State Public Health Department

6. Whenever notification is mandated to the water company, the notification must also be made to the State Department of Public Health (DPH). Since this sanitary septic system is under the jurisdiction of the State of Connecticut Department of Energy and Environmental Protection, please send us a letter to that effect that notification was not sent to the DPH along with the name of your contact person at the DEEP.
7. We are requiring a letter from the DEEP stating that there is adequate water supply for this project as proposed.

On the Site Plan:

8. On the cover sheet, the year should be "2016" as all the accompanying sheets are dated in the year 2016.
9. On the first page and on Sheet BS-1, the scale needs to be 1" = 800'.

On compliance with Clinton Inland Wetlands and Watercourse Regulations (IWC Regulations) Section 7:

10. As to Section 7.3c – Applicant's Interest in Land. This information should be provided.
11. As to Section 7.3f – Alternatives. If this project is deemed a "significant activity", then prudent and reasonable alternatives must be submitted. If there are none, a note to that effect should be submitted.
12. As to 7.3h – Limits of Work. These should be shown on the appropriate site plan page.
13. As to 7.4 – "Significant Activity". If the project is deemed a "significant activity" the elements of this Regulation must be met.
14. As to Section 7.6 – Effect of Project on Streets and Abutting Properties. The elements of this Regulation must be addressed. If they do not apply, a note to that effect should be submitted.

General Comments:

15. At its February 2, 2016 Regular Meeting, the IWC needs to make a determination as to if this project meets the elements to be a "significant activity".

Carlson
January 21, 2016

16. If the IWC deems your project meets the definition of a "significant activity" then the elements of Sections 7 and 9 of the IWC Regulations must be met including but not limited to the submission of reasonable and prudent alternatives to the proposed activity(s).
17. Because a public hearing has been scheduled for February 2, 2016, in accordance with the Section 9 of the Clinton Inland Wetlands Regulations all materials for the public hearing should be submitted as soon as possible.

Should you have any procedural questions, please call or e-mail me (shynes@clintonct.org). Should you wish to discuss the technical details of this letter, please do not hesitate to contact WEO Eric Knapp by phone or e-mail (eknapp@clintonct.org).

Sincerely,


Sherry Lee Hynes
Land Use Technician

/slh

E-mailed to:

Michelle Carlson, P.E.
Mill Pond Clinton LLC
Frank Watkins
Peter Sipples, Esquire
Jon Hendel
Bruce Farmer, First Selectman
IWC
Eric Knapp, WEO
Wade Thomas