



APPLICATION FOR PERMIT EAST LYME INLAND WETLANDS AGENCY



Office Use Only

Fee Paid _____ Date Submitted 4/26/21 Application # _____

Date of Receipt _____ Date Approved _____ Permit Number _____

Major Impact: YES NO Public Hearing: YES NO Agent Approved: YES NO

Note: In accordance with the Inland Wetland and Watercourses Regulations, Eleven (11) copies of all application materials must be submitted.

1. SITE LOCATION (Street) and Description: 29 ROCCO DR

Assessor's Map 44.0 Lot # 19-14

Note: It is the applicant's responsibility to provide the correct site address, map/lot number for the legal notice. Provide a description of the land in sufficient detail to allow identification of the inland wetlands and watercourses, the area(s) (in acres or square feet) of wetlands and watercourses to be disturbed, soil type(s), and wetland vegetation.

2. APPLICANT: J. ROBERT PEANNER PELS

Address: 37 GRAND ST

Phone: 860 739-6216

Fax: _____

Business: _____

Cell: _____

Email: JRP9442@SBCGLOBAL.NET

Applicant's interest in the land: ENC/SUR

**If the applicant is a Limited Liability Corporation or a Corporation provide the managing member's or responsible corporate officer's name, address, and telephone number.

3. OWNER: Daniela Gjergjaj

Address: 351 Main St
Niantic CT

Phone: -

Fax: -

Email: -

Cell: 808 268-0123

**As the legal owner of the property listed on this application, I hereby consent to the proposed activities. And I hereby authorize the members and agents of the Agency to inspect the subject land, at reasonable times, during the pendency of the application and for the life of the permit.

Owners Printed Name: Daniela Gjergjaj

Owners Signature: X Daniela Gjergjaj Date: 04-10-2021

4. Area of wetland to be disturbed: 0 sq. ft. or ac _____
Area of watercourse to be disturbed: 550 sq. ft. or ac _____
Upland review area to be disturbed: _____ sq. ft. or ac 1.46 Ac

Will fill be needed on site? Yes No

If yes, how much fill is needed? 0 Cubic yards *from site cut-fill for drive*

5. The property contains (circle one or more)

WATERCOURSE WATERBODY WOODED-WETLAND SWAMP
FLOODPLAIN OTHER: _____

Description of soil types on site: Char Hon - Hollis fine sandy loam very rocky

Description of wetland vegetation: None

Name of Soil Scientist(s) and date of survey: Richard Swarcki 5/21/03

6. Provide a written narrative of the purpose and a description of the proposed activity and proposed erosion and sedimentation controls and other best management practices and mitigation measures which may be considered as a condition of issuing a permit for the proposed regulated activity including, but not limited to, measures to (1) prevent or minimize pollution or other environmental damage, (2) maintain or enhance existing environmental quality, or (3) in the following order of priority: restore, enhance and create productive wetland or watercourse resources. Depending on the complexity of the project, include the following: construction schedule, sequence of operations, drainage computations with pre and post construction runoff quantities and runoff rates, plans clearly showing the drainage areas corresponding to the drainage computation, existing wetland inventory and functional assessment, soils report, construction plans signed by a certified soils scientist, licensed surveyor, and licensed professional engineer.

7. Provide information of all alternatives considered. List all alternatives which would cause less or no environmental impact to wetlands or watercourses and state why the alternative as set forth in the application was chosen. All such alternatives shall be diagrammed on a site plan or drawing. (Attach plans showing all alternates considered).
None possible

8. Attach a site plan showing the proposed activity and existing and proposed conditions in relation to wetlands and watercourses and identifying 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 and watercourses.

9. Provide the name and mailing addresses of adjacent landowners (including across a street). Attach additional sheets if necessary.
See attached sheet

Name/Address: _____
Name/Address: _____
Name/Address: _____

10. Attach a completed DEP reporting form.

The Agency shall revise or correct the information provided by the applicant and submit the form to the Commissioner of Environmental Protection in accordance with section 22a-30-14 of the Regulations of Connecticut State Agencies.

11. Name of Erosion Control Agent (Person Responsible for Compliance):

Daniela Gjergjaj

Address: _____

Phone: 808-268-0123

Email: _____

Fax: _____

Cell: _____

12. Are you aware of any wetland violations (past or present) on this property? Yes No

If yes, please explain: _____

13. Are there any vernal pools located on or adjacent (within 500') to the property? Yes No

14. For projects that do not fall under the ACOE Category I general permit – Have you contacted the Army Corps of Engineers? Yes No

15. Is this project within a public water supply aquifer protection area or a watershed area? Yes No

16. If so, have you notified the Commissioner of the Connecticut Department of Public Health and the East Lyme Water and Sewer Department? Yes No (Proof of notification must be submitted with your application).

17. Attach the appropriate filing fee based on the fee schedule established in Section 19 of the Regulations.
Fee: _____ (Make checks payable to "Town of East Lyme").

18. PUBLIC HEARINGS ONLY: The applicant must provide proof of mailing notices to the abutters prior to the hearing date.

The undersigned Applicant hereby consents to necessary and proper inspection of the above mentioned property by the East Lyme Inland Wetlands Agency and/ or its agents at reasonable times both before and after the permit in question has been granted.

The Applicant affirms that the information supplied in this application is accurate to the best of his/ her knowledge and belief. As the applicant I hereby certify that I am familiar with the information provided in this application and I am aware of the penalties for obtaining a permit through deception or through inaccurate or misleading information.

Printed Name: J. ROBERT FAULKNER

Date: 4/12/21

Signature: 

Please note:

Above notice to be published in legal section of newspaper having general circulation in the Town of East Lyme. Applicant to pay cost of publication. You or a representative must attend the Inland Wetlands Agency meeting to present your application.

PROPERTY LOCATION	TAX MAP	LOT	NAME	
			LAST	FIRST
33 ROCCO DR.	44.0	19-15	FRASER	SCOTT E. & CANDACE R.
27 ROCCO DR.	44.0	19-13	SOPER	JACQUELINE M & ROBERT J.
21 ROCCO DR.	44.0	19-10	CARRIER	ENTERPRISES INC
19 ROCCO DR.	44.0	19-9	ZAIDI	UZMA
17 ROCCO DR.	44.0	19-8	MOORE	JEFFREY J & TRACY L.
CHESTERFIELD RD.	45.0	2	HEMLOCK	HOLDINGS LLC
80 QUAILCREST RD.	41.0	1	VIALI	LLC
CHESTERFIELD RD.	45.0	3	MAHRA'S	WOODS LLC
251 CHESTERFIELD RD.	44.0	19-20	HIDDEN	ACRES HOMEOWNERS ASSOC. INC



Ian T. Cole

Professional Registered Soil Scientist / Professional Wetland Scientist

PO BOX 619

Middletown, CT 06457

Itcole@gmail.com

860-514-5642

April 21, 2021

Robert D. Pfanner, P.E., L.S.
J. Robert Pfanner & Associates, P.C.
37 Grand Street
Niantic, CT 06357

*RE: Wetland Driveway Crossing Evaluation prepared for Daniela Gjergjaj In Support of
A New Single-Family Residence Located at 29 Rocco Drive, Assessor ID 19-14, East
Lyme, Connecticut*

Dear Mr. Pfanner:

On behalf of the Applicant, I was retained to review the proposed activities and provide comments relative to assessing potential impacts to the inland wetlands and watercourses due to the proposed driveway wetland crossing to access a new proposed single-family residence at the above referenced 57.94-acre property.

Wetland Impact Assessment

On April 9, 2021 I completed a site visit to document existing conditions and review the proposed activities in relation to the wetland resources.

The applicant is seeking approval from the Town of East Lyme to construct a new single-family residential development on an existing lot of record. The proposed plans call for the construction of a new driveway extension that spurs off the existing paved shared driveway (Photo 1) to access a new proposed single-family residence situated on the summit of the north portion of the subject parcel. Approximately 1200 linear feet of new driveway will be constructed. A narrow very well-defined intermittent watercourse (Photo 2) bisects the property in the vicinity of the proposed driveway, as such crossing the intermittent watercourse is unavoidable. The intermittent watercourse is a man-made feature, originally served as a diversion swale, a remnant feature created when the land was mined 30 + years ago.

The driveway crossing will not be too dissimilar from the existing shared driveway crossing down gradient (Photo 4). The driveway crossing design utilizes a 36" HDPE pipe to convey uninterrupted continuous flow under the proposed driveway.

Instillation of the driveway will result in the unavoidable direct wetland disturbance of approximately 500 sq. ft. To minimize direct impacts to the wetlands, the driveway will cross the wetlands at a narrow point. This crossing site has previously been used as the historic access point to this portion of the property as suggested by the remains of a cryptic woods cart-path which leads to the higher elevations on the property, relics, of the sites past usage. Due to the needs of the proposed development and the juxtaposition of the wetland resources, the bulk of the proposed activities are located within the 300-foot Upland Review Area (URA). With the exception of the driveway crossing all other activities associated with the development are outside of the 100-foot URA.

I recommended that the applicant limit vegetated removal within the 100-foot URA to what is required to facilitate the construction of the driveway. Maintaining the existing vegetation will act as a filter to intercept and absorb stormwater runoff that flows across or through the buffer. A vegetated buffer slows the flow of runoff which both reduces erosion of the area and allows silt and other suspended solids to settle out within the buffer before reaching adjacent wetlands. Slowing the speed of runoff also allows the water to infiltrate the soil and ultimately discharge to the wetland as groundwater rather than as overland flow thereby reducing the volume of surface runoff.

Short-term impacts during construction will be reduced through measures to control erosion and sedimentation (E&S). These measures will minimize the chance that siltation and sedimentation will encroach beyond the limits of disturbance or into the regulated wetlands. These controls as well as compliance with the state and local regulations and permit approvals will assure that no permanent adverse effects will impact the receiving wetlands or wildlife habitat. The driveway crossing is inherently an engineered solution to reduce the risk of erosion and minimize runoff, no secondary effects are anticipated to have an adverse effect on the wetlands and watercourses.

Conclusion

It is my professional opinion that the applicant's proposed activities will not reduce the natural capacity and dynamics of the watercourse, and if appropriately constructed with maintained E&S controls until the site is stabilized, does not pose a significant impact or adverse effect to the wetland resources.

For commissioners who may have not had the opportunity to visit the site I have attached several photographs and figures which demonstrate the site's stability.



Photo 1: Existing Shared Driveway



Photo 2: Intermittent Watercourse

Wetland Delineations

Wetland Evaluations

Soil Evaluations



Photo 3: Upland Conditions along driveway alignment



Photo 4: Existing Wetland Crossing for Shared Driveway

Wetland Delineations

Wetland Evaluations

Soil Evaluations



Photo 5: View of Lot and Shared Driveway standing at Rocco Drive Looking North

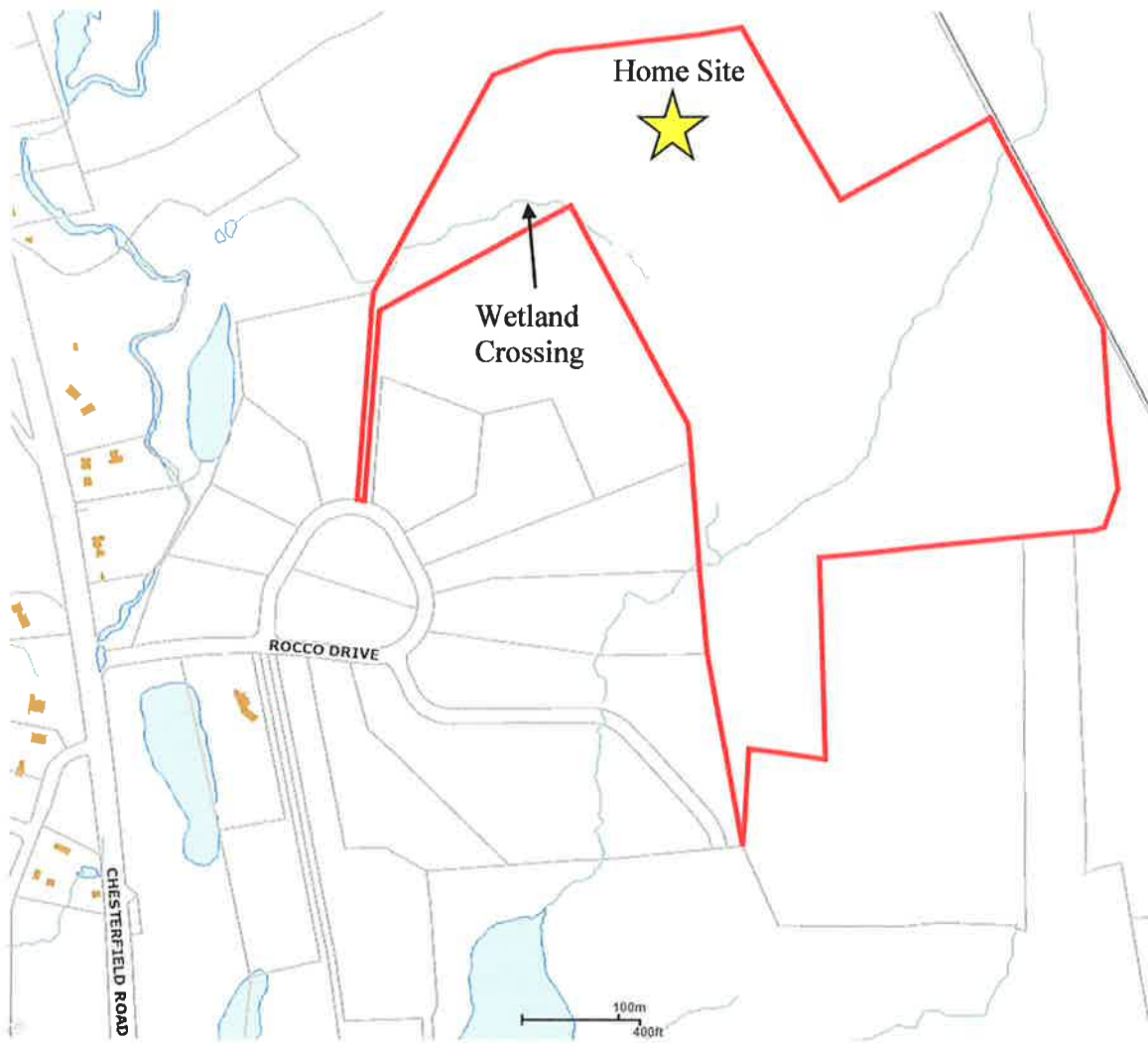


Figure 1: GIS Plannometrics Map

Wetland Delineations

Wetland Evaluations

Soil Evaluations

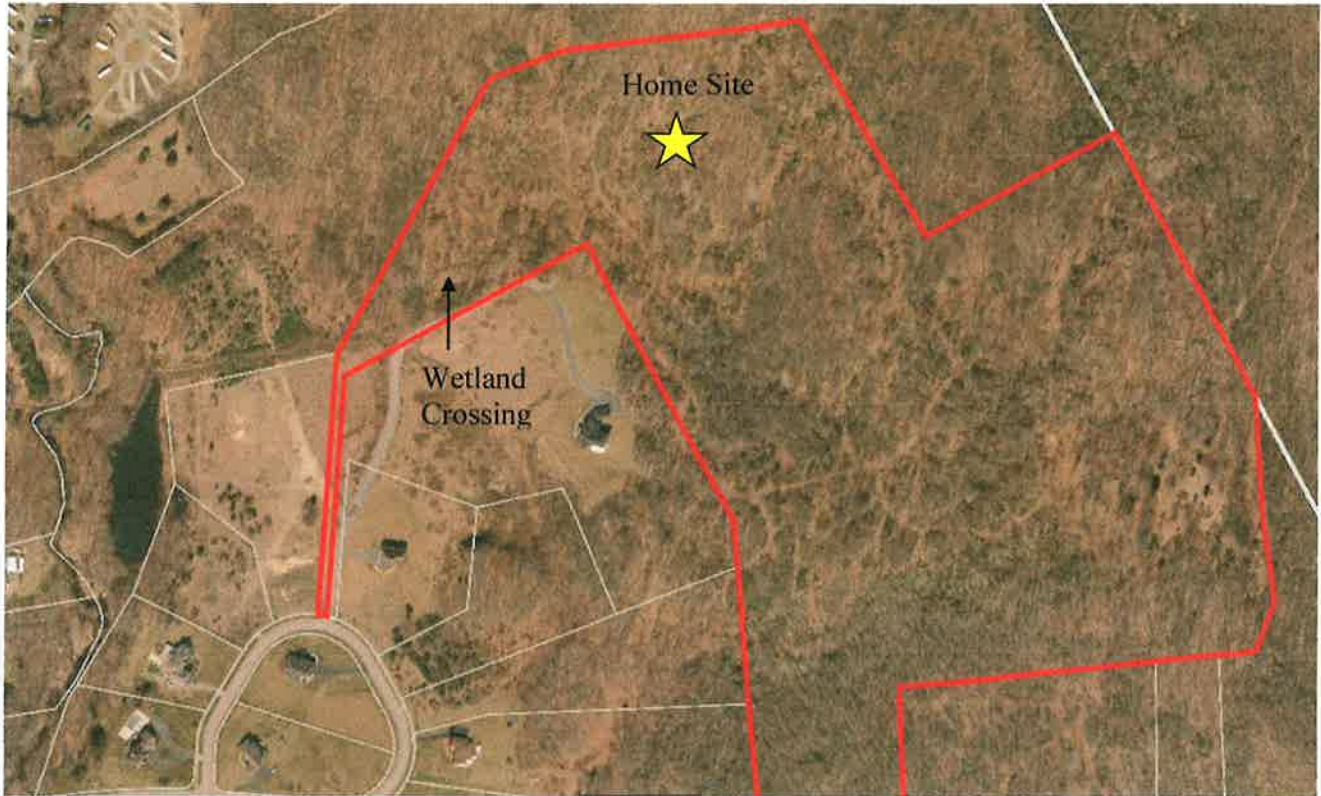


Figure 2: GIS Aerial Map of Parcel

Please do not hesitate to contact me at itcole@gmail.com; (860) 514-5642 if you have any questions or need any additional information.

Sincerely,

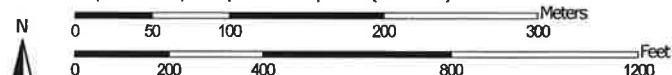
A handwritten signature in blue ink, appearing to read "Ian T. Cole".

Ian T. Cole
Professional Registered Soil Scientist
Professional Wetland Scientist #2006

Soil Map—State of Connecticut
(29 Rocco Drive)



Map Scale: 1:4,780 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge ties: UTM Zone 18N WGS84







































Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

4/20/2021
Page 1 of 3

Soil Map—State of Connecticut
(29 Rocco Drive)

MAP LEGEND

Area of Interest (AOI)			Spoil Area
	Area of Interest (AOI)		Stony Spot
Soils			Very Stony Spot
	Soil Map Unit Polygons		Wet Spot
	Soil Map Unit Lines		Other
	Soil Map Unit Points		Special Line Features
Special Point Features		Water Features	
	Blowout		Streams and Canals
	Borrow Pit	Transportation	
	Clay Spot		Rails
	Closed Depression		Interstate Highways
	Gravel Pit		US Routes
	Gravelly Spot		Major Roads
	Landfill		Local Roads
	Lava Flow	Background	
	Marsh or swamp		Aerial Photography
	Mine or Quarry		
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut
Survey Area Data: Version 20, Jun 9, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 20, 2019—Mar 27, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony	7.5	7.6%
17	Timakwa and Natchaug soils, 0 to 2 percent slopes	2.5	2.6%
67B	Narragansett silt loam, 3 to 8 percent slopes, very stony	4.6	4.7%
73C	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	23.7	24.0%
73E	Charlton-Chatfield complex, 15 to 45 percent slopes, very rocky	0.1	0.1%
75C	Hollis-Chatfield-Rock outcrop complex, 3 to 15 percent slopes	25.6	26.0%
75E	Hollis-Chatfield-Rock outcrop complex, 15 to 45 percent slopes	21.1	21.4%
305	Udorthents-Pits complex, gravelly	5.0	5.0%
306	Udorthents-Urban land complex	3.2	3.2%
703A	Haven silt loam, 0 to 3 percent slopes	5.4	5.5%
Totals for Area of Interest		98.7	100.0%