



APPLICATION FOR PERMIT EAST LYME INLAND WETLANDS AGENCY

Office Use Only

Fee Paid \$ 1060 Date Submitted 6/10/24 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: B Brookfield Drive

Assessor's Map 41.3 Lot # 100

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: PELLUMB & ANDIA LIKOLLARI

Address: 67 ARBOR KING Phone: _____

EAST LYME, CT 06333 Fax: _____

Business: _____ Cell: _____

_____ Email: _____

Applicant's interest in the land: OWNER

***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: SAME AS APPLICANT

Address: _____ Phone: _____

_____ Fax: _____

Email: _____ Cell: _____

***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: Pedro Henriquez

Owners Signature: [Signature] Date: _____

4. Area of wetland to be disturbed: 0 sq. ft. or ac _____
 Area of watercourse to be disturbed: 0 sq. ft. or ac _____
 Upland review area to be disturbed: 10,600 sq. ft. or ac 0.243

Will fill be needed on site? Yes No

If yes, how much fill is needed? _____ Cubic yards

5. The property contains (circle one or more)

WATERCOURSE WATERBODY WOODED-WETLAND SWAMP
 FLOODPLAIN OTHER:

Description of soil types on site: HINCKLEY LOAMY SAND & CANTON AND CHARLTON

Description of wetland vegetation: SEE SOIL SCIENTISTS REPORT

Name of Soil Scientist(s) and date of survey: IAN COLE 10/01/2023

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).

DUE TO THE LIMITED BUILDABLE AREA, THE PLAN AS SHOWN IS THE ONLY FEASIBLE & PRUDENT ALTERNATIVE TO NOT FILL WETLANDS

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.

Name/Address: SEE ATTACHED ABUTTER'S LIST & MAP
 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):

OWNER / APPLICANT

Address: _____

Phone: _____

Email: _____

Fax: _____

Cell: _____

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

If yes, please explain: NOV. ISSUED FOR CLEARING WITHOUT A PERMIT

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: PAUL B. GIKOLAKI Date: _____

Signature: [Handwritten 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.

CHECKLIST FOR A COMPLETE APPLICATION

- completed application form including Department of Environmental Protection reporting form (green copy)
- A narrative of the purpose and description and methodology of all propose activities;
- Alternatives considered by the applicant, reasons for leaving less than a 10' buffer between clearing and the wetlands. Such alternatives to be diagrammed on a site plan or drawing and submitted to the commission as part of the application;
- Names and mailing addresses of abutting property owners;
- Three copies of approximately 1"=40' scale plans
- Locations of existing and proposed land uses
- Locations of existing and proposed buildings
- Locations of existing and proposed subsurface sewage disposal systems, and test hole descriptions
- Existing and proposed topographical and man-made features including roads and driveways, on and adjacent to the site
- Location and diagrams of proposed erosion control structures
- Assessor map and lot number
- Key or inset map
- North arrow
- Flood zone classification and delineation
- Use of wetland and watercourse markers where appropriate.
- Soil types classification and boundary delineation (flagged and numbered boundary), Soil Scientist's original signature and certification on plans
- Soil Scientist's (or other wetland scientist) report on the function of the wetlands
- Watercourse channel location and flow direction, where appropriate
- 300 ft. regulated area depicted on plans *100' SHOWN*
- Conservation easements where appropriate *N/A*
- A detailed erosion and sediment control plan which meets requirements set forth in the most recent revision of the *Connecticut Guidelines for Soil Erosion and Sediment Control*, published by the Connecticut Council on Soil and Water Conservation, including:
 - Location of areas to be stripped of vegetation and other unprotected areas
 - Schedule of operations including starting and completion dates for major development phases *N/A*
 - Seeding, sodding, or re-vegetation plans for all unprotected or un-vegetated areas
 - Location and design of structural sediment control measures
 - Timing of planned sediment control measures
 - Use of wetland and watercourse markers
 - Proper certification on the application documents and plans

In the case of filling in wetlands, watercourses, or regulated upland areas, the following items are necessary: *N/A*

- Area to be filled
- Volume of requested fill
- Finished slopes of filled areas
- Containment and stabilization measures
- Proposed finished contours
- Evaluation of the effect of filling the wetlands with respect to storage volume and its impact downstream showing before and after development flows, and the evaluation of storm water detention including the existing need for flood control downstream

Other required items:

- Proof of adjoining Town notification, where required;
- All application fees required by Section 16 of these regulations;
- A written narrative detailing how the effects of the applicant's proposed activities upon wetlands and watercourses shall be mitigated.
- A written description of any and all future plans which may be linked to the activities proposed in the current application.
- Address the potential to enhance the current buffer area.
- Review drainage information with Town Engineering
- Mailing requirements for abutters (public hearing only) *- LIST ATTACHED*

Appendix D - ORDINANCE ESTABLISHING SCHEDULE OF FEES FOR CONSERVATION, PLANNING AND ZONING COMMISSIONS

1.1	Application Fee **	
1.1.1	Residential Uses.....	\$150.00 Plus *\$50.00/LOT ✓
	Plus Fee from Schedule A	
1.1.2	Commercial Uses.....	\$400.00
	Plus Fee from Schedule A	
1.1.3	All Other Uses	\$200.00
	Plus Fee from Schedule A	
	*Each lot with regulated activities	
	**\$60 fee required by C.G.S 22a-27j will be added to the base fees. ✓	
1.2	Approval by Duly Authorized Agent **	\$100.00
1.3	Appeal of Duly Authorized Agent Decision.....	\$300.00
1.4	Significant Activity Fee	\$300.00
1.5	Public Hearing Fee	
	1.5.1 Single Residential	\$200.00
	1.5.2 Commercial/Industrial/Multi-Family	\$450.00
1.6	Complex Application Fee	Actual Cost
	The Inland Wetlands Agency may charge an additional fee sufficient to cover the cost of reviewing and acting on complex applications. Such fee may include, but not be limited to, the cost of retaining experts, to advise, analyze, review, and report on issues requiring such experts. The Agency or the duly authorized agent shall estimate the complex application fee, which shall be paid pursuant to section 19.1 of these regulations within 10 days of the applicant's receipt or notice of such estimate. Any portion of the complex application fee in excess of the actual cost shall be refunded to the applicant no later than 30 days after publication of the agency's decision.	
1.7	Permitted and Nonregulated Uses :	
1.7.1	Permitted Uses as of Right	\$0.00
1.7.2	Nonregulated	\$0.00
1.8	Regulation Amendment Petitions	\$500.00
	(Does not include Notices or Regulation Advisories from DEP)	
1.8.1	Map Amendment Petitions	\$500.00
	Plus Fee from Schedule B	
1.9	Modification of Previous Approval:	\$100.00
1.10	Renewal of Previous Approval	\$100.00
1.11	Monitoring Compliance Fee	\$100.00
1.12	SCHEDULE A. For the purpose of calculating the permit application fee, the area in schedule A is the total area of wetlands and watercourses and the upland review area upon which a regulated activity is proposed.	
	SQUARE FEET of AREA	
1.12.1	Less than 1,000.	\$0.00
1.12.2	1,000 to 5,000	\$250.00
1.12.3	More than 5,000	\$750.00
1.13	SCHEDULE B. For the purpose of calculating the map amendment petition fee, linear feet in schedule B is the total length of wetlands and watercourses boundary subject to the proposed boundary change.	
	LINEAR FEET	
1.13.1	Less than 500	\$0.00
1.13.2	500 to 1,000	\$250.00
1.13.3	More than 1,000.....	\$750.00



Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete this form in accordance with the instructions on pages 2 and 3 and mail to:

DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3rd Floor, Hartford, CT 06106

Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

- DATE ACTION WAS TAKEN: year: _____ month: _____
- ACTION TAKEN (see instructions - one code only): _____
- WAS A PUBLIC HEARING HELD (check one)? yes no
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(print name) _____ (signature) _____

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

- TOWN IN WHICH THE ACTIVITY IS OCCURRING (print name): EAST LYME
does this project cross municipal boundaries (check one)? yes no
if yes, list the other town(s) in which the activity is occurring (print name(s)): _____
- LOCATION (see instructions for information): USGS quad name: _____ or number: 86
subregional drainage basin number: 2202-12
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): PELLUMB & ANOIA LIKOLLARI
- NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): 8 BROOKFIELD DRIVE
briefly describe the action/project/activity (check and print information): temporary permanent description: CONSTRUCTION OF A SINGLE FAMILY HOME W/ ON SITE SEPTIC
- ACTIVITY PURPOSE CODE (see instructions - one code only): B
- ACTIVITY TYPE CODE(S) (see instructions for codes): 1, 2, 12, 14
- WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):
wetlands: 0 acres open water body: 0 acres stream: 0 linear feet
- UPLAND AREA ALTERED (must provide acres): 0.243 acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0 acres

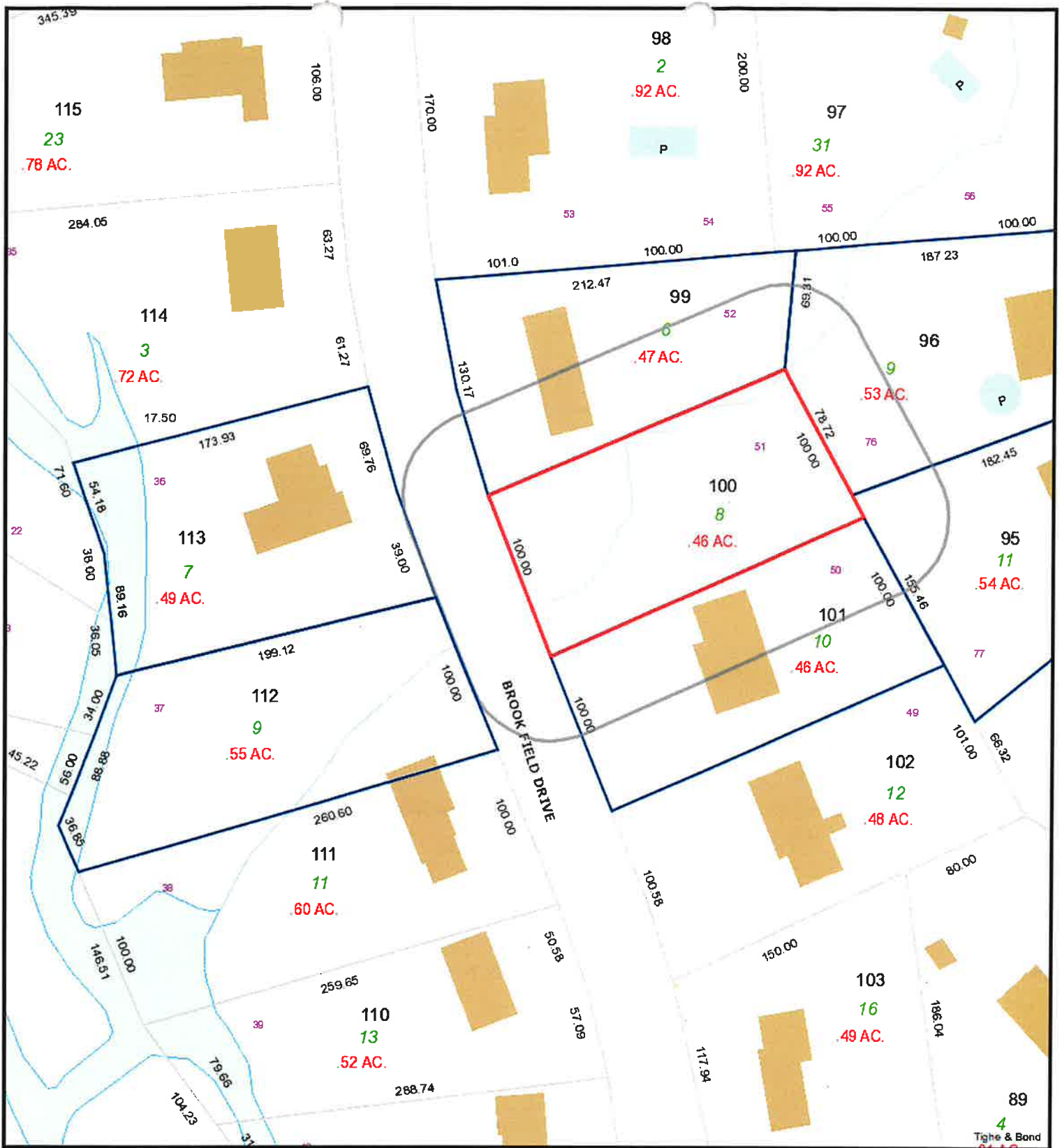
DATE RECEIVED:

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO



Likollari

10/30/2023 11:37:41 AM

Scale: 1"=80'

Scale is approximate

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.



41.3 112
CZAJKOWSKI CANDACE L
C/O DOROTHY BEARSE
EAST LYME, CT 06333

41.3 99
GUARRAIA MATTHEW C &
6 BROOKFIELD DRIVE
EAST LYME, CT 06333

41.3 113
HARWOOD RICHARD B &
7 BROOKFIELD DR
EAST LYME, CT 06333

41.3 100
LIKOLLARI PELLUMB &
67 ARBOR XING
EAST LYME, CT 06333

41.3 101
MCCORMACK MICHAEL P
10 BROOKFIELD DR
EAST LYME, CT 06333

41.3 96
MORTON REANU
9 ALSCOT DR
EAST LYME, CT 06333

41.3 95
TOPI EDA A & EDUARD
11 ALSCOT DR
EAST LYME, CT 06333

Killingly Engineering Associates

Civil Engineering & Surveying



P.O. Box 421 Killingly, CT 06241
Phone: 860-779-7299
www.killinglyengineering.com

PURPOSE AND DESCRIPTION

PROPOSED SINGLE FAMILY HOME

8 BROOKFIELD DRIVE

Pellumb & Andia Likollari have submitted an application to the Town of East Lyme Inland Wetlands Commission to construct a single-family home on a 20,000 square foot property at 8 Brookfield Drive. The site is defined by a perennial stream that flows from east to west beginning parallel to the northern property line and finishing at Brookfield Drive where it flows through an existing culvert. Proposed entrance to the property will be at the southwestern property corner where it is the only location where the side can be accessed without wetlands disturbance. Due to the limited lot size, stream, and perimeter wetlands, the house size is limited to a 2-bedroom residence. The property has access to public water and test holes excavated with Ledge Light Health District show 2 compliant areas for on site septic. The primary septic is positioned so that no wetlands disturbance is required. The reserve septic area would require crossing beneath the stream.

The design calls for staked haybales for erosion and sedimentation control measures and a small retaining wall is proposed to reduce grading in the direction of the wetlands. The site is currently substantially cleared but several larger trees between the stream and Brookfield Drive will be preserved.



Ian Cole, LLC

Professional Registered Soil Scientist / Professional Wetland Scientist

PO BOX 619

Middletown, CT 06457

Itcole@gmail.com

860-514-5642

October 1, 2023

Normand Thibeault, Jr., P.E.
Killingly Engineering Associates
114 Westcott Road
P.O. Box 421
Killingly, CT 06241

**RE: *WETLAND and WATERCOURSE SURVEY REPORT:8 Brookfield Drive,
MBL 41-3-100, East Lyme, Connecticut.***

Dear Mr. Thibeault:

At Killingly Engineering Associates request, I field delineated the jurisdictional freshwater inland wetlands and watercourse boundaries on the above referenced 0.46-acre residential lot of record listed at 8 Brookfield Drive in East Lyme, Connecticut.

WETLAND DELINEATION METHODOLOGY

The wetland survey was completed in accordance with the standards of the Natural Resources Conservation Services (NRCS) National Cooperative Soil Survey and the definitions of inland wetlands and watercourses as found in the Connecticut General Statutes, Chapter 440, Sections 22a-36 through 22a-45 as amended. Wetlands, as defined by the Statute, are those soil types designated as poorly drained, very poorly drained, floodplain or alluvial in accordance with the NRCS National Cooperative Soil Survey. Such areas may also include disturbed areas that have been filled, graded, or excavated and which possess an aquic (saturated) soil moisture regime.

Watercourses means rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs, and all other bodies of water, natural or artificial, vernal, or intermittent, public, or private, which are contained within, flow through or border upon the Town of East Lyme or any portion thereof not regulated pursuant to sections 22a-28 through 22a-35, inclusive, of the Connecticut General Statutes. Intermittent watercourses are defined permanent channel and bank and the occurrence of two or more of the following characteristics: (a) evidence of scour or deposits of recent alluvium or detritus, (b) the

presence of standing or flowing water for duration longer than a particular storm incident, and (c) the presence of hydrophytic vegetation.

WETLAND SURVEY RESULTS

The on-site wetland survey was completed on September 28, 2023, to examine the upper 20" of the soil profile for the presence of hydric soil conditions and delineate any wetland and/or watercourse boundaries located within the vicinity of the proposed activities. The wetland delineation was completed during blue sky conditions. Those areas meeting the wetland criteria noted above were marked in the field with sequentially numbered pink wetland flagging 1 through 17. Figure 1 illustrates the approximate locations and corresponding flag series. Please note this sketch is intended for planning purposes only. The wetland boundary as depicted is subject to refinement once traditionally located and mapped.

The subject property is a vacant wooded residentially zoned parcel embedded in an existing subdivision. A watercourse flows east to west through the property. The unnamed watercourse discharges onto the site at the northeast property corner and flows to a headwall along the shoulder of Brookfield Drive. The regulated watercourse is confined to the well-developed and incised stream channel. The banks of the watercourse quickly give rise to well-drained sandy soils and upland vegetation.

It should be noted that at the time of my field delineation some of the wetland and boarding upland vegetation to the stream was hand-cut flush to the ground. No ground disturbance appeared to have occurred within the wetland / watercourse boundary. The vegetation that was flush cut was largely limited to non-desirable and invasive species such as multiflora rose, buckthorn, black birch, and raspberries. The development of this lot could provide opportunities for mitigation and enhancement.

The wetland vegetation community exhibits classic Red Maple wooded swamp vegetation including Red Maple, Yellow Birch, Shagbark Hickory, Winterberry, Spicebush, Highbush Blueberry, Ironwood, Beech, Multiflora Rose, and Japanese Barberry.

SOIL SURVEY

The soils identified on the site are a refinement of the Natural Resources Conservation Service (NRCS) Websoil Survey.

Wetland Soils

The soils within the watercourse are classified as alluvium material that consists of water sorted sands, gravel intermixed with detritus borne material.

Upland Soils

The upland soils on the eastern half of the property are classified and mapped as Charlton and Canton. The front western half of the property contains pockets of excessively well-drained Hinckley sands and gravels which have formed in the valley adjacent to the stream.

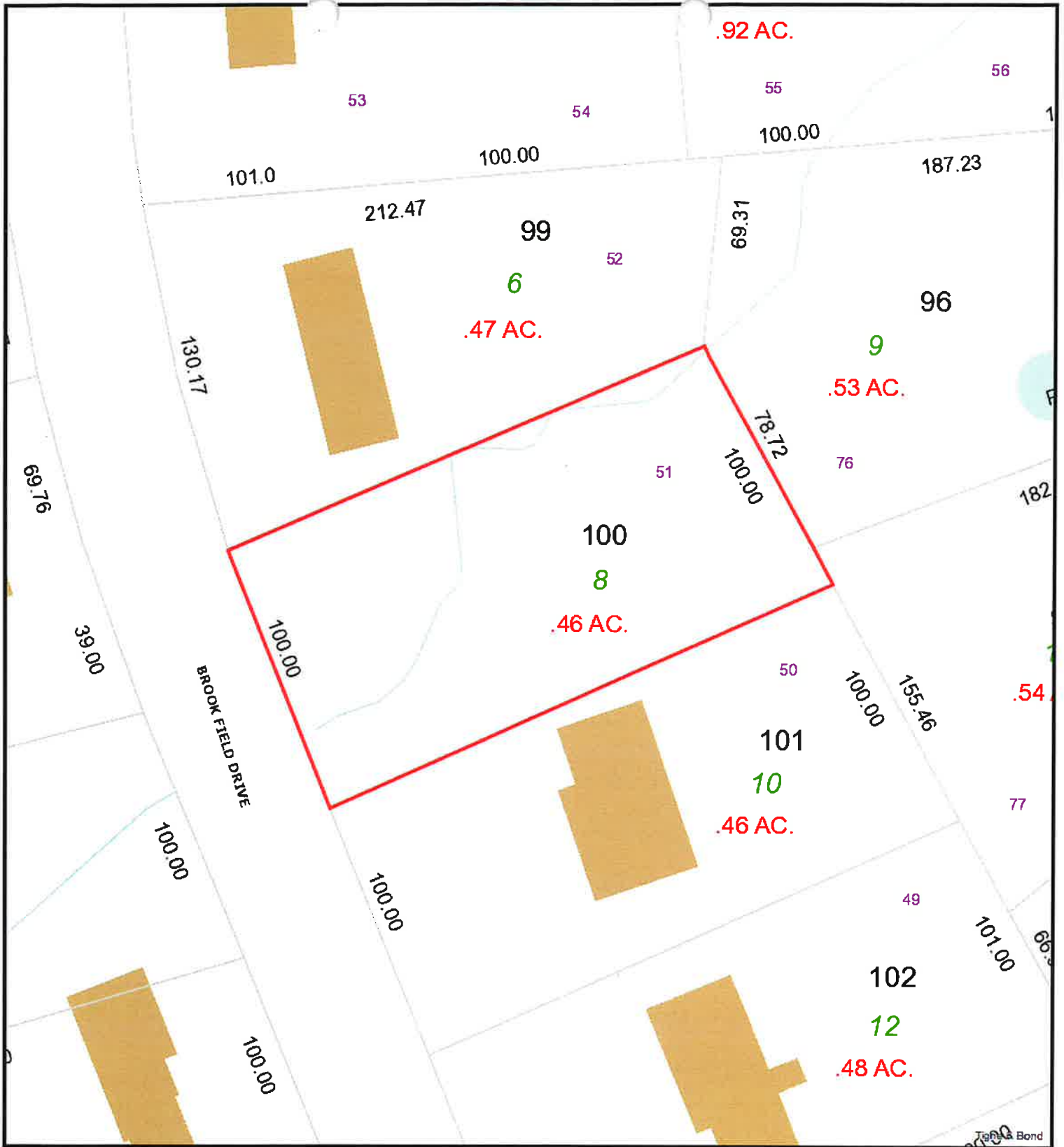
For your reference the NRCS Soil Survey is attached.

If you have any questions or comments, please do not hesitate to contact me at itcole@gmail.com or (860) 514-5642

Sincerely,



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

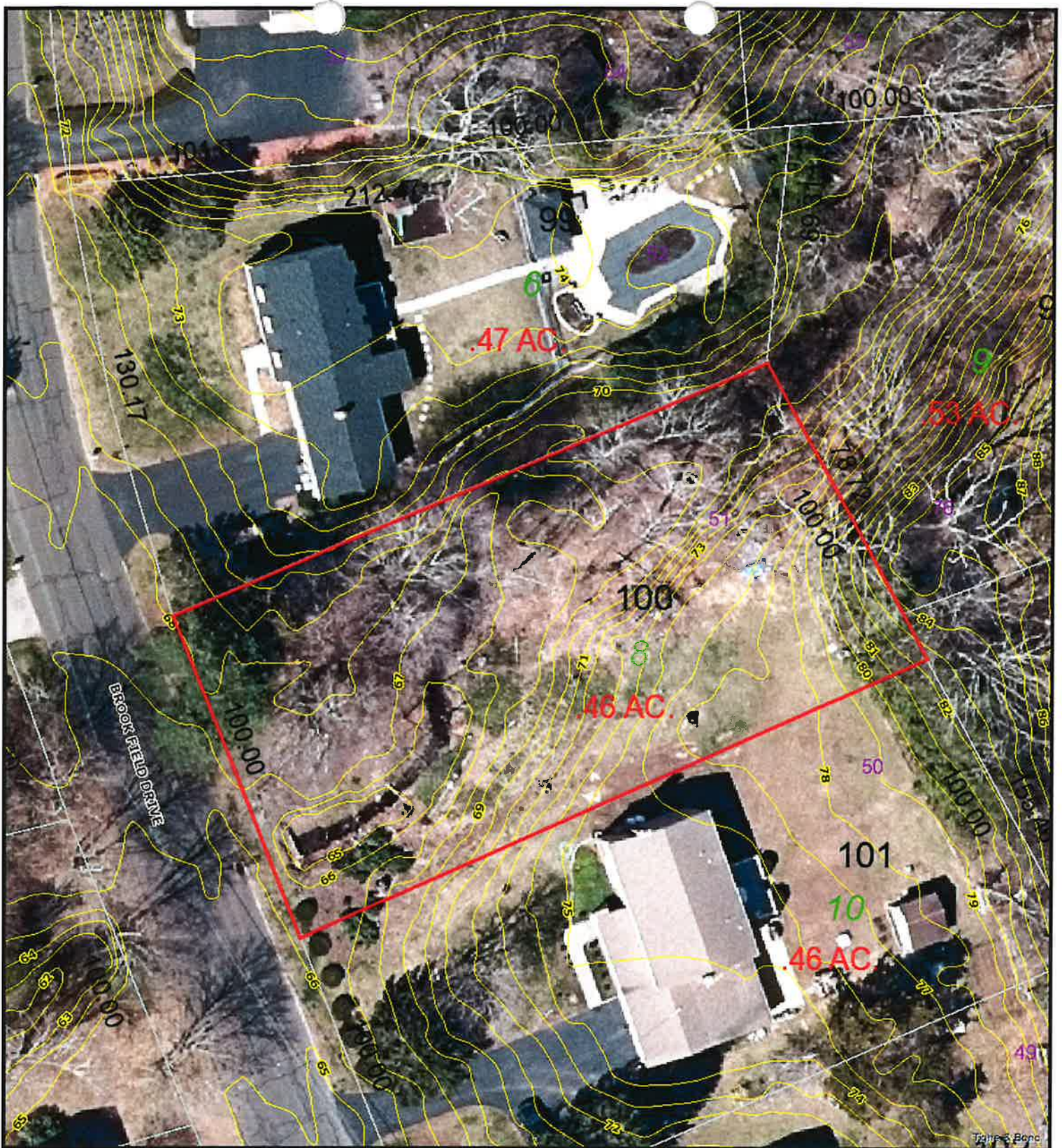


9/30/2023 3:15:00 PM

Scale: 1"=50'
Scale is approximate

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9/30/2023 3:16:47 PM

Scale: 1"=40'

Scale is approximate

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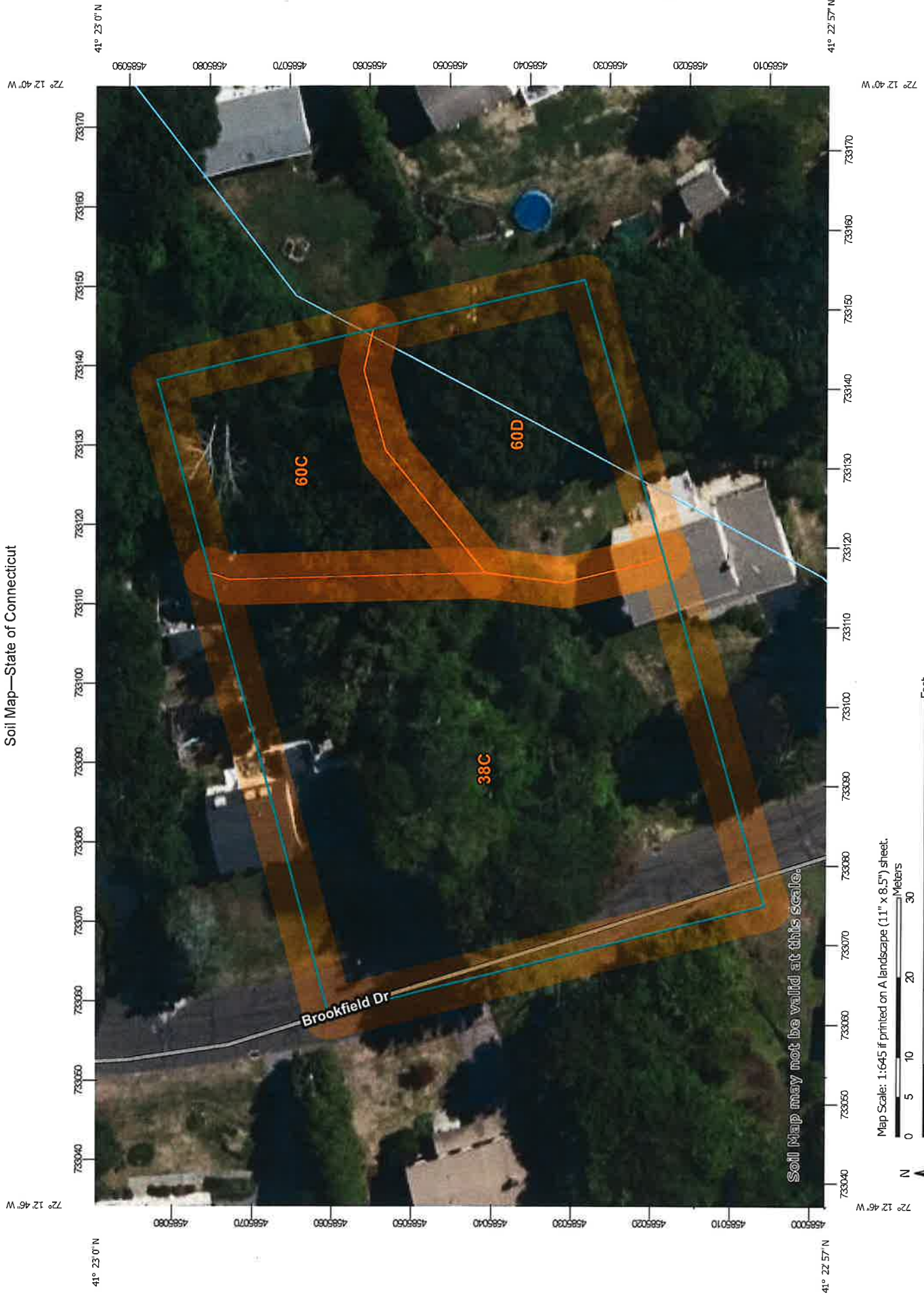
WETLAND SKETCH

8 BROOKFIELD DRIVE – EAST LYME








































Disclaimer: This map is for planning purposes only. Verification of its accuracy, currency and completeness is the responsibility of the reader's own independent research. All inland wetland and watercourse boundaries are subject to refinement once traditionally field located by a Licensed Land Surveyor and formally adopted by the Town. Ian Cole LLC shall not be held liable for any loss, damages or claims made in relation to anyone referring to this map.

Soil Map—State of Connecticut



MAP LEGEND

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

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 22, Sep 12, 2022

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

Date(s) aerial images were photographed: Jun 14, 2022—Oct 6, 2022

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
38C	Hinckley loamy sand, 3 to 15 percent slopes	0.7	61.3%
60C	Canton and Charlton fine sandy loams, 8 to 15 percent slopes	0.2	17.5%
60D	Canton and Charlton soils, 15 to 25 percent slopes	0.2	21.2%
Totals for Area of Interest		1.1	100.0%

WETLAND SURVEY PHOTOS

SEPTEMBER 28, 2023

8 BROOKFIELD DRIVE

EAST LYME

CONNECTICUT



Photo1: Example of the typical conditions of the eastern half of the property

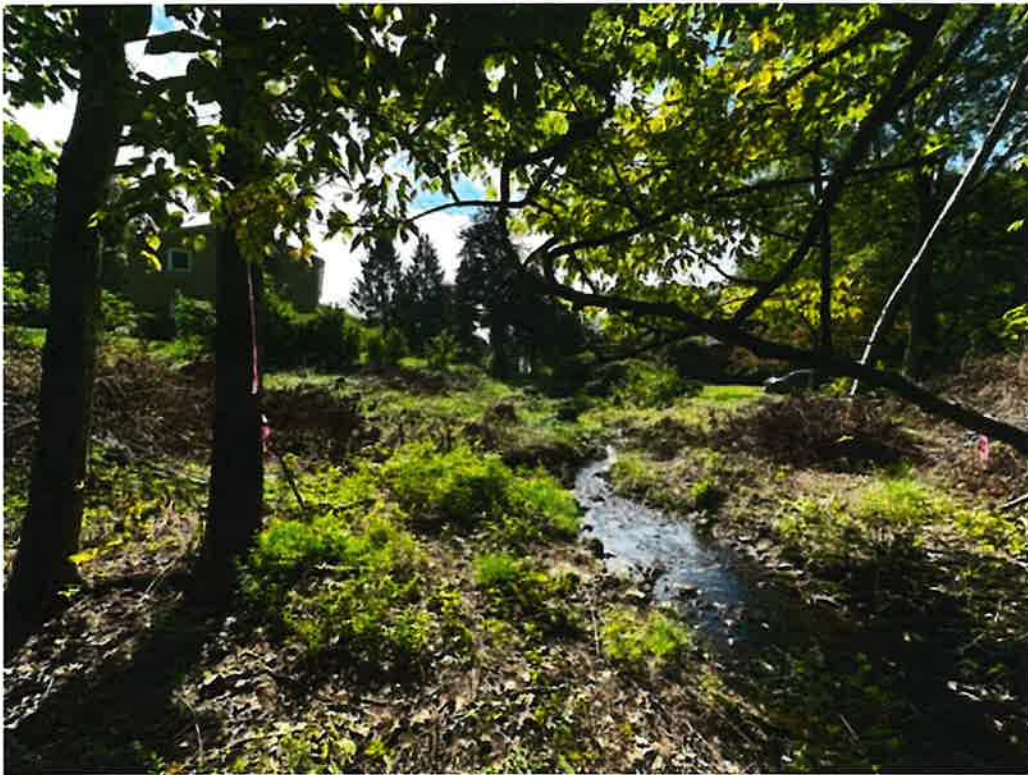


Photo 2: Example of the general conditions of the watercourse that flows through the property.



Photo 3: Example of the available uplands on the property