

Received

SEP 30 2025



APPLICATION FOR PERMIT EAST LYME INLAND WETLANDS AGENCY

Town of East Lyme
Land Use

Office Use Only

Fee Paid _____

Date Submitted 9/30/2025

Application # _____

Date of Receipt 10/7/2025

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: 138 N Bride Brook Rd, Niantic

Assessor's Map 14.0 Lot # 77

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: Alexander Nebelung

Address: 72 Quarry Dock Rd
Niantic, CT 06357

Phone: _____

Fax: _____

Business: _____

Cell: 860-823-7861Email: LjNebelung@outlook.com

Applicant's interest in the land: Gen Mgr; managing member

***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: Nebelung Farms LLC

Address: 72 Quarry Dock Rd
Niantic, CT 06357

Phone: _____

Fax: _____

Email: LjNebelung@outlook.com

Cell: 860-823-7861

***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: Alexander Nebelung, Gen MgrOwners Signature: [Signature]Date: Sept 8, 2025

FILE COPY

4. Area of wetland to be disturbed: _____ sq. ft. or ac 0
Area of watercourse to be disturbed: _____ sq. ft. or ac 0
Upland review area to be disturbed: _____ sq. ft. or ac 3.2

Will fill be needed on site? (Yes) Yes No

If yes, how much fill is needed? 200⁺ Cubic yards

5. The property contains (circle one or more)

WATERCOURSE

WATERBODY WOODED-WETLAND

SWAMP

FLOODPLAIN

OTHER: _____

Description of soil types on site: Wetlands report attached

Description of wetland vegetation: 11

Name of Soil Scientist(s) and date of survey: 11

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).
Single family house, detached barn, pool w/utilities off existing driveway

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. Attached. Also attached is UHD Septic Plan Review Application (pending)
Provide the name and mailing addresses of adjacent landowners (including across a street). Attach additional sheets if necessary.

Name/Address: See attached

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):

To be determined

Address: _____

Phone: _____

Fax: _____

Email: _____

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.

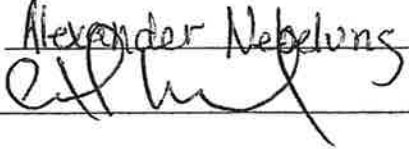
Fee: \$1160 (Make checks payable to "Town of East Lyme"). Paid 10/21/24 Check #648 Dated 10/19/24

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: Alexander Nebelung Date: Sept 8, 2025

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 proposed 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
- ☐ Conservation easements where appropriate
- ☐ 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
 - ☐ 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:

- ☐ 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)

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

Application for Septic Plan Review

Notes:

1. Please provide a scaled site plan of the property with an accurate parcel address – one copy, two copies if state review is required.
2. If requesting a septic design plan review, please submit building plans including floor plans of all levels and all structure.
3. If requesting subdivision plan review for a town commission approval, please provide the date of the commission meeting under "Additional Information" below.

Date: 8/27/2025 Property Address: 138 N Bridge Brook Rd Town: East Lyme

Applicant Name: Nobelung Farms LLC Alexander Nobelung Phone: 860-823-7861

Email: LjNobelung@aol.com Fax: NA

Applicant Address (if different from above): 72 Quarry Deck Rd Niantic CT 06357

Property Water Supply: ☐ Well (s) ☒ Public Water ☐ Both

Type of Review Requested:

- ☒ Septic Design Plan - Single Lot (Fee: \$155 – includes 1 revision)
- ☐ Revision of Septic Design Plan (beyond one revision) (Fee: Half of Plan Review Fee)
- ☐ Subdivision Feasibility / commission review. Number of lots: _____ (Fee: \$150 per lot)
- ☐ State DPH review (e.g., septic systems >2000 gpd; request for State exception) (Fee: \$100)

Additional Information:

Bob Pfanner will be emailing Danielle Holmes - There are no detailed/completed house plans at this time. We are applying to TWA for site plan approval (building lot). (attached)

Signed: [Signature]

Assigned to: _____ Title: _____

Date Received: _____

Lucira Jane Nebelung

From: Bob Pfanner <bobjr@jrpcivil.com>
Sent: Wednesday, September 3, 2025 6:45 PM
To: 'Danielle Holmes'
Cc: LjNebelung@outlook.com
Subject: 138 BRIDE BROOK ROAD

Danielle

We have handed in an application for new septic for a proposed home to be built on site with an accessory barn with no bathroom facilities. We do not have house plans for the house as of yet but would like to review the plan for approval pending the review of the house plans. The house is very far away from the leaching so any change in the house will have no effect on the septic leaching. I know you can not give a full approval without house plans but we would like review and approval with condition of review of house plan and placement of house on site plan. We are also applying for our wetland's application at the same time and would like to have a pending approval before our wetlands meeting,

If you can reply to all with any correspondents that would be great as I am not in the office anymore and the other e-mail is my client.

Robert D. Pfanner (Bob Jr.)
J. Robert Pfanner & Associates P.C.
37 Grand Street
Niantic, CT 06357
860-739-6216

14.0 82
BEAN SANDRA
156 N BRIDE BROOK RD
NIANTIC, CT 06357

14.0 78
COLLINS JON S &
PO BOX 1145
WATERFORD, CT 06385

10.0 2
CONNECTICUT STATE OF
199 W MAIN ST
NIANTIC, CT 06357

14.0 81
DESAUTELS DONALD J JR &
154 N BRIDE BROOK RD
NIANTIC, CT 06357

14.0 73
HANNEY CHRISTOPHER T
124 N BRIDE BROOK RD
NIANTIC, CT 06357

14.0 76
MANWARING THOMAS E
136 N BRIDE BROOK RD
NIANTIC, CT 06357

14.0 75
MCPARTLIN LEONARD BRIAN
132 N BRIDE BROOK RD
NIANTIC, CT 06357

14.0 77
NEBELUNG FARMS LLC
72 QUARRY DOCK RD
NIANTIC, CT 06357

14.0 74
OKSUZ PASA
128 N BRIDE BROOK RD
NIANTIC, CT 06357

14.0 79
SCHRAFFT GREGORY A
146 N BRIDE BROOK RD
NIANTIC, CT 06357

14.0 80
VIGGIANO MARY ELLEN
152 N BRIDE BROOK RD
NIANTIC, CT 06357

**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**

1. DATE ACTION WAS TAKEN: year: _____ month: _____
2. ACTION TAKEN (see instructions - one code only): _____
3. WAS A PUBLIC HEARING HELD (check one)? yes ☐ no ☐
4. 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

5. 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)): _____
6. LOCATION (see instructions for information): USGS quad name: _____ or number: 101
subregional drainage basin number: 2206
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Nehalem Farms LLC Alexander Nehalem Gen Mgr
8. NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): Nehalem Farms 138 N Bridge Brook Rd
briefly describe the action/project/activity (check and print information): temporary ☐ permanent ☒ description: single family home, detached barn, pool
9. ACTIVITY PURPOSE CODE (see instructions - one code only): B
10. ACTIVITY TYPE CODE(S) (see instructions for codes): 1 2 9 12 14
11. 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
12. UPLAND AREA ALTERED (must provide acres): 3.7 acres
13. 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