



# APPLICATION FOR PERMIT EAST LYME INLAND WETLANDS AGENCY

## Office Use Only

Fee Paid 1010<sup>7</sup>13707 Date Submitted 10/14/2025 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 Upper Walnut Hill Road

Assessor's Map 54 Lot # 9

*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: Jeffrey T. Gannoe

Address: 29 Upper Walnut Hill Road Phone: 860.823.8208

Fax: \_\_\_\_\_

Business: \_\_\_\_\_ Cell: \_\_\_\_\_

Email: kidhaha1@gmail.com

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: JEFFREY T. GANNOE

Owners Signature: \_\_\_\_\_ Date: 10-13-2025

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: 0 ≈ 6650 sq. ft. or ac \_\_\_\_\_

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: Paxton & Montauk; Charlton - Chatfield Complex 15 to 45% Slopes;  
Ridgebury, Leicester, & Whitman; Charlton - Chatfield Complex 0 to 15% Slopes

Description of wetland vegetation: Woody wetlands

Name of Soil Scientist(s) and date of survey: Donald J. Fortunato; June 1994.

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 diagramed on a site plan or drawing. (Attach plans showing all alternates considered).

Single family home within 300' upland review area. Construction to occur closer to the road and away from 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: Bruce D. & Susan C. Cohen 31 Upper Walnut Hill Road

Name/Address: Susan J. Gannoe 27 Upper Walnut Hill Road

Name/Address: Duvall Partners LLC Holmes Road; Stephen R. Eslinger Upper Walnut Hill Road

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):

Jeffrey T. Gannoe  
Address: 29 Upper Walnut Hill Rd Phone: 860-4436135  
East Lyme Ct, 06333 Fax: \_\_\_\_\_  
Email: K.PHAA@S3CCL-BAL.NET Cell: 860-826-8208

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: Thomas Gannoe Date: 10-11-2025

Signature: [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