



Town of Watertown Connecticut

Planning and Zoning, Zoning Board of Appeals,
Conservation Commission/Inland Wetland Agency
Watertown Municipal Center
61 Echo Lake Road
Watertown, CT 06795
Telephone: (860) 945-5266
Website: www.watertownct.org

Fax: (860) 945-4706

SITE PLAN APPROVAL/SPECIAL PERMIT

Name and mailing address of Applicant Burr Hall Farm LLC c/o Susan Cassady - McPartland 41 Church Street Waterbury CT Phone: (203) 805-6833	Location of Property 0 Aunt Olive Road (MBL 167-22-2)
Name and address of Owner Burr Hall Farm LLC 420 Burr Hall Rd Middletown CT 06762	Zone R70 non-conforming? No Map 167 Block 22 Lot 2

Description of Existing Use/Property

Type of Use	Vacant land - Fields actively used for farming
Size of property	± 6.25 acres
Buildings	None
Parking	None
other important features	Existing Farm Access
Signage(# of signs & square feet)	None

Description of Proposed Use

Uses	Continued Farming Use / Farm Store Permanent
Buildings	Farm Store Permanent (29753) Agricultural Barns
Parking	50 spots
Signage(# of signs & square feet)	780
Number of Employees	4 in the farm store during busiest season

Where applicable, number of:

Hotel/Motel Rooms		Convalescent Home	
Hospital/Clinic Beds		Occupants of Assembly Hall	
Water & Sewer to be provided by			
Professional Engineer/Surveyor name and address Civil 1 - Emily Jones, P.E. 43 Sherman Hill Suite D-101 Woodbury, CT 06798 Phone: (203) 266-0778	Date Submitted 12/28/23	Date Rec'd 12/28/23	PH Date 12/28/23
Project Number: 2,260		Fee: \$100	
Signature of Applicant [Signature]		Signature of Owner [Signature]	
Date 12/28/23		Date 12/28/23	

Print name Emily Jones

Revised 2/05

Print name James Strub

As Agent

AUTHORIZATION

December 27, 2023

Watertown Land Use Office
Planning and Zoning Commission (PZC)
Conservation Commission/Inland Wetland Agency (CCIWA)
61 Echo Lake Road
Watertown, CT 06795

Re: Burr Hall Farm LLC (Owner and Applicant)
0 Aunt Olive Road, Watertown, CT 06795 M/B/L, 167-22-2 (Property)
Land Use Applications

Dear Commissioners and Land Use Staff:

Burr Hall Farm LLC (the Owner and Applicant) are the owners of property known as 0 Aunt Olive Road, Watertown (the Property). The Applicant intends to submit applications to various land use commissions.

The Applicant hereby authorizes the following individuals and their respective companies to appear before the PZC and/or CCIWA on their behalf.

Emily Jones, P.E.,
Director of Engineering
Civil 1, Inc.
Civil Engineering, Site Engineering, Surveying, and Permitting
43 Sherman Hill Rd, Ste. D-101
Woodbury, CT 06798
(203) 266-0778


James R. Strub
Secor, Cassidy & McPartland, P.C.
41 Church Street
Waterbury, CT 06702
JStrub@ctlawyers.com
(203) 757-9261

Further, the Applicant appoints James R. Strub as their attorney and agent to sign and submit Land Use Applications on the Applicant's behalf.

Thank you.

Sincerely,
Burr Hall Farm LLC

By
Its


Grace P. Fremlin
General Manager

1. ALL CONSTRUCTION OF THE SEWAGE DISPOSAL SYSTEM IS TO BE IN ACCORDANCE WITH THE STANDARDS OF THE TORRINGTON AREA HEALTH DISTRICT AND THE STATE OF CONNECTICUT DEPARTMENT OF HEALTH, PUBLIC HEALTH CODE SECTION 19-13-B103A THROUGH 19-13-B103F.

3. EACH SEPTIC TANK SHALL BE A 1,000 GALLON SEPTIC TANK AS MANUFACTURED BY UNITED CONCRETE PRODUCTS, INC., YALESVILLE, CT., OR APPROVED EQUAL.

4. SEPTIC TANKS SHALL BE INSTALLED SUCH THAT THE ACCESS COVERS ARE ACCESSIBLE WITHIN SIX INCHES OF THE FINISHED GRADE. IF THE DESIGN REQUIRES THAT AN ACCESS MANHOLE BE CONSTRUCTED DUE TO THE DEPTH OF THE TANK, IT SHALL BE PLACED OVER THE INLET, OUTLET AND CENTER Baffles AND EXTENDED TO WITHIN TWELVE INCHES OF FINISHED GROUND LEVEL.

7. BEFORE CONSTRUCTION ACTIVITIES COMMENCE ON THE SITE, THE LEACHING AREA SHALL BE DELINEATED TO PROTECT THE AREA FROM DAMAGE DUE TO EROSION OR COMPACTION.

10. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS SHOWN ON THE PLANS PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES OR CONFLICTS SHALL BE REPORTED TO THE ENGINEER WHO SHALL HAVE FINAL SAY AS TO ACTUAL DIMENSIONS AND ELEVATIONS TO BE USED.

12. LEACHING AREAS SHALL BE PROTECTED AT ALL TIMES FROM SURFACE WATER RUNOFF BY APPROPRIATE GRADING. SURFACE WATER RUNOFF SHALL NOT BE PERMITTED TO ENTER ANY PART OF THE LEACHING SYSTEM.

14. THERE ARE NO SEPTIC SYSTEMS WITHIN 75' OF THE PROPOSED WELL.

16. THE SEPTIC TANK IS SIZED ASSUMING A LARGE CAPACITY TUB (OVER 100 GALLONS) IS NOT USED. IF A LARGE CAPACITY TUB IS TO BE INSTALLED, THE SIZE OF THE SEPTIC TANK MUST BE INCREASED IN ACCORDANCE WITH SECTION 19-13-B103 BY:

1) SYSTEM IS DESIGNED FOR PROPOSED FLOWS FROM THE PROPOSED FARM STAND, MILLING AND LAVENDER BARN, AND BEE AND BUTTERFLY CENTER.

AREA 1 - LAVENDER BARN AND PROCESSING
GROSS FLOOR AREA = 6,820 SF
COMMERCIAL USE WITH KITCHEN
DESIGN FLOW = 0.1 GPD/SF = 6,820 SF x 0.1 GPD/SF = 682 GPD

BUILDING #3 - BEE AND BUTTERFLY CENTER
GROSS FLOOR AREA = 3,858 SF
COMMERCIAL USE WITH MACHINERY WASHING/CLEANING
DESIGN FLOW = 0.1 GPD/SF = 3,858 SF x 0.1 GPD/SF = 386 GPD

3) MINIMUM SIZE SEPTIC TANK SHALL BE 1,000 GALLONS PER STATE OF CONNECTICUT HEALTH CODE
PROPOSAL IS TO INSTALL 4X 1,000 GALLON TANKS (1 FOR EACH BUILDING).

5) SIZE OF EFFECTIVE LEACHING AREA FOR FARM STAND =

TOTAL EFFECTIVE LEACHING AREA REQUIRED = 146.33 + 852.5 + 413 + 482.5 = 1,894.33 SQUARE FEET.

7) WELL SHALL BE LOCATED A MINIMUM OF 75 FEET FROM THE LEACHING AREA.

DEPTH TO RESTRICTIVE LAYER = 48"
HYDRAULIC SLOPE = 6.1-8.0%
HYDRAULIC FACTOR, $H_F = 20$
PERC FACTOR, $P_F = 1.0$
FLOW FACTOR, $F_F = (1,907 \text{ GPD}/300) = 6.36$
 $WLSS = (20)(1.0)(6.36) = 127.13'$
144" PROVIDED
THE HYDRAULIC GRADIENT WAS DETERMINED BY MEASURING THE SLOPE OF THE LAND FROM A POINT 25' ABOVE TO A POINT 50' BELOW THE PROPOSED LEACHING TRENCHES.

<u>FARM STAND</u>	
BUILDING CONNECTION	646.00
SEPTIC TANK-IN	645.25
SEPTIC TANK - OUT	645.00

GRAIN MILLING BARN	
BUILDING CONNECTION	648.00
SEPTIC TANK-IN	646.25
SEPTIC TANK - OUT	646.00

<u>LAVENDER BARN</u>	
BUILDING CONNECTION	658.00
SEPTIC TANK-IN	656.25
SEPTIC TANK - OUT	656.00

<u>BEE AND BUTTERFLY CENTER</u>	
BUILDING CONNECTION	671.00
SEPTIC TANK-IN	668.25
SEPTIC TANK - OUT	668.00

"COLLECTION" D-BOX INV.	643.00
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UPPER D-BOX (HIGH LEVEL OVERFLOW)	641.25
UPPER LEACHING TRENCH INV.	641.10
BOTTOM OF UPPER TRENCH	639.85

LOWER LEACHING TRENCH INV.	640.65
BOTTOM OF LOWER TRENCH	639.40

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7. THE CONTRACTOR IS RESPONSIBLE TO HAVE THE CONSTRUCTION OF THE SUBSURFACE DISPOSAL SYSTEM INSPECTED BY A LICENSED PROFESSIONAL ENGINEER AT THE FOLLOWING STAGES OF CONSTRUCTION:

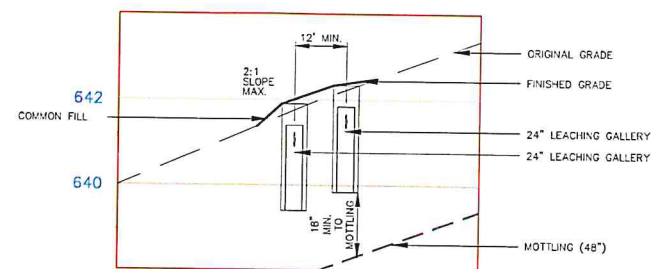
- A. FOLLOWING REMOVAL OF TOPSOIL AND PRIOR TO PLACEMENT OF FILTER FABRIC.
- B. AFTER PLACEMENT OF SEPTIC TANK, DISTRIBUTION BOXES, PIPE STONES AND FILTER FABRIC BUT PRIOR TO BACKFILLING.
- C. FOLLOWING THE PLACEMENT OF FILTER FABRIC AND MULCHING.

8. THE CONTRACTOR IS ALSO RESPONSIBLE FOR COORDINATING THE ABOVE INSPECTIONS WITH THE TOWNSHIP AREA HEALTH DISTRICT.

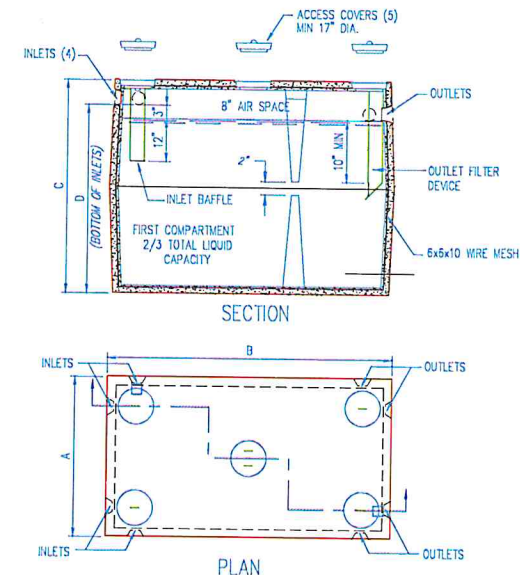
9. A LICENSED PROFESSIONAL ENGINEER SHALL PERFORM THREE PERCOLATION TEST IN THE SELECT FILL AFTER PLACEMENT. THE PERCOLATION RATE IN THE SELECT FILL SHALL BE AT LEAST AS FAST AS THE NATURAL OCCURRING MATERIAL UNDERNEATH.

10. TO ENSURE THAT THE SELECT FILL MEETS THE SITE MEETS THE GRADATION REQUIRED BY THE PUBLIC HEALTH CODE A LICENSED PROFESSIONAL ENGINEER SHALL COLLECT A SAMPLE OF THE SELECT FILL AT THE SITE AND WILL ARRANGE FOR A SIEVE ANALYSIS TO BE PERFORMED. IT IS STRONGLY SUGGESTED THAT A SAMPLE OF THE SELECT FILL BE TESTED ONE WEEK PRIOR TO THE INSTALLATION OF THE SYSTEM.

11. AN AS-BUILT PLAN SHALL BE SUBMITTED ALONG WITH A STATEMENT BY A PROFESSIONAL ENGINEER STATING THAT THE SYSTEM AS INSTALLED SUBSTANTIALLY MEETS THE INTENT OF THE APPROVED PLANS TO THE TOWNSHIP AREA HEALTH DISTRICT.

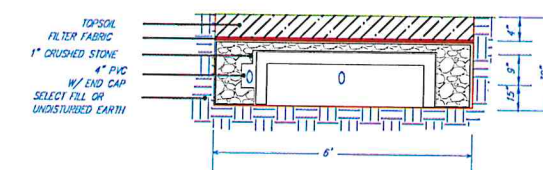


SECTION A-A
SCALE: 1"=20' HOR.
1"=2' VER.

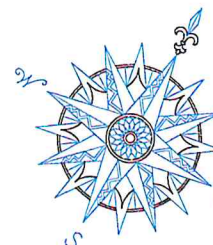
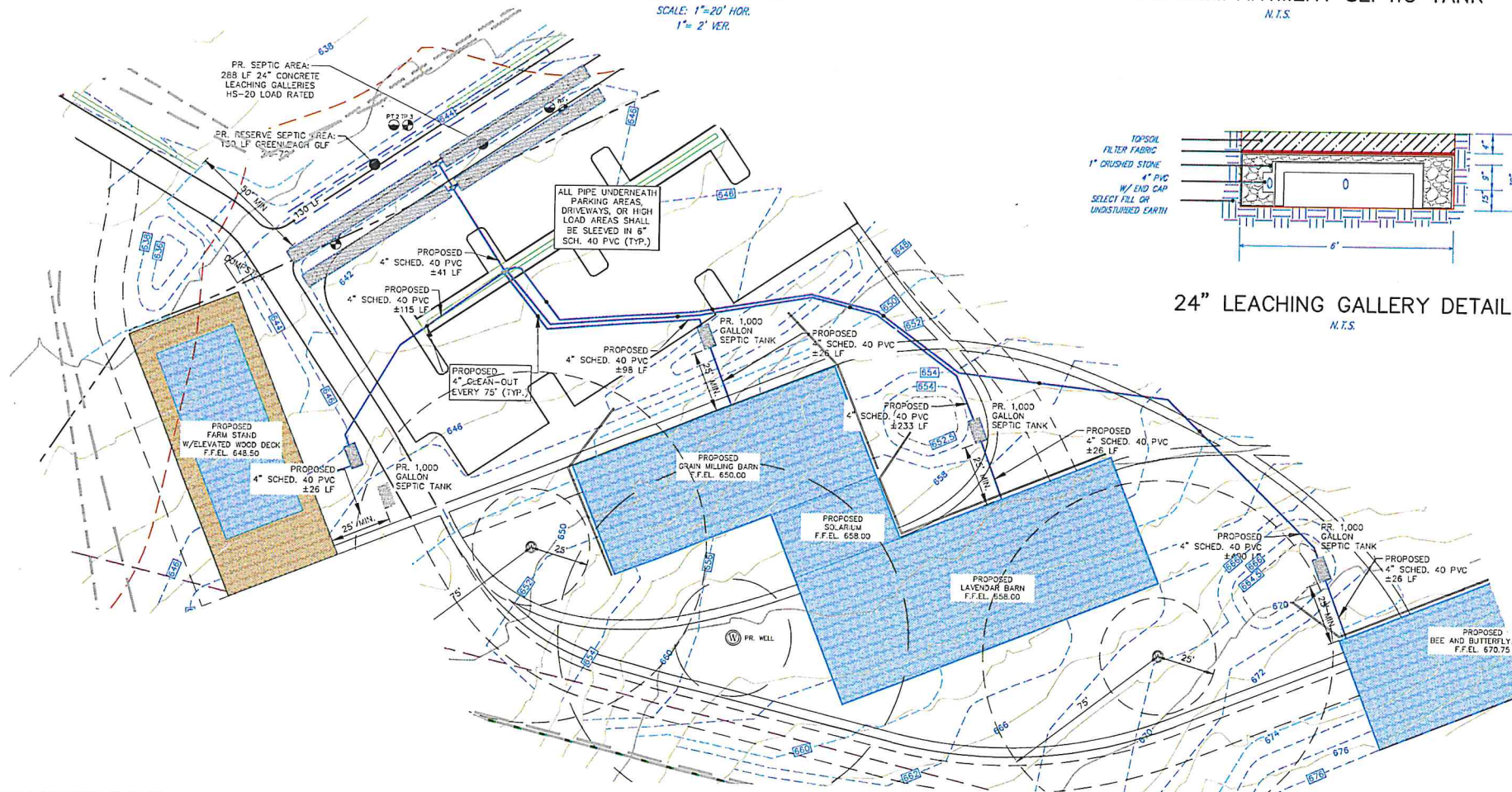
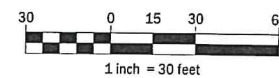


CAPACITY gallons	DIMENSIONS (inches)				EXCAVATION SIZE (feet)
	A	B	C	D	
1000	62	102	64	55	6x10
1100	62	98	69	60	6x10
1250	64	98	69	60	6x10

N.T.S.



24" LEACHING GALLERY DETAIL
N.T.S.

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BURR HALL FARM LLC
311 BURR HALL ROAD
MIDDLEBURY, CT

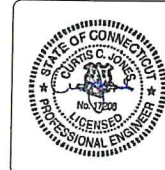
SUBSURFACE SEWAGE DISPOSAL SYSTEM DESIGN AND DETAILS

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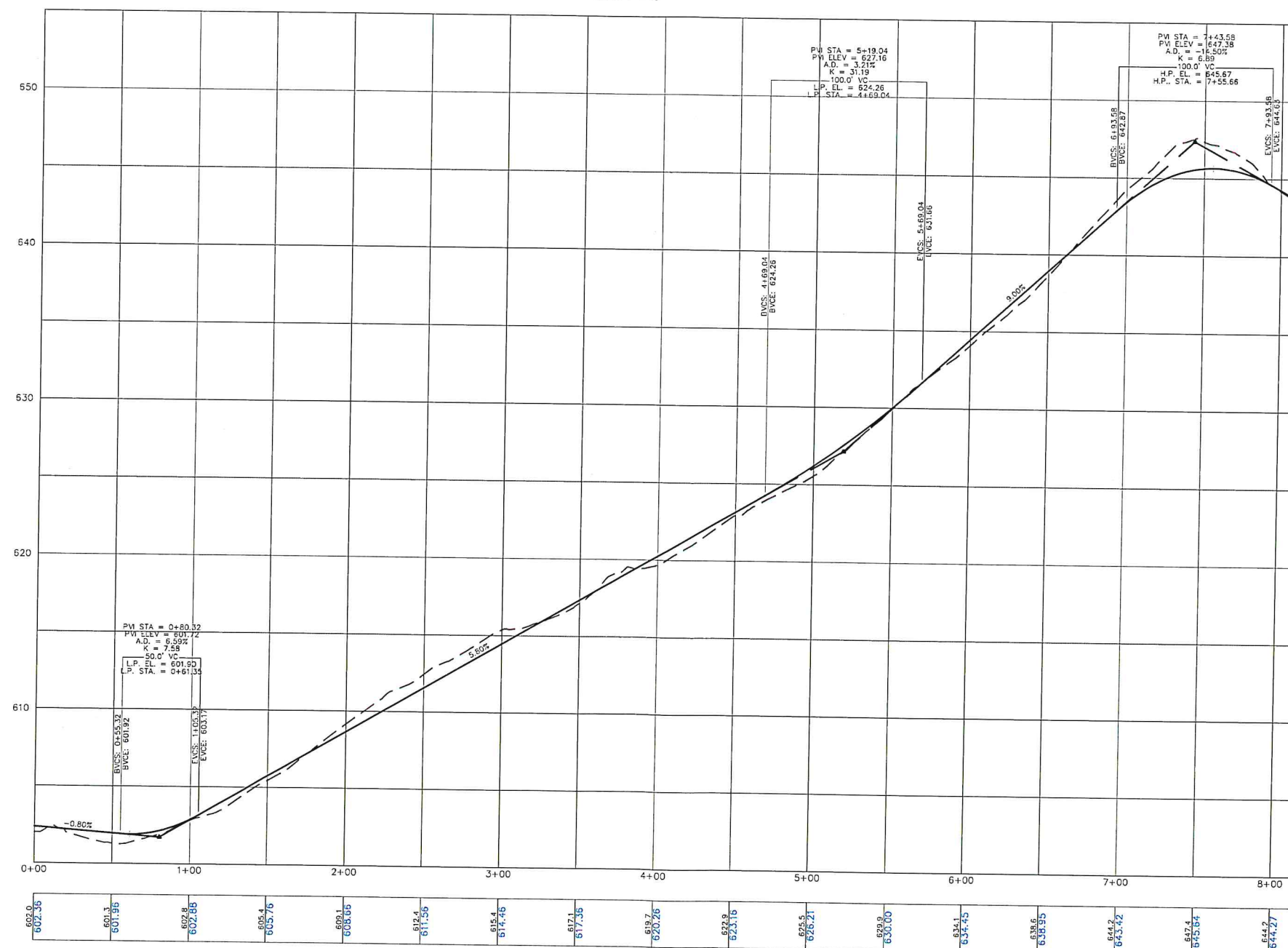
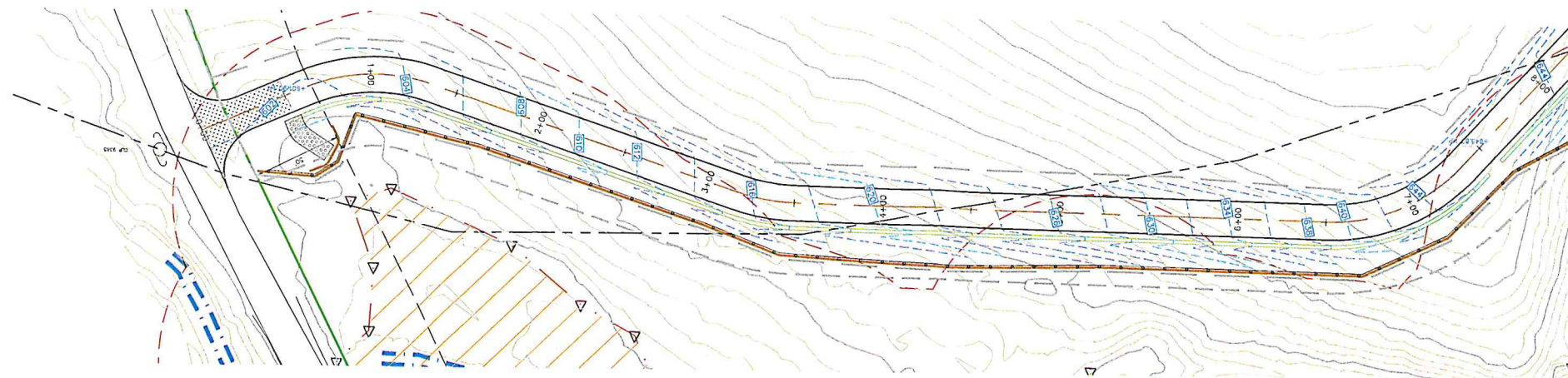
WATERTOWN CONNECTICUT

CIVIL C1

CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266-0778 CONNECTICUT



DRAWING NO.	APPROVED BY
SCALE: 1" = 30'	
DATE: 1 NOV 23	
PROJ. NO.: 4052	
CADD FILE NAME: 4052	
DRAWING NO.: C-3.1	

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BURR HALL FARM LLC
311 BURR HALL ROAD
MIDDLEBURY, CT

PLAN & PROFILE
MAIN DRIVE
STATION 0+00 TO 8+00

0 AUNT OLIVE ROAD

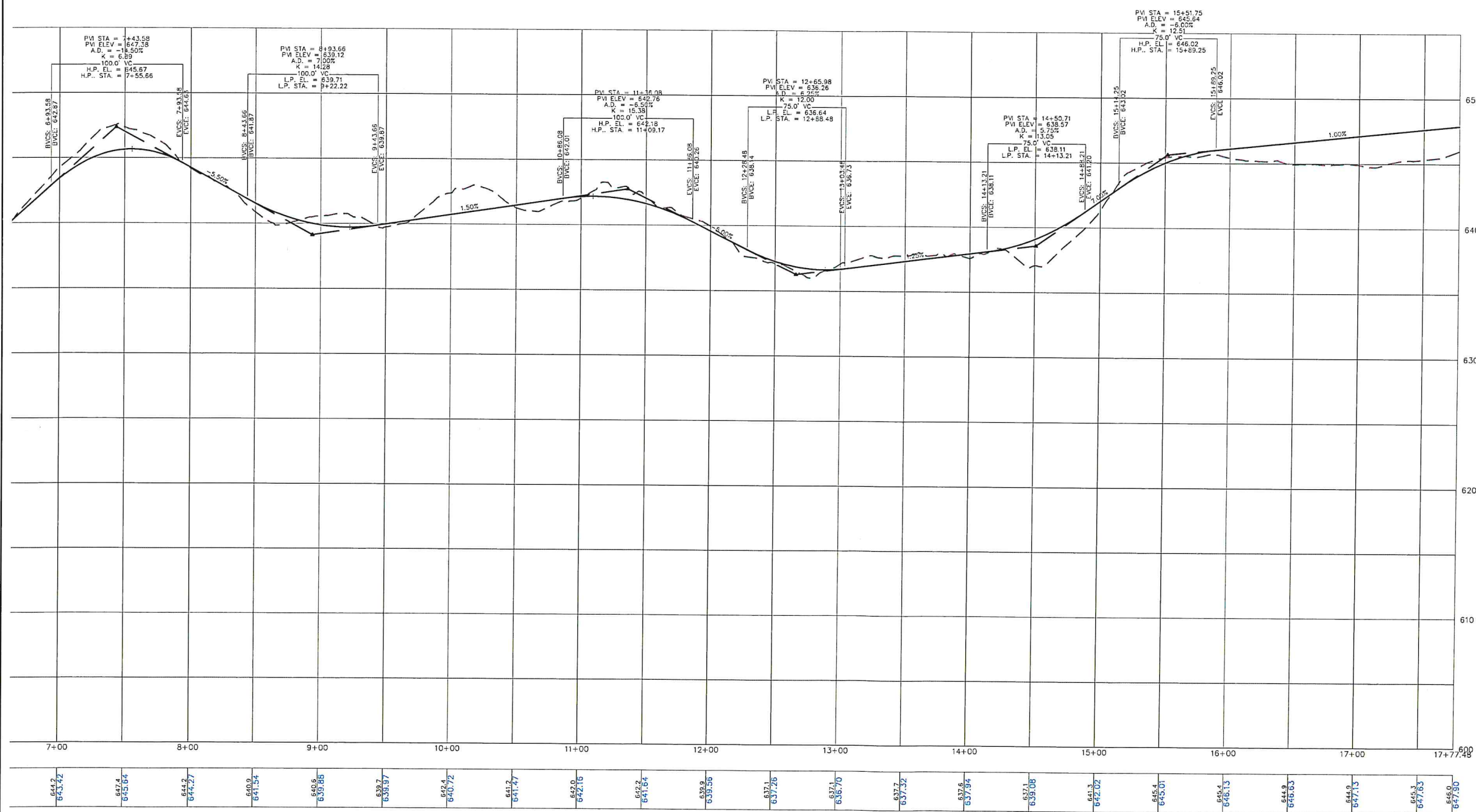
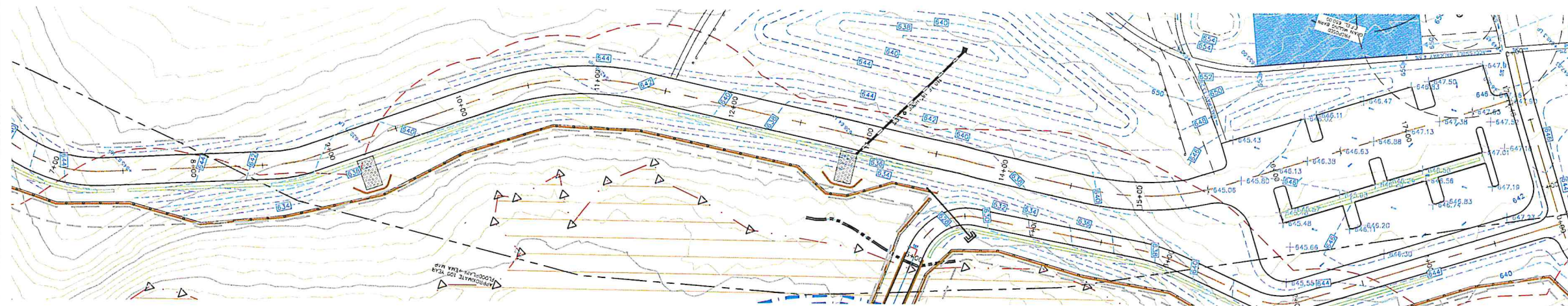
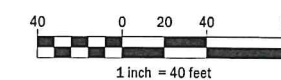
WATERTOWN CONNECTICUT



CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266-0778 CONNECTICUT



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DRAWING NO.:	C - 4.1

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BURR HALL FARM LLC
311 BURR HALL ROAD
MIDDLEBURY, CT

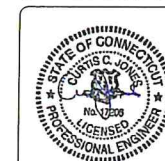
PLAN & PROFILE
MAIN DRIVE
STATION 8+00 TO 17+77.48

0 AUNT OLIVE ROAD

WATERTOWN CONNECTICUT

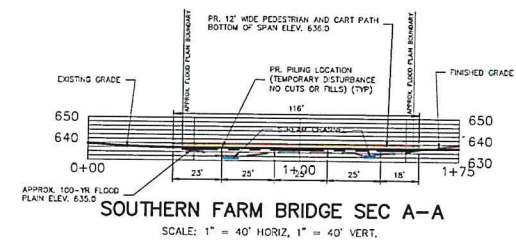
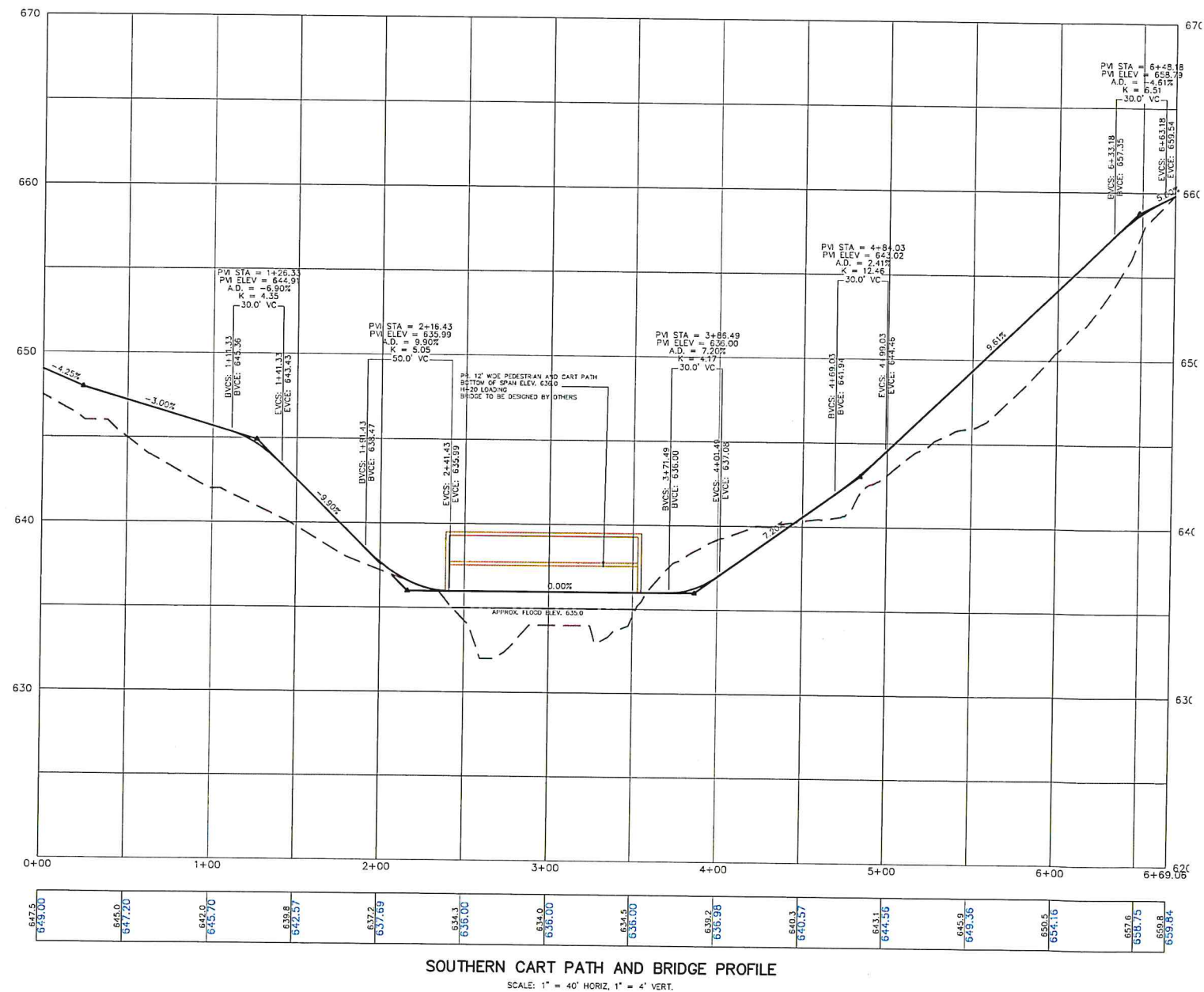
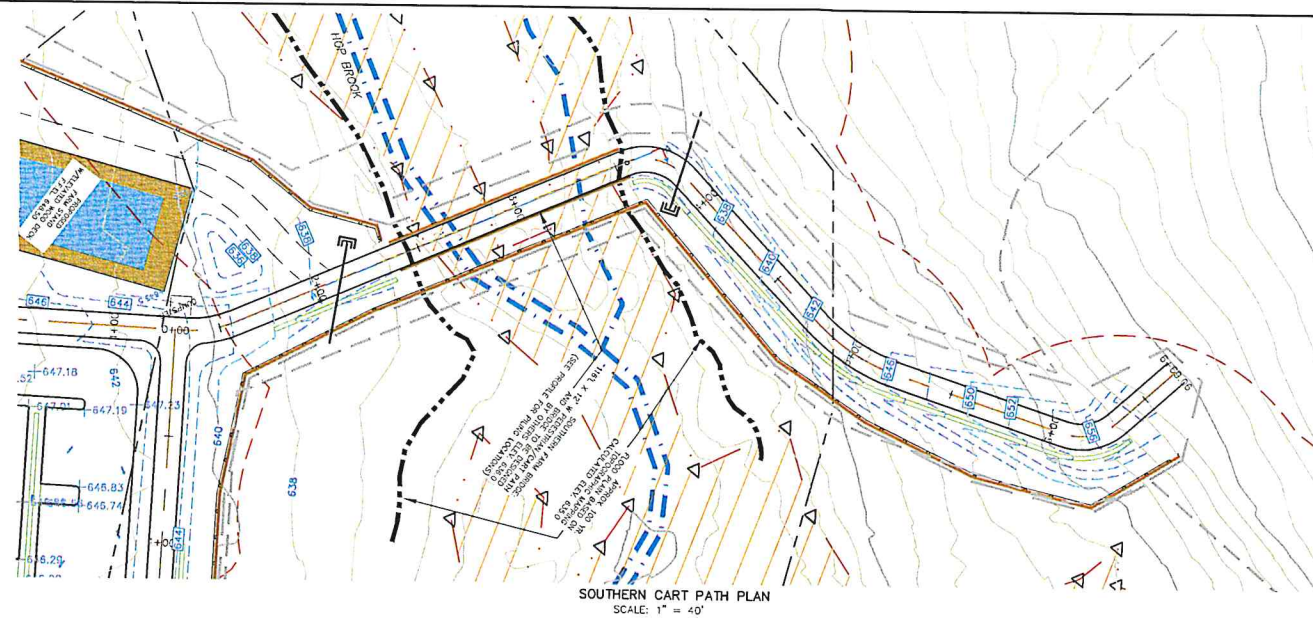
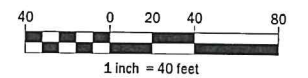


CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266-0778 CONNECTICUT



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SCALE	AS NOTED
DATE	1 NOV 23
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BURR HALL FARM LLC
311 BURR HALL ROAD
MIDDLEBURY, CT

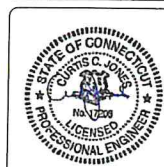
PLAN & PROFILE - SOUTHERN CART PATH AND FARM BRIDGE

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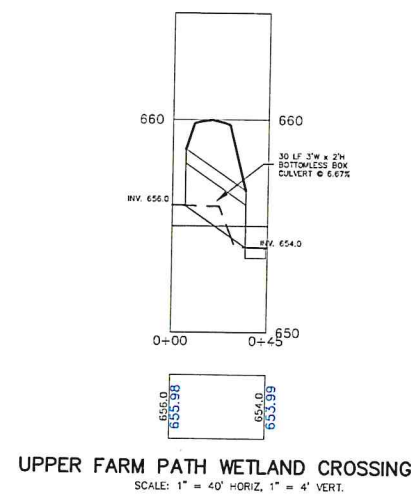
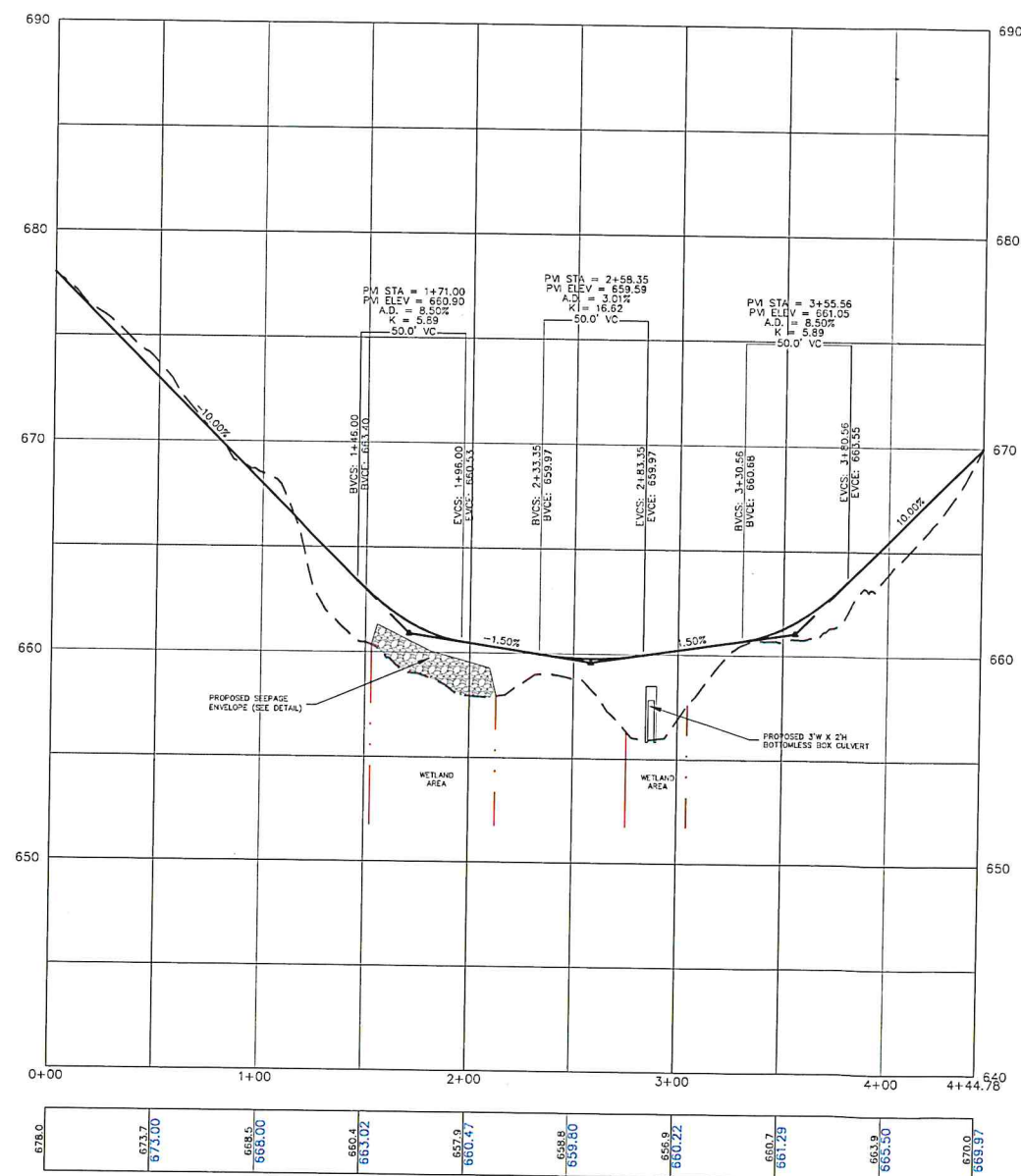
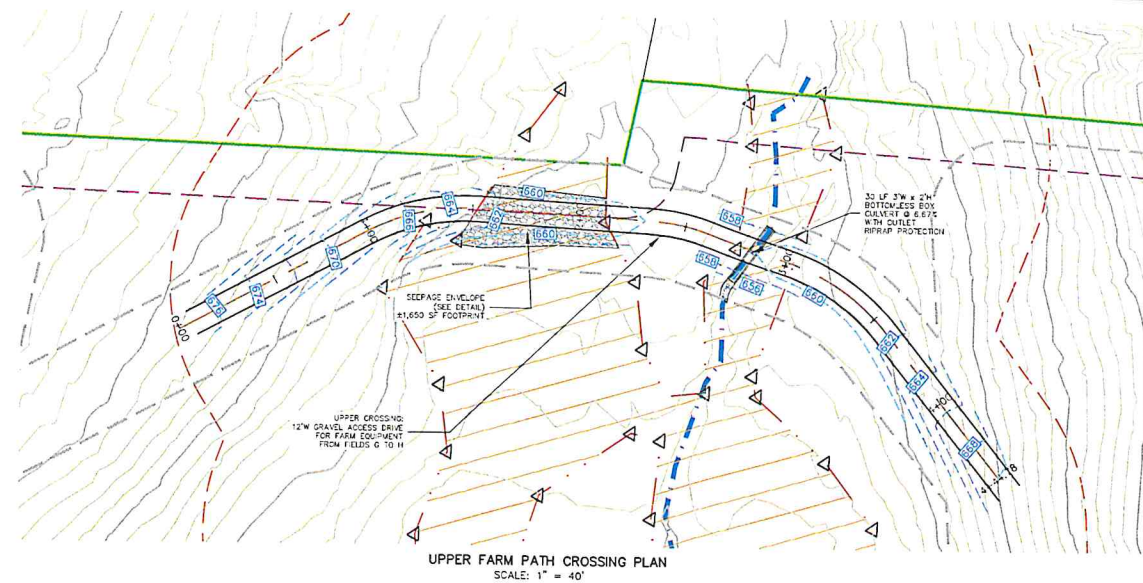
WATERTOWN CONNECTICUT



CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266-0778 CONNECTICUT



DESIGN: EJ	APPROVED: CJ
SCALE:	AS NOTED
DATE:	1 NOV 73
PROJ. NO.:	4052
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DRAWING NO.:	C - 4.3

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BURR HALL FARM LLC
311 BURR HALL ROAD
MIDDLEBURY, CT

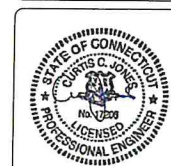
PLAN & PROFILE - UPPER FARM PATH CROSSING

0 AUNT OLIVE ROAD

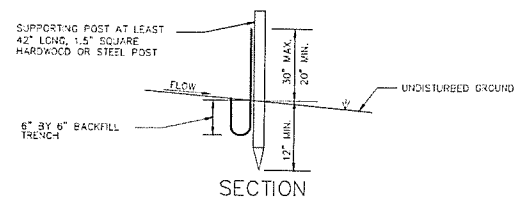
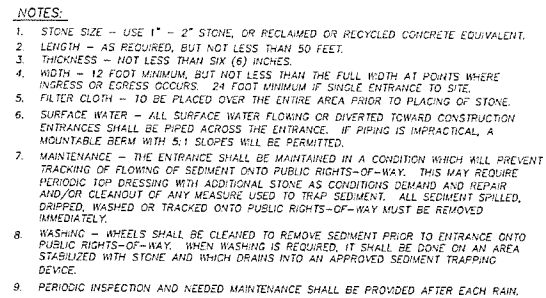
WATERTOWN CONNECTICUT

CIVIL C1

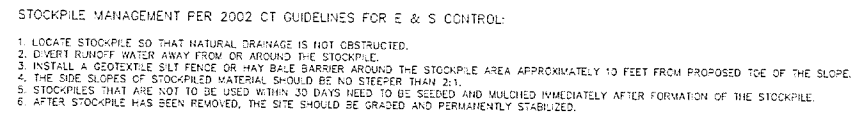
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266-0778 CONNECTICUT



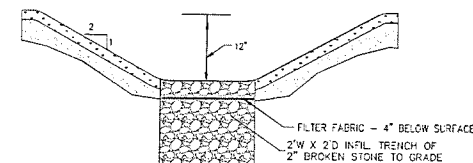
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DATE:	1 NOV 23
PROJ. NO.:	4052
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1. EXCAVATE A TRENCH A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE ON THE UP SIDE OF THE FENCE LOCATION.	POSTS: 1 1/2" SQUARE HARDWOOD OR STEEL
2. DRIVE SUPPORT POSTS ON THE DOWN SLOPE SIDE OF THE TRENCH TO A DEPTH OF AT LEAST 12 INCHES INTO ORIGINAL GROUND.	FILTER CLOTH: MIRAFI 100K, ENVIRONMENT OR APPROVED EQUAL
3. STAPLE OR SECURE THE GEOTEXTILE TO THE SUPPORT POSTS PER MANUFACTURER'S INSTRUCTIONS SUCH THAT AT LEAST 6 INCHES OF GEOTEXTILE LIES WITHIN THE TRENCH.	
4. BACKFILL THE TRENCH WITH TAMPED SOIL OR AGGREGATE OVER THE GEOTEXTILE.	



N.T.S



N.T.S.



N.T.S

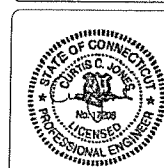
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DETAILS

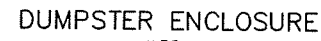
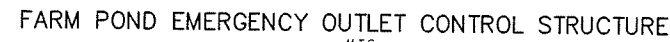
MIDDLEBURY & WATERTOWN CONNECTICUT

CIVIL C1

CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
(203) 266-0778



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SCALE	N.T.S.
DATE	1 NOV 23
PROJ NO:	4052
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GRANTING NO:	
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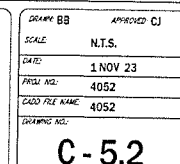


Previous Editions Obsolete

DETAILS

MIDDLEBURY & WATERTOWN CONNECTICUT

CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266-0778 CONNECTICUT



C - 5.2

CONSTRUCTION SEQUENCE (MAIN DRIVE AND PARKING AREA)

THE SEQUENCE OF CONSTRUCTION WILL BE AS FOLLOWS:

Field stakeout the limits of all construction activities. A licensed land surveyor shall delineate the anticipated clearing limits for construction.

Contractor to notify civil engineer and town engineer 48 hours prior to installation of soil erosion and sediment control measures.

Haybales and/or siltation fence and other erosion control features will be placed as shown on the enclosed plan prior to the start of any construction or removal of stumps. They shall be installed in accordance with the details shown on the plans.

Stumps shall be removed and disposed of in a suitable and legal manner. They may not be buried on site.

Clear all vegetation within the construction area. All trees/shrubs less than 6" in diameter shall be chipped and stored on site.

Install the anti-tracking pad as shown on the plan. At the end of each working day any accumulated silt shall be swept from the existing town roads.

Strip and stockpile topsoil and subsoil material at the locations shown on the plans. The stockpile shall be seeded with a fast growing rye grass.

The access shall be rough graded to station 15+00. The infiltration swales shall be rough graded, but stone infiltration material shall not be installed until gravel is placed on access drive.

Use additional water bars to divert surface runoff away from wetland areas if necessary.

Soil and erosion control measures shall be inspected and any repairs completed according to the maintenance schedule on Sheet C 6.2

The remainder of the parking area shall now be rough graded.

Backfill exposed area and properly compact backfill material.

Temporary sediment traps shall be constructed and maintained throughout construction.

The proposed access drive and parking area shall be brought to subgrade.

Cuts and fills for the farm pond, walkways, and building pads shall be graded out.

Place gravel on driveway and mechanically compact to 95% density.

The building slab will be excavated and slab constructed.

The area surrounding the building slab will be graded to subgrade.

The infiltration trenches and riprap overflow protection along the driveways shall be constructed.

Install underground utilities.

Final grade the interior of the farm pond and seed.

Provide temporary seeding measures on all exposed soils which were damaged due to construction activities and are not to be permanently restored or are outside of construction traffic zones for a period in excess of 30 days.

Topsoil and Seed all disturbed areas.

Clean all silt from drainage structures.

The starting time for the construction is unknown, however the time limit for the site construction and building is approximately 270 days.

CONSTRUCTION SEQUENCE (NORTH AND SOUTH CART PATHS AND BRIDGES)

THE SEQUENCE OF CONSTRUCTION WILL BE AS FOLLOWS:

Field stakeout the limits of all construction activities. A licensed land surveyor shall delineate the anticipated clearing limits for construction.

Contractor to notify civil engineer and town engineer 48 hours prior to installation of soil erosion and sediment control measures.

Haybales and/or siltation fence and other erosion control features will be placed as shown on the enclosed plan prior to the start of any construction or removal of stumps. They shall be installed in accordance with the details shown on the plans.

Stumps shall be removed and disposed of in a suitable and legal manner. They may not be buried on site.

Clear all vegetation within the construction area. All trees/shrubs less than 6" in diameter shall be chipped and stored on site.

Strip and stockpile topsoil and subsoil material at the locations shown on the plans. The stockpile shall be seeded with a fast growing rye grass.

The parking area shall be rough graded to the farm bridge locations.

Use additional water bars to divert surface runoff away from wetland areas, if necessary.

Soil and erosion control measures shall be inspected and any repairs completed in accordance with the maintenance schedule on Sheet C 6.2

The bridge installation shall be done according to manufacturer recommendations. Care shall be taken to minimize traffic within the wetland and watercourse corridor while installing piling foundations and pilings.

If de-watering is anticipated, the contractor shall ensure that the pump unit and necessary materials are on-site prior to construction. Pump shall have minimum pumping capacity of 11,500 GPM.

Begin de-watering operations, if necessary.

Backfill exposed area and properly compact backfill material.

The proposed cart path shall be brought to subgrade.

Place gravel on cart path and mechanically compact to 95% density.

Provide temporary seeding measures on all exposed soils which were damaged due to construction activities and are not to be permanently restored or are outside of construction traffic zones for a period in excess of 30 days.

Topsoil and Seed all disturbed areas.

The starting time for the construction is unknown, however the time limit for the site construction and building is approximately 270 days.

CONSTRUCTION SEQUENCE (UPPER FARM PATH AND WETLAND CROSSING)

THE SEQUENCE OF CONSTRUCTION WILL BE AS FOLLOWS:

Field stakeout the limits of all construction activities. A licensed land surveyor shall delineate the anticipated clearing limits for construction.

Contractor to notify civil engineer and town engineer 48 hours prior to installation of soil erosion and sediment control measures.

Haybales and/or siltation fence and other erosion control features will be placed as shown on the enclosed plan prior to the start of any construction or removal of stumps. They shall be installed in accordance with the details shown on the plans.

Stumps shall be removed and disposed of in a suitable and legal manner. They may not be buried on site.

Clear all vegetation within the construction area. All trees/shrubs less than 6" in diameter shall be chipped and stored on site.

Strip and stockpile topsoil and subsoil material at the locations shown on the plans. The stockpile shall be seeded with a fast growing rye grass.

The farm path shall be rough graded to the wetland crossing location.

The drainage for the farm path will now be installed, including the culvert, outlet protection, and seepage envelope. The installation of the culvert shall take place during dry conditions and when stormwater runoff is not flowing.

Use additional water bars to divert surface runoff away from wetland areas.

Soil and erosion control measures shall be inspected and any repairs completed prior to the installation of the wetland crossing drainage and in accordance with the maintenance schedule on Sheet C 6.2.

If de-watering is anticipated, the contractor shall ensure that the pump unit and necessary materials are on-site prior to construction. Pump shall have minimum pumping capacity of 11,500 GPM.

Install riprap outlet protection at pipe outlet.

Begin de-watering operations, if necessary.

Backfill exposed area and properly compact backfill material.

The farm path shall be brought to subgrade.

Place gravel on farm path and mechanically compact to 95% density.

Provide temporary seeding measures on all exposed soils which were damaged due to construction activities and are not to be permanently restored or are outside of construction traffic zones for a period in excess of 30 days.

Topsoil and Seed all disturbed areas.

Clean all silt from drainage structures.

The starting time for the construction is unknown, however the time limit for the site construction and building is approximately 270 days.

FILL MATERIAL & COMPACTION REQUIREMENTS

1. Fill material shall be free of brush, rubbish, large rocks, logs, stumps, building debris and other objectionable material that would interfere with, or prevent construction of, satisfactory fills, where embankments are to be constructed on slopes steeper than 3:1. Deeply scarify the existing slope or cut into steps before filling is begun.

2. Place and compact all fill in layers not exceeding 1 foot in thickness. No fill should be placed on surfaces of snow, ice or frozen or unstable surfaces. If fill placement is not completed within 1 day, then install temporary erosion and sediment controls such as a temporary fill berm to redirect runoff water away from the unstable slope until fill placement resumes.

3. No frozen material is to be incorporated into the fill envelope. Material shall be placed in horizontal layers in 12 inch loose lifts and each layer compacted. During construction, the surface of the material shall be sloped to drain. The material shall be free from lenses, pockets, streaks, or layers of material differing substantially in texture or gradation from the surrounding material.

4. The moisture content of the material shall be controlled to meet the necessary requirements of compaction. When necessary, moisture shall be added by the use of approved sprinkling equipment. Water shall be added uniformly and each layer shall be thoroughly disked or harrowed to provide proper mixing. Any layer found too wet for compaction shall be allowed to dry before rolling. Placing or rolling of materials will not be permitted during or immediately after rainfalls which increase the moisture content beyond the limit of satisfactory compaction.

5. The material shall be brought up uniformly and its top shall be kept graded and sloped so that a minimum of rain water will be retained thereon. Compacted material damaged by runoff shall be replaced immediately by the contractor.

6. Material shall be compacted to 95% of the standard proctor density at or near optimum moisture content and by the compaction equipment specified herein. The compaction equipment shall traverse the entire surface of each layer of material. Approved tamping rollers shall be used for compacting. The contractor shall demonstrate the effectiveness of the roller by actual soil compaction test results of the soil with laboratory work performed by an approved soil testing laboratory. Compaction tests shall include modified proctor and nuclear density tests made at the Engineer's discretion.

A. MATERIALS

1. Fill material shall be free of frozen material, sod, brush, roots, stumps and other organic material. Earth embankments shall contain no stones over six inches in diameter. The material used in the core portion of the embankment shall be the most impervious material obtained from the borrow areas, as required. The more pervious materials shall be used in the outer fill portion of the embankment as shown on the plans.

2. The impervious core fill material shall be glacial till, to be provided in sufficient quantities to complete the work. Fill to be approved by the Engineer prior to placement. Glacial till to consist of hard and durable particles or fragments and shall be free from organic matter and other objectionable materials. Glacial till shall conform to the following gradation requirements.

U. S. Standard Sieve Size	Percentage Passing By Weight
3 inch	100
No. 4	80 - 95
No. 10	90 - 95
No. 40	30 - 95
No. 100	20 - 65
No. 200	10 - 40

B. BERM FOUNDATION PREPARATION

1. The area where the berm is to be constructed shall be cleared and grubbed of all topsoil and other organic materials to a depth of at least 24". Unless otherwise specified on the plans, berm foundation areas shall be scarified to a minimum depth of three inches prior to placement of fill material.

C. PLACEMENT OF FILL

1. No fill shall be placed until the foundation preparation and excavations in the foundation have been completed and approved by the Engineer. No fill shall be placed on a frozen surface nor shall frozen material be incorporated.

2. Embankment material shall be placed in horizontal layers in 12 inch loose lifts. During construction, the surface of the fill shall be sloped to drain. Each layer or lift shall extend over the entire area of the fill.

3. The fill shall be free from lenses, pockets, streaks, or layers of material differing substantially in texture or gradation from the surrounding material. The more pervious material shall be placed in the outside portion of the berm or as indicated on the drawings. The finished fill shall be shaped and graded to the lines and grade shown on the drawings.

4. Pipe backfill shall be placed in horizontal layers not to exceed 6 - 8 inch loose lifts and shall be brought up uniformly around the outlet pipe and filled end section.

CONSTRUCTION OF FARM POND EXTERIOR BERM

D. MOISTURE CONTROL

1. The moisture content of materials in the berm shall be controlled to meet the requirements of Section E "Compaction of Berms". When necessary, moisture shall be added by the use of approved sprinkling equipment. Water shall be added uniformly and each layer shall be thoroughly disked or harrowed to provide proper mixing. Any layer found too wet for compaction shall be allowed to dry before rolling. Placing or rolling of materials on earth fills will not be permitted during or immediately after rainfalls which increase the moisture content beyond the limit of satisfactory compaction. The earth fill shall be brought up uniformly and its top shall be kept graded and sloped so that a minimum of rain water will be retained thereon. Compacted earth fill damaged by runoff shall be replaced immediately by the contractor.

E. Compaction

1. Berm material shall be compacted to 95% of the standard proctor density at or near optimum moisture content and by the compaction equipment specified herein. The compaction equipment shall traverse the entire surface of each layer of fill material.

2. Approved tamping rollers shall be used for compacting all parts of the berm. The contractor shall demonstrate the effectiveness of the roller by actual soil compaction test results of the soil to be used in the berm with laboratory work performed by an approved soil testing laboratory. Compaction tests shall include modified proctor and nuclear density tests made at the Engineer's discretion. A minimum of three proctor tests shall be performed and density tests shall be performed every 1500 square feet.

3. Pipe backfill shall be compacted by hand tamping with mechanical tampers. Heavy equipment shall not be operated within three feet of any structure. Equipment shall not be allowed to operate over the outlet culverts until there is at least two feet of cover over the pipes.

F. FINISHING EMBANKMENTS

1. The berm shall be constructed to the elevations, lines and grades and cross sections as shown on the plans. The berm shall be maintained in a manner satisfactory to the Engineer and the Town and surfaces shall be compact and accurately graded before topsoil is placed on them.

G. MISCELLANEOUS CONDITIONS

1. Clearing limits for the berm area shall be 25' from the toe of the slope unless otherwise directed by the Engineer.

2. Test pits can be ordered by the Engineer or the Town at any time during construction to locate or confirm the elevation and condition of existing soils or the content of the embankment fill. This work shall be done at no additional cost to the Owner.

3. If apparent changes occur in the fill material, additional sieve analyses can be ordered by the Engineer at no additional cost to the Owner.


BURR HALL FARM LLC
311 BURR HALL ROAD
MIDDLEBURY, CT

EROSION CONTROL NARRATIVE

311 BURR HALL ROAD &
LOT 002 AUNT OLIVE ROAD

MIDDLEBURY & WATERTOWN

CONNECTICUT



DRWING: BB

APPROVED: CJ

SCALE: N.T.S.

DATE: 1 NOV 23

PROJ. NO.: 4052

DRAWING FILE NAME: 4052

C-6.1

GENERAL PRINCIPLES

The following general principles shall be maintained as effective means of minimizing erosion and sedimentation during the development process.

Stripping away of vegetation, regrading or other development shall be done in such a way as to minimize erosion.

Grading and development plans shall preserve important natural features, keep cut and fill operations to a minimum, and insure conformity with topography so as to create the least erosion potential and adequately handle the volume and velocity of surface water runoff.

Whenever feasible, natural vegetation shall be retained, protected and supplemented wherever indicated on the site development plan.

The undisturbed area and the duration of exposure shall be kept to a practical minimum.

Disturbed soils shall be stabilized as quickly as possible.

Temporary vegetation and/or mulching shall be used to protect exposed critical areas during development when expected to be exposed in excess of 7 days.

The permanent (final) vegetation and mechanical erosion control measures shall be installed as soon as practical during construction.

Sediment in the runoff water shall be trapped until the disturbed areas are stabilized by the use of debris basins, sediment basins, silt traps or similar measures.

All lots, tracts or developments shall be final graded to provide proper drainage away from buildings and dispose of it without ponding, and all land within a development shall be graded to drain and dispose of surface water without ponding.

Land disturbance will be kept to a minimum. Restabilization will be scheduled as soon as practical. Not more than 5 acres will be disturbed at any one time.

Catch basins will be protected with haybale filters throughout the construction period and until all disturbed areas are thoroughly stabilized.

Haybale filters will be installed at all outlets and along the toe of slope of all critical cut and fill slopes.

All control measures will be maintained in effective condition throughout the construction period.

The responsibility for implementing the erosion and sediment control plan will rest with the developer of record. He acknowledges that he is responsible for informing all concerned of the requirements of the plan and for notifying the planning administration of any transfer of responsibility.

Additional control measures will be installed during construction if necessary or required.

Concentration of surface runoff shall be only permitted by piping and/or through drainage swales or natural watercourses.

Excavation and Fills --

Slopes created by cuts or fills shall not be steeper than 2:1 unless noted specifically on the plans and shall be restabilized by temporary or permanent measures, as required during the development process. Erosion control blankets will be used on slopes in the vicinity of wetlands regulated areas and on additional slopes as needed.

Adequate provisions shall be made to prevent surface water from damaging the cut face of excavations or the sloping surfaces of fills.

Cuts and fills shall not endanger adjoining property.

All fills shall be compacted to provide stability of material and to prevent undesirable settlement. The fill shall be spread in a series of layers each not exceeding twelve (12) inches in thickness and shall be compacted by a mechanical roller or other approved method after each layer is spread.

Fills shall not encroach on natural watercourses, constructed channels or regulated flood plain areas, unless permitted by license or permit from authority having jurisdiction.

Fills placed adjacent to natural watercourses, constructed channels or flood plains shall have suitable protection against erosion during periods of flooding.

Grading shall not be done in such a way as to divert water onto the property of another landowner without their express written consent.

During grading operations, necessary measures for dust control shall be exercised.

All erosion and sediment control measures will be constructed in accordance with the standards and specifications of the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control (2002) - State of Connecticut DEEP Bulletin 34.

DEVELOPER OF RECORD: BURR HALL FARM, LLC. (703) 930-5152

RESPONSIBILITY FOR THE PLAN

The responsibility for implementing and maintaining the Erosion and Sedimentation Control Plan rests with the DEVELOPER, where any development of the parcel gives cause to erosion and sedimentation. The DEVELOPER shall be held responsible for informing all concerned regarding responsibility of the plan.

The responsibility of all drainage, erosion and sedimentation control measures will therefore rest with the DEVELOPER.

Whenever sedimentation is caused by stripping vegetation and/or grading, it shall be the responsibility of the person, corporation or other entity having responsibility to remove sedimentation from all lower properties, drainage systems and watercourses and to repair any damage at their expense as quickly as possible.

Maintenance of all drainage facilities and watercourses within any land development shall be the responsibility of the DEVELOPER until they are accepted by the Town. All control measures will be maintained in effective condition throughout the construction period. Surface inlets shall be kept open and free of sediment and debris. The system shall be checked after every major storm and sediment shall be disposed of at an approved location consistent with the plan.

It shall be the responsibility of any person, corporation or other entity engaging in any act on or near any stream, watercourse or swale or upon the flood plain or right-of-way thereof to maintain as nearly as possible in its present state that same stream, watercourse, swale, flood plain or right-of-way for the duration of the activity and to return it to its original or equal condition after such activity is completed.

Maintenance of drainage facilities or watercourses originating and completely on private property shall be the responsibility of the DEVELOPER to their point of open discharge at the property line or at a communal watercourse within the property.

No person, corporation or other entity shall block, impede the flow of, alter, construct any structure or deposit any material or thing or commit any act which affects normal or flood flow in any communal watercourse or watercourse without having obtained prior approval from the Town.

An adequate right-of-way and/or easement shall be provided for all drainage facilities and watercourses which are proposed either for acceptance by the Town or provided by other property owners for the convenience of the OWNER.

SEEDING AND PLANTING REQUIREMENTS

Seedbed Preparation

Fine grade and rake surface to remove stones larger than 2" in diameter. Install needed erosion control devices such as surface water diversions. Grade stabilization structures, sediment basins or drainage channels to maintain grassed areas. Apply limestone at a rate of 2 tons/Ac. or 90 lbs/1000 SF unless otherwise required according to soil test results. Apply fertilizers with 10-10-10 at a rate of 300 lbs./Ac. or 7.5 lbs/1000 SF. At least 50% of the nitrogen shall be from organic sources. Work time and fertilizer into soil uniformly to a depth of 4" with a whisk, springtooth harrow or other suitable equipment following the contour lines.

Seed Application

Apply grass mixtures at rates specified by hand, cyclone seeder or hydroseeder. Increase seed mixture by 10% if hydroseeder is used. Lightly drag or roll the seeded surface to cover seed. Seeding for selected fine grasses should be done between April 1 and June 1 or between August 15 and October 15. If seeding cannot be done during these times, repeat mulching procedure below until seeding can take place or seed with a quick germinating seed mixture to stabilize slopes. A quick germinating seed mixture (Domestic Rye) can be applied between June 15 through August 15 as approved by the Engineer.

Mulching

Immediately following seeding, mulch the seeded surface with straw, hay or wood fiber at a rate of 1.5 to 2 tons/Ac. except as otherwise specified elsewhere. Mulches should be free of weeds and coarse matter. Spread mulch by hand or mulch blower. Punch mulch into soil surface with track machine or disk harrow set straight up. Mulch material should be "tucked" approximately 2- 3" into the soil surface. Chemical mulch binders or netting, in combination with the straw, hay or wood fibers, will be used where difficult slopes do not allow harrowing by machines.

Grass Seed Mixtures

Temporary Covers	Permanent Covers
Perennial ryegrass 20 lbs./Ac.	Creeping Red Fescue 40 lbs./Ac.
Annual ryegrass 20 lbs./Ac.	Canada Bluegrass 20 lbs./Ac.

IN CASE OF AN EMERGENCY (e.g. severe flooding, rains, or other environmental problems): THE PARTY RESPONSIBLE AND THE TOWN'S WED SHALL BE NOTIFIED.

EMERGENCY CONTACT: MIKE ENNIS, BURR HALL FARM. (703) 930-5152

MAINTENANCE SCHEDULE FOR EROSION CONTROL MEASURES

EROSION CONTROL FEATURE	ROUTINE INSPECTION & MAINTENANCE REQUIREMENTS	SIGNS OF FAILURE	REMOVAL CRITERIA
CONSTRUCTION ENTRANCE	INSPECT AT END OF EACH WORKING DAY AND ACCUMULATED SILT SHALL BE REMOVED FROM TOWN ROADS DAMAGE SHALL BE REPAIRED IMMEDIATELY AND PERIODIC REPLACEMENT OR EXTENSION OF ENTRANCE MATERIAL MAY BE REQUIRED	ACCUMULATION OF SILT IN TOWN ROADWAYS	UPON PERMANENT SITE STABILIZATION AND COMPLETION OF ON-SITE PAVING
SILT FENCE	INSPECT WEEKLY AND WITHIN 24 HOURS OF A STORM EVENT TOTTALING 0.5 INCHES OR GREATER REPAIR IMMEDIATELY IF BREACHED OR TORN AND REMOVE ANY SEDIMENT BUILDUP OVER 1/2 THE TRENCH HEIGHT	PHYSICAL DAMAGE - TEARS, EXCESSIVE WEAR, DECOMPOSITION OVERTOPPING OR UNDERCUTTING OF FENCE SIGNIFICANT EROSION ADJACENT TO FENCED AREAS	UPON STABILIZATION OF PROTECTED, UPHILL DRAINAGE AREAS
HAYBALE INLET PROTECTION	INSPECT AFTER ANY RAIN EVENT AND DURING ROUTINE SILT FENCE INSPECTION	SIGNIFICANT SILTING OF CATCH BASINS DAMAGE TO HAYBALES OR GAPS IN BARRIER	UPON PERMANENT SITE STABILIZATION AND COMPLETION OF ON-SITE PAVING
TOPSOIL STOCKPILES	INSPECT AT END OF EACH WORKING DAY AND REPAIR ANY DAMAGE IMMEDIATELY PERIODIC REPLACEMENT OF SILT FENCE OR STAKING MAY BE REQUIRED	SILT FENCE FAILURE (SEE ABOVE) EVIDENCE OF STOCKPILED MATERIAL WASHING OUT	UPON FULL USE OR REMOVAL OF PROTECTED STOCKPILE

TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES

THE FOLLOWING ARE PLANNED AS TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION:

1. A CRUSHED STONE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PLACED AT THE SITE ACCESS.

2. FILTER FABRIC SILT FENCE SHALL BE INSTALLED ALONG THE DOWN GRADIENT SIDE OF ALL FILL SECTIONS. IN AREAS ADJACENT TO WETLANDS THE SILT FENCE WILL BE BACKED BY STAKED HAYBALES. SILT FENCE WILL BE MAINTAINED IN PLACE UNTIL THE TRIBUTARY AREA PROTECTED BY THE FENCE IS REVEGETATED OR STABILIZED BY PERMANENT MEASURES. SYNTHETIC FILTER FABRIC, POST MATERIAL, SPACING AND EMBEDEMNT, AND TRENCH DETAILS, SHALL BE AS SHOWN ON THE DRAWINGS. FILTER BARRIER SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL GREATER THAN 0.1 INCH AND AT LEAST DAILY DURING PROLONGED RAINFALL. REFER TO THE CHAPTER 7 OF THE "GUIDELINES" FOR ADDITIONAL MAINTENANCE REQUIREMENTS.

3. DUST CONTROL SHALL BE USED TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES AND REDUCE THE PRESENCE OF DUST WHICH MAY CAUSE OFF-SITE DAMAGE, BE A HEALTH HAZARD TO HUMANS, WILDLIFE AND PLANT LIFE. THE NEED FOR DUST CONTROL WILL BE MINIMIZED BY REDUCING AREA OF LAND DISTURBANCE AT ANY ONE TIME, MAINTAINING AS MUCH VEGETATION AS PRACTICABLE, USE OF MULCHING AND TEMPORARY VEGETATIVE COVER. THE CONTRACTOR SHALL USE MECHANICAL SWEEPERS ON PAVED AREAS AND UTILIZE FINE WATER SPRAYS NEAR SOURCES OF DUST. THE EXPOSED SOIL AREAS SHALL BE PERIODICALLY MOISTENED. SPRAY-ON ADHESIVES DILUTED IN WATER MAY BE USED.

4. TEMPORARY SOIL STOCKPILES SHALL BE PROTECTED BY A SEDIMENT BARRIER. SIDE SLOPES OF THE STOCKPILES SHALL NOT EXCEED 2 TO 1. THE STOCKPILES SHALL BE STABILIZED WITHIN THIRTY DAYS OF FORMATION OF THE STOCKPILE BY TEMPORARY SEEDING OR COVERING WITH MULCH.

5. TEMPORARY VEGETATIVE COVERS SHALL BE INSTALLED ON ALL DISTURBED AREAS NOT INTENDED FOR PRIMARY CONSTRUCTION AND HAVING THE POTENTIAL TO PRODUCE SEDIMENT AND CAUSE ON- AND OFF-SITE DAMAGES. SUCH AREAS BASED ON RECOMMENDATIONS SHALL BE COVERED WITH TOPSOIL AND SEEDED OF FIGURE 6-1 OF THE "GUIDELINES". FOR ADDITIONAL SEEDING REQUIREMENTS REFER TO CHAPTER 6 OF THE "GUIDELINES".

6. STONE CHECK DAMS SHALL BE INSTALLED AT ANY EVIDENT CONCENTRATED FLOW DISCHARGE POINTS.

7. STORM DRAIN CATCH BASIN INLET PROTECTION SHALL BE PROVIDED THROUGH THE USE OF FILTER FABRIC FENCE OR STONE BARRIERS AROUND THE CATCH BASINS AS INDICATED ON THE SEDIMENT AND EROSION CONTROL DRAWINGS. THE BARRIERS SHALL ONLY BE REMOVED WHEN THE TRIBUTARY DRAINAGE AREA HAS BEEN STABILIZED.

PERMANENT EROSION CONTROL MEASURES

ALL PERMANENT EROSION CONTROL MEASURES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE "GUIDELINES". THE FOLLOWING PERMANENT EROSION CONTROL MEASURES HAVE BEEN DESIGNED AS PART OF THE EROSION AND SEDIMENT CONTROL PLAN:

1. PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON ALL EXPOSED/DISTURBED AREAS THAT ARE NOT SUBJECT TO OTHER RESTORATION (PAVING, RIPRAP, ETC). INSTALLATION AND MAINTENANCE REQUIREMENTS OF CHAPTER 6 OF THE "GUIDELINES" SHALL BE FOLLOWED. EXPOSED AREAS SHALL BE LOAMED, LIMED, FERTILIZED AND SEEDED. LIMESTONE AND FERTILIZER SHALL BE APPLIED IN ACCORDANCE WITH THE RESULTS OF SOIL TESTING OR AS RECOMMENDED BY THE "GUIDELINES". ALL PERMANENT SEEDING WILL BE DONE IN THE SPRING OR LATE SUMMER (BEFORE OCTOBER 31). ANY AREAS TO BE SEEDD OUTSIDE OF THIS TIME FRAME SHALL BE COVERED WITH AN EROSION CONTROL BLANKET TO STABILIZE THE SOIL UNTIL GROWTH CAN BE ESTABLISHED. SEEDING MIXTURES SHALL BE SELECTED IN ACCORDANCE WITH FIGURES 6-2 OR 6-3 OF THE "GUIDELINES" OR AS RECOMMENDED BY THE SOIL CONSERVATION SERVICE. HYDROSEEDING SHALL BE USED WHERE INDICATED ON THE PLANS AND IN CRITICAL AREAS. MULCH SHALL BE APPLIED AND ANCHORED AS RECOMMENDED UNDER "EROSION AND SEDIMENT CONTROL DEVICES" ABOVE. SLOPES STEEPER THAN 3:1 SHALL RECEIVE NORTH AMERICAN GREEN S150 STRAW TURF REINFORCEMENT BLANKET OR APPROVED EQUAL.

2. THE RIPRAP OVERFLOW AREAS SHALL BE CONSTRUCTED AND STABILIZED AT THE PIPE OUTLETS PRIOR TO DIRECTING RUNOFF TO ALL STORM DRAINAGE OUTLETS.

Wetland Regulated Area/Wetland Development Area Impacts

Area	Disturbance In Wetland Regulated Area	Disturbance In Wetland Area
Main Drive 0+00-3+25	11,592 SF	0 SF
	OR	OR
	0.27 AC	0 AC
Main Drive 4+75-5+75	4,474 SF	0 SF
	OR	OR
	0.103 AC	0 AC
Main Drive 7+25-15+50	36,294 SF	0 SF
	OR	OR
	0.833 AC	0 AC
North Cart Path 1+40-5+10	16,850 SF	0 SF
	OR	OR
	0.387 AC	0 AC
North Cart Path 5+50-END	1,889 SF	0 SF
	OR	OR
	0.043 AC	0 AC
South Cart Parth 1+50-2+50 & Farm Stand	8,334 SF	0 SF
	OR	OR
	0.191 AC	0 AC
South Cart Path 3+50-END	11,168 SF	0 SF
	OR	OR
	0.256 AC	0 AC
Upper Path Crossing	12,291 SF	2,670 SF
	OR	OR
	0.282 AC	0.06 AC
South Bridge (Temporary)	1,070 SF	972 SF
	OR	OR
	0.025 AC	0.02 AC
North Cart/Pedestrian Bridge (Temporary)	0 SF	888 SF
	OR	OR
	0 AC	0.02 AC
TOTALS	103,962 SF	4,530 SF (1,860 temporary)
	OR	OR
	2.387 AC	0.10 AC (0.04 temporary)

Wetland Regulated Area/Wetland Earthwork Impacts

Area	Cut/Fill In Wetland Regulated Area	Cut/Fill In Wetland Area
Main Drive 0+00-3+25	Cut 117 CU. YD.	Cut 0 CU. YD.
	Fill 98 CU. YD.	Fill 0 CU. YD.
	Net 19 CU. YD. CUT	Net 0 CU. YD.
Main Drive 4+75-5+75	Cut 7 CU. YD.	Cut 0 CU. YD.
	Fill 189 CU. YD.	Fill 0 CU. YD.
	Net 182 CU. YD. FILL	Net 0 CU. YD.
Main Drive 7+25-15+50	Cut 605 CU. YD.	Cut 0 CU. YD.
	Fill 883 CU. YD.	Fill 0 CU. YD.
	Net 278 CU. YD. FILL	Net 0 CU. YD.
North Cart Path 1+40-5+10	Cut 172 CU. YD.	Cut 0 CU. YD.
	Fill 695 CU. YD.	Fill 0 CU. YD.
	Net 523 CU. YD. FILL	Net 0 CU. YD.
North Cart Path 5+50-END	Cut 10 CU. YD.	Cut 0 CU. YD.
	Fill 79 CU. YD.	Fill 0 CU. YD.
	Net 69 CU. YD. FILL	Net 0 CU. YD.
South Cart Parth 1+50-2+50 & Farm Stand	Cut 88 CU. YD.	Cut 0 CU. YD.
	Fill 119 CU. YD.	Fill 0 CU. YD.
	Net 31 CU. YD. FILL	Net 0 CU. YD.
South Cart Path 3+50-END	Cut 88 CU. YD.	Cut 0 CU. YD.
	Fill 566 CU. YD.	Fill 0 CU. YD.
	Net 478 CU. YD. FILL	Net 0 CU. YD.
Upper Path Crossing	Cut 73 CU. YD.	Cut 0 CU. YD.
	Fill 299 CU. YD.	Fill 215 CU. YD.
	Net 226 CU. YD. FILL	Net 215 CU. YD. FILL
South Bridge (Temporary)	Cut 0 CU. YD.	Cut 0 CU. YD.
	Fill 0 CU. YD.	Fill 0 CU. YD.
	Net 0 CU. YD.	Net 0 CU. YD.
North Cart/Pedestrian Bridge (Temporary)	Cut 0 CU. YD.	Cut 0 CU. YD.
	Fill 0 CU. YD.	Fill 0 CU. YD.
	Net 0 CU. YD.	Net 0 CU. YD.
TOTALS	Cut 1,160 CU. YD.	Cut 0 CU. YD.
	Fill 2,928 CU. YD.	Fill 215 CU. YD.
	Net 1,768 CU. YD. FILL	Net 215 CU. YD. FILL

BURR HALL FARM LLC
311 BURR HALL ROAD
MIDDLEBURY, CT

EROSION CONTROL NARRATIVE

311 BURR HALL ROAD &
LOT 002 AUNT OLIVE ROAD

MIDDLEBURY & WATERTOWN CONNECTICUT



CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY CONNECTICUT
(203) 266-0778



STATE OF CONNECTICUT
QUINTIS C. JOHNS
No. 1030
LICENSED PROFESSIONAL ENGINEER

DRAWN BY: APPROVED BY:

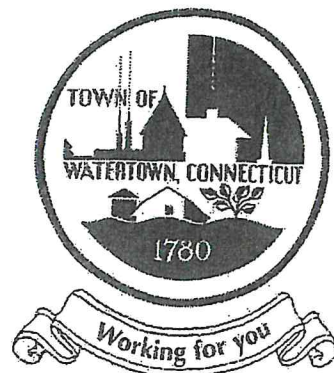
SCALE: N.T.S.

DATE: 1 NOV 23

PROJ. NO.: 4052

CADD FILE NAME: 4052

DRAWING NO.: C-6.2



Town of Watertown Connecticut

Planning and Zoning, Zoning Board of Appeals,
Conservation Commission/Inland Wetland Agency

Watertown Municipal Center

61 Echo Lake Road

Watertown, CT 06795

Telephone: (860) 945-5266

Website: www.watertownct.org

Fax: (860) 945-4706

SITE PLAN APPROVAL/SPECIAL PERMIT #05

Name and mailing address of Applicant <u>Town of Watertown - Public Works</u> <u>61 Echo Lake Road</u> <u>Watertown, CT 06795</u> Phone: <u>(860) 945-5240</u>	Location of Property <u>0 Knight Street</u>
Name and address of Owner <u>Town of Watertown</u> <u>61 Echo Lake Road</u> <u>Watertown, CT 06795</u>	Zone <u>BC</u> non-conforming? <u>—</u> Map <u>—</u> Block <u>—</u> Lot <u>—</u>

Description of Existing Use/Property

Type of Use	<u>Public Highway</u>
Size of property	
Buildings	<u>—</u>
Parking	<u>—</u>
other important features	<u>3 - R.C.P. Culverts</u>
Signage(# of signs & square feet)	<u>—</u>

Description of Proposed Use

Uses	<u>Storm Water Discharge in Floodplain</u>
Buildings	<u>—</u>
Parking	<u>—</u>
Signage(# of signs & square feet)	<u>—</u>
Number of Employees	<u>—</u>

Where applicable, number of:

Hotel/Motel Rooms		Convalescent Home	
Hospital/Clinic Beds		Occupants of Assembly Hall	
Water & Sewer to be provided by			
Professional Engineer/Surveyor name and address <u>Paul Benevise</u> <u>61 Echo Lake Road</u> <u>Watertown, CT 06795</u> Phone: <u>(860) 945-5240</u>	Date Submitted <u>12/29/23</u>	Date Rec'd <u>1/1/24</u>	PH Date <u>29 DEC 23</u>
Project Number		Fee	
Signature of Applicant <u>Paul Benevise</u>	Date <u>12/29/23</u>	Signature of Owner <u>[Signature]</u>	Date <u>29 DEC 23</u>

Print name _____

Print name _____



Town of Watertown

Connecticut

06795

Town of Watertown
Public Works Department
Heminway School Office Complex
61 Echo Lake Road
Watertown, CT 06795
(860) 945-5240
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www.watertownct.org

To: Watertown Planning and Zoning Commission

From: Paul Bunevich, Town Engineer

Date: December 29, 2023

Subject: Site Plan/Special Permit Application
Work in a Flood Prone Area
Knight Street Culvert Replacement
Watertown, CT

Dear Commissioners:

Per Zoning Regulations Section 53.7, the Watertown Public Works Department is submitting an application for the above project to comply with the Regulations for work within the 100 Year Floodplain of Steele Brook. The work involves a proposed concrete box culvert designed to replace a decaying multi-pipe culvert in Knight Street which is prone to flooding and deterioration of the roadway surface. The new culvert will pass the 50 year storm with one foot of freeboard, which is the Watertown Subdivision requirement for a culvert under a roadway with a drainage area of less than one square mile (actual drainage area = 36.2 Acres).

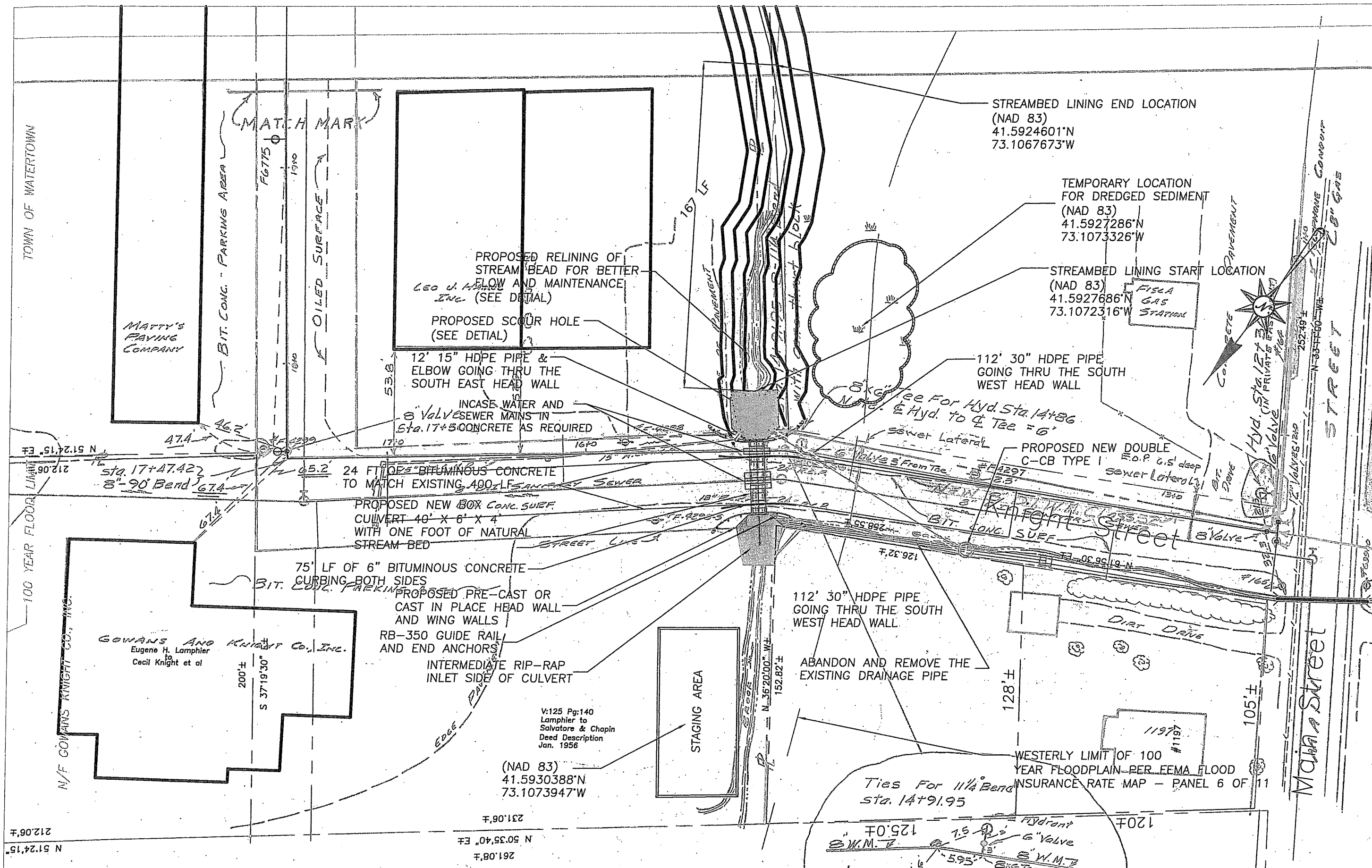
This approval for this work in a flood prone area is a requirement of an application the Town of Watertown made to the Federal Emergency Management Agency (FEMA) for a grant to replace the existing culvert within a flood prone area.

If you have any questions on this matter, please do not hesitate to contact me.


Sincerely,

Paul Bunevich P.E.


Watertown Town Engineer

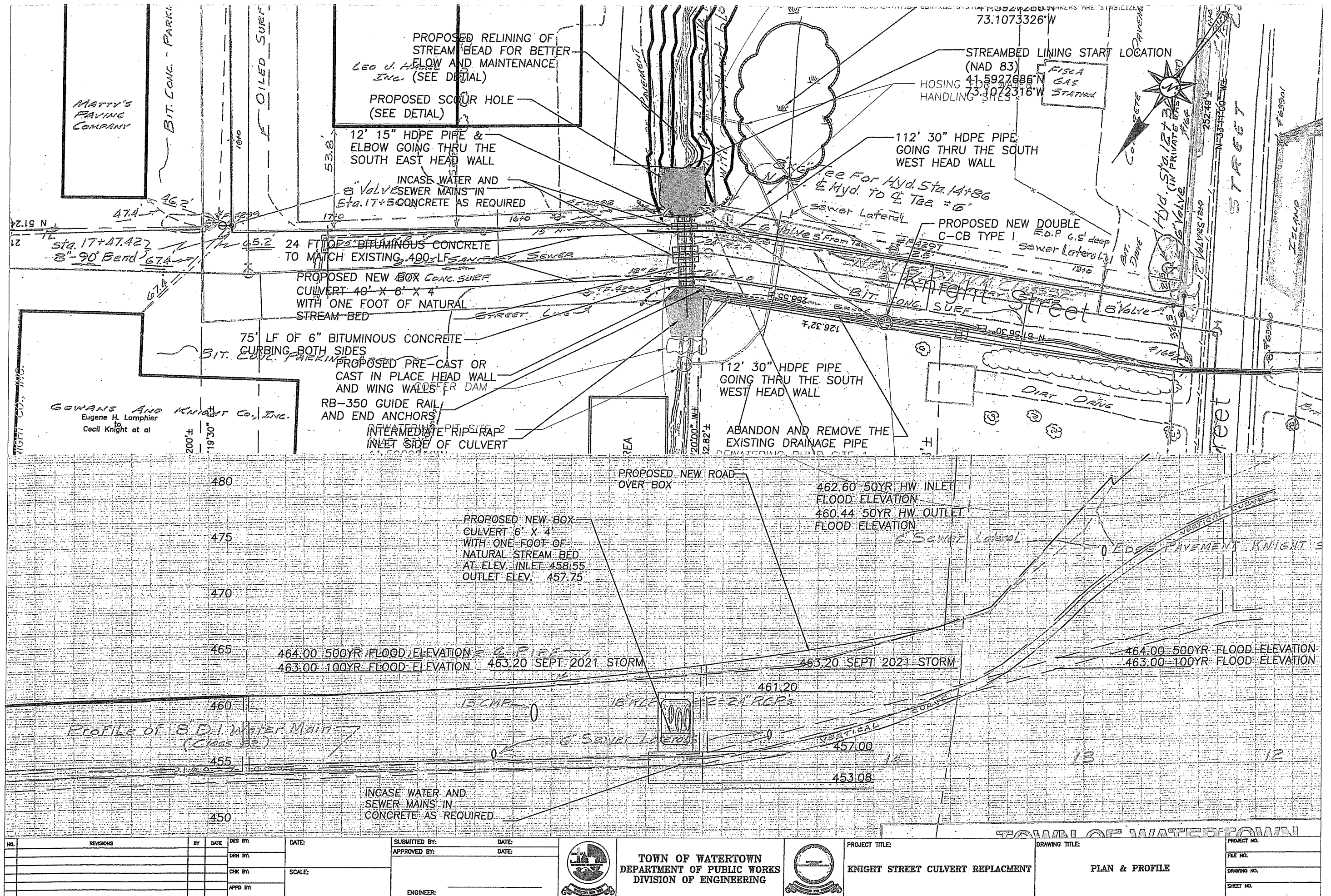


NO.		REVISIONS		BY	DATE	DES BY:	DATE:	SUBMITTED BY:	DATE:	PROJECT TITLE: KNIGHT STREET CULVERT REPLACEMENT	DRAWING TITLE: PLAN VIEW	PROJECT NO.	
						DRN BY:		APPROVED BY:				FILE NO.	
						CHK BY:	SCALE:					DRAWING NO.	
						APPD BY:		ENGINEER:				SHEET NO.	



TOWN OF WATERTOWN
DEPARTMENT OF PUBLIC WORKS
DIVISION OF ENGINEERING





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† Taxation

NOV 29 2023

Received Planning and Zoning Office

November 28, 2023

Watertown Planning and Zoning Commission
61 Echo Lake Road
Watertown, CT 06795

Re: Zone Change Application
1490 Echo Lake Road
Watertown, CT 06795
Petition for Amendment to Zoning Map

Dear Commissioners:

I represent Aurela Cenkolli and Kelvin Cenkolli, the Petitioners and contract purchasers of the property at 1490 Echo Lake Road. The owner of the property is Erzo, LLC. Separately, the Petitioners will submit a Land Use Authorization whereby the owner authorized the Petitioners to proceed with land use applications.

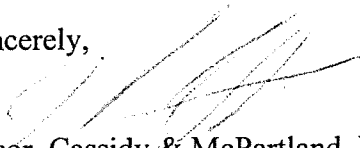
The Petitioners are applying to amend the Zoning Map to change the zone at 1490 Echo Lake Road from IR-80 to IG-80. The lot in question is Tax Assessor's Map 105, Block 91, Lot 3.

Submitted with this Petition for Amendment are required maps prepared by Civil 1.

The reason for this Petition for Amendment is that the utility of this 11.96 acre property as a restricted industrial parcel is not consistent with its immediate surroundings. The property is abutted on three sides by parcels Zoned IG-80. The change is consistent with the Town of Watertown Plan of Conservation and Development and will better integrate the parcel into a more uniform zoning scheme in the immediate area.

Thank you.

Sincerely,


Secor, Cassidy & McPartland, P.C.
James R. Strub, Esq.
Attorney for the Petitioners/Applicants

NOV 29 2023
Received Planning and Zoning Office

Schedule A

All that certain piece of land being shown on plan entitled "Zoning Location Survey prepared for Erzo LLC 1490 Echo Lake Road Watertown, Connecticut" scale: 1" = 60' dated September 10, 2023.

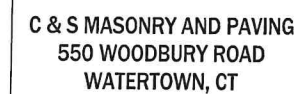
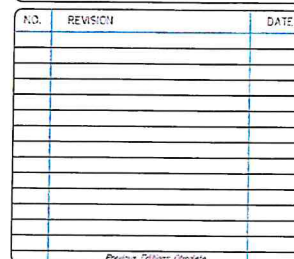
The parcel is 11.93 acres and is bounded and described as follows:

Beginning at a point which is on the southerly side of Echo Lake Road which point represents the Northwesterly corner of the herein described parcel; Thence running N 76°33'47" E a distance of 130.20 feet, Thence running on an arc to the left having a radius length 532.85 feet, a delta angle 17°25'51" and an arc length of 162.11 feet, Thence running S 06°09'03" a distance of 87.08 feet, Thence running S 15°18'45" E a distance of 101.48 feet, Thence running N 70°41'16" E a distance of 583.49 feet, Thence running S 07°14'07" W a distance of 93.36 feet, Thence running S 12°52'17" W a distance of 316.81 feet, Thence running S 12°52'15" a distance of 172.19 feet, Thence running S 71°49'51" W to a distance of 728.83', Thence running N 26°39'54" W to a distance of 87.63 feet, Thence running N 25°42'42" to a distance of 105.06 feet, Thence running N 20°19'50" W to a distance of 369.31 feet, Thence running N 45°39'10" E to a distance of 254.47 feet to the place and point of beginning

Subject to:

1. Notes and easements as noted on the referenced map.

Received Planning and Zoning Office



1490 ECHO LAKE ROAD

WATERTOWN CONNECTICUT



CORNERSTONE PROFESSIONAL PARK, SUITE D-10
43 SHERMAN HILL ROAD
WOODBURY (203) 266-0778

100

1" = 100'

28 NOV 23

4073

ZC - 1.1

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Tax Counsel
JOHN J. PALMERI, CPA, JD, LL.M.†*
† Taxation

NOV 29 2023

Approved Planning and Zoning Office

November 28, 2023

Watertown Planning and Zoning Commission
61 Echo Lake Road
Watertown, CT 06795

Re: Zone Change Application
1490 Echo Lake Road
Watertown, CT 06795
Petition for Amendment to Zoning Regulations (Text Amendment)

Dear Commissioners:

I represent Aurela Cenkolli and Kelvin Cenkolli, the Petitioners and contract purchasers of the property at 1490 Echo Lake Road, Watertown. The owner of 1490 Echo Lake Road is Erzo, LLC. Separately, the Petitioners will submit a Land Use Authorization whereby the owner authorized the Petitioners to proceed with land use applications.

The Petitioners are applying to amend the Zoning Regulations. The Petitioners request that the Planning and Zoning Commission approve the following text amendment to the Regulations:

Section 26.2.2 IG-80 District Uses and Structures Permitted by Special Permit

New: Section 26.2.2. j. Masonry Supply Business when located within 750 feet of Route 8, which use may be conducted along with other complementary IG-80 uses on a given site.

The following definition is added to the definitions section of the Regulations:

New: Masonry Supply Business: A business that includes the sale of masonry and landscaping materials for commercial and residential use. Such materials include but are not limited to: brick, natural stone, manufactured stone, stone veneer, pavers, crushed stone, masonry sand, topsoil, and mulch. Intended use for such materials includes but is not limited to: pools, patios, stone or brick walls, walkways, driveways, fire places, fire pits, chimneys, and countertops.

If the Zoning Regulations are amended, the Applicants intend to develop a masonry supply facility on a portion of 1490 Echo Lake Road.

The addition of Section 26.2.2.j provides for a specific use where one might generally be allowed under existing Section 26.2.1.e wholesaling and distribution. Here by special permit the applicant can incorporate multiple allowable uses on a parcel having the necessary acreage.

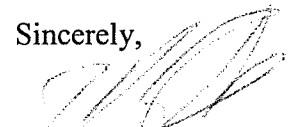
The proposed text amendment aligns with Section 26.1 IG-80 District Purpose:

The purpose of the IG-80 District is to accommodate basic industrial uses and heavy commercial operations incompatible with residential environments and is intended to be less restrictive than the Restricted Industrial Districts.

The change is consistent with the Town of Watertown Plan of Conservation and Development.

Thank you.

Sincerely,



Secor, Cassidy & McPartland, P.C.
James R. Strub, Esq.
Attorney for the Petitioners/Applicants