

Property within 500' of adjoining Town boundary? _____
If so, which town(s)? _____
Date the notice was sent by KIWWC to town clerk of adjoining municipality(ies) _____
Receipt date of copy of Applicants notice to adjoining municipality _____

Application #: 23-1578
Date Submitted: 11-27-23
Date of Receipt by Comm.: _____
Fee: 160-pd ck#1920 11-27-23
Staff Initials: _____

KILLINGLY INLAND WETLANDS & WATERCOURSES COMMISSION APPLICATION

A \$100.00 base fee (or, for a proposed subdivision, \$100.00 per lot, whichever is greater) plus \$60.00 state fee must accompany each application **(Total fee: \$160.00). THIS FEE IS NON-REFUNDABLE.** Checks or money orders should be made payable to the Town of Killingly. **Public hearing fee: \$225.00** required in addition to the above fees if a public hearing is required by the commission(s) and not already included.

TO BE COMPLETED BY THE APPLICANT – PLEASE PRINT

Applicant's Name: Gary Jaworski
Day Phone #: 860-576-1278 Evening Phone #: same
Mailing Address: 1602 North Road, Killingly CT 06241
Owner of Record: Stephen and Marilyn Jaworski
Mailing Address: same Phone #: _____

Applicant's interest in the land if the applicant is not the property owner: _____
The applicant is the son of the owner

Authorization of property owner: _____

RECEIVED
NOV 27 2023
PLANNING & ZONING DEPT.
TOWN OF KILLINGLY

LOCATION OF PROPERTY:

House # and Street: 1602 North Road
Tax Map Number: _____ Block: 21 Lot: 11
Zoning District: RD Lot Size: 3 acres Lot Frontage: 329 ft
Easements and/or deed restrictions: none, however the property comes with a shared driveway easment over the western abutter.

PURPOSE:

Provide the purpose and description of the proposed activity, including a list of all proposed regulated activities:
The applicant is proposing to perform a 1 lot resubdivision, to construct a single family dwelling for his own use.
The site contains an intermittent watercourse to the west, and an unnamed watercourse to the east. The proposed construction occurs in between these two wetland areas. All proposed construction is within the 200 upland review area. Appropriate erosion controls shall be installed at the downhill edge of an disturbance. No impacts to wetlands or watercourses is anticipated as a result of the proposed construction.

ON-SITE WETLANDS AND WATERCOURSES:

Windham County wetland soil types and areas of each type:

The site contains 20,750 square feet of poorly drained Ridgebury soils that are considered wetlands.

Watercourse(s) – type (pond, stream, marsh, bog, drainage ditch, etc.), manmade or natural, and area of each:

The site contains 200' long intermittent watercourse (manmade drainage ditch) near the western boundary.

The site also contains a natural, unnamed watercourse near the eastern boundary

ALTERNATIVES:

List alternatives considered by the applicant and state why the proposal to alter wetlands as set forth in the application is necessary and was chosen:

No alternatives were considered, as this site has limited useable area. The currently proposed site plan represents the smallest potential for negative impact to wetlands.

MATERIALS:

Provide the volume (cubic yard) and nature of materials to be deposited and/or extracted:

No material will be deposited or extracted from wetland soils.

MITIGATIVE MEASURES:

List measures to be taken to minimize or avoid any adverse impact on the regulated area:

The proposed construction was sited as far from wetlands as possible.

Erosion controls shall be installed at the downhill edge of any disturbance

BIOLOGICAL EVALUATION:

Describe the ecological communities and functions of the wetlands or watercourses involved with the application and the effects of the proposed regulated activities on these communities and wetland functions:

not applicable

SITE PLAN*:

Scale 1"=40' showing existing and proposed conditions in relation to wetlands and water courses to include, but not be limited to:

- Contours ✓
- Buildings ✓
- Wells ✓
- Driveways ✓
- Septic Systems ✓
- Drainage Systems (Including Culverts, Footing and Curtain Drains) ✓
- Erosion and Sedimentation controls ✓
- Wetlands ✓
- Watercourses ✓
- Areas of Excavation and /or Material Deposit ✓


**Refer to Section 6.0 – Application Information Requirements and Section 7.0 – Application Evaluation Criteria of the Killingly Inland Wetlands & Watercourses Commission Regulations for information the Commission may require. Professionally prepared plans (Licensed Land Surveyor/Professional Engineer registered in the State of Connecticut, Soil Scientist) may be required for significant activities.*

ADDITIONAL INFORMATION:

List additional information submitted by the applicant:

- _____ A report by a licensed soil scientist is included with this application.
- _____ The site is located within an area for state/federal species on the current NDDB maps
- _____ We do not believe the site lies within an aquifer protection area or public water supply watershed.

The applicant understands that this application is to be considered complete only when all information and documents required by the Commission have been submitted. The undersigned warrants the truth of all statements contained herein and in all supporting documents according to the best of his/her knowledge and belief. Permission is granted to the Town of Killingly, Killingly Inland Wetlands & Watercourses Commission, and its agent (s) to walk the land, at reasonable times, and perform those tests necessary to properly review the application, both before and after a final decision has been issued.

Applicant's Signature:  Date: 11-17-23

Owner of Record: Stephen G Jaworski / Marilyn J. Jaworski Date: 11-17-23

J & D CIVIL
ENGINEERS, LLC

401 Ravenelle Road
N. Grosvenordale, CT 06255
www.jdcivilengineers.com
(860) 923-2920

November 22, 2023

Town of Killingly
Inland Wetlands Commission &
Planning and Zoning Commission
172 Main Street, Killingly CT 06239

RE: Re-Subdivision Application for
One New Single Family Dwelling
At 1602 North Road

Dear Commissioners,

On behalf of the applicant, I am submitting an application for a re-subdivision to create one new building lot for single family construction. The site is known as 1602 North Road (Map 21, Lot 11) and was created by a subdivision in 1988. The property is owned by Stephen and Marilyn Jaworski, who are interested in giving a building lot to their son Garry Jaworski. For this application their son Garry is the applicant.

The site is located on the north side of North Road, approximately 250 feet west of the intersection with Tucker District Road. The site is 9.43 acres in size, and the existing house is located approximately 800 feet from the road. The existing house is accessed by a shared driveway that is located on 1614 North Road. The site has 379.27 feet of road frontage and contains several wetlands and watercourses.

The proposed building lot will be 2.98 acres in size, and have 329.17 feet of road frontage. The existing lot will have 6.45 acres of land remaining, and 50.10 feet of road frontage remaining. The existing lot will become classified as an interior or rear lot. This re-subdivision will be considered a "family transfer" and therefore is not required to have open space.

The proposed construction will occur near the center of the site, in between two wetland areas. All construction will be located within the 200 feet upland review area. erosion controls will be installed at the downhill edge of disturbance. No impacts to wetlands or watercourses are anticipated as a result of this project. We look forward to working with the commissions to get this project approved.

Sincerely,



Daniel Blanchette, PE
J&D Civil Engineers LLC

Richard Zulick R.S S.S
Soil Scientist
400 Nott Highway
Ashford, CT
06278

November 10, 2023

Re: Wetland delineation report - 1602 North Road, Killingly, CT

Dear Commissioners:

Project Title and Location: Property Survey prepared for Stephen Jaworski 1602 North Road, Killingly, CT Map 21 lot 11.. Plan by J&D Civil Engineers Job # 23191 and dated October 13, 2023

Re: Wetland delineation

Methods and Definitions:

Wetlands were delineated according to the standards of the Natural Resources Conservation Services (NRCS) National Cooperative Soil Survey and the definitions of inland wetlands and watercourses in the Connecticut General Statutes, Chapter 440, Sections 22a-36 through 22a-45as amended. Wetlands, as defined by the Statute, are those soil types designated as poorly-drained, very poorly drained, floodplain or alluvial in accordance with the NRCS National Cooperative Soil Survey.

Watercourses are defined as rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs, and all other bodies of water, natural or artificial, vernal or intermittent, public or private, which are contained within, flow through or border upon the Town of Killingly or any portion thereof not regulated pursuant to sections 22a-28 through 22a-35, inclusive, of the Connecticut General Statutes.

Intermittent watercourses are defined permanent channel and bank and the occurrence of two or more of the following characteristics: (a) evidence of scour or deposits of recent alluvium or detritus, (b) the presence of standing or flowing water for duration longer than a particular storm incident, and (c) the presence of hydrophytic vegetation.

A wetland field survey was completed on October 8th of 2023. This survey was conducted to delineate on-site wetland and watercourse boundaries using an auger and tile spade to examine the upper 20

1- "

inches of the soil profile. Those areas meeting the criteria noted above were marked in the field with sequentially numbered pink and blue flagging numbered WB 1-7, WB1A – WB7A, WB8A – 16A and WB 8-18 (see plan) Random soil profiles were observed across the property to verify the presence or absence of regulated wetland soil types.

On-site investigation:

The lot is generally gently sloping from east to west. The flagging shown on the Job number 23191 , 30 scale plan by J&D Civil engineers shows a southerly intermittent watercourse that carries water from a Town catch basin to the western property line. The northern delineation defines a watercourse and the Ridgebury soil surrounding it. The wetland soils widen as the delineation nears the abutting pond (located to the north).

The wetland soils identified on this proposed project are the poorly drained Ridgebury soil series.

Ridgebury Soil Series

The Ridgebury series consists of very deep, somewhat poorly and poorly drained soils formed in lodgment till derived mainly from granite, gneiss and/or schist. They are commonly shallow to a densic contact. They are nearly level to gently sloping soils in depressions in uplands. They also occur in drainageways in uplands, in toeslope positions of hills, drumlins, and ground moraines, and in till plains

TAXONOMIC CLASS: Loamy, mixed, superactive, acid, mesic, shallow Aeric Endoaquepts

Conclusions

A single family home is proposed between the two wetland areas. No wetland crossing or filling is proposed. I feel that (with adequate erosion control devices in place) the proposed activity will not have any significant negative impact to the values and functions of these wetland areas.

If you have any questions concerning the wetland assessment or this report, please feel free to contact me.

Sincerely,



*Richard Zulick
Certified Forester and Soil Scientist
Member SSSSNE*