

24-1585

# Killingly Engineering Associates

## Civil Engineering & Surveying



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

December 15, 2023

### Proposed Residential Construction

*Tracey E. Scraba*  
*6 Arnold Lane*  
*Killingly, CT*

RECEIVED

JAN 23 2024

PLANNING & ZONING DEPT.  
TOWN OF KILLINGLY

### APPLICATION PACKAGE CONTENTS – Inland Wetlands

1. Application fee:

\$100.00 (base fee)

\$ 60.00 (State fee)

\$160.00 Total Fee

2. 3- full sized sets of plans & 1- 11 x 17 reduction set– Dated: 6/09/2021
3. Inland Wetlands Application
4. List of adjacent land owners including across the street
5. DEEP Reporting Form
6. Web Soil Survey Map
7. GIS mapping
8. Applicant's Certification

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 #: 24-1585  
Date Submitted: 1/23/24  
Date of Receipt by Comm.: \_\_\_\_\_  
Fee: 160-CA11627 1/23/24  
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 \$20.00 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: Tracey E. Seraba / TRACEY E SERABA REVOCABLE TRUST  
Day Phone #: 660-9660-9018 Evening Phone #: \_\_\_\_\_  
Mailing Address: 3 Fernbrook Drive  
Owner of Record: Grenon Rentals, LLC  
Mailing Address: 4 Arnold Lane Killingly, CT Phone #: \_\_\_\_\_  
Applicant's interest in the land if the applicant is not the property owner: LEASE HOLDER

Authorization of property owner: SEE ATTACHED CORRESPONDENCE FROM LAND OWNER

**LOCATION OF PROPERTY:**

House # and Street: 6 Arnold Lane  
Tax Map Number: 108 Block: \_\_\_\_\_ Lot: 26  
Zoning District: AL20D Lot Size: 5,740± S.F. Lot Frontage: 50.70'  
Easements and/or deed restrictions: \_\_\_\_\_

**PURPOSE:**

Provide the purpose and description of the proposed activity, including a list of all proposed regulated activities:  
Proposed construction of a residential home & NEW DRILLED WELL

**RECEIVED**  
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**ON-SITE WETLANDS AND WATERCOURSES:**

Windham County wetland soil types and areas of each type: Parcel is located on

Alexandria's Lake - Open Waterbody

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

POND

**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 Alteration of Wetlands is Proposed

**MATERIALS:**

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

Approximately 110 Cubic Yards of Material will be Excavated & Removed from the Site for a ± 30" Deep Crawl Space

**MITIGATIVE MEASURES:**

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

Staked Haybales will be installed and an existing concrete & stone retaining wall will be left intact to limit the need for excessive grading

**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:

Alexandria's Lake provides the opportunity for swimming, recreational boating & fishing. The proposed home will replace an existing house and will not impact activities or function of the lake

**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:

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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: \_\_\_\_\_

Owner of Record: \_\_\_\_\_ Date: \_\_\_\_\_

**LIST OF AJACENT LAND OWNERS INCLUDING ACROSS THE STREET**

***Tracey E. Scraba  
6 Arnold Lane  
Killingly, CT***

*JOB NO. 21080*

MAP/BLOCK/LOT	NAME
108/26/5	NORMAN R. GRENON, JR. & JILL A. HILL DONNA M. PROVENCHER & BRUCE J. PROVENCHER 32 LAUREL DRIVE EXT. KILLINGLY, CT 06241
108/26/7	DAVID GIBEAULT 29 SUNSET DRIVE BROOKLYN, CT 06234
108/26/14	MICHAEL DUPONT & DIONE M. BENJAMIN PO BOX 843 KILLINGLY, CT 06241
108/26	GRENON RENTALS, LLC 4 ARNOLD LANE KILLINGLY, CT 06241
108/30.3	GUY LAPOINTE CPA TRUSTEE PO BOX 342 CENTRAL VILLAGE, CT 06332



# 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, 3<sup>rd</sup> Floor, Hartford, CT 06106  
Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.*

## PART I: Must Be Completed By The Inland Wetlands Agency

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

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

- TOWN IN WHICH THE ACTIVITY IS OCCURRING (print name): Killingly  
does this project cross municipal boundaries (check one)? yes  no   
if yes, list the other town(s) in which the activity is occurring (print name(s)): \_\_\_\_\_
- LOCATION (see instructions for information): USGS quad name: Danielson or number: 43  
subregional drainage basin number: \_\_\_\_\_
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Troy E. Scarpa
- NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): 6 Arnold Lane  
briefly describe the action/project/activity (check and print information): temporary  permanent  description: Proposed  
Construction of a residential home
- ACTIVITY PURPOSE CODE (see instructions - one code only): A
- ACTIVITY TYPE CODE(S) (see instructions for codes): 1, 2, 12, 14
- WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):  
wetlands: 0 acres open water body: 0 acres stream: 0 linear feet
- UPLAND AREA ALTERED (must provide acres): 0 acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0 acres

DATE RECEIVED:

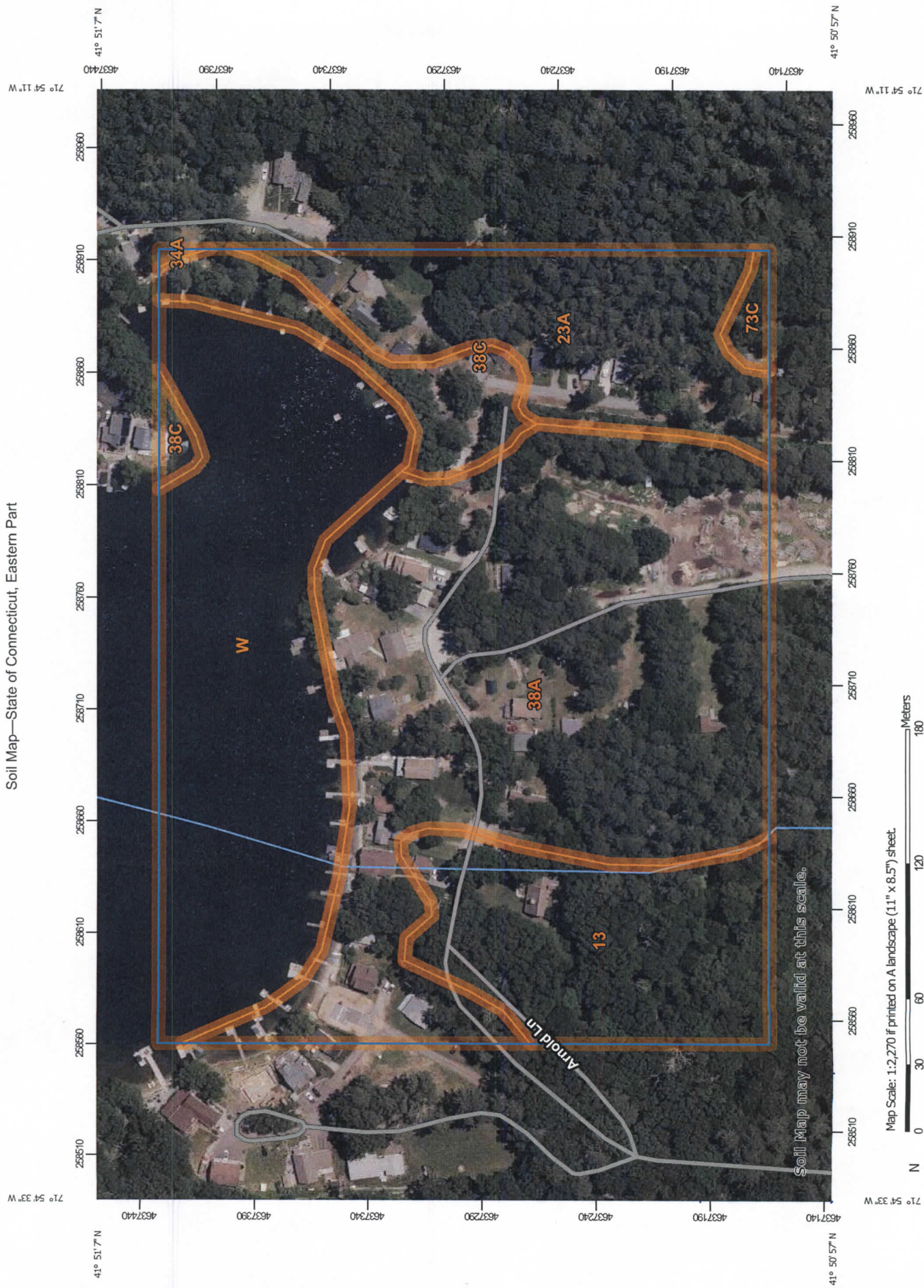
## PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO

Soil Map—State of Connecticut, Eastern Part



Soil Map may not be valid at this scale.

Map Scale: 1:2,270 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84



Natural Resources Conservation Service

Web Soil Survey National Cooperative Soil Survey

## MAP LEGEND

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

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut, Eastern Part  
 Survey Area Data: Version 1, Sep 15, 2023

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

Date(s) aerial images were photographed: Jun 14, 2022—Jul 1, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
13	Walpole sandy loam, 0 to 3 percent slopes	3.1	13.1%
23A	Sudbury sandy loam, 0 to 5 percent slopes	3.1	13.1%
34A	Merrimac fine sandy loam, 0 to 3 percent slopes	0.0	0.1%
38A	Hinckley loamy sand, 0 to 3 percent slopes	9.7	41.2%
38C	Hinckley loamy sand, 3 to 15 percent slopes	1.3	5.6%
73C	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	0.2	0.8%
W	Water	6.2	26.2%
<b>Totals for Area of Interest</b>		<b>23.6</b>	<b>100.0%</b>

21

# ALEXANDER'S LAKE

80'

28.6

13

6

**28.6**

0.20 AcC

122'

79.99'

30' R/W

28

26

11

26

10

26

9

26

8

26

7

26

26

6

26

5

30.2

0.3 AcC

11

30.2

10

103.62'

140.88'

9

8

7

30.1

30.1

6

5

30.1

4

7

AcC

27

26

14

**26**

5.9 AcC

26

50

**30.3**

0.6 Ac

12

ARNOLD

LANE

NE (PVT)

R/W

20'

29.45'

83.19'

122.27'

30.3

426.05'

50.92'

254.47'

254.26'

91.83'

33.2

42.55'

33.2

91.83'

33.2

42.55'

33.2

42.55'



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Per Section 7.10 of the Regulations for the Protection and Preservation of Inland Wetland and Watercourses  
The applicant certifies that:

- a. The property on which the regulated activity is proposed is not located within 500 feet of the boundary of an adjoining municipality;
- b. Traffic attributable to the completed project on the site will not use streets within an adjoining municipality to enter or exit the site;
- c. Sewer or water drainage from the project site will not flow through and impact the sewage or drainage system within an adjoining municipality;
- d. Water run-off from the improved site will not impact streets or other municipal or private property within an adjoining municipality.

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Applicant

Date