



AGENDA

Regular Meeting

Canton Inland Wetlands and Watercourses Agency
Thursday, June 9, 2016 at 7:00 p.m.
Library Community Center, Room F
40 Dyer Avenue, Canton, CT

CALL TO ORDER:

ROLL CALL:

PUBLIC COMMENT NOT RELATED TO AGENDA ITEM:

OLD BUSINESS:

NEW BUSINESS:

1. **File #06-16-1134**; 10 East Hill Road; Assessor's Map 30; Parcel 2430010; Zone R-1; Request to expand the current skate park within the Upland Review Area; Josh Medeiros, applicant; Town of Canton, owner
2. **Pre-Application Review; File #06-16-1139**; 79 Dowd Avenue; Assessor's Map 31; Parcel 2160079; Zone R-2; discussion of development concepts for a town dog park; Alan Duncan, applicant; Canton Land Conservation Trust, Inc., owner

OTHER BUSINESS:

1. Approve Minutes of the May 12, 2016 Regular Meeting
2. Applications Received After Agenda Posted
3. Authorized Agent
 - a) **File 05-16-1138AA**; 133 Torrington Avenue; Assessor's Map 34; Parcel 5300133; Zone R-1; Construction of a front porch on a single family home with the Upland Review Area; Peter Hiza, applicant; Mr. and Mrs. Frenette, owners
4. Any Other Recent Enforcement Issues
5. Staff Report

ADJOURNMENT:

NOTE TO PERSONS WITH SPECIAL NEEDS:

The Town of Canton does not discriminate on the basis of disability. Individuals who need auxiliary aids or an interpreter at a Town meeting must notify the appropriate department in advance of the meeting as soon as they are able.



TOWN OF CANTON

4 Market Street
PO Box 168
Canton, CT 06019

Land Use Department
(860) 693-7856
(860) 693-7884 (fax)

OFFICE USE ONLY		
FILE #: <u>06-16-1134</u>	FEE AMOUNT: <u>n/a</u>	CASH / CHECK <u>n/a</u>
DATE SUBMITTED: <u>6/1/16</u>		

INLAND WETLANDS AND WATERCOURSES AGENCY (IWWA)
PERMIT APPLICATION

APPLICATION FEE: \$160.00 (includes \$60.00 State Surcharge)
Please make checks payable to "Town of Canton"

THIS APPLICATION CANNOT BE APPROVED UNTIL ALL REQUIRED INFORMATION IS PROVIDED AND ANY ADDITIONAL REQUIRED APPROVALS ARE OBTAINED.

PLEASE PRINT LEGIBLY

Property Address: 10 East Hill Road, Canton, CT
 Assessor's Map: 30 Parcel: 2430010 Zone: R-1 Lot Size: 40-54
 Land Record Reference to Deed Description: Volume: 75 Page: 128
 Property Owner: Town of Canton Phone: 860-693-7855
 Applicant/Agent: Town of Canton Parks & Rec. Phone: 860-693-5808
 Mailing Address: 40 Dyer Avenue, Collinsville, CT 06032
 Email Address: jmedeiros@townofcantonct.org
 Contractor/Consultant: Rampage, Inc. Phone: 203-366-7267
 Mailing Address: 1625 Railroad Avenue, Bridgeport, CT 06605
 Email Address: _____

Describe existing uses: skate park

Describe proposed activity/purpose: looking to renovate skate park as part of STEAP Grant awarded to the town by adding in a skate plaza feature built
 Describe how wetlands and watercourses will be disturbed: no anticipated disturbances; into hill contractor will put proper controls into place to insure no spill off during construction.

Quantify earthwork in regulated area: Volume: 1- 350 yards
 Depth: _____
 Slope: _____

Total area of materials moved/removed/disturbed: _____ Percent of total area: _____

SIGNIFICANT ACTIVITY INFORMATION

Complete this portion if your proposal is considered to be significant pursuant to Section 2.1 cc of the Canton IWWA Regulations. If you consider that your activity is not a Significant Activity, proceed to the signature page. All others complete this application in full. (Final determination of significance is reserved to the Wetlands Agency).

1. Describe further the general character of the land in sufficient detail to characterize the wetlands and watercourses, including soil types. Refer to any plans that may be enclosed: Please see attached map where construction will take place. The location doesn't include any wetlands.
2. State the function that the wetlands/watercourses currently serve and the effect that the proposed activity may have on that function. Those functions should include surface and ground water quality, flood control, and wildlife habitat: n/a
3. State in more detail or by specific locations, depths to which removal or deposition operations are proposed and the percent of slope, including kinds of materials removed and/or deposited and sides of channels or excavations resulting from removal or filling operations: Removing existing soil and replacing with 1.5 ft of gravel; the flat area beneath the concrete addition will serve as a dry well.
4. State manner in which material will be removed or deposited and /or in which any structure will be erected, and/or use carried out, including a description of the nature of the use proposed: _____
5. State the anticipated time and sequence of construction and length of construction period(s): _____
6. List (or attach on a separate sheet) the titles of site plans, drawings, and cross-sections, with latest revision dates and any other reports that are part of this application and are accompanying this form: See memo from the Director of Parks and Recreation.
7. List (or attach on a separate sheet) all abutting property owners and downstream and down -gradient property owners as may be required. Give both names and addresses: n/a
8. Identify previous permits or certificates for existing activities on the property giving name and current address and phone number of the permit holder, dates of issuance and expiration of the permit, and the agency file number: _____

SUBMIT PLANS IN THE FOLLOWING FORMATS ONLY:

1. 24" x 36"
2. 18" x 24"
3. 12" X 18"

Attach a site plan scaled at sufficient detail to show existing and proposed conditions, including maximum building areas relative to regulated areas, measures proposed to mitigate potential adverse impacts and a listing of soil types.

If considered a significant activity, you may be required to attach maps at prescribed scales showing the location of proposed activities, adjacent lands and regulated areas, upstream/downstream areas, property lines, roads and drives, existing buildings and utilities, topography, published and or found soil survey types, wetlands limits, watercourses and buffer areas, existing open space lands and private/public conservation easements, and types of vegetative cover. Consult the regulations for details.

Discuss why this proposal was chosen over any alternatives. List all alternatives (use separate sheet if necessary): _____

OWNER'S CONSENTING SIGNATURE:

The undersigned, as owner of the property, hereby consents to necessary and proper inspections of the property that is subject to this application by agents of the Canton Inlands Wetlands and Watercourses Agency at reasonable times, both before and after a final decision has been issued by this Agency.



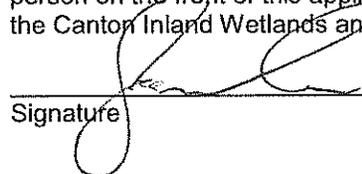
Signature

6/1/16

Date

APPLICANT'S SIGNATURE:

The undersigned is familiar with all of the information provided in this application and is aware that any permit obtained through deception, or inaccurate or misleading information, is subject to revocation. The applicant further understands that any violation of any provision of a permit may result in orders to cease and desist from any and all work at the site. If an agent's name has been specified as the primary contact person on the front of this application, the applicant authorized that agent to act on his/her behalf before the Canton Inland Wetlands and Watercourses Agency in matters regarding this application.



Signature

6/1/2016

Date

REQUEST FOR WAIVERS
(Per IWWA Regulations effective 09/01/11)

In accordance with Section 7.11 of the Canton Inland Wetlands and Watercourses Agency Regulations, a request is made that the following application requirements be waived (check those section numbers requested for waiver):

- X Section 7.4d (The geographical location and description of the land in sufficient detail to allow identification of the properties, the wetlands, the watercourses, the area to be disturbed – waiving only identification of soil types and wetland vegetation)

- X Section 7.4e (3) (The purpose and description of the activity, proposed E&S controls management practices, mitigation measures – waiving only identification of measures to restore, enhance and create productive wetland or watercourse resources)

- X Section 7.4 g (Site plan on a scale of at least 1" = 40' showing proposed activity, existing and proposed conditions relating to wetlands and watercourses, associated or inevitable activity that may impact wetlands or watercourse)

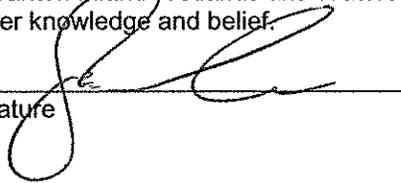
- X Section 7.4 h (Names and addresses of land owners within 100 feet of property boundary) N/A if significant impact activity determined or public hearing called.

- X Section 7.4m (Any other information the Agency deems necessary)

- X Section 7.5 f (Analysis of chemical or physical characteristics of any fill material)

The undersigned, as owner or duly authorized applicant, has reviewed the above information provided to the Canton Inland Wetlands and Watercourses Agency and certifies it is true and correct to the best of his/her knowledge and belief.

Signature



Date

6/1/2016

Canton Parks and Recreation Department

40 Dyer Ave
PO Box 168
Collinsville, CT 06022
860.693.5808

MEMO

To: Inland Wetlands and Watercourses Agency
From: Joshua T. Medeiros, Director of Parks and Recreation
Re: Skate Park Renovation
Date: 4-6-2016

The Town of Canton was awarded the 2014 STEAP Grant which included plans for renovating the Skate Park at Mills Pond Park. The renovations will include the development of a new skate plaza that will go above the existing park (please see attached designs). The company that has been selected for this project is Rampage; they were the original creators of the park back in 2003 so they are very familiar with the property. While the renovations do not interfere with wetlands it does fall within the uplands review area. The only foreseeable concern to be addressed is runoff/sediment/erosion during construction. To prevent this Rampage will be managing runoff with a silt fence to ensure wetlands area will not be diminished. The skate park area will be increased by only 3020sf if the area of asphalt replaced with concrete is not counted. The 3020sf addition is an increase of less than 50%.

For the construction sequence Rampage will ensure there are no disturbances until all silt fencing and controls are in place. The anticipated construction sequence will be as follows:

1. Install all erosion and sedimentation controls
2. Begin construction
3. Check effectiveness of erosion sedimentation controls during construction
4. Stabilize all disturbed areas after construction is completed
5. Once vegetation has been established on all disturbed surfaces, remove erosion sedimentation controls

Please find my application for permit attached to this memo.

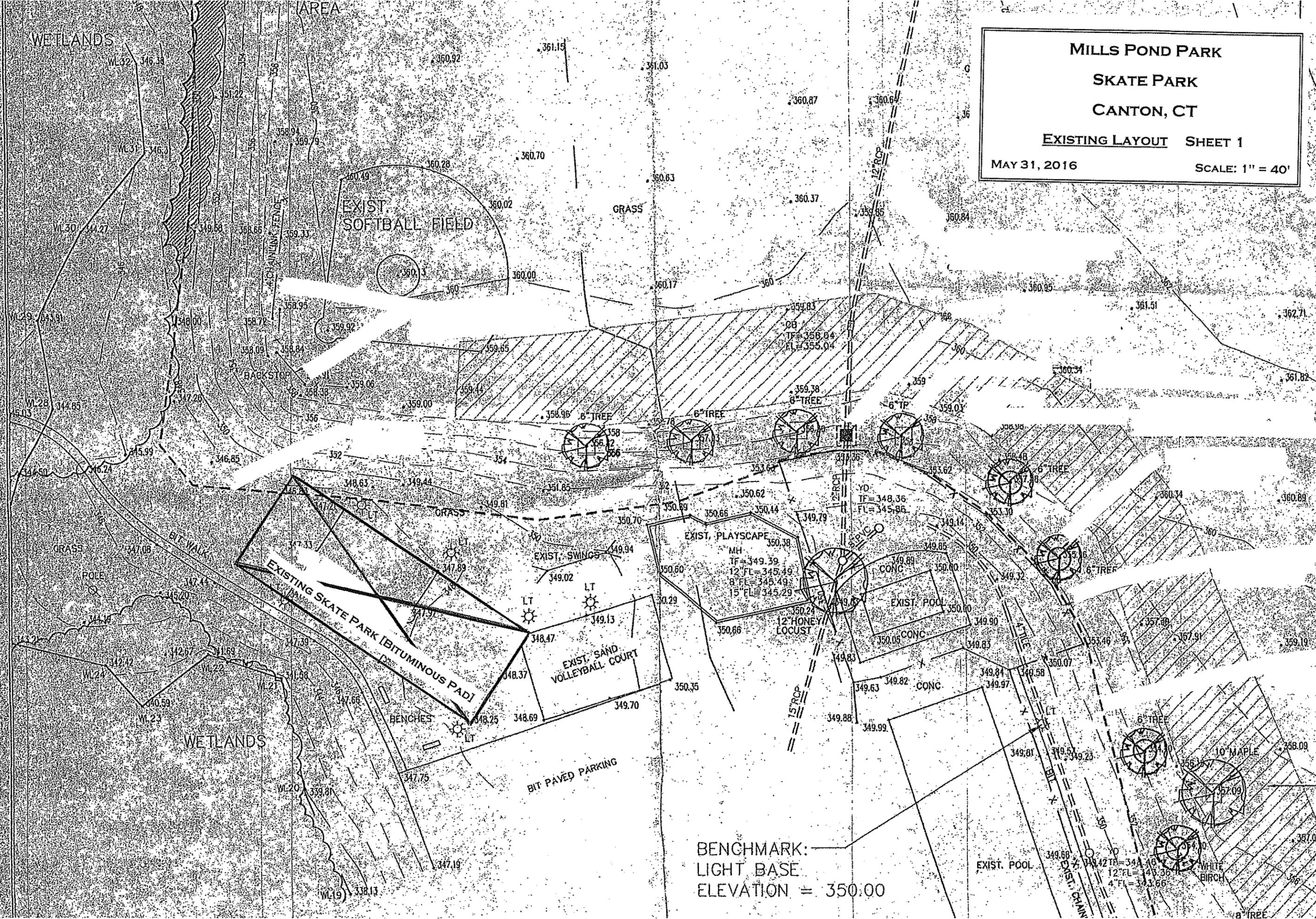
Sincerely,

Joshua T. Medeiros
Director of Parks and Recreation
Town of Canton
860-693-5808
jmedeiros@townofcantonct.org

**MILLS POND PARK
SKATE PARK
CANTON, CT**

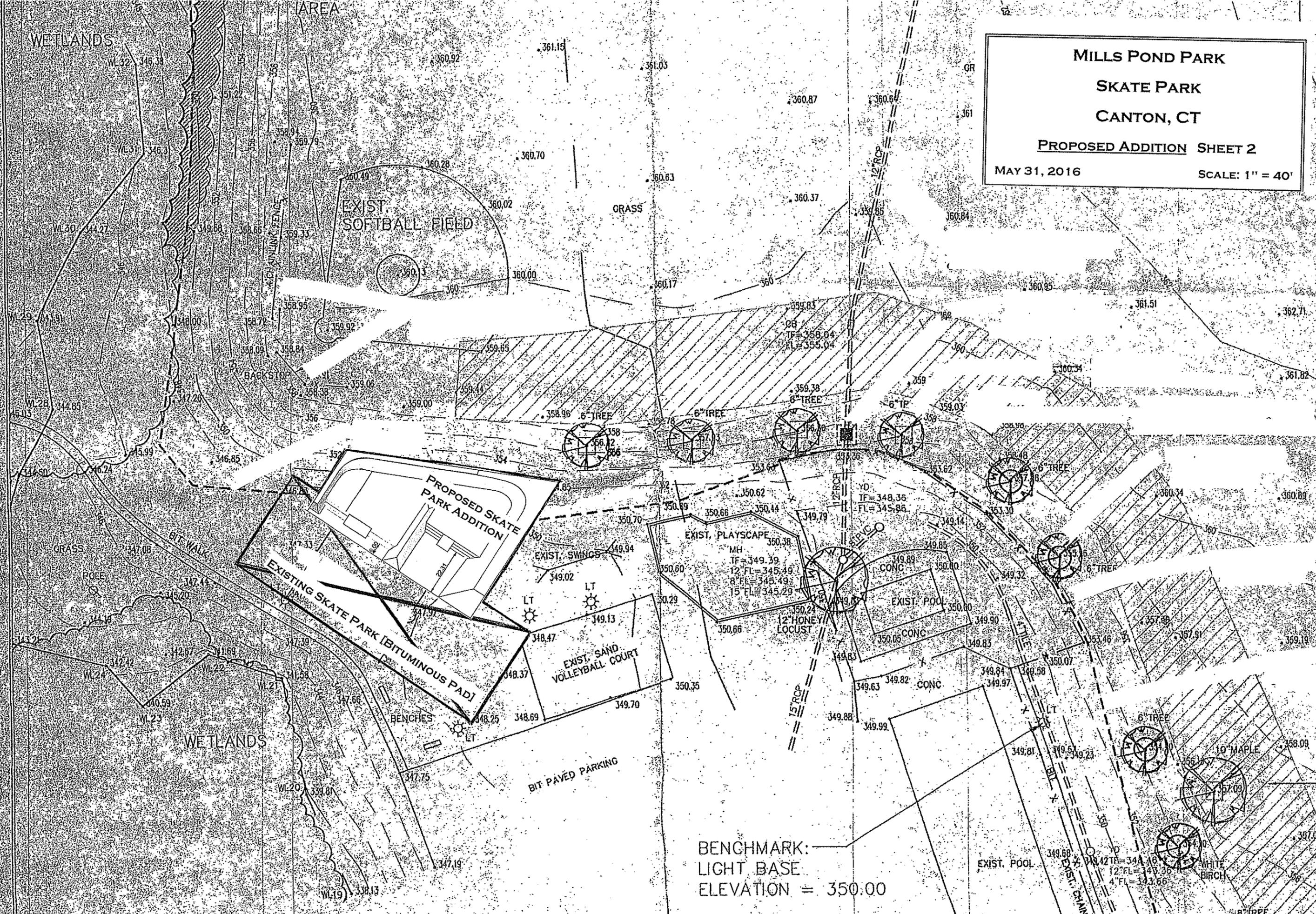
EXISTING LAYOUT SHEET 1

MAY 31, 2016 SCALE: 1" = 40'



BENCHMARK:
LIGHT BASE
ELEVATION = 350.00

MILLS POND PARK
SKATE PARK
CANTON, CT
PROPOSED ADDITION SHEET 2
 MAY 31, 2016 SCALE: 1" = 40'



BENCHMARK:
 LIGHT BASE
 ELEVATION = 350.00

MILLS POND PARK
SKATE PARK
CANTON, CT

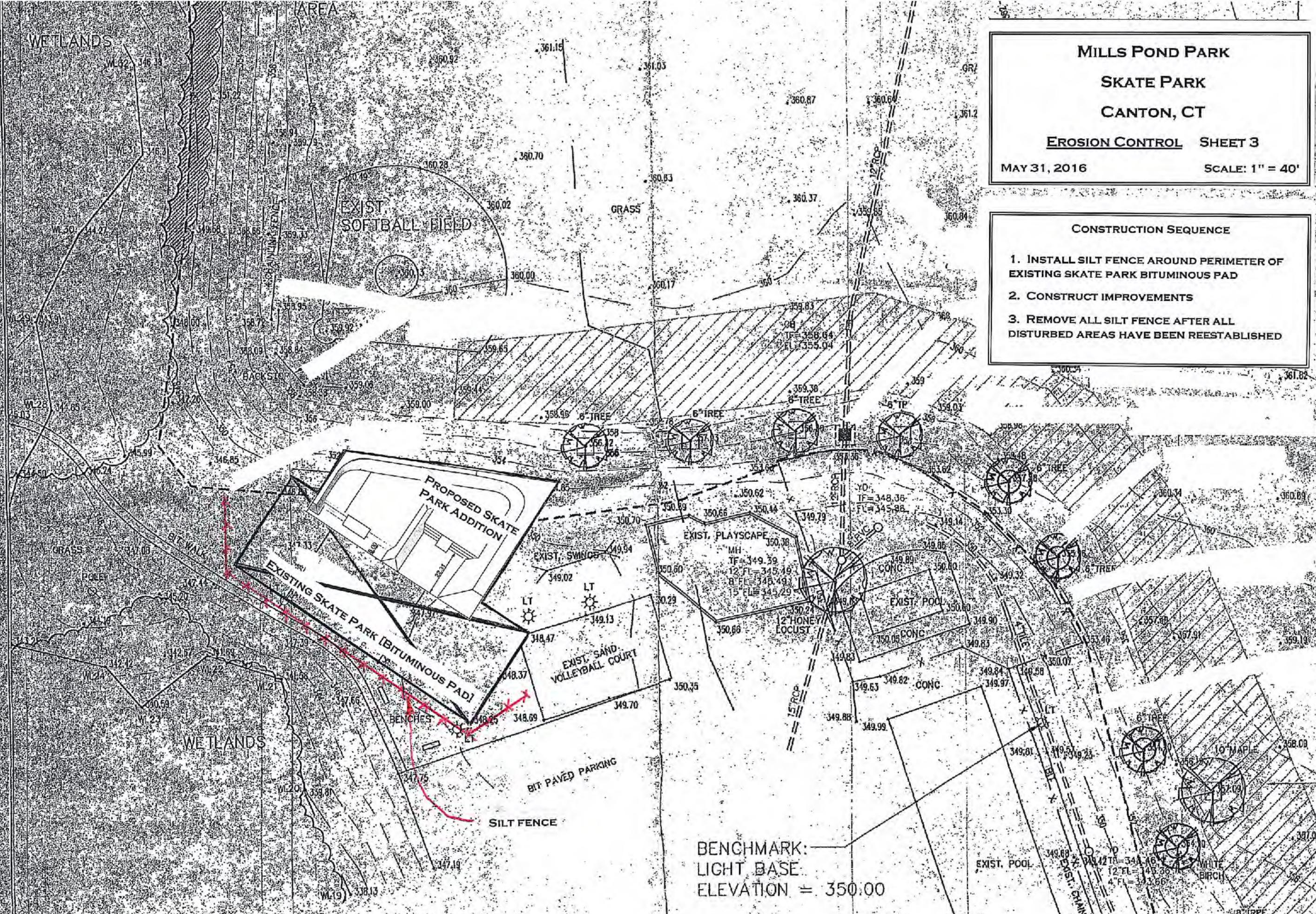
EROSION CONTROL SHEET 3

MAY 31, 2016

SCALE: 1" = 40'

CONSTRUCTION SEQUENCE

1. INSTALL SILT FENCE AROUND PERIMETER OF EXISTING SKATE PARK BITUMINOUS PAD
2. CONSTRUCT IMPROVEMENTS
3. REMOVE ALL SILT FENCE AFTER ALL DISTURBED AREAS HAVE BEEN REESTABLISHED



BENCHMARK:
LIGHT BASE
ELEVATION = 350.00

MILLS POND PARK

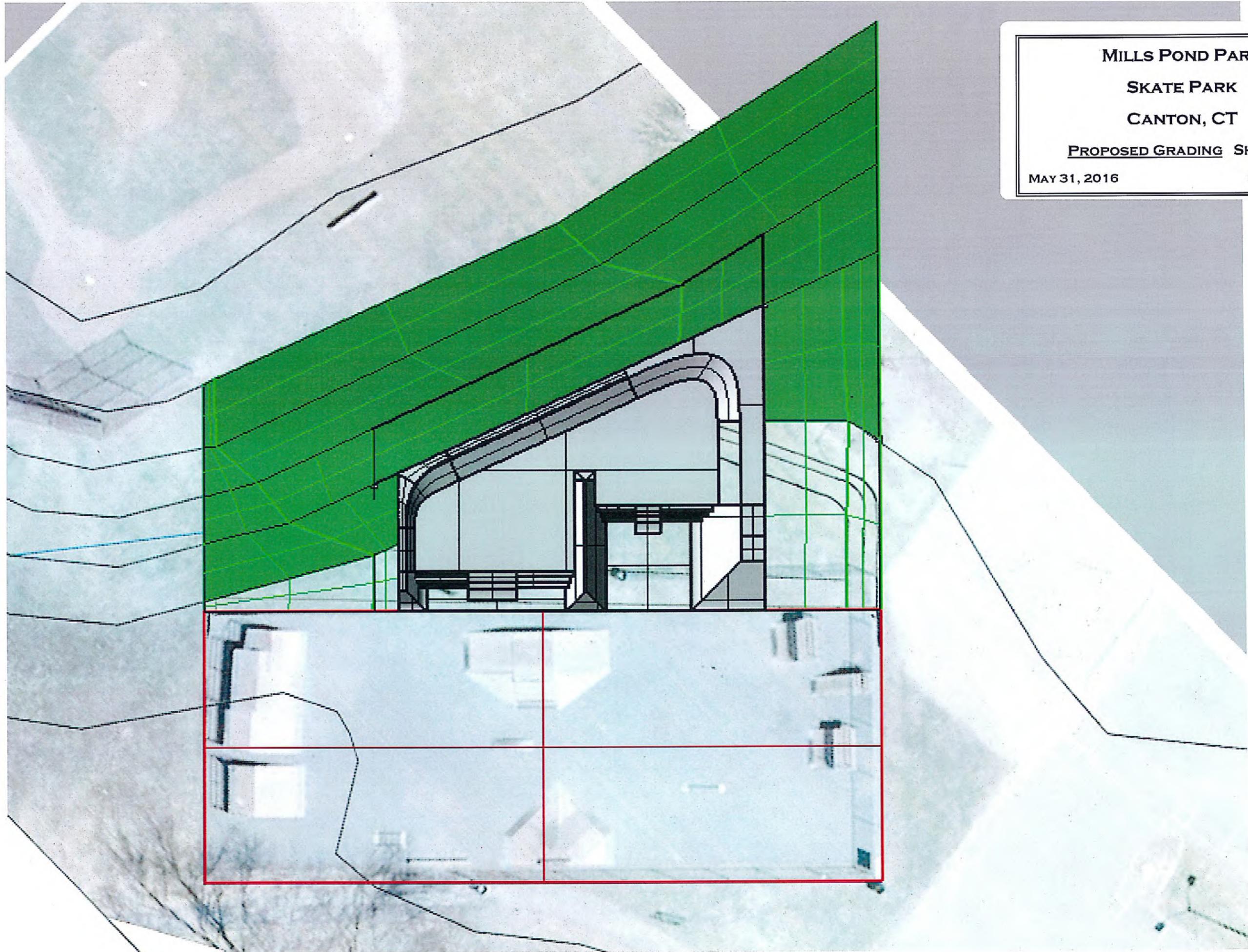
SKATE PARK

CANTON, CT

PROPOSED GRADING SHEET 4

MAY 31, 2016

SCALE: NTS



MILLS POND PARK

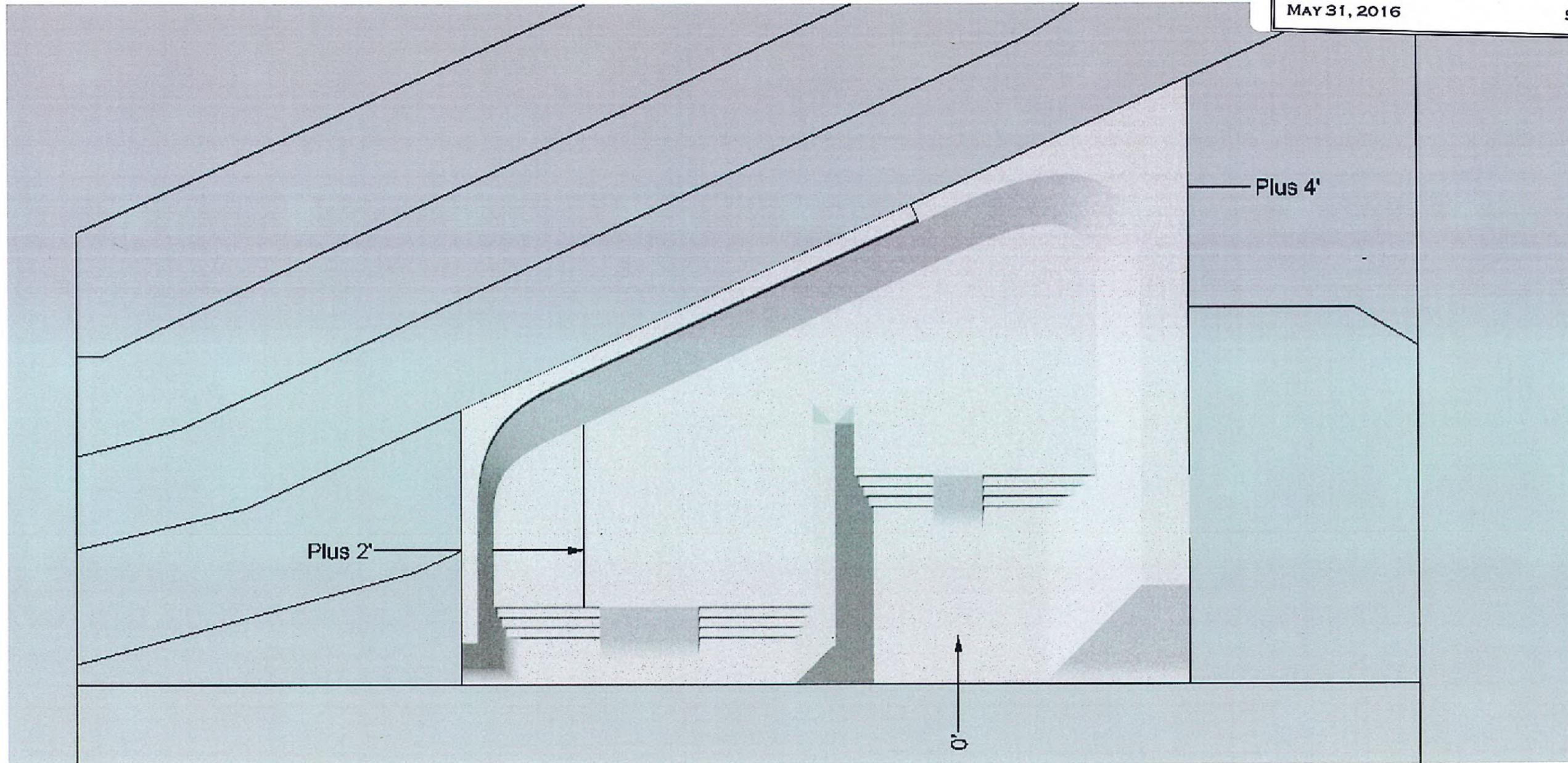
SKATE PARK

CANTON, CT

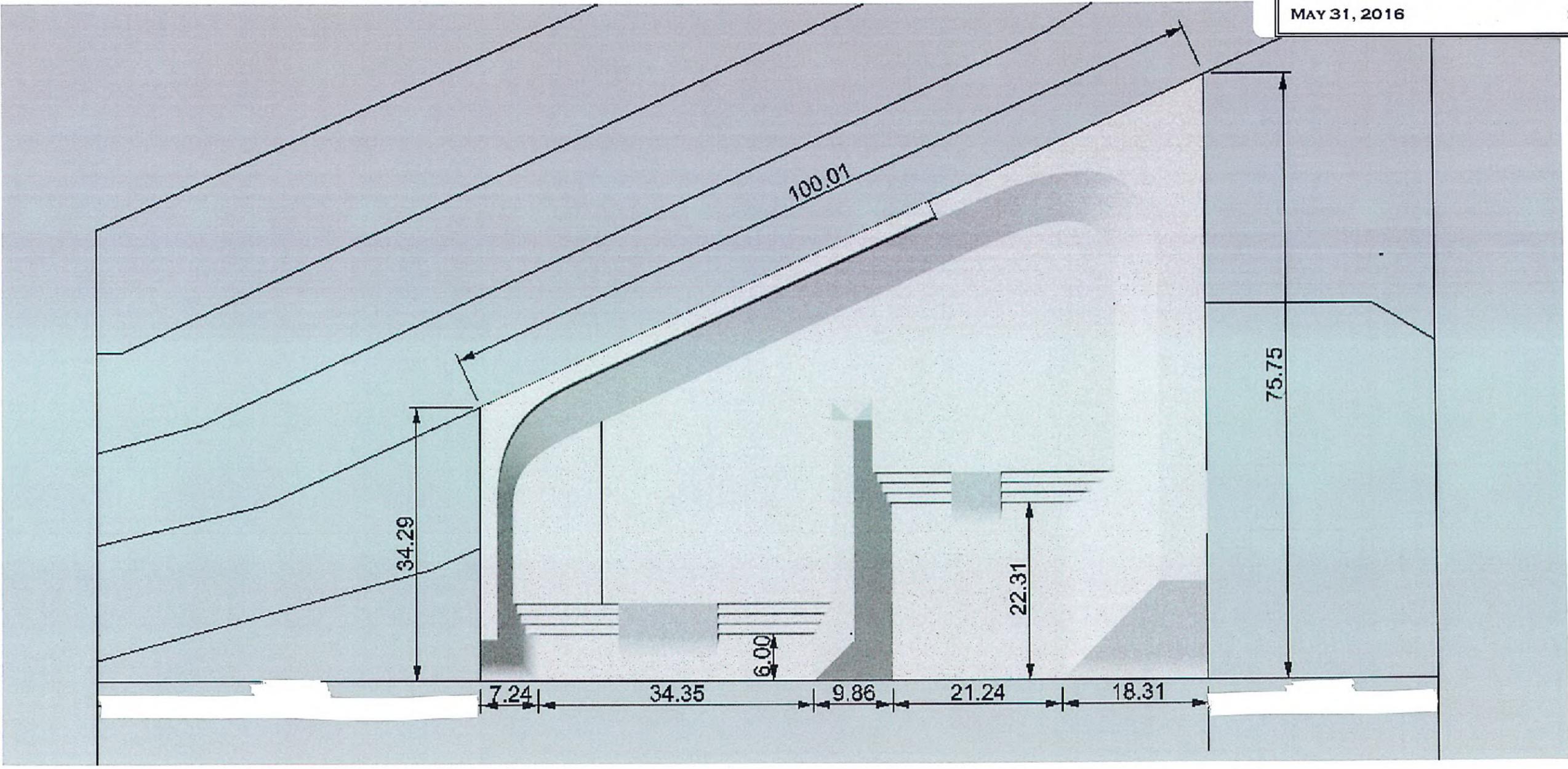
PROPOSED ELEVATIONS SHEET 5

MAY 31, 2016

SCALE: NTS



MILLS POND PARK
SKATE PARK
CANTON, CT
PROPOSED DIMENSIONS SHEET 6
MAY 31, 2016 SCALE: NTS





TOWN OF CANTON

4 Market Street
PO Box 168
Canton, CT 06019

Land Use Department
(860) 693-7856
(860) 693-7884 (fax)

CANTON TOWN HALL
LAND USE OFFICE

JUN 01 2016

DATE OF RECEIPT IN OFFICE

Introduction

Definitions

Residential (R)
Districts

Business
Districts

Design
Districts

Other
Districts

Basic
Standards

Special
Regulations

Procedures/
Appendix

PRE-APPLICATION REVIEW MEETING – LAND USE

Applicant's Agreement to Pre-application Review Meeting under the Provision of Section 7-159b CGS

"Sec. 7-159b – Connecticut General Statutes. Pre-application review of use of property. Notwithstanding any other provision of the general statutes, prior to the submission of an application for use of property under chapters 124, 126, 440 and 541 or any other provision of the general statutes authorizing an authority, commission, department or agency of a municipality to issue a permit or approval for use of such property, such authority, commission, department or agency or authorized agent thereof may separately, jointly, or in any combination, conduct a pre-application review of a proposed project with the applicant at the applicant's request. Such pre-application review and any results or information obtained from it may not be appealed under any provision of the general statutes, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project."

I have read and understand the above provision of the Connecticut General Statutes and understand and agree that whatever discussion, comments and/or recommendations are made through this review are non-binding upon the parties.

Further, I acknowledge and agree that this pre-application review meeting is being conducted prior to and in anticipation of a formal application to the Canton Planning Commission, Zoning Commission, Zoning Board of Appeals, or Wetlands Agency to obtain feedback and response to the proposal or design, as it exists on this date, in the interest of preparing an application consistent with the Subdivision, Zoning, or Wetlands regulations of the Town of Canton, as the case may be.

Location of premises: 79 Dowd Ave
Anticipated type of application: Dog park
Name Printed: Alan Duncan Signed: Alan Duncan Date: 5/26/16
Representing: Friends of Canton Dog Park Property Interest:

Dear Commissioners,

Attached, please find our request for a pre-application review meeting as well as preliminary data of our project.

We look forward to discussing your regulations and suggestions.

We are available to meet at your convenience.

Thank you for your attention,


Alan Duncan
President, Friends of The Canton Dog Park
860-693-6859 (h)
860-977-1963 (c)

CANTON DOG PARK PROPOSAL

Preliminary Details

The land under discussion is 79 Dowd Avenue .
Canton Land Conservation Trust, owner of this land, has approved our project and the Board of Selectmen has given it's approval to send our proposal to Wet Lands and Zoning and Planning Commissions..

The project, comprised of a fenced-in arena, parking for approximately sixteen cars and a 50 foot entrance driveway, will use slightly less than one acre.

Exact position of these three segments shall be determined by Wetlands Commission

To avoid contact with wetlands almost entirely, The Friends of the Canton Dog Park suggest the center of the curbcut on Commerce Avenue be 50' north of the southeast corner of the property. With parking and arena extending almost directly west, a buffer of approximately 25' will be established between the arena and the the Bike Trail.

Construction:

Culling of trees to provide space for dogs to run freely will be conducted by a Certified Arborist.

Every tree within the confines of the park and those in the near vicinity will be individually evaluated.

Healthy shade-giving trees will be maintained to provide approximately 50% canopy over arena and parking area.

Maintaining the present bed of pine needles in the area will be the first ground cover considered. Should that plan prove to be unsatisfactory, the ground cover will be scraped and a 2 inch bed of "Playsafe" mulch will be spread.

Fencing: See "CHAINLINK FENCE SPECIFICATIONS" for details.

Waste management:

Two stations for dispensing and collecting plastic bags for waste removal shall be positioned within the arena

Bags in stations shall be removed and placed in large waste barrel daily - Paines pickup weekly.

Parking:

60 x 90 area accommodates approximately sixteen cars

Parking lot and driveway from Commerce Ave will have gravel base to meet Wetland Commission's specifications.

Water:

Hooking up to water line on the east side of Commerce Ave is being researched.

Otherwise, patrons shall provide their own bottled water.



Atlas Companies, LLC

ATLAS FENCE, INC.
30 NORTHEAST INDUSTRIAL ROAD
BRANFORD, CT 06405
(203) 483-9013

CHAINLINK FENCE SPECIFICATION

FABRIC: 60" 9 GA. GREEN VINYL (2" Mesh) KK CHAIN LINK FABRIC.

TOP RAIL: 1 5/8" O.D. GREEN VINYL RESIDENTIAL TUBING, 1.11 lbs. per foot. Top rail 21' in length.

LINE POST: 1 7/8" O.D. GREEN VINYL RESIDENTIAL TUBING POST, 1.27 lbs. per foot. Line posts set 10' on center maximum spacing.

TERMINAL POST: 2 3/8" O.D. GREEN VINYL RESIDENTIAL TUBING POST, 1.60 lbs. per foot.

GATES: SINGLE SWING GATE: Framework of 1 5/8" GREEN VINYL RESIDENTIAL TUBING, 1.11 lbs. per foot.
DOUBLE SWING GATE: Framework of 1 5/8" GREEN VINYL RESIDENTIAL TUBING, 1.11 lbs. per foot.
Gates braced and trussed as necessary. Same fabric as fence.

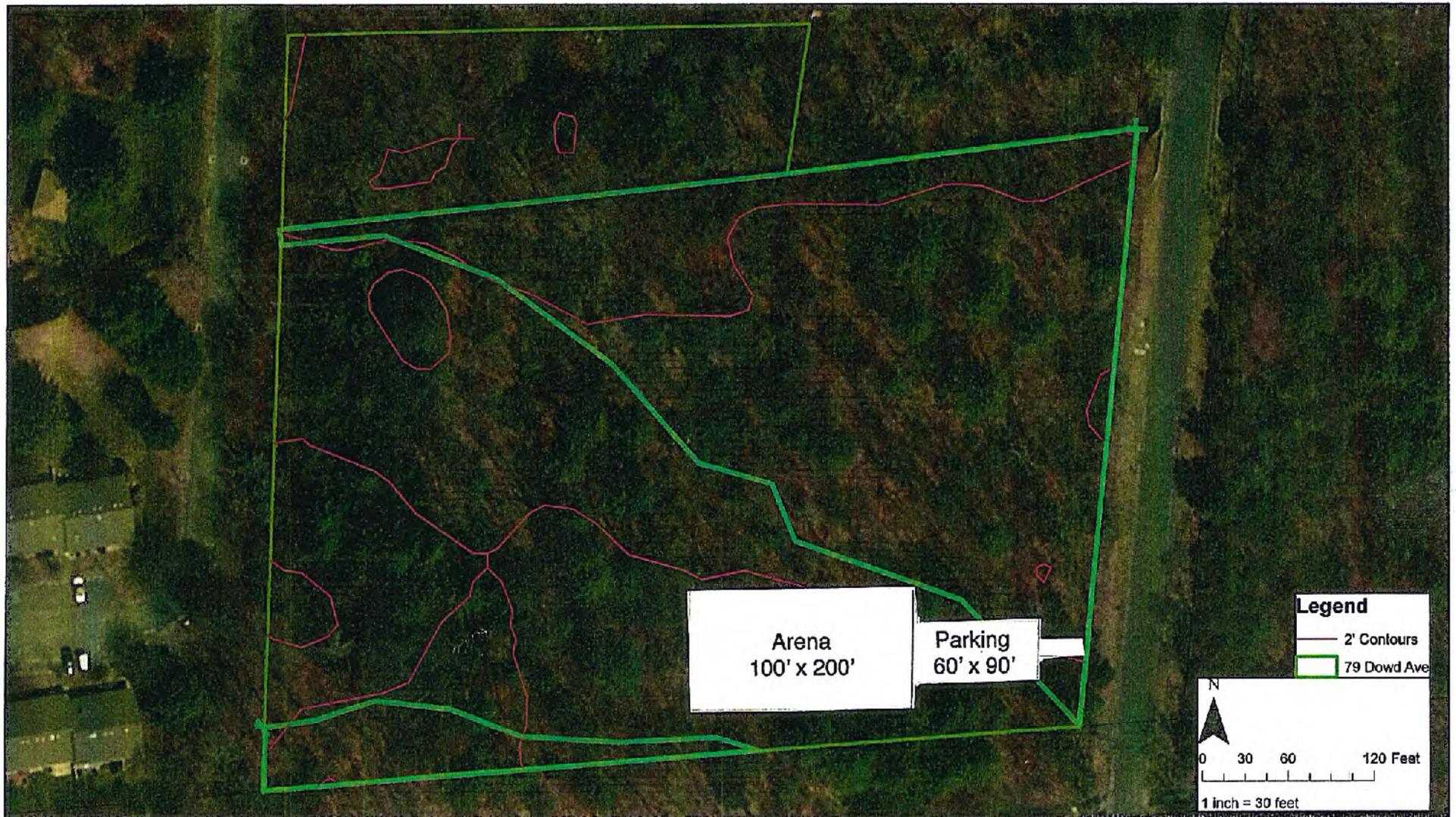
GATE POST: SINGLE SWING GATE: 2 3/8" O.D. GREEN VINYL SS-40 PIPE POST, 3.12 lbs. per foot.
DOUBLE SWING GATE: 2 3/8" O.D. GREEN VINYL SS-40 PIPE POST, 3.12 lbs. per foot.

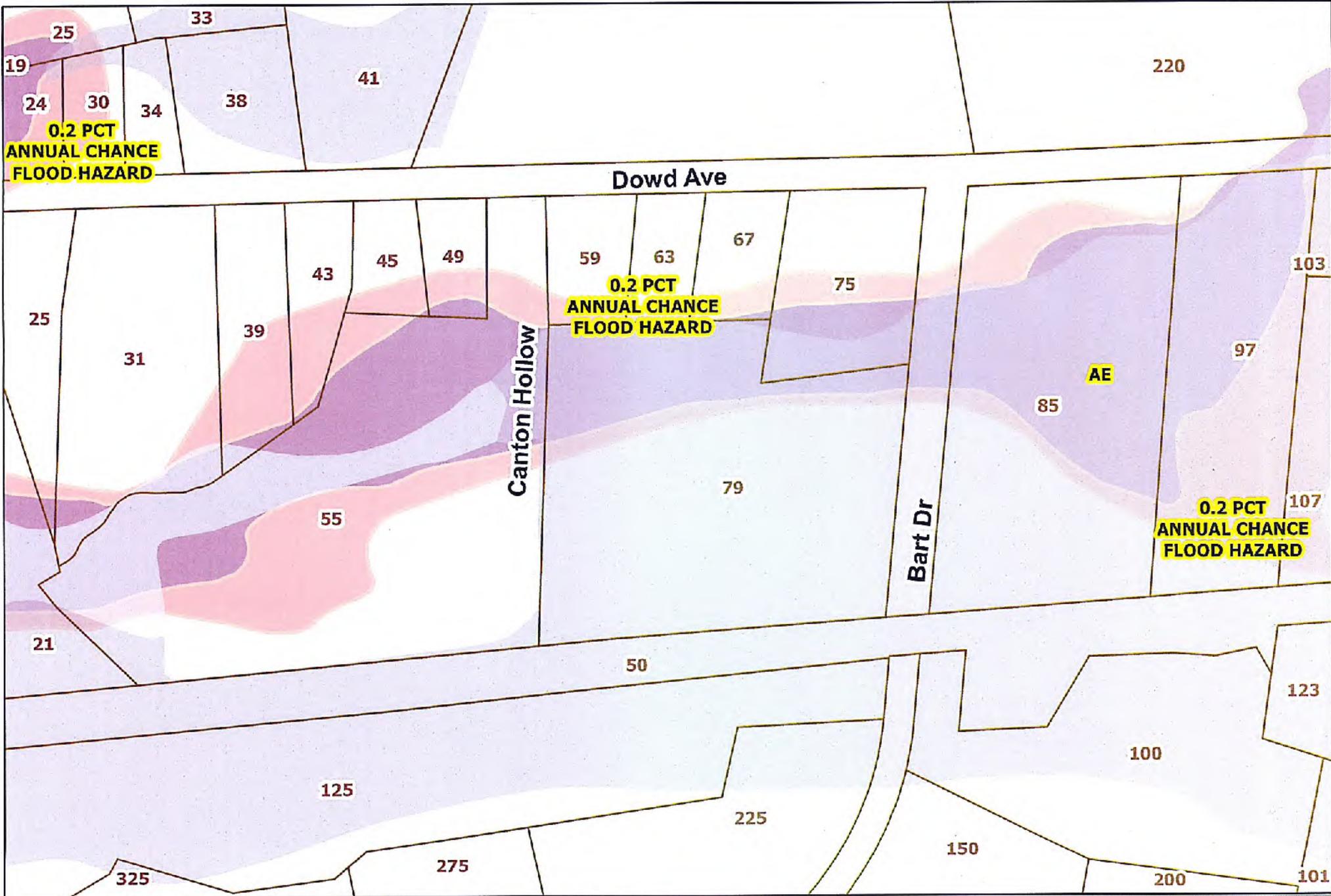
TENSION WIRE: 9 GA. SMOOTH GREEN VINYL TENSION WIRE attached to bottom of fence fabric with 9 GA. GREEN VINYL STEEL HOG RING spaced 24" on center.

FITTINGS: GREEN REGULAR BRACE BAND & CARRIAGE BOLT, GREEN VINYL ALUMINUM RAIL-END, GREEN VINYL ALUMINUM LOOP CAP, GREEN VINYL ALUMINUM CAP, 3/16" X 3/4" GREEN VINYL STEEL TENSION BAR, GREEN REGULAR TENSION BAND & CARRIAGE BOLT.

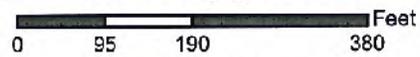
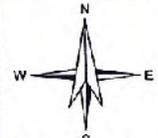
TIE WIRE: 6 1/2" 9 GA. GREEN VINYL ALUM TIE WIRE spaced 15" on center for line posts & 24" on center for rails.

79 Dowd Avenue with Estimate of Flagged Wetlands Boundary





79 Dowd Avenue - Approximate Wetlands



1 inch = 208 feet



The Town of Canton CT shall assume no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused or any decision made or action taken or not taken by reader in reliance upon any information or data furnished hereunder.



DRAFT MINUTES

Regular Meeting

Canton Inland Wetlands and Watercourses Agency

May 12, 2016 at 7:00 p.m.

Library/Community Center, Room F

CALL TO ORDER – The regular meeting of May 12, 2016 was called to order at 7:06 p.m.

ROLL CALL – Chairman David Shepard, Robert Bahre, David Sinish, Rich Vandebogart, Al Bombassei, David Rosenfeld, and Eric Henry

ALSO PRESENT – Assistant Town Planner Emily Anyzeski and Land Use Coordinator Renee Narducci

A quorum of the agency is present.

PUBLIC COMMENT NOT RELATED TO AGENDA ITEM – None

OLD BUSINESS:

Mr. Sinish recused himself at 7:09 p.m.

1. **File #02-16-1135; 594 Albany Turnpike; Assessor's Map 25; Parcel 1010594; Zone R-2; request to construct a single family home; David and Jacqueline Mott, applicants/owners** – D. Shepard provided an overview of the application for the two new members, Mr. David Rosenfeld and Mr. Eric Henry. Mr. David Mott was present in order to address any concerns or questions the agency had, and provided some clarification on the revised site plan that was submitted to the Land Use Office on April 18, 2016. The new site plan reflects the agency's suggestion of relocating the plunge pool out of the FRPOD. In order to prevent as much erosion as possible, it was suggested that an additional layer of silt fence be installed behind the initial barrier.

MOTION: D. Shepard moved to APPROVE File #02-16-1135; 594 Albany Turnpike; Assessor's Map 25; Parcel 1010594; Zone R-2; request to construct a single family home; David and Jacqueline Mott, applicants/owners, as amended per the April 15, 2016 revised site plan, subject to the following conditions:

1. A second row of silt fence shall be installed 6-8 feet behind the initial fencing;
2. The Land Use Office shall be notified when erosion and sedimentation control measures have been completed, so an inspection may occur;
3. Granting a waiver on Sections 7.4D, 7.4E, and 7.5F of the application; and
4. The permit is valid for a period not to exceed five (5) years from the date of issue.

SECONDED: By R. Bahre

VOTE: The motion passed unanimously, 4-0-0.

Mr. Sinish returned at 7:43 p.m.

NEW BUSINESS

1. **File #05-16-1137; Pine Acres Drive; request to install a catch basin as part of roadway drainage improvements; Town of Canton Department of Public Works, applicant; Town of Canton, owner** – Director of Public Works Robert Martin was present in order to discuss the application and answer questions the agency had. A site walk occurred roughly three weeks ago in

57 with various town staff in order to evaluate the area in question and whether or not a full wetlands
58 application would be necessary. It was determined that an additional catch basin should be installed
59 as part of roadway drainage improvements and said basin would abut wetlands, thus requiring a
60 wetlands application before the agency. The entire road will be reclaimed, paved and curbed on both
61 sides in order to control run-off. The additional catch basin will have an inlet pipe from the rear in
62 order to allow overflow from the woods to drain properly, without entering the roadway. Installation of
63 the culvert will take approximately 1-2 days, and R. Martin said he is looking to complete all road
64 improvements before summer. D. Shepard stated his concern regarding an increase in water velocity
65 by installing curbing on both sides of the road, for the entire length of the road. It was recommended
66 that a site walk occur in order to gain insight on the project, as well as provide additional time for
67 more information to be collected and submitted for review by the agency.
68

69 **MOTION:** D. Shepard moved to receive the application as presented and continue to a site walk on
70 Tuesday, May 31, 2016 at 7:45 a.m. D. Sinish seconded the motion, which passed unanimously 5-0-
71 0.
72

73 **OTHER BUSINESS**

- 74
- 75 1. **Discussion with WPCA Superintendent Roger Ignazio regarding the establishment of protocol**
76 **pertaining to emergency situations within or near wetlands** – WPCA Superintendent Roger
77 Ignazio was present in order to discuss the recent issue that occurred at the Shoppes of Farmington
78 Valley, as well as answer any questions the agency had. At this time, an investigation will commence
79 in the next week or so in order to determine why the pipe failed and why there appears to be exterior
80 corrosion. A two foot section of pipe has been removed for said investigation, and a new pipe has
81 been clamped into place. R. Ignazio informed the agency that erosion and sedimentation control
82 measures were not established until the next day, which is something that could have been done
83 sooner. Moving forward, it was suggested that the Land Use Office become part of the emergency
84 notification process so that either the Assistant Town Planner or Town Planner could provide
85 assistance more rapidly.
86

- 87 2. **Approve Minutes of the April 14, 2016 Regular Meeting**

88 **MOTION:** D. Shepard moved to approve the minutes of the April 14, 2016 Regular Meeting as
89 amended. R. Bahre seconded the motion, which passed unanimously 5-0-0.
90

- 91 3. **Applications Received After Agenda Posted** – None

- 92 4. **Authorized Agent** – None

- 93 5. **Any Other Recent Enforcement Issues** – None

- 94 6. **Staff Report** – Ms. Anyzeski provided the agency with a sample document that pertains to the
95 establishment of a two-person subcommittee for the purpose of authorizing work within or near a
96 wetlands/watercourse that, if not undertaken promptly, could result in personal endangerment. R.
97 Martin also discussed the Tree Warden's role and how the development of procedural safety
98 guidelines might benefit from his input and experience. R. Martin provided the agency with an update
99 pertaining to the beaver issue at the High School, and how his staff had to resolve said issue on May
100 11, 2016. According to R. Martin, the beavers created three dams, which caused the water level to
101 rise to the top of the bridge that allows students to access the cross country course. In order to
102 resolve the issue, staff installed perforated pipe within the dams in order to allow the water to pass;
103 thus lowering the water level. R. Martin also discussed the DPW Roadside Management Pesticide
104 Plan and informed the agency that all wetlands have been marked. It will be three years this summer
105 since DPW last sprayed, and at this time, they are in the process of developing a plan. Ms. Anyzeski
106 provided a brief update on the activity occurring at 310 Albany Turnpike, which was documented in a
107 letter from GZA GeoEnvironmental, Inc. to Ms. Stephanie Wood.
108
109
110
111
112

113 **ADJOURNMENT**

114

115 **MOTION:** D. Shepard moved to adjourn the meeting at 9:50 p.m. D. Sinish seconded the motion, which
116 passed unanimously 5-0-0.

117

118 Respectfully Submitted,

119 Renee Narducci, Land Use Coordinator



TOWN OF CANTON

4 Market Street
PO Box 168
Canton, CT 06019

**CANTON TOWN HALL
LAND USE OFFICE**

Land Use Department
(860) 693-7856
(860) 693-7884 (fax)

MAY 16 2016

DATE OF RECEIPT IN OFFICE

OFFICE USE ONLY		
FILE #: <u>05-16-1138AA</u>	FEE AMOUNT: <u>\$160.00</u>	CASH <u>CHECK</u> # <u>1513</u>
DATE SUBMITTED: <u>5/16/16</u>		

**APPLICATION FOR UPLAND REVIEW AREA APPROVAL BY
AUTHORIZED AGENT**

APPLICATION FEE: \$160.00 (includes \$60.00 State Surcharge)
Please make checks payable to "Town of Canton"

**THIS APPLICATION CANNOT BE APPROVED UNTIL ALL REQUIRED INFORMATION IS PROVIDED
AND ANY ADDITIONAL REQUIRED APPROVALS ARE OBTAINED.**

PLEASE PRINT LEGIBLY

Property Address: 133 TORRINGTON AVE CANTON, CT 06019
 Assessor's Map: 34 Parcel: 5300133 Zone: AR-19 Lot Size: 26,572
 Land Record Reference to Deed Description: Volume: 81 Page: 180
 Property Owner: BOB & JUDY FLENETTE Phone: _____
 Applicant/Agent: Peter Hiza Phone: 860-906-4605
 Mailing Address: 57 TORRINGTON AVE, CANTON, CT 06019
 Email Address: peterhiza@snat.net

Are you the owner of the property for which the application is being submitted? Yes No

If No, attach letter or other legal document giving permission to make application on behalf of the owner.

Describe existing uses: SINGLE FAMILY HOUSE, RESIDENTIAL

Describe proposed activity/purpose: PROPOSE A 160 FT² FRONT,
OPEN PORCH. COVERED, ROOFED

Distance to nearest wetland soil: _____

Distance to nearest watercourse: _____

Measures proposed by the applicant to minimize impact on wetland soil or watercourse: _____

4 SONOTUBES

Title of drawing or sketch included with application: PLEASE REFER TO

ZONING APPLICATION


Signature of Applicant

May 16, 2016
Date

STAFF SECTION ONLY

After considering the factors set forth in Section 22a-41 of the Connecticut General Statutes, the Authorized Agent determines the following:

Application Approved: _____ Yes _____ No

If the application was not approved, the applicant may apply to the Agency for a permit at its next regular meeting.

Conditions of approval, if applicable: _____

Signature of Authorized Agent

Date

Administrative Information
 Owner name: FRENETTE ROBERT G
 Second name: AND JUDITH F
 Address: 133 TORRINGTON AVE
 City/state: COLLINSVILLE CT
 Zip: 06019

Location Information
 Lot: 5300133 Map: 34 Neigh.: Zone: AR-1
 Clerk map: Exemptions: Last sale
 Callback? Vol: 81 Page: 180

Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date:	Values
Resident Land	.50	63,000		Veteran	3,000		
Resident Excess	.11	76,220		Add Vet	1,500		
Resident Dwelling	1.00	76,220					
Resident Outblgd	2.00	4,950					

Summary	Utilities	Water	Well	Septic	Gas	None	Mkt value:	Cost value:	206,290	Sales ratios
Total assessments	144,400									
Total exemptions	4,500									
Net assessment	139,900									

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.500	90,000				90,000	63,000
Primary Site	21,780							
RES	12	.110	3,000				330	230
Residual	4,792							
				.6100 acres	Total land value	90,330	63,230	

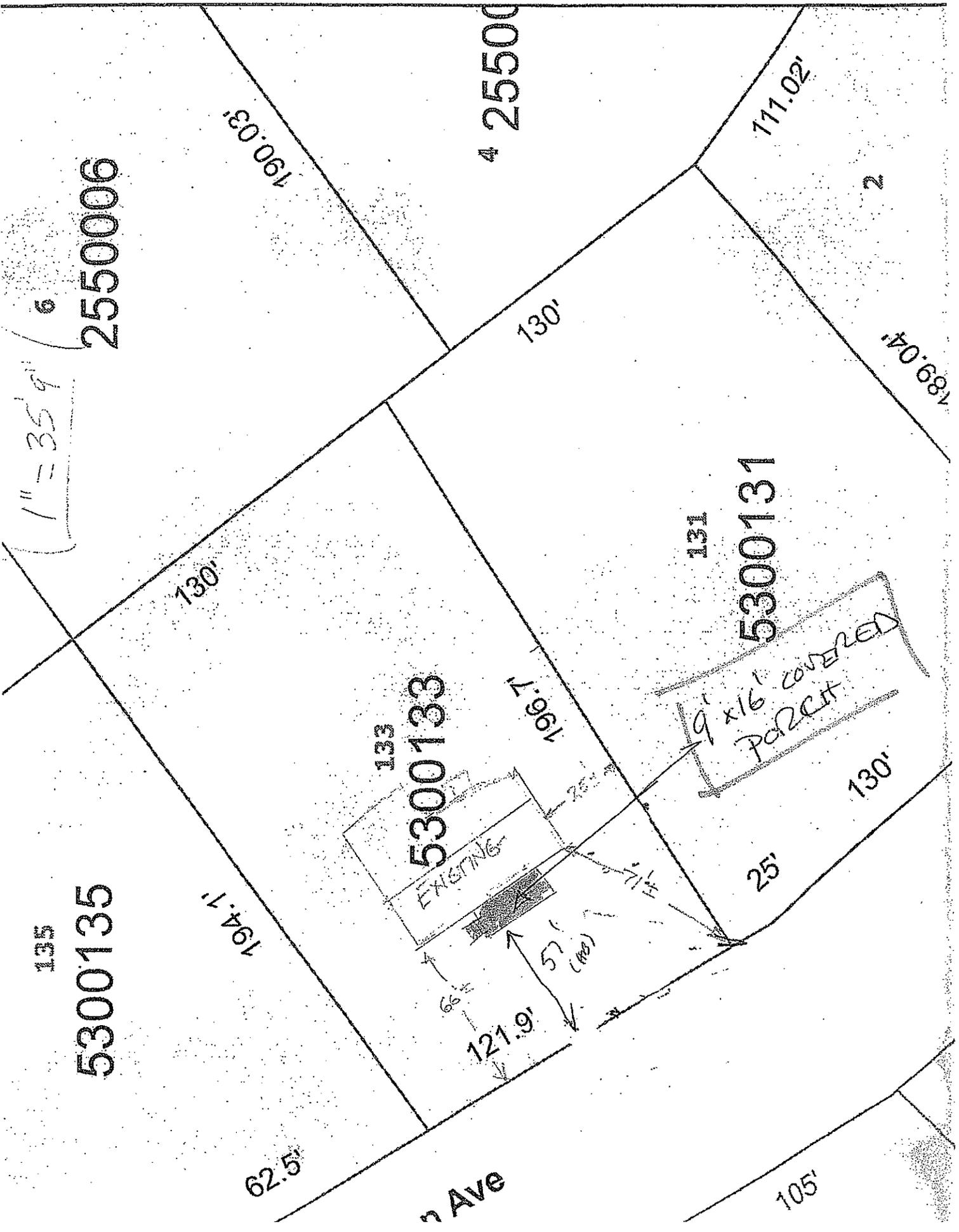
Subject	Code	Description	Residential Dwelling Information	Condominium
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable	Story Height 1.0	
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	05	W/W over sub-flo		
Heating System	01	Hot Water		
Fuel	01	Oil		
Attic	99	None		
Grade	30	C		
Garage	21	Attached 1 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin qual	02	Rec Room w/o air		
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good		
			Total Rooms	5
			Bedrooms	3
			Family Rooms	1
			Full Baths	1
			Half Baths	1
			Addn'l fixtures	480
			Whirlpools	960
			Saunas	1
			M/F stacks	1
			W/B stacks	1
			W/B openings	
			Living area	
			# Living Units	1
			Rec Room Size	
			Finish bsmt sz	
			Domer linear f	
			Unfinished area	
			Garage cars	1
			Total additions	27,800

Category	Type	Area	Value
P	Porches, Patios, Decks	FEFF	17,200
G	Garages	FR	10,500
P	Porches, Patios, Decks	CPAT	100
		Frame enclosed first	256
		Attached frame LE 65	289
		Concrete patio	16
		Computed cost value @ 70%	76,220

Building Valuation Summary	Area	Value
Dwelling	127,260	
Basement		
Heating		
Plumbing		
Attic		
Other Features		
Sub-Total		167,520
Grade		167,520
CDU		167,520
Depreciation		108,890
		76,220

Building additions	Area	Value
1 story w/bsmt	960	127,260
A/C		
H/B		
Add'l fix.		
Wh/p		
Saunas		
MB stks		
Umfin	3,500	27,800
Factor	1.0000	12,460
C&D Factor	1.00	167,520
35 %		167,520
Computed cost value @ 70%		108,890

Outbuilding Information	Mid Len	Area	Rate	Year	End	RCN	Depr	Value
RS1 Frame	16	16	256	20.00	C	5,120	50	2,560
Utility Shed								
RS1 Frame		358	20.00	1999	B	9,022	50	4,510
Utility Shed								
							Value at 70%	4,950
							Value at 100%	7,070



135

5300135

194.7'

62.5'

n Ave

133

5300133

EXISTING

121.9'

57'

196.7'

131

5300131

9' x 16' COVERED PORCH

25'

130'

105'

1" = 35' 9"

2550006

130'

190.03'

4 25500

130'

111.02'

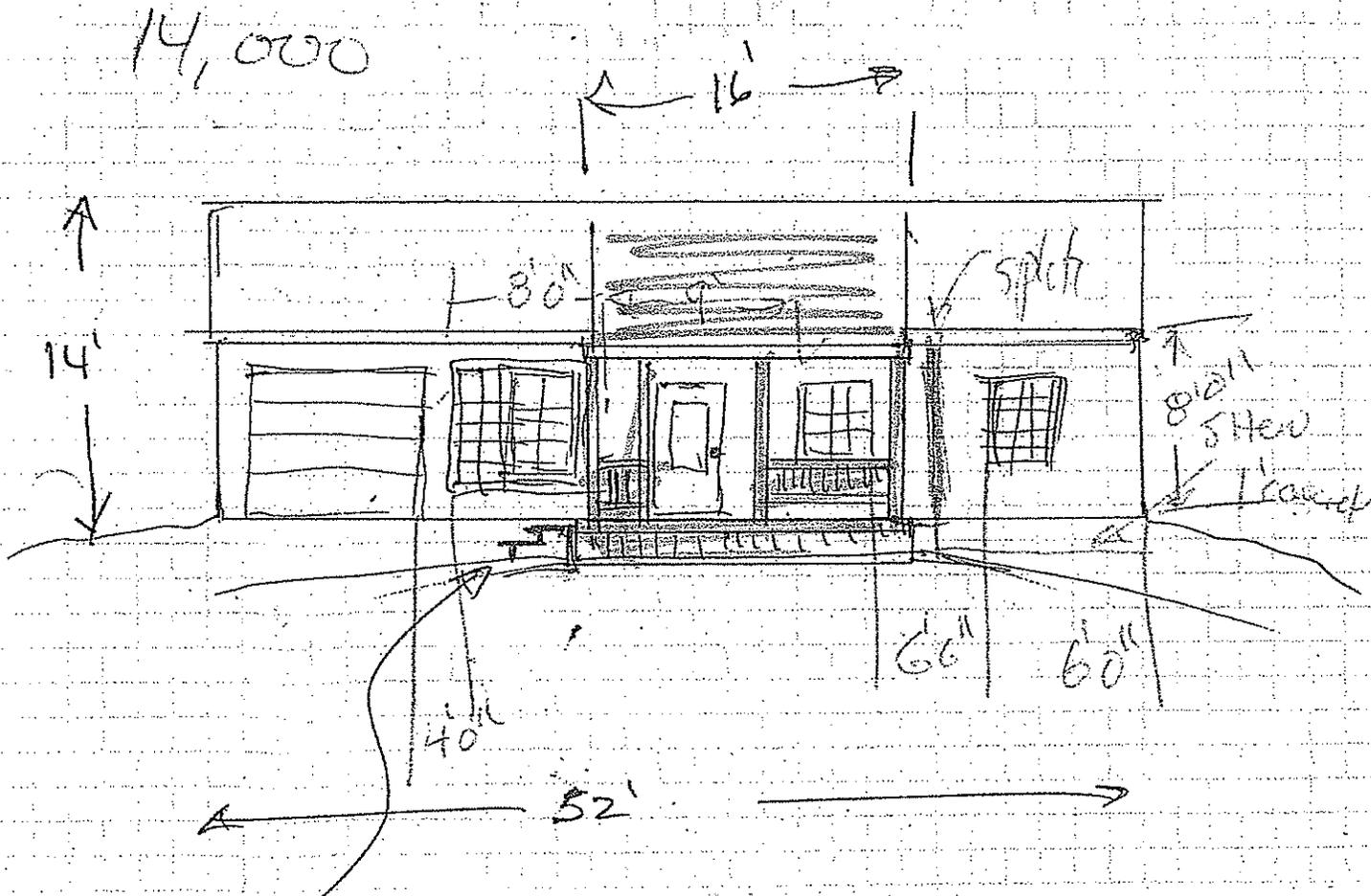
2

189.04'

② 133 TERRACE

VIEW FROM WEST (ROAD)

1" = 10 FT



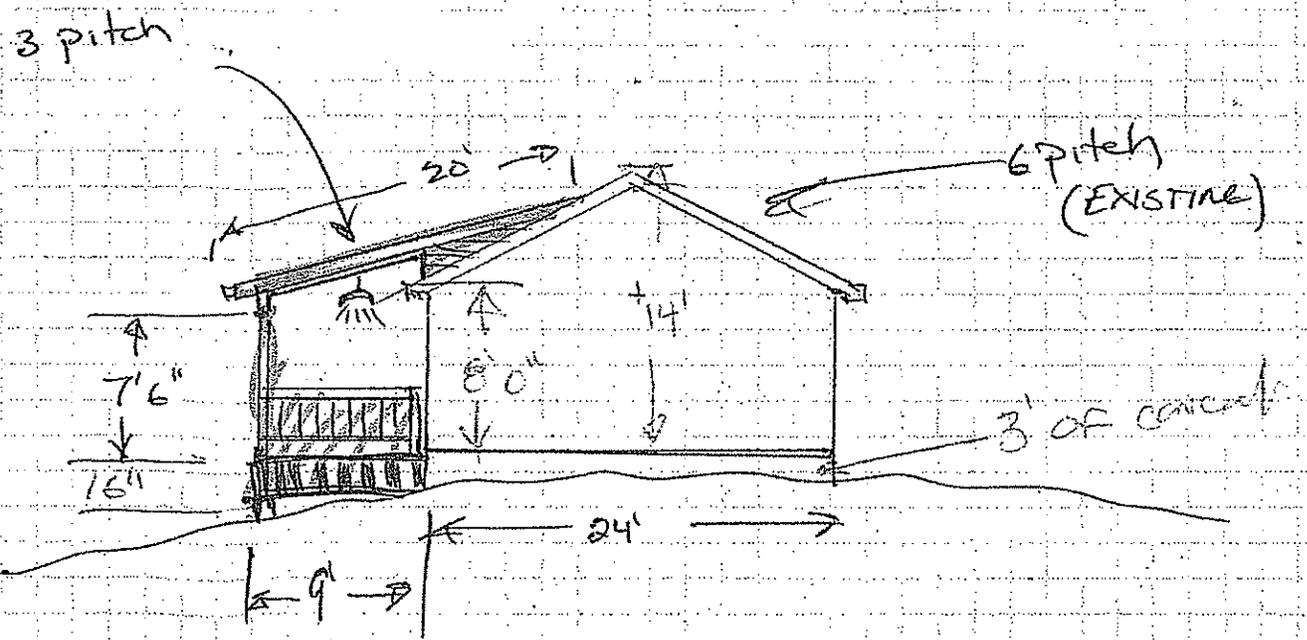
 = NEW PORCH

BOB & JUDY FRENETTE

APRIL 2006

1" = 10 FT

VIEW FROM SOUTH



 = NEW PORCH

PETER HIZA, BUILDER LLC
57 TORRINGTON AVE
COLLINSVILLE, CT 06019-3316

1513

51-57/119 CT
18686

May 16, 2016
Date

Pay to the
Order of

Town of Canton

\$ 160⁰⁰

One hundred sixty & 00/100

Dollars



Security
Features
Detailed on
Back

Bank of America

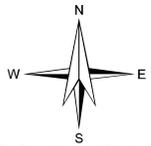
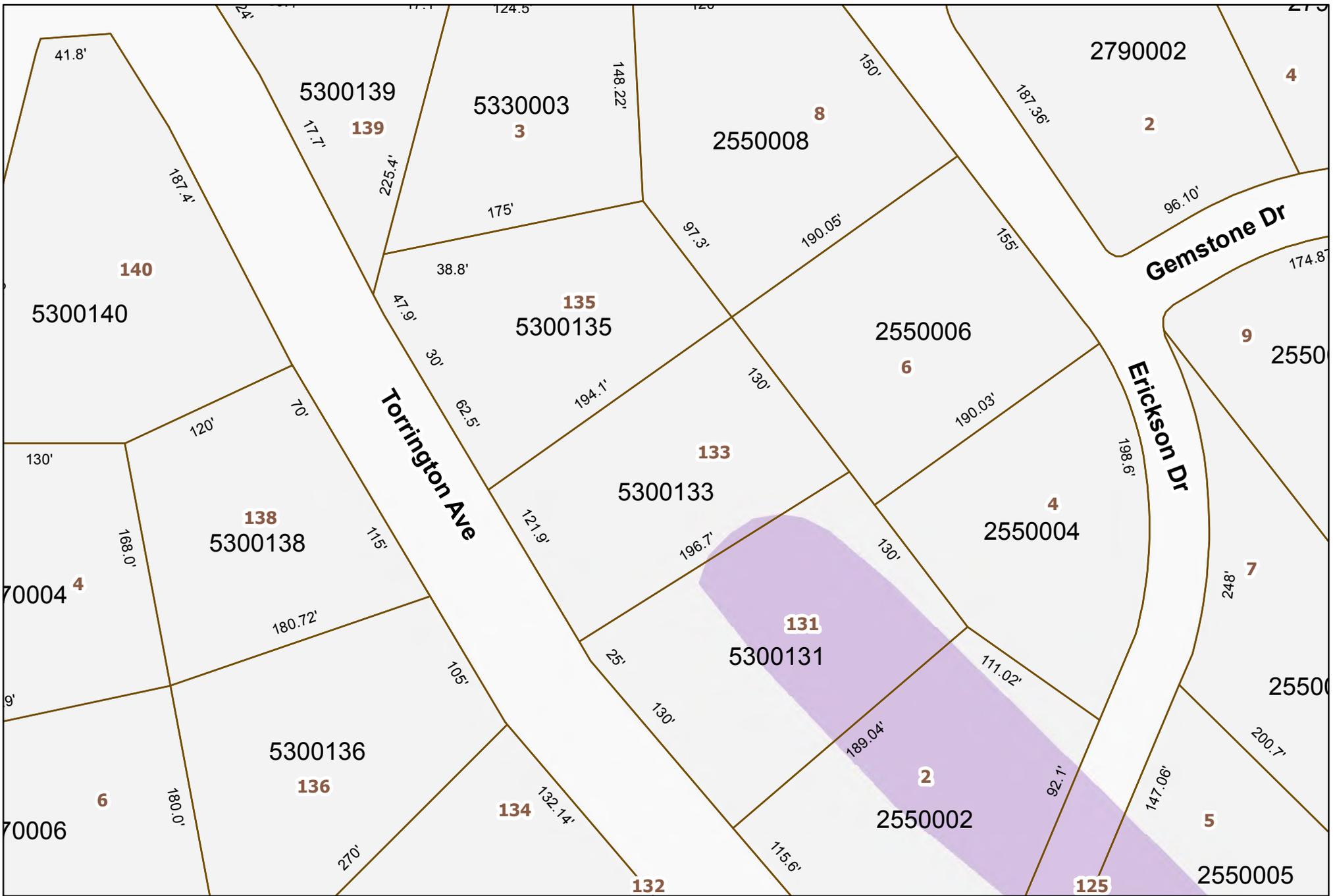
ACH R/T 011900571

For

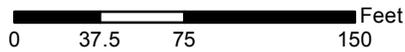
Frechette

J/N

⑆0⑆1⑆1900571⑆009474250280⑆1513



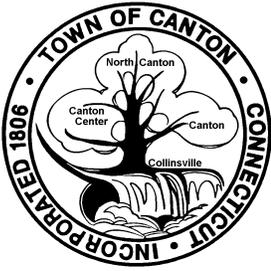
Wetlands



1 inch = 84 feet



The Town of Canton CT shall assume no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused or any decision made or action taken or not taken by reader in reliance upon any information or data furnished hereunder.



INLAND WETLANDS & WATERCOURSES AGENCY
Canton, Connecticut INC. 1806
4 Market Street, Canton, Connecticut 06019

Certified Mail #7014 3490 0002 1097 5664

May 23, 2016

Mr. Peter Hiza
Peter Hiza Builder, LLC
57 Torrington Avenue
Canton, CT 06019

Re: **File 05-16-1138AA**; 133 Torrington Avenue; Assessor's Map 34; Parcel 5300133; Zone R-1;
Construction of a front porch on a single family home with the Upland Review Area; Peter Hiza,
applicant; Mr. and Mrs. Frenette, owners

Dear Mr. Hiza,

This permit is issued under the authority of the Canton Inland Wetlands and Watercourses Agency (IWWA) by its Authorized Agent in accordance with Section 12 of the IWWA Regulations adopted June 6, 1989 and amended to August 11, 2011.

This authorization refers to your application to conduct regulated activities in the IWWA Upland Review Area within the Town of Canton, Connecticut and constitutes the permit required by Section 22a-42 of the Connecticut General Statutes, and does not authorize any work in wetland soils or watercourses. It is recommended that you familiarize yourself with the terms and conditions of the permit contained therein.

In accordance with state law, this permit is subject to appeal until fifteen (15) days after the "legal notice" is published in a newspaper having a local circulation. The notice will be published in the Hartford Courant on Thursday, May 26, 2016.

The Canton Inland Wetlands and Watercourses Agency Authorized Agent (IWWA Agent) has considered your application and found that the proposed work, as specified and regulated hereafter, conforms to the purposes and provisions of the IWWA Regulations and Section 22a-41 of the Connecticut General Statutes for work within the upland review area. The permit is issued as the work as proposed will result in no greater than a minimal impact on any wetland or watercourse.

File #: 05-16-1138AA
Date of Issue: May 23, 2016
Date of Expiration: May 23, 2021
Applicant/Owner: Peter Hiza, applicant/Mr. and Mrs. Frenette, owners

The authorized activity is: **Construction of a front porch on a single family home within the Upland Review Area**

The permit is issued by the IWWA Agent subject to the following conditions:

1. That no work is authorized within wetland soils or watercourses. Any such work is required to have a permit issued by the IWWA prior to work commencing. Work within wetland soils or watercourses violates the terms and conditions of this permit.

2. The applicant, owner, or agent (permittee) shall notify the IWWA in writing a minimum of forty-eight (48) hours prior to commencing work on the site and at the completion of the permitted activities.
3. The permit shall expire five years (5) after the date of issue, if no permitted activities have been commenced at the site. The permittee may request and the IWWA or the IWWA Agent may grant such additional periods to start the authorized activities prior to the expiration of the permit.
4. The permit is valid for a period not to exceed five (5) years from the date of issue. The permittee may request and the IWWA or the IWWA Agent may grant such additional periods to complete the authorized activities prior to the expiration of the permit.
5. All work shall be consistent with the terms and conditions of the permit and the Regulations of the IWWA. All work not specifically identified and authorized herein shall constitute a violation of this permit and may result in an enforcement action.
6. This permit is not transferable to any other party without the written authorization of the IWWA or the IWWA Agent.
7. In evaluation of the application for this permit, the IWWA Agent has relied upon information provided by the permittee. If such information is subsequently found to be false, incomplete, or misleading, this permit may be modified, suspended, or revoked by the IWWA or the IWWA Agent. The permittee may be subject to civil or criminal prosecution, as provided by law, in the event the permit is suspended or revoked.
8. The permittee shall employ best management practices, consistent with the specific terms and conditions of this permit, to control storm water runoff from the property to limit or eliminate soil erosion or sedimentation or pollution into wetlands or watercourses to the extent practical. The permittee shall notify the IWWA, in the event of an unauthorized discharge of pollutants into a wetland or watercourse within two (2) business days of the event.
9. The permittee shall install, maintain, and repair such erosion and sedimentation control measures as may be required to limit or reduce to the extent practical soil erosion or sedimentation into wetlands and watercourses. Such measures shall be put into place prior to the commencement of work on the site and shall remain in place until such time as permanent soil stabilization is achieved.
10. The permittee shall not commence any work until other permits or authorizations as may be required are obtained from local, state, or federal agencies.
11. This permit does not convey any property rights, either in real estate or material, or any exclusive privileges, nor does it authorize any injury to property or invasion of rights or any infringement of federal, state, or local laws, ordinances, or regulations.
12. The applicant shall verify in writing to the IWWA that any necessary erosion and sedimentation control measures are in place and functional prior to the start of construction within the Upland Review Area.

If you have any questions, please feel free to contact me at (860) 693-7892.

Sincerely,

Emily Anyzeski,
IWWA Authorized Agent