

Jeremy Leifert

From: Stephen Mazzarelli <stephen@commercialsewing.com>
Sent: Thursday, March 11, 2021 5:28 AM
To: Jeremy Leifert
Subject: Farm pond
Attachments: DOC031021-03102021163215.pdf; DOC031021-03102021180000.pdf

Jeremy,

Attached is the lot I would like to put a farm pond. There are two lots. My house is located at 1880 Mountain Road. I used the drawing for my pool and barn. The lot next door is where I would like to put the farm pond. It is 5.122 archers. I drew in the pond in the most level area. There is one extremely wet area located on the border of the two lots. It runs in the spring. I am not sure if it is the curtain drain for my house or a natural spring or wet spot. It is closer to my barn on slightly higher ground than where the pond would be located. I hope to drain this area into the pond. Last summer I had a test hole dug to see if the area would hold water. It was dug at the beginning of the drought. Needless to say it did not capture much water. I am curious if it will this spring. Please review the documents and let me know what additional information you need from me or if you would like to visit the property.

Thanks,

Stephen

Stephen Mazzarelli
Partner/operations
Commercial Sewing, Inc.



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CITY OF TORRINGTON

INLAND WETLAND PERMIT APPLICATION

Application fee: (See Fee Schedule) \$ 0 - *Jurisdictional As-of-right determination No fee JL*

This is an application for permission to conduct a regulated activity affecting an inland wetlands, watercourse or an upland regulated area in accordance with section 22a-36 to 45 inclusive, of the General Statutes as amended, and the administrative Inland Wetland Regulations of the City of Torrington, as amended.

1. Location of Property: MOUNTAIN ROAD
Tax Assessor's Number(s): Map 231 Block 001 Lot 019.
2. Applicant's Name: STEPHEN MALLARELLI
Applicant's Address: 1880 MOUNTAIN ROAD
Day Phone Number: 860-486-3599 Fax Number: 860-482-7964
Applicant's e-mail: STEPHEN@COMMERCIALSEWING.COM
3. Applicant's Interest in property: OWNER
(i.e.: owner, agent, developer, architect, etc.)
4. Owner's Name: _____
Owner's Address: _____
Day Phone Number: _____
(If more than one owner attach list to application.)
5. Proposed Regulated Activities: FARM POND
6. Nature and Purpose of Project: PROPERTY IS WET IN SPRING TO MOW/MAY. PLAN TO COLLECT WATER IN POND TO IRRIGATE
7. Total Property Acreage: 5.12 Total Acreage of Development: ≤2
8. Total Acreage of Wetlands on Site: NOT SURE Acres
Total Acreage Altered: _____ Acres
9. Total Acreage of Open Water Body on Site: 0 Acres
Total Acreage Altered: _____ Acres
10. Total Linear Feet of Watercourses on Site: NOT SURE Lf
Total Linear Feet Altered: _____ Lf
11. Total of Buffer/Upland Review Area Altered: NOT SURE Acres
12. Total Area of Wetlands and/or Watercourses Restored, Enhanced or Created: (Circle One)
≤2 Acres

13. Were there prudent and feasible alternatives to the proposed wetland, watercourse and upland review area alterations? Yes _____ No

If 'Yes', what were they? _____

If 'No', why not? THIS IS THE MOST LEVEL AREA WITHOUT BUILDING A DAM

Attach list if necessary

14. Is this property within 500 feet of a town line? Yes _____ No

If 'Yes', the applicant must notify the adjacent municipal wetlands agency by certified mail, return receipt requested, on the same day of filing this application with the Torrington Inland Wetlands Commission Office. Documentation of this notice shall be provided to the Commission.

15. Does any portion of this proposed project fall within a Public Watershed Protection Zone (R-WP)? Yes _____ No

If 'Yes' applicant must notify the Water Company by certified mail, return receipt requested on the same day of filing this application with the Torrington Inland Wetlands Commission Office. Documentation of this notice shall be provided to the Commission.

16. Does any portion of this property contain a conservation or preservation land restriction on it? Yes _____ No

If 'Yes' applicant must notify the holder of the land restriction regarding the application by certified mail, return receipt requested, no later than 60 days prior to filing of the application. In lieu of such notice, the applicant may submit a letter from the holder of such restriction (or their agent) verifying that the application is in compliance with the terms of the restriction.

The undersigned owners of the subject property (if not applicant), being all owners of record of said property, hereby authorize the undersigned applicant to make this application as their agent, and hereby consents to all activities described in said application.

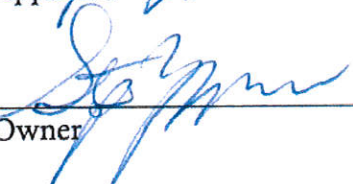
The undersigned owners of the subject property, hereby consents to necessary and proper inspections of said property by members of the Torrington Inland Wetlands Commission and/or agents of the Commission at reasonable times both before and after a final decision has been issued by the Commission.

The undersigned applicant and owners of the subject property hereby warrant the truth of all statements contained herein and in all supporting documents, according to their best knowledge, information and belief.


Applicant

3-15-24

Date


Owner

3-15-24

Date

Stephen Mazzarelli

Mountain Road

Vacant Land Map block Lot: 231/001/019

City of Torrington

Inland Wetland Commission

I am writing a request for an "as-of-right determination for construction of a ≤ 2 acre farm pond essential to a farming activity on the subject property". This lot borders my home address 1880 Mountain Road.

The subject property has a few wet spots in the spring making it difficult to mow and hay. I currently have chickens and fruit trees between the two properties. I plan on expanding the fruit trees or add Christmas trees to sell in retirement years. I could use the farm pond for animal water and irrigation.

The location selected is the most level portion on the 5.12 acre lot which will not require a dam. There is plenty of room to use the fill in the rear of the lot.

I would like to start this project late summer when the conditions are the driest. I am available any time for a walk through of the proposed property.

Thank you for the consideration.

Stephen Mazzarelli

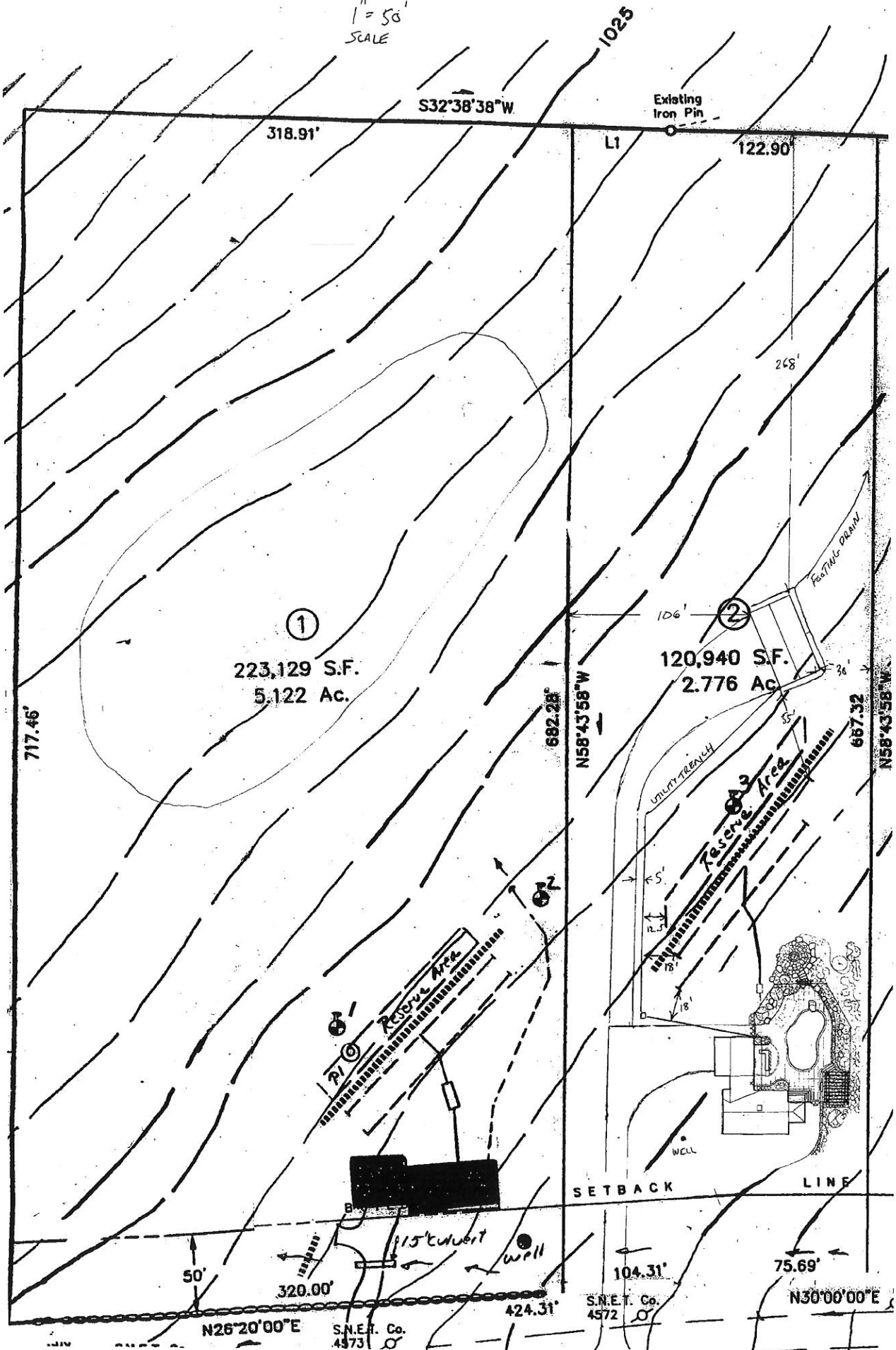
1880 Mountain Road

Torrington, CT 06790

860-480-3599

stephen@commercialsewing.com

1" = 50'
SCALE



318.91'

S32°38'38"W

1025

Existing Iron Pin

L1

122.90'

268'

①

223,129 S.F.
5.122 Ac.

②

120,940 S.F.
2.776 Ac.

717.46'

692.25'

N58°43'58"W

106'

POSTING PANN

36'

667.32'

N58°43'58"W

UTILITY TRENCH

Reserve Area

Reserve Area

SETBACK LINE

WELL

50'

320.00'

15' EWER

WELL

104.31'

75.69'

N26°20'00"E

S.N.E.T. Co.
4573

424.31'

S.N.E.T. Co.
4572

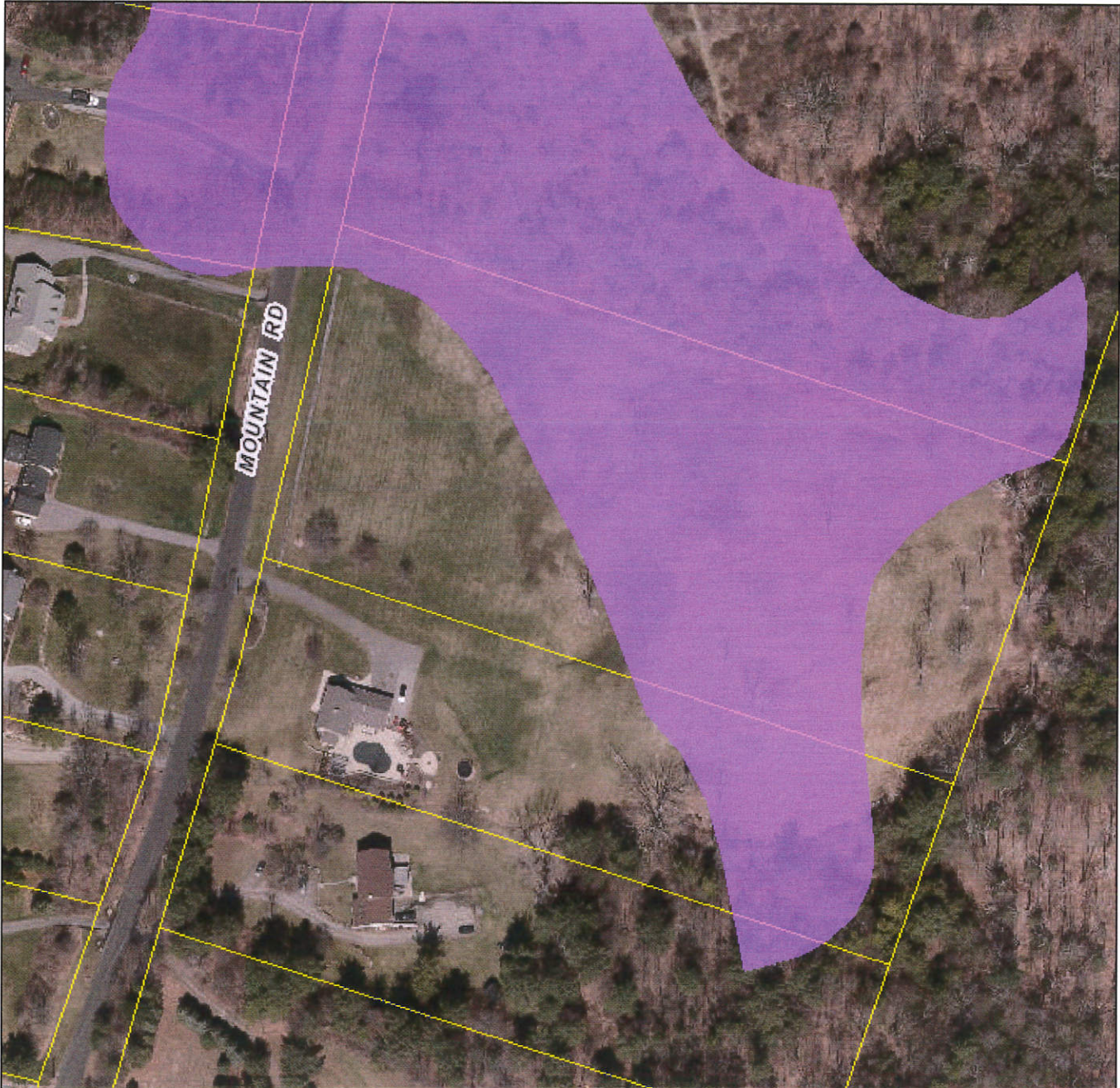
N30°00'00"E

Town of Torrington

Geographic Information System (GIS)



Date Printed: 4/7/2021



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Torrington and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 150 feet

