



# CITY OF TORRINGTON

## INLAND WETLAND PERMIT APPLICATION

Application fee: (See Fee Schedule) \$ \_\_\_\_\_

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: Koury Terrace / East Main Street  
Tax Assessor's Number(s): Map 134 Block 009 Lot 006.
2. Applicant's Name: To Design LLC, c/o Mary Dehais  
Applicant's Address: 114 West Main Street, Suite 202, New Britain, CT 06051  
Day Phone Number: 860-612-1700 Fax Number: \_\_\_\_\_  
Applicant's e-mail: mdehais@todesignllc.com
3. Applicant's Interest in property: Landscape Architect  
(i.e.: owner, agent, developer, architect, etc.)
4. Owner's Name: Housing Authority of City of Torrington  
Owner's Address: 110 Prospect Street, Torrington, CT 060790  
Day Phone Number: 860-428-3581  
(If more than one owner attach list to application.)
5. Proposed Regulated Activities: Grading within the Upland Review Area (URA) and dispensing runoff into the URA gathering from a roof and detention basin
6. Nature and Purpose of Project: Construction of housing units, associated parking, and managing site stormwater runoff
7. Total Property Acreage: 17.08 AC Total Acreage of Development: 3.09 AC
8. Total Acreage of Wetlands on Site: 4.5 Acres  
Total Acreage Altered: 0 Acres
9. Total Acreage of Open Water Body on Site: 0 Acres  
Total Acreage Altered: 0 Acres
10. Total Linear Feet of Watercourses on Site: 0 Lf  
Total Linear Feet Altered: 0 Lf
11. Total of Buffer/Upland Review Area Altered: 0.26 Acres
12. Total Area of Wetlands and/or Watercourses Restored, Enhanced or Created: (Circle One)  
0 Acres

13. Were there prudent and feasible alternatives to the proposed wetland, watercourse and upland review area alterations? Yes \_\_\_\_\_ No X  
 If 'Yes', what were they? \_\_\_\_\_  
 If 'No', why not? Please see attached.  
Attach list if necessary
14. Is this property within 500 feet of a town line? Yes \_\_\_\_\_ No X  
*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 X  
*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 X  
 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.

Mary DeRatt 8/18/2020  
 Applicant Date

(SEE AUTHORIZTION LETTER)

\_\_\_\_\_  
 Owner Date

# INLAND WETLAND APPLICATION REQUIREMENTS

1. Applicants are to submit 1 copy of application along with the proper application fee unless an agent determination is being sought (see attached fee schedule). Payment should be made out to “City of Torrington”.
2. Applicants must submit ( 7 ) - 11" x 17" plans and ( 3 ) full-size plans/reports of supportive data for their application in the form of site plans and/or reports. A suggested list is included with this application. The Commission reserves the right to request additional information at any time during the review process. NOTE: If an agent determination is being sought, only 1 copy of all supporting data (plans and reports) is required.
3. To help facilitate the application and review process, applicants are urged to contact the Inland Wetlands Officer before planning and applying for the proposed project.
4. If a **Public Hearing** is required, the applicant must pay an additional \$280.00 public hearing fee. Payment should be made out to “City of Torrington”.
5. When a public hearing is scheduled, the applicant shall notify persons who own land that is adjacent to the land that is subject of the hearing.. The proof of mailing shall be evidenced by a certificate of mailing and the person who owns land shall be the owner indicated on the property tax map or on the last completed grand list as of the date such notice is mailed. This information is available in the Torrington Tax Assessor’s Office. All evidence of the certificate of mailing is to be given to the Torrington Inland Wetland Office no sooner than three (3) municipal business days before the date of the public hearing regarding the applicant’s proposed activity. The notice shall indicate the reason for the hearing, hearing date, time and location of the hearing.
6. In addition to the notification requirements in the Connecticut General Statutes, notice of all public hearings, except those in which the Torrington Inland Wetlands Commission is the applicant, shall be given in the following manner:

The applicant shall obtain from the Land Use Department a sign notifying the public of the hearing. A refundable deposit shall be made by the applicant to cover the cost of the sign. The sign shall conform to the following requirements:

  - a. The applicant shall post the sign in a conspicuous location on the lot affected by the application.
  - b. The sign shall give information on the reason for the hearing (e.g. Inland Wetland application), the time, date, and location of the public hearing and other information requirement by the Wetland Enforcement Officer or Inland Wetlands Commission.
  - c. The sign shall be clearly visible from a street.
  - d. The sign shall be posted at least 10 consecutive days before th public hearing. The sign shall not be removed until after the close of the public hearing.
  - e. Failure to post and maintain the sign as required by this section shall be grounds for the denial of the application.

## FEE SCHEDULE

(All fees include a \$60 State flat tax) *Updated 10/01/09*

19.5 **Fee Schedule.** Application fees shall be based on the following schedule (All fees include required State surcharge).

a. Regulated Activities:

Basic Filing Fee: .....	\$225.00
Approval by Duly Authorized Agent .....	\$125.00
Appeal of Duly Authorized Agent Decision .....	\$225.00
Public hearing fee:.....	\$280.00
Residential Subdivision	\$225.00 plus \$45 per lot
Multi-Family Development	\$225.00 plus \$30 per unit
Commercial and Industrial Sites	\$225.00 plus \$.01 per square foot of newly created Impervious surface (gravel areas are to be included In the calculation)
Violation - After-the-Fact (each activity).....	\$725.00

b. Permitted and Non-regulated Uses

Permitted Uses as of Right.....	\$ no fee
Non-regulated uses.....	no application required

c. Regulation Amendment Petitions .....

.....	\$225.00
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(Does not include Notices or Regulation Advisories from DEP)

d. Map Amendment Petitions .....

.....	\$225.00 + \$.02 per lineal foot of wetland boundary Line, and \$280.00 public hearing fee.
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e. Modification of Previous Approval: .....

.....	\$125.00
Renewal of Previous Approval .....	\$125.00

f. Monitoring Compliance Fee .....

.....	\$130.00
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19.6 Exemption, Boards, Commissions, Councils and Departments of the City of Torrington are exempt from all fee requirements.

19.7 Waiver. The applicant may petition the Agency to waive, reduce or allow delayed payment of the fee. (Please see Regulations for full details.)

# SUGGESTED SUPPORTIVE DATA FOR INLAND WETLANDS APPLICATIONS

## Site Plans:

- Scale no greater than 1" = 100'
- Survey provided of existing conditions at A-2 Survey standards
- Plans stamped by Connecticut state licensed engineer, surveyor, landscape architect and/or architect.
- Boundary lines of wetland soil types with adjacent soil type information. Show and number individual wetland flags on the map. Verify that the wetland flags are still intact in the field, if not, re-flag wetland boundary. Soils information should be shown on the map and signed by a Certified Soil Scientist. Indicate upland review area boundary indicated 75' from wetland soils.
- Indicate area of activity detailing improvements, include existing and proposed stormwater discharge locations, utilities, paving, streets and/or drives, grading, landscaping, any structures with finish floor elevations etc.
- Existing and proposed contours/elevations to be shown at either 1- or 2-foot intervals. Establish elevations referring to mean sea elevation as established by the U.S. Coast and Geodetic Survey.
- Show storm drainage with design details and specifications.
- Show sewage disposal with design details and specifications. Provide Torrington Area Health approvals if septic.
- Show the 100-year flood elevation; existing and proposed.  
Indicate on drawings any watercourses, intermittent and/or perennial (see definitions) and vernal pools, or other water bodies. Indicate upland review area boundary indicated 100' from watercourses/water bodies.
- Show watershed drainage areas.
- Provide storm drainage calculations; existing and proposed.
- Provide a sedimentation and erosion control plan., showing location of all erosion controls and construction schedule. Include erosion control narrative indicating stabilization methods, seeding recommendations and timing.
- If filling or removing material from site: provide a description of material to be removed or brought in, including type and quantity.
- Show source of water supply and/or location of well. Provide Torrington Area Health approvals.
- Provide a copy of any other permits that were granted for this project by any other agency: examples - Water Quality Certificate, U.S. Army Corp. of Engineer's 404 permit, D.E.P. Dam Permit, D.E.P. Water Diversion Permit, D.E.P. Wetlands Permit for drainage area over 100 acres etc.
- Provide an Environmental Impact Statement (if requested): include Soil Scientist Report, Engineering Report, an evaluation of plant and animal species associated with the project site and the probable effect of the proposed activity on the ecosystem by a qualified Wetland Scientist or Biologist..
- Anything else deemed necessary by the Commission to fully evaluate the application and its potential impacts on wetlands or watercourses.