

Margaret Washburn

From: Bruce Woodis <bwoodis@kwpinc.com>
Sent: Thursday, February 18, 2021 3:29 PM
To: Margaret Washburn
Cc: 'Kristine'; 'Nicholas Lehto'
Subject: Erickson - Wolf Den Road
Attachments: erickson.pdf

Dear Margaret,

As we discussed today, we have a client that has an approved subdivision lot and she is going to build her house and barn on the lot. See attached plan.

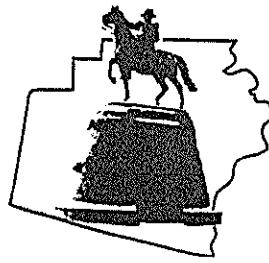
As you can see from the plan, the proposed development and nearest disturbance is well beyond the regulated or upland review area. As such, I don't think an actual permit would be required.

Please look the plan over and let me know what you think. If you have any questions, please give me a call.

Thank you in advance,

Bruce

Bruce D. Woodis, LLS
KWP Associates
PO Box 106
250 Killingly Rd
Pomfret Center, Ct. 06259
O 860-928-1921



Brooklyn Land Use Department

69 South Main Street
Brooklyn CT 06234
(860) 779-3411 x 31

Inland Wetlands ☒

Zoning Enforcement ☐

Blight Enforcement ☐

SITE INSPECTION NUMBER

1 2 3 4 5

Wolf Den Rd Map 18 Lot 19B-1

2-24-21

Address

Date

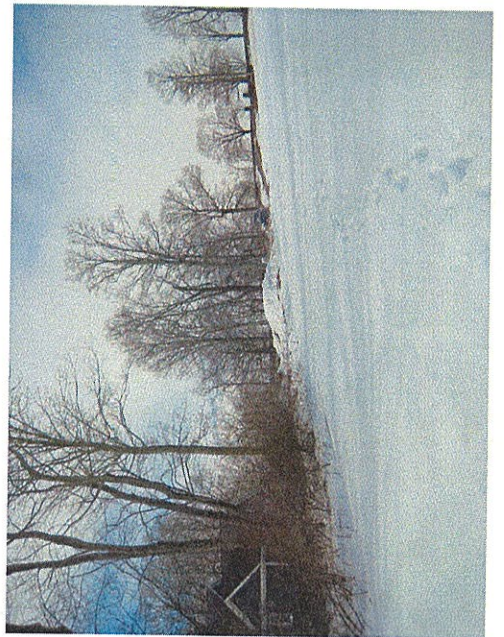
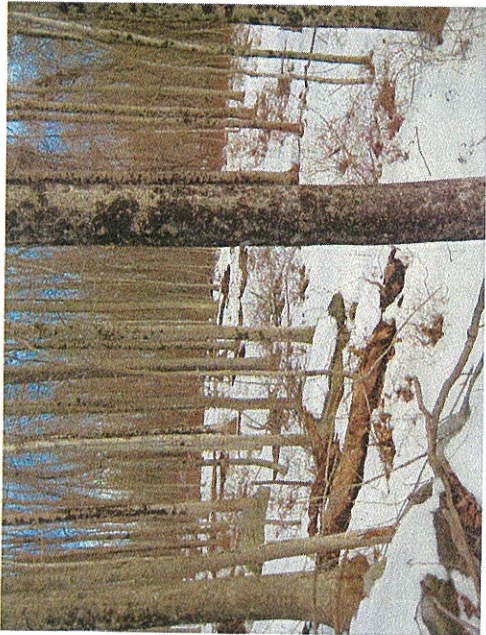
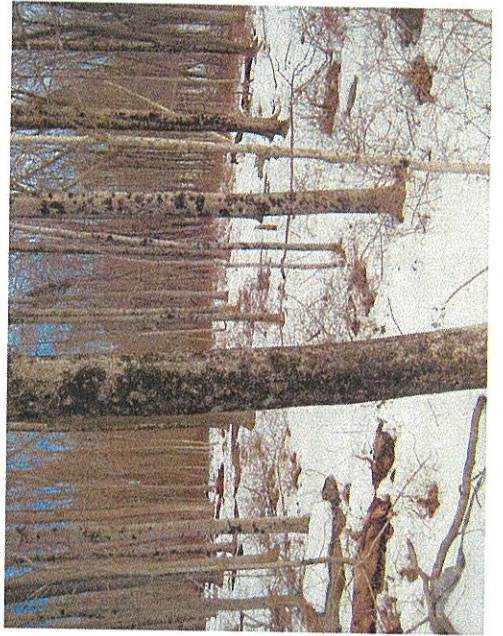
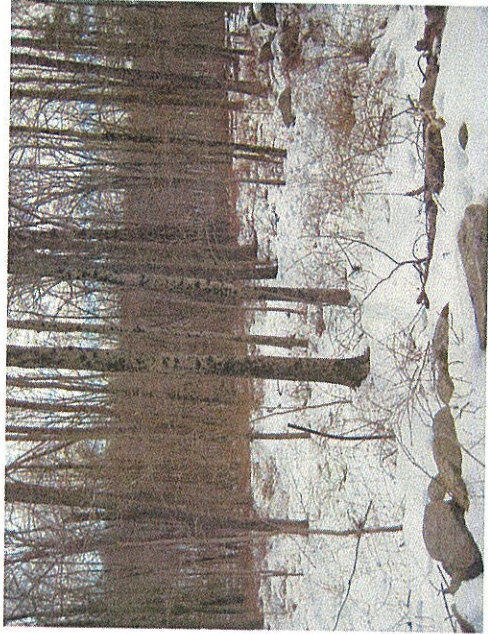
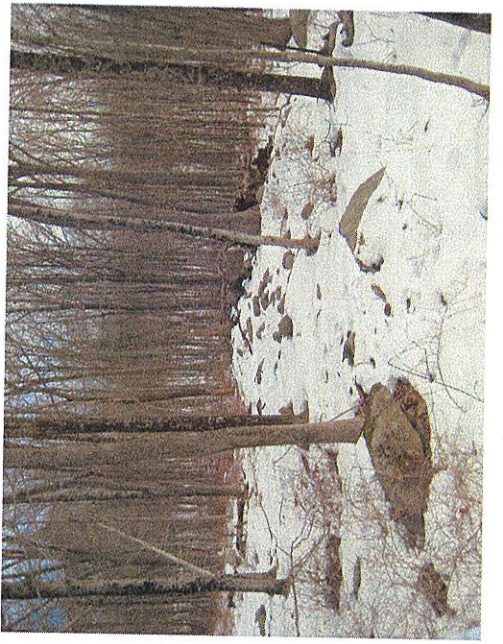
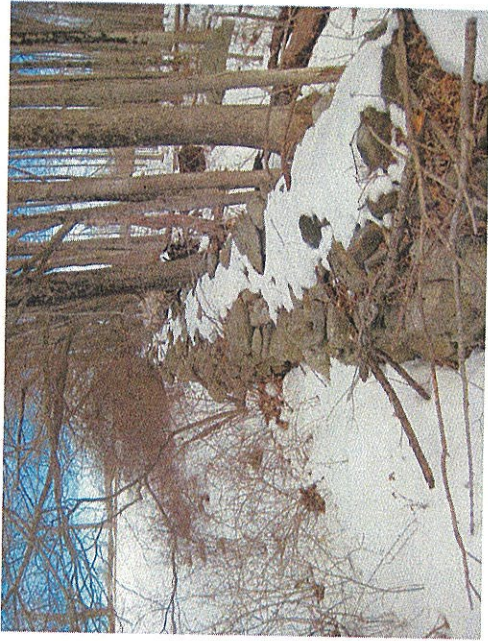
I met Bruce Woodis, inspected and took photos.
The lot is bisected by a stone wall that runs east/west.
The abutting property to the east of the upper (northern) half
has not been checked for wetlands according to Bruce Woodis.
According to Google Earth maps, the closest point
of wetlands to the upper half of the lot is about
250 feet. (northern)

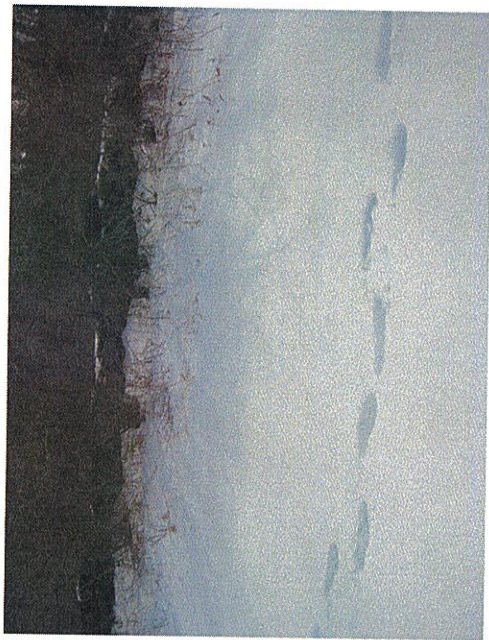
The same Google Earth map indicates that the closest point
of wetlands to the lower (southern) half of the lot is also
about 250 feet. However, when the soil scientist investigated,
wetlands were found to be present on the subject property.
For this reason, I recommend that a soil scientist should
verify whether there are jurisdictional wetlands east of the
upper (northern) half of the lot that would project an upland review area
onto the subject property.

Commission Representative

M Washburn

Owner or Authorized Signature









Map 18 Lot 19B-1

Wolf Den Road - Erickson/KWP

Legend

-  Alluvial and Floodplain Soils
-  CT600
-  Feature 1
-  Poorly Drained and Very Poorly Drained Soils

Google Maps wetlands

250'
250'

Wolf Den Rd

Google Earth

2021 Google

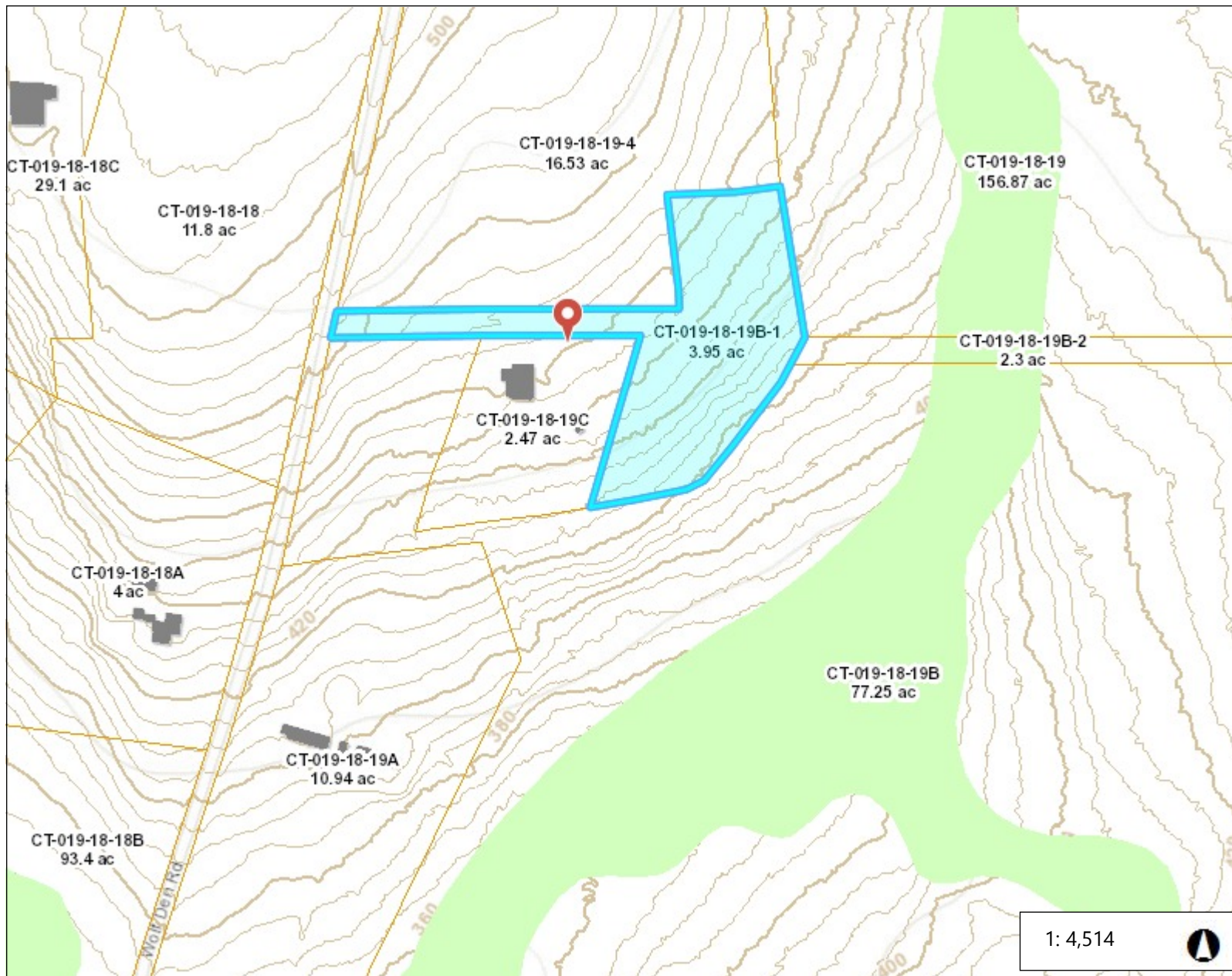


600 ft



neccog

Neccog GIS Site



0.1 0 0.07 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

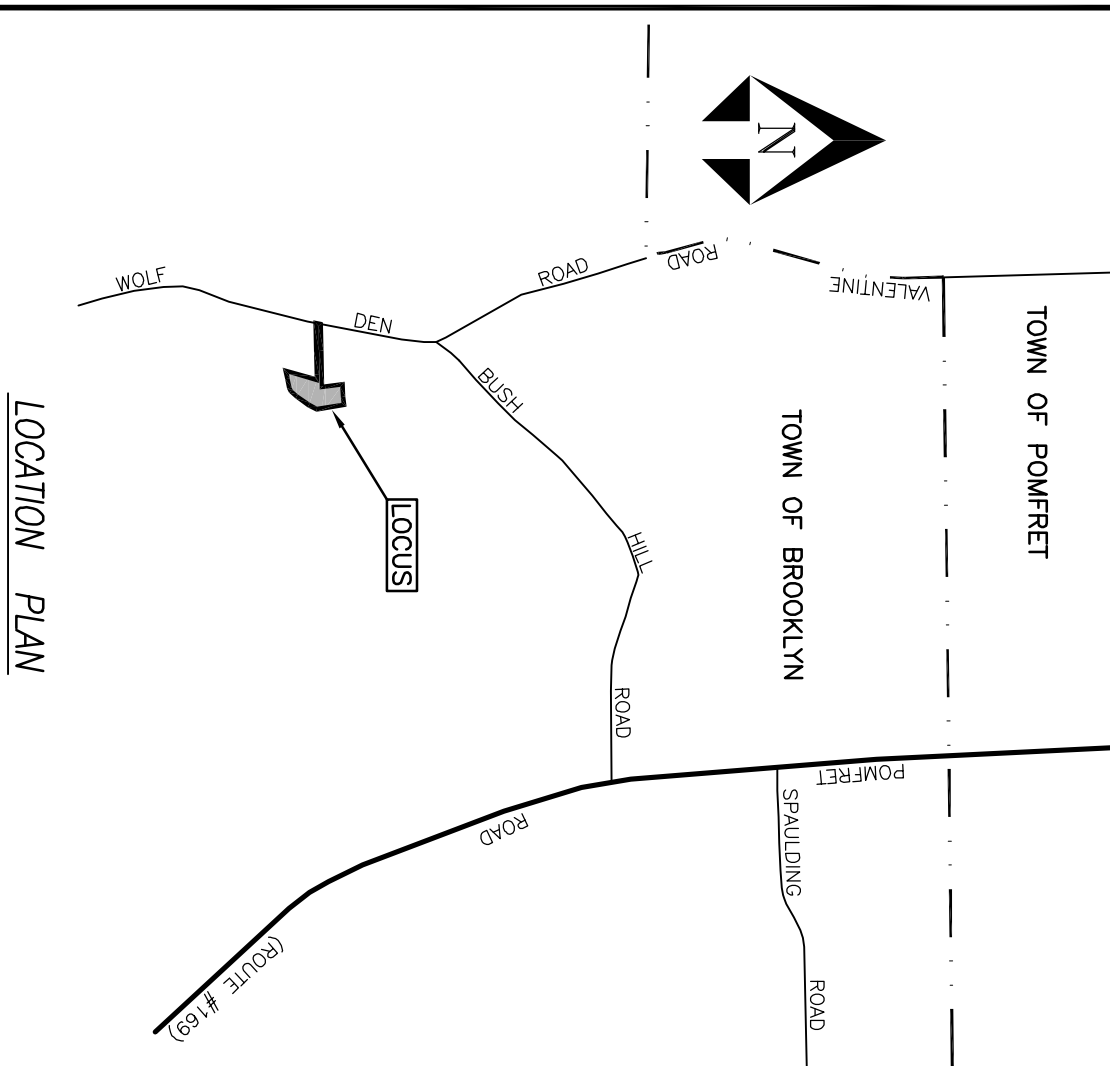
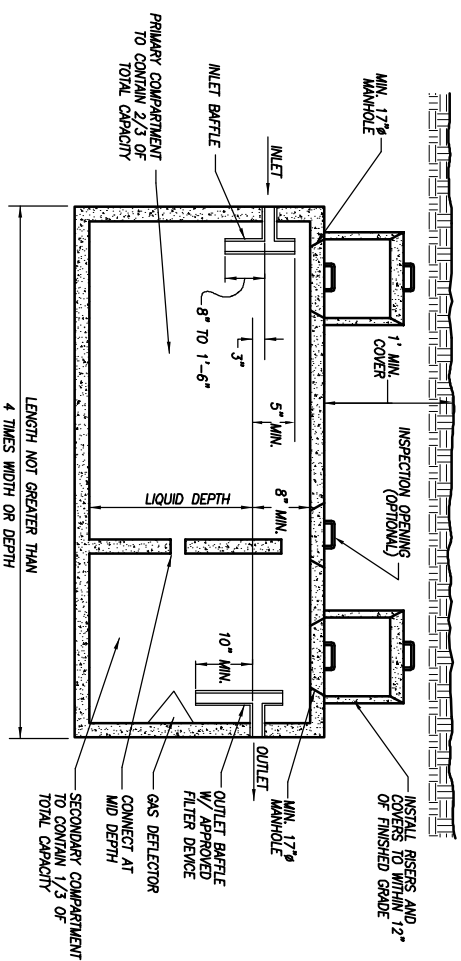
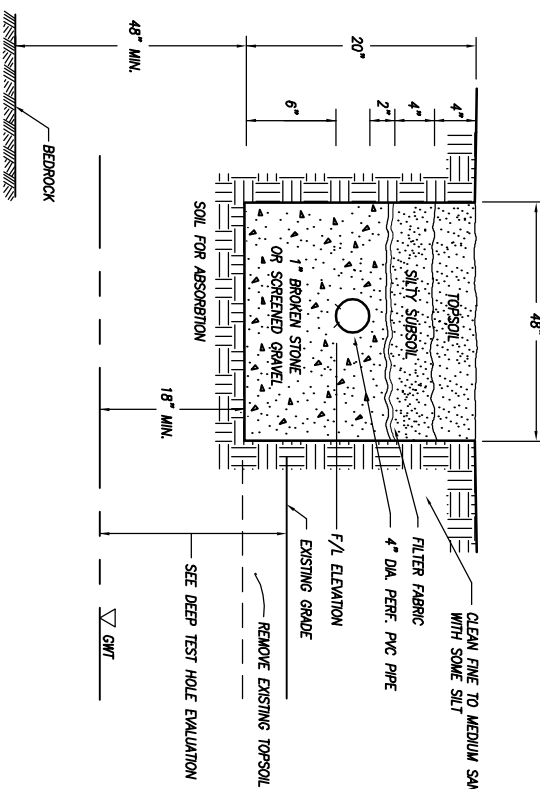
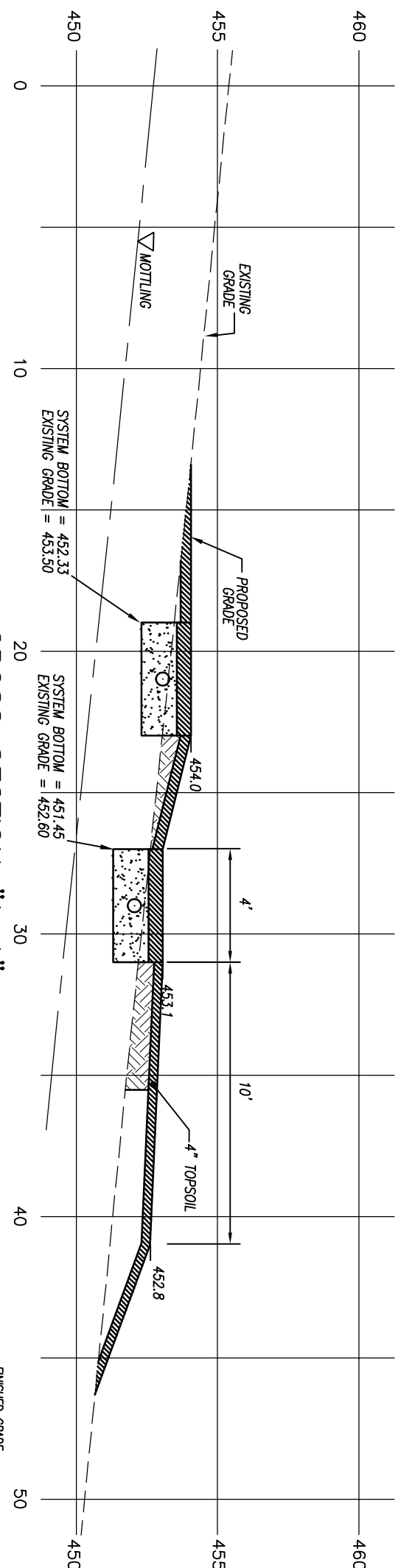
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Legend

- Town
- Buildings 2012
- Parcels
- Wetlands
 - Alluvial and Floodplain Soils
 - Poorly Drained and Very Poorly Drained
- 5 ft Contours 5k
 - 50 ft
 - 20 ft
 - 10 ft
 - 5 ft
- 5 ft Contours 5k
 - 50 ft
 - 20 ft
 - 10 ft
 - 5 ft
- 5 ft Contours 5k
 - 50 ft
 - 20 ft
 - 10 ft
 - 5 ft
- 5 ft Contours 5k
 - 50 ft
 - 20 ft
 - 10 ft
 - 5 ft

Notes

Wolf Den Rd.
Map 18 Lot 19B-1
NECCOG GIS wetlands and contours

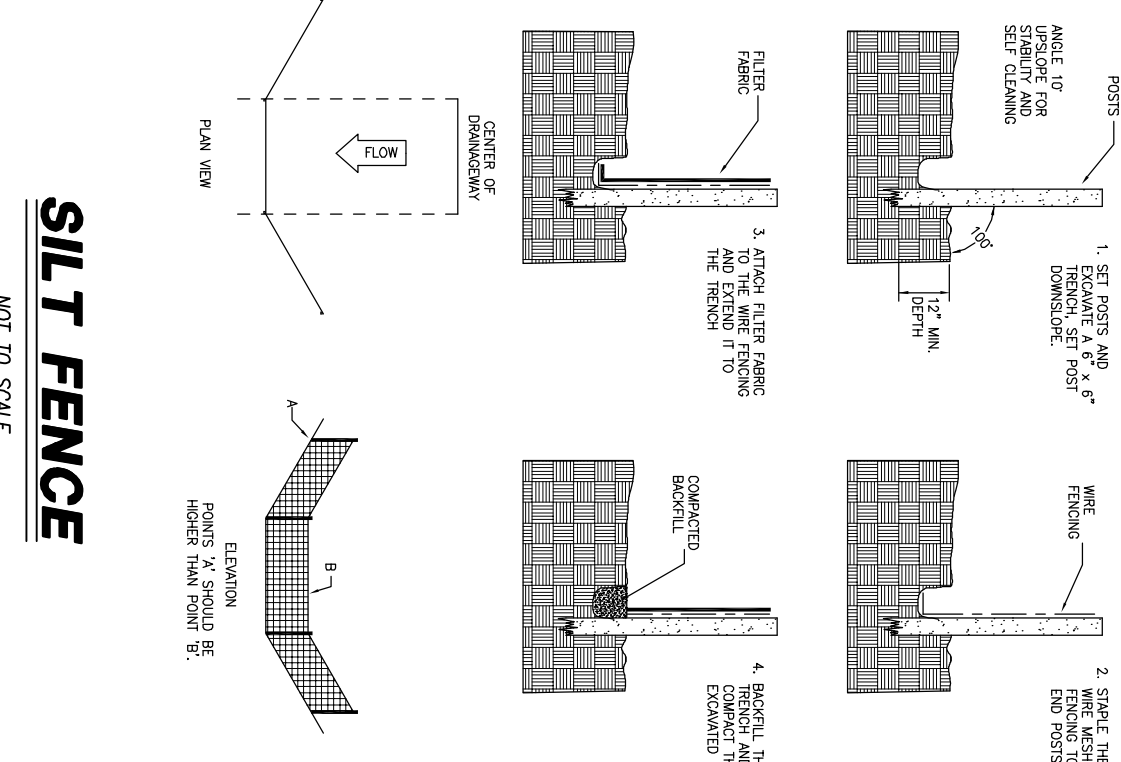
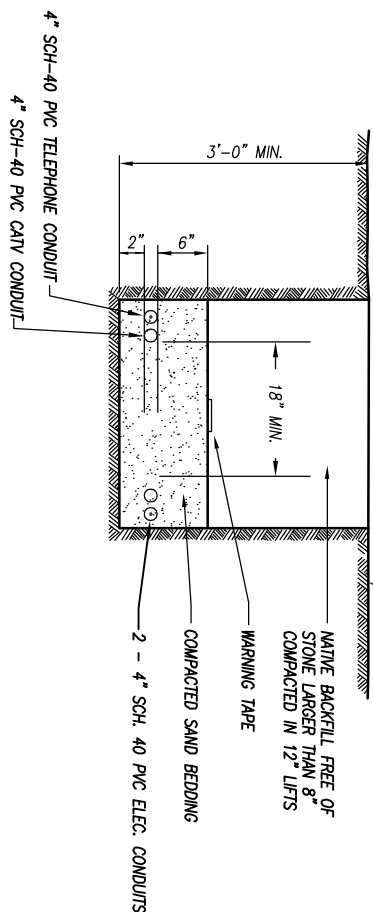


EROSION & SEDIMENTATION NOTES AND
SEQUENCE OF OPERATIONS

1. The proposed activity consists of the construction of a 3 bedroom house, driveway, septic system and well.
2. The Town of Brooklyn shall be notified prior to commencement of construction and at key point during construction so that appropriate erosion and sedimentation control measures can be scheduled.
3. Prior to any construction, excavation or filling, all improvements shall be accurately staked in the field by a land surveyor registered in the State of Connecticut.
4. After field staking all erosion sedimentation control devices as shown on the plan and as detailed shall be installed. Properly installed haybales may be used in lieu of silt fence.
5. All trees and brush within the areas of disturbance shall be removed. All limbs and saplings less than 4 in. caliper shall be clipped and stockpiled for later reuse as slope stabilization and mulch material. All trees in excess of 4 in. caliper shall be removed. All trees less than 4 in. caliper shall be cut at the State, Federal, and local regulations. Stumps shall be excavated from the area of disturbance and likewise disposed of in a manner consistent with all applicable laws.
6. Final grades shall be achieved as quickly as possible, and immediately thereafter, steep slopes shall be stabilized with 4" of topsoil. The area shall be seeded and mulched with straw mulch in accordance with the specifications contained herein.
7. All erosion and sedimentation control measures shall be installed in accordance with standards and specifications of the Connecticut Guidelines for Soil Erosion and Sedimentation Control (2002), as amended
8. All control measures shall be maintained in effective operation throughout the construction period and after the construction period but not less than 30 days after a total rainfall in one storm event of 1 inch in 24 hours. Sediment shall be promptly removed from control structures and disposed of on-site in upland areas outside the buffer zone of wetlands. Any silt fence or hay bales damaged as a result of a storm event or construction activities, shall be immediately repaired.
9. The responsibility for implementation of this plan shall rest with Kristine Frickson, 128 Shoupsing Road, Brooklyn, CT, 06234. Telephone: (978) 697-6807
10. Seed Mixture:

U/G UTILITIES CONDUIT IN TRENCH

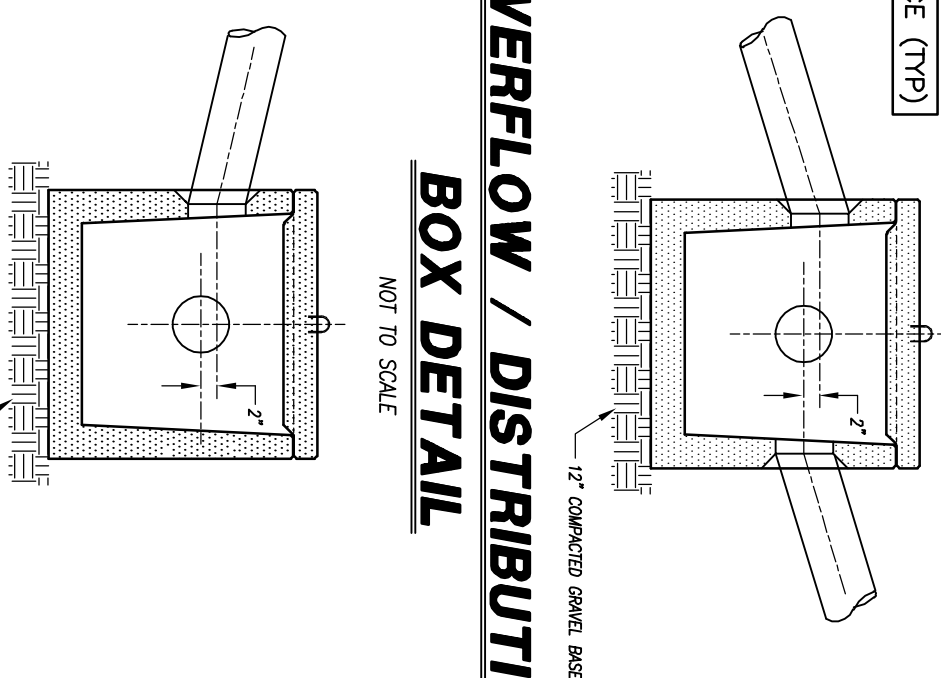
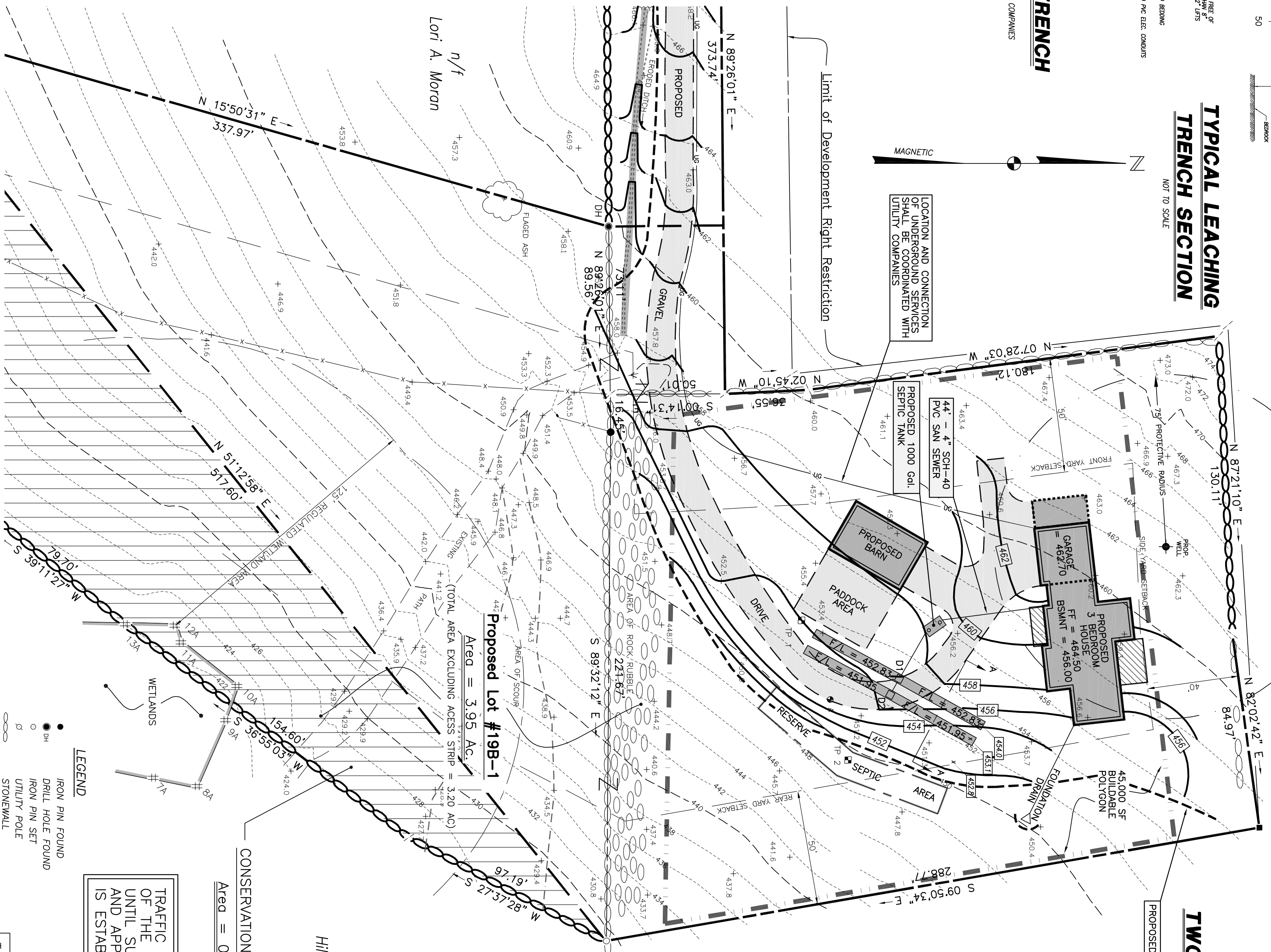
- NOTE: 1. CONTRACTOR TO VERIFY SIZES OF CONDUITS WITH RESPECTIVE UTILITY COMPANIES.
2. SCH-40 RIGID GALVANIZED STEEL SHALL BE USED FOR ALL SWEEPS



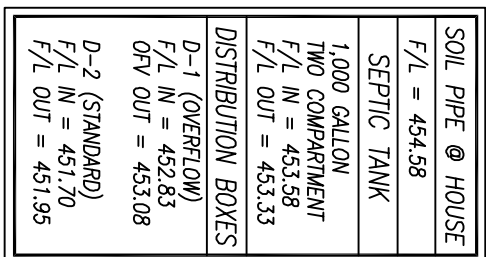
SEPTIC SYSTEM CONSTRUCTION NOTES

1. The building and septic system shall be accurately sited in the field prior to construction by a licensed Land Surveyor in the State of Connecticut.
2. Topsoil shall be removed and the area of primary leaching protected prior to placement of fill. Fill shall meet the specifications approved by the engineer or the solution prior to placement. It shall be compacted in six-inch lifts and shall extend a minimum of fifteen feet (15') beyond the last leaching trench before topsoiling.

Sieve	Percent Passing	
	WET	DRY
No. 4	100	100
No. 10	70-100	70-100
No. 40	10-50*	10-75
No. 100	0-20	0-5
No. 200	0-5	0-2.5

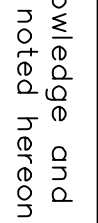
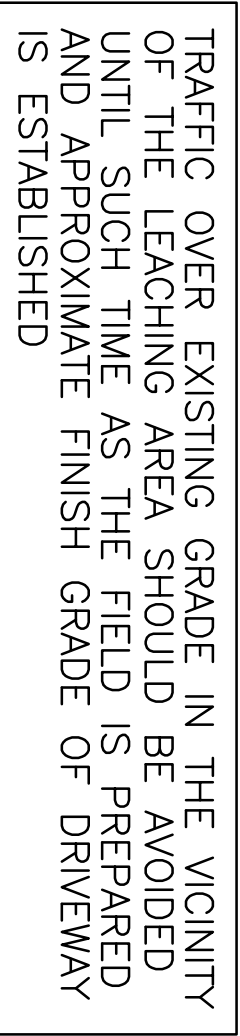
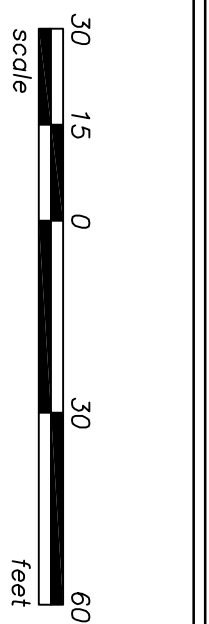


DISTRIBUTION BOX DETAIL



TEST SET		PROFILE
1	0%–10% 10%–32% 32%–80% 80%–100% N/A N/A 32%	Gonzo's, Topical, Roots Stinky Loam to Lenny Fine Sand, Fine Roots N/A N/A Topical Stinky Fun, Wetters N/A
2	0%–11% 11%–22% 22%–34% 34%–100% N/A N/A 34%	Gonzo's, Topical, Roots Stinky Loam to Lenny Fine Sand, Fine Roots N/A N/A Topical Stinky Fun, Wetters N/A

BASIS OF SUMMARY DESIGN	
Penetration Rate	= 8.0 min. / in.
3 bedroom house requires	= 495 sq. ft. effective leachline
Effective leaching area	= 3 sq. ft. / ft. of trench
Length Required	= 495/3 = 165 ft.
Length Provided	= 4 (42') = 168 ft.
Min. leachline system spread	= 2.0 x 1.5 x 1.2 = .36'
MSS Provided	= 82.5'
LEACHING FIELD	
4 Trenches @ 42 ft. each	= 168 ft.
Minimum depth into existing grade	= 14 in.



Bruce D. Woods 2/10/2021

AMP **Associates**

associates

250 Killingly Road
Pomfret Center, Ct. 06259-0106

PROJ # 99077	FB:
Dwn: JES	Chk: BW



NORTHEAST DISTRICT DEPARTMENT OF HEALTH

69 SOUTH MAIN STREET, UNIT 4, BROOKLYN, CT 06234

860-774-7350/FAX 860-774-1308 WWW.NDDH.ORG

March 01, 2021

Kristine Erickson
128 Spaulding Road
Brooklyn, CT 06234

SUBJECT: FILE #21000296 -- WOLF DEN ROAD #DL 19B-1, MAP #18, LOT #19B-1, BROOKLYN,

Dear Kristine Erickson:

The subject plan (KWP ASSOCIATES, PROJ# 99077, DRAWN 02/01/2021, REVISED 02/24/2021) submitted on 2/25/2021 has been reviewed, as requested. Following completion of this review, it has been determined that the subject plan will meet the requirements of the Technical Standards for a 3 bedroom house based on the following:

1. CT licensed surveyor must stake house, well; benchmark, and septic system, offset stakes to include flow line or bottom of trench elevation.
2. Permanent benchmark to be set within 50 feet horizontally and 12 feet vertically of septic system.
3. A bottom of excavation inspection is required once the topsoil and fill material have been removed.
4. A current sieve analysis of select fill material (within past 30 days) must be submitted to the Northeast District Department of Health (NDDH).
5. Select fill is to be perced once in place.
6. A set of house plans must be submitted prior to an Approval to Construct Permit being issued.
7. An Installer's As-Built drawing (to include ties to the house) is to be submitted following the final inspection and approval of installation by NDDH.
8. Installer to schedule and be present for the final inspection with NDDH staff. Level to be set up for verification of elevations OR an Engineer's As Built will be required.

This letter is NOT to be construed as an APPROVAL TO CONSTRUCT the septic system and DOES NOT indicate that the Northeast District Department of Health endorses approval for issuance of any building permit.

Prior to the start of construction of the septic system, you must apply for your Approval to Construct Permit and submit the applicable fees to this office. A set of the floor plans of your house must be submitted to NDDH for review. Your CT licensed installer must come in to this department to sign for the permit if we do not have his signature on file. Office hours are Mon - Thurs 8 am - 4 pm, Fri 8 am - Noon.

THE OWNER IS RESPONSIBLE TO SEEK PROPER AUTHORIZATION FROM ALL TOWN AGENCIES PRIOR TO START OF CONSTRUCTION.

Should you have any questions, please do not hesitate to contact this office.

Sincerely,

Maureen Marcoux, RS

Senior Sanitarian-NDDH

cc: Brooklyn Building Official; KWP Associates, Bruce Woodis

Datum Engineering & Surveying LLC.

Richard Zulick

Certified Forester / Soil Scientist

400 Nott Highway

Ashford, CT

06278

(860) 429-1918

March 4, 2021

Town of Brooklyn, CT

Inland Wetlands and Watercourses Commission

Re: Proposed lot # 19B-1 - 3.95 ac - Wolf Den Rd, Brooklyn, CT. Erickson Property

Dear Commissioners:

I have conducted a site walk on March 4, 2021 to identify any Connecticut regulated wetland soils within 125 feet of the eastern property line of the above referenced parcel located on Wolf Den Road in Brooklyn, CT. This site walk was conducted with Bruce Woodis of KWP Associates of Pomfret, CT. The investigation was conducted for the purposes of identifying wetland soils as they relate the proposed development represented on the KWP site plan.

No wetlands meeting the standards of the National Cooperative Soil Survey and the definition of wetlands as found in the Connecticut General Statutes, Chapter 440, Section 22A-38 were identified.

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

Sincerely,



Richard Zulick

Certified Forester and Soil Scientist

Member SSSSNE