

INLAND WETLANDS & WATERCOURSES COMMISSION

TOWN OF BROOKLYN  
CONNECTICUT

Date \_\_\_\_\_

Application # W \_\_\_\_\_

Check # \_\_\_\_\_

APPLICATION FOR INLAND WETLANDS PERMIT

Name of Applicant Gary McMahon Phone 860-460-2196  
Mailing Address 585 Laurel Hill Rd, Norwich, CT 06360  
Applicants Interest in the Property Owner

Property Owner Same as applicant Phone \_\_\_\_\_  
Mailing Address \_\_\_\_\_

Name of Engineer/Surveyor KWP Associates  
Address P.O. Box 106, Pomfret Center, CT 06259  
Contact Person Bruce Woodis Phone 860-928-1921

Name of Attorney N/A  
Address \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_

Property location/Address Woodward Road  
Map # 10 Lot # 25-5 Zone RA Total Acres 3.28 Acres of Wetlands \_\_\_\_\_

Purpose and Description of the Activity PROPOSED RESIDENTIAL HOME WITH  
DRIVEWAY, WELL AND SEPTIC SYSTEM

Wetlands Excavation and Fill:

Fill Proposed 0 Cubic Yds \_\_\_\_\_ Sq ft \_\_\_\_\_

Excavation Proposed 0 Cubic Yds \_\_\_\_\_ Sq ft \_\_\_\_\_

Location where material will be placed: On Site \_\_\_\_\_ Off Site \_\_\_\_\_

Total Regulated Area altered: Sq ft 0 Acres \_\_\_\_\_

Explain any alternatives that were considered \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Mitigation Measures if Required:

Wetlands or watercourses created: Cubic Yds 0 Sq ft \_\_\_\_\_ Acres \_\_\_\_\_

Is parcel located within 500ft of an adjoining Town? NO

Is the activity located within the watershed of a water company as defined in CT General Statutes 25-32a?

\_\_\_\_\_

## REQUIREMENTS

- Application Fee \$ \_\_\_\_\_ State Fee (\$60.00) \_\_\_\_\_
- Completion of DEP Reporting Form
- Compliance with the Inland Wetlands & Watercourses Regulations
- Three (30) copies of all materials required shall be submitted
- Pre application meeting with the Wetlands Agent is recommended to examine the scope of the activity
- Site Plan showing location of the wetlands (Commission may require a soil scientist to identify the wetlands), existing and proposed conditions
- Compliance with the 2002 Erosion & Sedimentation Control Manual
- If the proposed activity is deemed to be a "significant impact activity" a Public Hearing is required along with the following information:
  - Names and addresses of abutting property owners
  - Additional Information as contained in Article 6.17

Other applications if required:

Application to State of Connecticut DEP  
Inland Water Resources Division  
79 Elm St.  
Hartford, Ct. 06106 1-860-424-3019

Department of the Army  
Corps of Engineers  
696 Virginia Road  
Concord, Ma. 01742 1-860-343-4789

The owner and applicant hereby grant the Brooklyn Inland Wetlands and Watercourses Commission, the Board of Selectman, Authorized Agents of the Inland Wetlands and Watercourses Commission or Board of Selectman, permission to enter the property to which the application is requested for the purpose of inspection and enforcement of the Inland Wetlands and Watercourses Regulations of the Town of Brooklyn.

Applicant: X [Signature] Date \_\_\_\_\_

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

\*Note : All consulting fees shall be paid by the applicant



## Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete - print clearly - and mail this form in accordance with the instructions on pages 2 and 3 to:  
Wetlands Management Section, Inland Water Resources Division, CT DEEP, 79 Elm Street - 3<sup>rd</sup> Floor, Hartford, CT 06106

### PART I: To Be Completed By the Municipal Inland Wetlands Agency Only

1. DATE ACTION WAS TAKEN (enter one year and month): Year \_\_\_\_\_ Month \_\_\_\_\_
2. ACTION TAKEN (enter one code letter): \_\_\_\_\_
3. WAS A PUBLIC HEARING HELD (check one)? Yes \_\_\_\_\_ No \_\_\_\_\_
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:  
(type name) \_\_\_\_\_ (signature) \_\_\_\_\_

### PART II: To Be Completed By the Municipal Inland Wetlands Agency or the Applicant

5. TOWN IN WHICH THE ACTION IS OCCURRING (type name): Brooklyn  
Does this project cross municipal boundaries (check one)? Yes \_\_\_\_\_ No X  
If Yes, list the other town(s) in which the action is occurring (type name(s)): \_\_\_\_\_
6. LOCATION (see directions for website information): USGS Quad Map Name: Hampton or Quad Number: 42  
Subregional Drainage Basin Number: 3711
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (type name): Gary McMahon
8. NAME & ADDRESS/LOCATION OF PROJECT SITE (type information): Woodward Rd  
Briefly describe the action/project/activity (check and type information): Temporary \_\_\_\_\_ Permanent X  
Description: \_\_\_\_\_
9. ACTIVITY PURPOSE CODE (enter one code letter): B
10. ACTIVITY TYPE CODE(S) (enter up to four code numbers): 1 2 9 12
11. WETLAND / WATERCOURSE AREA ALTERED (type in acres or linear feet as indicated):  
Wetlands: 0 acres Open Water Body: 0 acres Stream: 0 linear feet
12. UPLAND AREA ALTERED (type in acres as indicated): 0.5 acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (type in acres as indicated): 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

Town of Brooklyn, Inland Wetlands and Watercourses Regulations

CHANGE OF USE IN EXISTING COMMERCIAL BUILDING	\$75
SIGN PERMIT	\$20

**SUBDIVISION APPROVAL**

BASIC APPLICATION	\$250
SUBDIVISION PLAN REVIEW ENGINEERING REVIEW FOR NEW ROAD(S) AND DRAINAGE*	\$250 PER LOT
INSPECTION AND SUPERVISION OF ROAD CONSTRUCTION AND UTILITIES*	
TEXT AMENDMENT TO SUBDIVISION REGULATIONS	\$250

**\*Included in Plan Review Fee but may be subject to the payment of Additional Fees as set forth in this ordinance.**

**ZONING BOARD OF APPEALS**

ALL APPLICATIONS	\$250
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**WETLANDS**

NON REGULATED USE (APPLICATION FEE) \$150

REGULATED USES:

RESIDENTIAL (SINGLE LOT)

\$150

+ 60

SUBDIVISION APPLICATION  
area

\$150 plus \$150 per lot within the regulated

COMMERCIAL/INDUSTRIAL \$200

Town of Brooklyn, Inland Wetlands and Watercourses Regulations

ADDITIONAL FEE BASED ON TOTAL  
IMPERVIOUS SURFACE INCLUDED IN  
COMMERCIAL/INDUSTRIAL APPLICATION:

< 20,000 SQ FT	\$ 400
21,000 – 50,000 SQ FT	\$ 800
> 51,000 SQ FT	\$1200

SIGNIFICANT ACTIVITY FEE (public hearing)\$ 250 + other fees

**All fees payable pursuant to this ordinance are non refundable.**

**In addition to any other remedies permitted by law, any Land Use Application submitted after work has started on a project shall be subject to a surcharge of \$500.**

**IN ADDITION TO THE FEES SET FORTH ABOVE PAYABLE TO THE TOWN OF BROOKLYN, EACH APPLICATION IS SUBJECT TO AN ADDITIONAL CHARGE PAYABLE TO THE STATE OF CONNECTICUT, WHICH, AS OF THE EFFECTIVE DATE OF THIS ORDINANCE, IS \$60.**

Land Use application fees ordinance  
Approved at town meeting 5/3/2010  
Published in newspaper 5/12/2010  
Effective date 5/27/2010

## Base Land Use Application Fees

### ZONING FEES

TEXT AMMENDMENT TO REGULATIONS	\$250
ZONING MAP CHANGE	\$250
HOME OCCUPATION	\$ 50
SPECIAL PERMIT	\$100 plus Site Plan Review
SITE PLAN REVIEW	

2500SQ. FT. OR LESS \$300

OVER 2500 SQ. FT. \$300 Plus \$15 per each additional 1000 sq. ft.

SITE PLAN REVIEW (multi family/active adult or \$300 PLUS \$20 per elderly)unit

AMENDMENT TO SITE PLAN AFTER SUBMISSION\$ 150

SPECIAL PERMIT (SAND AND GRAVEL)	\$ 250 +
< 1000 CU YDS	\$ 200
1000 TO 20,000 cu yds	\$ 300
21,000 TO 50,000 cu yds	\$ 750
51,000 TO 100,000 cu yds	\$ 2500
> 100,000 cu yds	\$ 5000
ANNUAL SAND & GRAVEL RENEWAL	\$ 100

### ZONING PERMITS

NEW RESIDENTIAL DWELLING	\$ 200
RESIDENTIAL ACCESSORY USES/ADDITIONS	\$ 50
ADDITION/MODIFICATION OF A NON-RESIDENTIAL BUILDING	\$75
NEW COMMERCIAL BULDING	\$ 250





## NORTHEAST DISTRICT DEPARTMENT OF HEALTH

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

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

October 19, 2020

Gary McMahon  
585 Laurel Hill Road  
Norwich, CT 06360

**SUBJECT: FILE #20000131 -- WOODWARD ROAD #, MAP #10, LOT #25-5, BROOKLYN, CT**

Dear Gary McMahon:

The subject plan (KWP ASSOCIATES, PROJ#85049, DRAWN 04/13/2020, REVISED 09/24/2020) submitted on 10/08/2020 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, 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 has 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 engineer/surveyor'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.

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,

Sherry McGann, RS  
Registered Sanitarian ~ NDDH

cc: Brooklyn Building Official; KWP Associates

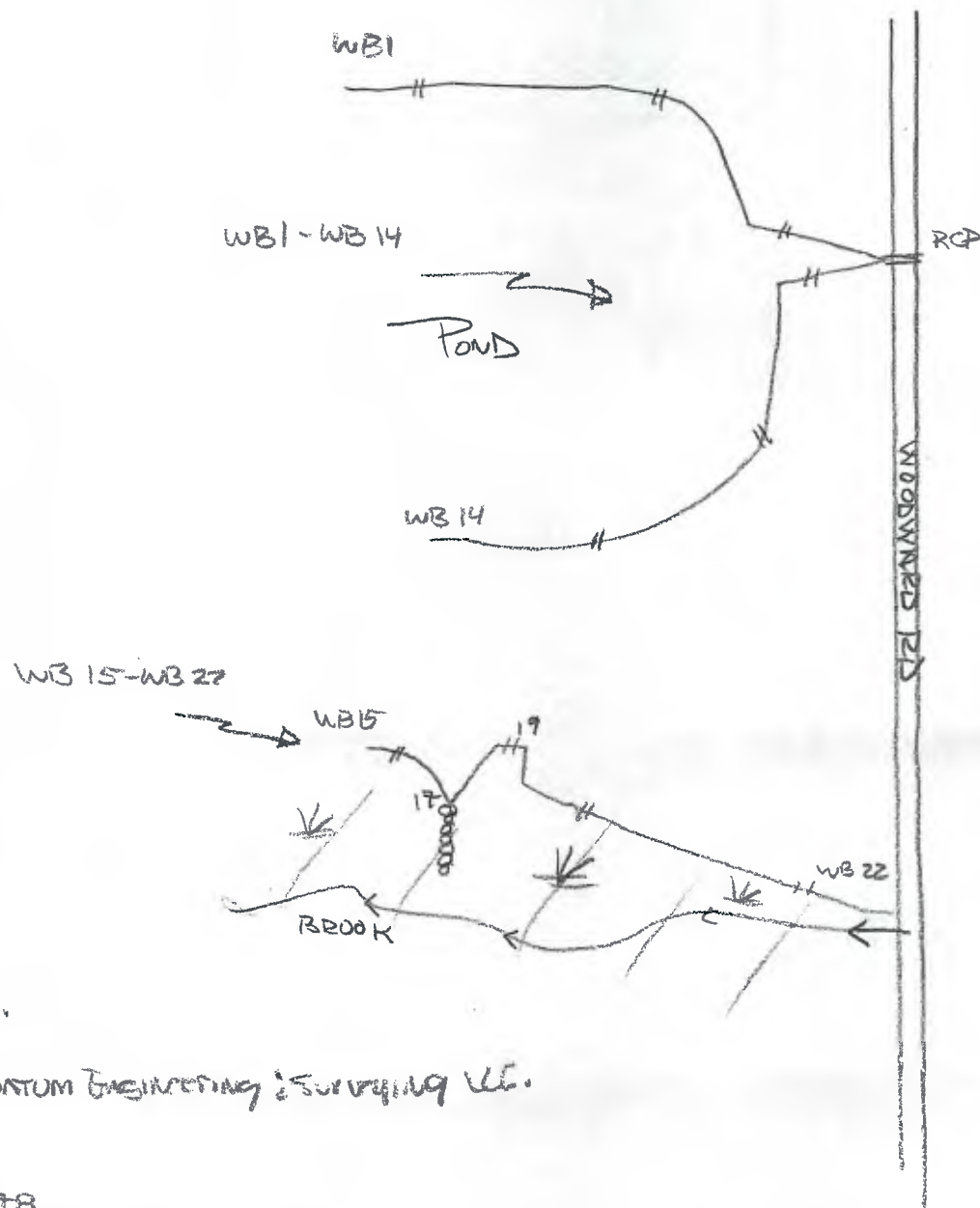
DELINEATION FOR  
KWP ENGINEERING

Nov 18, 2019  
WOODWARD ROAD  
BROOKLYN, CT

TOTAL FLAGS = 22

WB 1 - WB 14

WB 15 - WB 22



WETLAND DELINEATION RW

TRICK ZULICK DDA DATUM ENGINEERING & SURVEYING LLC.

400 IVOT HWY

ASHFORD, CT

06278

LEGEND

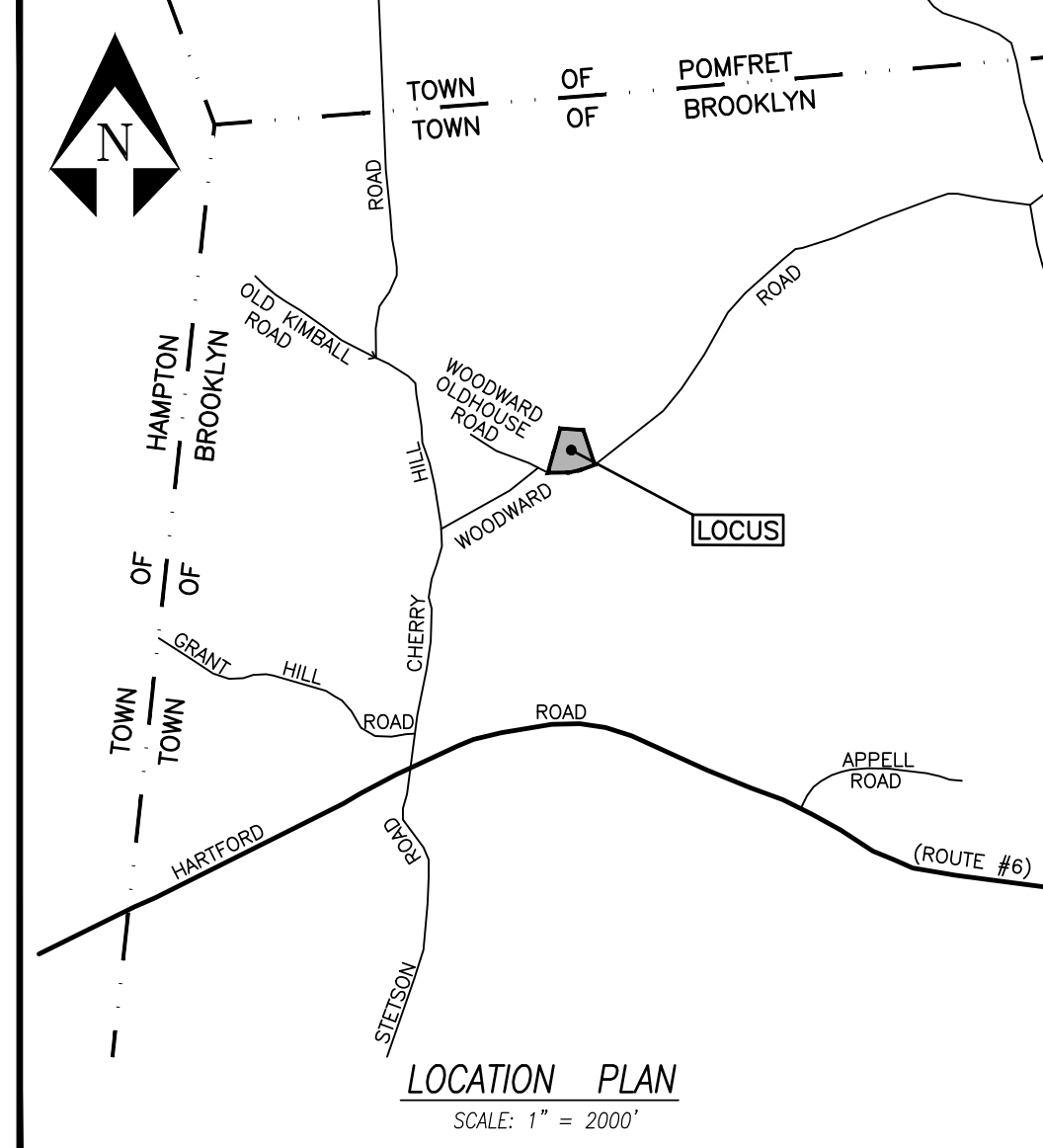


WETLAND BOUNDARY



WATER COURSE

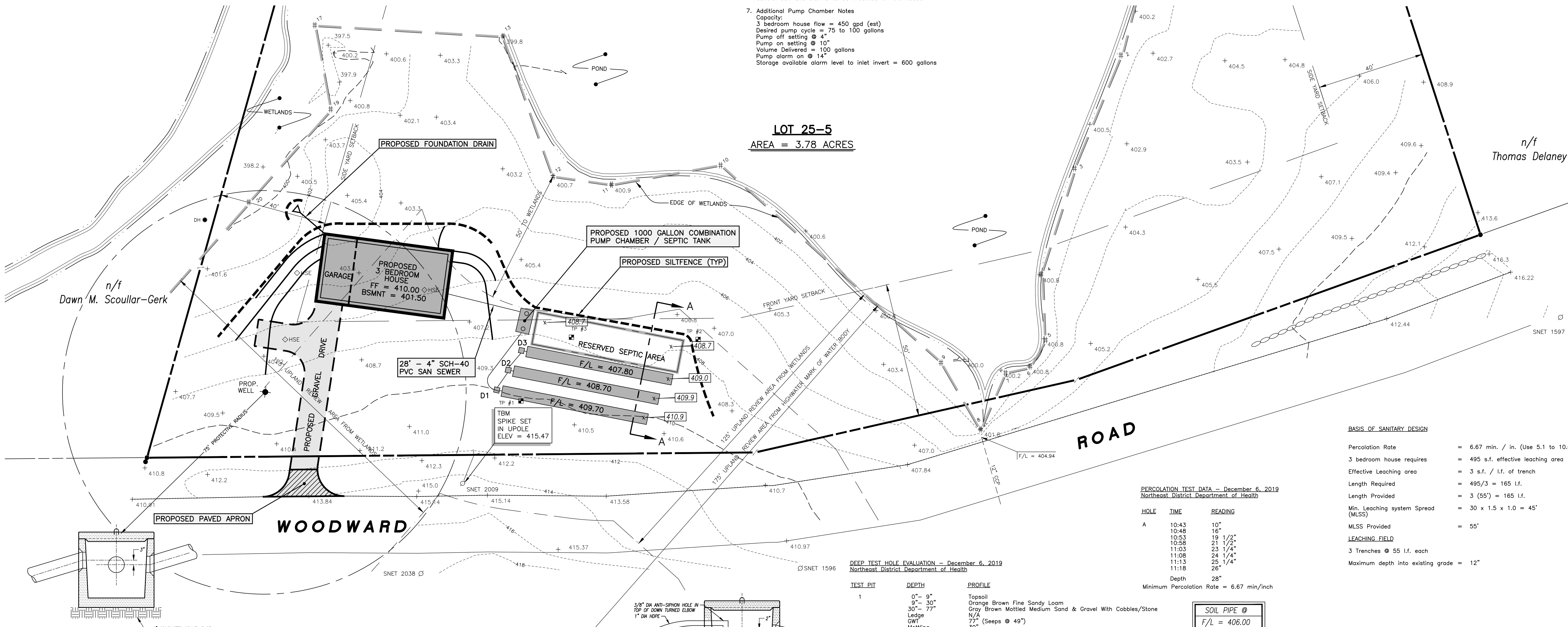




UPON ACHIEVEMENT OF FINAL GRADES, 4" OF TOPSOIL SHALL BE SPREAD AND SEEDED WITH FOLLOWING MIX:	
<u>SEED</u>	<u>LBS./1000 S.F.</u>
CREEPING RED FESCUE	0.45
REDTOP	0.05
PERENNIAL RYEGRASS	0.20
KENTUCKY BLUEGRASS	0.15
<hr/>	
TOTAL:	0.85

AFTER SEEDING IS COMPLETE SPREAD MULCH  
AT THE RATE OF 1 HAYBALE/500 S.F.

- |                          |                |
|--------------------------|----------------|
| Lot Clearing:            | Apr 1 - 15     |
| Site Grading and         |                |
| Foundation Construction: | Apr 15 - May 1 |
| Driveway and Parking     |                |
| Area Installation:       | May 1 - 15     |
| Building Construction:   | May 1 - June 1 |
| Loam and Seeding:        | June 1 - 15    |



<b><u>BASIS OF SANITARY DESIGN</u></b>	
Percolation Rate	= 6.67 min. / in. (Use 5.1 to 10.0)
3 bedroom house requires	= 495 s.f., effective leaching area
Effective Leaching area	= 3 s.f. / l.f. of trench
Length Required	= 495/3 = 165 l.f.
Length Provided	= 3 (55') = 165 l.f.
Min. Leaching system Spread (MLSS)	= 30 x 1.5 x 1.0 = 45'
MLSS Provided	= 55'
<b><u>LEACHING FIELD</u></b>	
3 Trenches @ 55 l.f. each	
Maximum depth into existing grade =	12"

## SEPTIC SYSTEM CONSTRUCTION NOTES

- Septic System Fill Gradation Requirements**
- Coarse Fraction (less than 3" and greater than No. 4 sieve):  
45% Max.
- Fine Fraction:
- | 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  |

Percent passing the #40 sieve can be increased to no greater than 75% if the percent passing the #100 sieve does not exceed 10% and the #200 sieve does not exceed 5%.

NOT TO SCALE

- LEGEND**
- IRON PIN FOUND
  - IRON PIN SET
  - ⊙ UTILITY POLE
  - STONEWALL
  - #— EDGE OF WETLANDS
  - 340 — EXISTING CONTOUR
  - 340 — PROPOSED CONTOUR
  - 340.7 PROP. SPOT ELEVATION
  - DEEP TEST PIT LOCATION
  - PERCOLATION TEST
  - SILT FENCE

Certified Soil Scientist Rick Zulick

K W P associates  
P.O. BOX 101, POMFRET CENTER, CT. 06259  
*David A. Smith* 4/13/2020  
DAVID A. SMITH, P.E. #14173 DATE  
NOT VALID UNLESS SEAL IS AFFIXED HERETO

Bruce D. Woods 4/13/2020  
BRUCE D. WOODS, Conn. L.S. #13646

No certification is expressed or implied unless this map bears the embossed seal of the land surveyor whose signature appears hereon.

REVISIONS		
DATE	DESCRIPTION	BY
11/24/2020	ADD UPLAND REVIEW NOTES. REVISED FOUNDATION DRAIN.	JL
9/24/2020	REVISED LEACHING FIELD ELEVATIONS, DETAILS AND CROSS SECTION	JL

**GARY McMAHON**

WOODWARD ROAD  
BROOKLYN, CONNECTICUT

**KWP**  **associates**

SURVEYING ~ ENGINEERING ~ SITE PLANNING

250 Killingly Road  
Pomfret Center, Ct. 06259-0100

SCALE: 1" = 20'

DATE: 4/13/2020

SHEET: 1 OF

3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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PROJ # 85049	FB: .

Dwn: JES	Chk:
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