



# TOWN OF PUTNAM

TOWN HALL  
200 SCHOOL STREET  
PUTNAM, CONNECTICUT 06260

Inland Wetland Commission Meeting  
Hybrid Meeting  
November 9, 2022 7:00 P.M.  
Municipal Complex Room 201 Second Floor

## Agenda:

### 1. Call to Order & Roll Call:

Open Public Hearing on Application 2022—09 Putnam River Road, LLC & 285 River Road, LLC request for an 11 lot Subdivision and Gravel Excavation for properties located at 357 River Road, Town Assessors Map 043, Lot 010, Zoned Agricultural-2 and 285 River Road, Town Assessors Map 043 Lot 005, Zoned Agricultural-2. Development will include the excavation of gravel to create two permanent ponds. VOTE REQUIRED

## Regular Meeting:

### 1. Review minutes of the October 12, 2022 meeting. VOTE REQUIRED

### 2. Correspondence:

### 3. Public Participation:

### 4. Unfinished Business: - (Review/Discussion/Action)

**A. Application 2022-11** Vachon Putnam, LLC – 139 Pomfret St. – Dealership Expansion, Parking Modifications, Stormwater Modifications

**B. Application 2022-09** 285 River Road LLC – Putnam River Road LLC - 285 River Road and 357 River Road– 11 Lot Subdivision and Gravel Excavation

### 5. New Business: - (Review/Discussion/Action)

*If the application is complete the Commission shall decide if a public hearing and/or site walk Should be held on each application and continue further action until the next month's meeting. The commission may also delegate to its duly authorized agent.*

**B. Applications Received After Agenda was Published: - (Review/Discussion/Action)**

### 6. Other Business: POSSIBLE VOTE REQUIRED

#### A. Agent Report

### 7. Comments By Commissioners:

### 8. Adjournment.

TOWN HALL  
200 SCHOOL STREET  
PUTNAM, CONNECTICUT 06260

Inland Wetland Commission Meeting  
Hybrid Meeting  
November 9, 2022 7:00 P.M.  
Municipal Complex Room 201 Second Floor

Join Zoom Meeting

<https://us06web.zoom.us/j/87004571336?pwd=N085cjQ4cGV0MVN1bDhQVjYyQ1BhZz09>

Meeting ID: 870 0457 1336

Passcode: p3zuQp

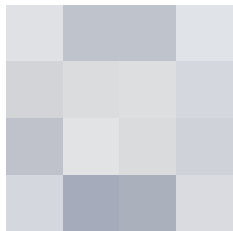
Dial by your location

+1 929 205 6099 US (New York)

Meeting ID: 870 0457 1336

Phone Passcode: 770430

Find your local number: <https://us06web.zoom.us/j/kuUFh9R9f>



# TOWN OF PUTNAM

TOWN HALL  
200 SCHOOL STREET  
PUTNAM, CONNECTICUT 06260

Inland Wetland Commission Meeting Minutes  
Hybrid Meeting  
October 12, 2022 7:00 P.M.  
Municipal Complex Room 201 Second Floor

A wetland site walk was held on October 6, 2022 from 4:37 P.M – 5:37 P.M. at 285 River Road for review of an 11 lot subdivision.

Members Present: Cynthia Dunne, Christine Maine, Walter Irwin (Self Guided)

Others Present: Bruce Fitzback-Wetlands Agent, Attorney Andrew McCoy, Attorney Harry Heller,  
Wayne Bugden- Geologist, David Held-Provost & Rovero  
Donna Dimastrantonio, Peter McMorris, and Mark Morin

## Meeting Opened at 7:12 P.M.

### 1. Call to Order & Roll Call:

Present: Adam Paquin-Chairman, Mike Bogdanski, Cynthia, Walter Irwin

Absent: Christine Maine, Theodore Altmeier

### 2. Review minutes of the September 14, 2022 meeting.

Motion by Mike Bogdanski to accept the minutes, second by Walter Irwin.

Mike Bogdanski amended his motion stating he wanted it noted in the minutes that Christine Main arrived at 7:07 P.M. and left approximately 30 minutes later, second by Walter Irwin. All Were In Favor. Motion carried in its entirety.

### 3. Correspondence Received:

#### a. Application #2022-09

- i. Owner Certification
- ii. Property Access
- iii. Waiver of Liability
- iv. Petition

### 4. Public Participation:

Abutting property owner Peter McMorris submitted a petition and requested a public hearing be held on Application # 2022-09 for the 11-lot subdivision located at 285 River Road

5. Unfinished Business: - (Review/Discussion/Action)

**A. Application # 2022-09** Putnam River Road LLC & 285 River Road LLC  
11-Lot Subdivision & Gravel Excavation

Motion by Cynthia Dunne to hold a public hearing, second by Walter Irwin. ALL WERE IN FAVOR  
Motion by Walter Irwin to table, second by Mike Bogdanski. ALL WERE IN FAVOR

**B. Application # 2022-10** Town of Putnam – Danco Road – Bridge Replacement

Motion by Mike Bogdanski to approve, second by Walter Irwin. ALL WERE IN FAVOR

**C. Application # 2022-11** Vachon Putnam, LLC – 139 Pomfret St. – Dealership Expansion, Parking  
Modifications, Stormwater Modifications.

Norm Thibeault of Killingly Engineering reviewed the plans with the Commission.  
Bruce Fitzback recommended the sloping of the pavement to allow the stormwater to go into the  
basin on the westerly side of the building and provide spot grades on the edge of the pavement near  
the northerly stormwater basin reflected on the drawings for next month's meeting.

Motion by Adam Paquin to table to next month's meeting, seconded by Walter Irwin. ALL WERE  
IN FAVOR.

6. New Business: - (Review/Discussion/Action)

*If the application is complete the Commission shall decide if a public hearing and/or site walk  
Should be held on each application and continue further action until the next month's meeting.  
The commission may also delegate to its duly authorized agent.*

D. Applications Received After Agenda was Published: - (Review/Discussion/Action) NONE

7. Other Business:

A. Agent Report

Update on Dunkin Donuts  
Wetland violation across from the new Thai restaurant located on School Street

8. Comments By Commissioners:

9. Motion by Mike Bogdanski to adjourn at 7:47 P.M., second by Cynthia Dunne. ALL WERE IN FAVOR

Respectfully submitted by Brenda Roy.

Please note these minutes have not been accepted by the Commission and will be placed on their next  
meeting agenda

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Join Zoom Meeting

<https://us06web.zoom.us/j/83258856156?pwd=OWUvQS9xYTdXUWFDOTNYSGpPVFVhQT09>

Meeting ID: 832 5885 6156

Passcode: 3Pyi48

Dial by your location

+1 929 205 6099 US (New York)

Meeting ID: 832 5885 6156

Phone Passcode: 669379

Find your local number: <https://us06web.zoom.us/u/kmzCLYoWx>

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# INLAND WETLAND COMMISSION

## APPENDIX A

### APPLICATION FOR PERMIT

This application is for the use of inland wetlands and water courses.

The meetings are held on the second Wednesday of every month at 7:00pm in the Town Hall. If an on-site inspection is canceled due to inclement weather, the applicant is asked to call the office at 963-6803 30 minutes before the scheduled inspection to see if or when the inspection will be held.

Name of Applicant Putnam River Road, L.L.C. and 285 River Road, LLC

Applicant's Address P.O. Box 271, Putnam, CT 06260

Phone # 860-234-0907

Owner of Land Putnam River Road, L.L.C. and 285 River Road, LLC

Owner's Address P.O. Box 271, Putnam, CT 06260

Location and description of proposed activity: 285 River Road and 357 River Road

12 lot residential subdivision. Development will include the excavation of gravel to create two permanent ponds.

### Activity & Purpose Code

Please CHECK one in each column that best describes the activity proposed.

| <u>Code</u>                         | <u>Activity Type</u>             | <u>Code</u>                         | <u>Activity Purpose</u>                             |
|-------------------------------------|----------------------------------|-------------------------------------|-----------------------------------------------------|
| <input type="checkbox"/>            | 1 Filling                        | <input type="checkbox"/>            | A Residential Improvement by homeowner              |
| <input checked="" type="checkbox"/> | 2 Excavation                     | <input checked="" type="checkbox"/> | B New residential development - single family       |
| <input type="checkbox"/>            | 3 Land Clearing                  | <input type="checkbox"/>            | C New residential development - multi- family/condo |
| <input type="checkbox"/>            | 4 Stream Channel                 | <input type="checkbox"/>            | D Commercial/Industrial Uses                        |
| <input type="checkbox"/>            | 5 Stream Stabilization           | <input type="checkbox"/>            | E Municipal Improvements                            |
| <input type="checkbox"/>            | 6 Stream Clearance               | <input type="checkbox"/>            | F Utility Company Improvements                      |
| <input type="checkbox"/>            | 7 Culverting                     | <input type="checkbox"/>            | G Agriculture, Forestry or Conservation             |
| <input type="checkbox"/>            | 8 Und. Grd. Util.                | <input type="checkbox"/>            | H Wetland Creation/Restoration                      |
| <input type="checkbox"/>            | 9 Roadway Construction           | <input type="checkbox"/>            | I Storm Water/Flood Control                         |
| <input type="checkbox"/>            | 10 Drainage Improvements         | <input type="checkbox"/>            | J Erosion/Sediment Control                          |
| <input type="checkbox"/>            | 11 Pond Dredge/Dam Construction  | <input type="checkbox"/>            | K Recreation/Boating/Navigation                     |
| <input type="checkbox"/>            | 12 Activity Buffer/Set Back Area | <input type="checkbox"/>            | L Routine Maintenance                               |
| <input type="checkbox"/>            | 13 Other: Please describe: _____ |                                     |                                                     |

# INLAND WETLAND COMMISSION

## APPENDIX A *Continued*

Project Name (if applicable) \_\_\_\_\_

Estimate of Linear Footage affecting Wetlands \_\_\_\_\_

0

Affected number of acres in which Wetlands are part of  
the impacted area for Multi-Family, Condos and  
Commercial Development \_\_\_\_\_

N/A

### TO BE COMPLETED BY THE COMMISSION

Application Number \_\_\_\_\_

2022-09

Date of Receipt \_\_\_\_\_

7.12.2022 CK# 16183

Application Approved (date) \_\_\_\_\_

Conditions of approval if applicable \_\_\_\_\_

Application Denied (date) \_\_\_\_\_

Reason(s) for Denial \_\_\_\_\_

Signature of Chairman or Secretary of Commission \_\_\_\_\_

Date \_\_\_\_\_

# INLAND WETLAND COMMISSION

## APPENDIX A *Continued*

### *Application Procedure*

1. Applicant will have a map showing the property boundaries, any wetlands on the property, proposed buildings, septic area, drainage if applicable and the dimension between these areas in scale 1" - 200' or less
2. Applicant must provide an approximate estimate of the linear footage of the wetlands that are affected by said proposal. This is for multi-family, condominiums or commercial development. Contact with the Zoning Official may clarify the nature of your project
3. Applicant must provide an approximate estimate of the number of acres that are affected by said proposal dealing with multi-family, condominiums and commercial development in which wetlands are part of that impacted area within the watershed.
4. Applicant will supply a copy of the soil scientist report with the application to the Wetlands Commission to be reviewed at the meeting by the Commission.
5. Applicant will have the soil scientist number the wetland flags and record the numbers of the flags on the site plan according to their location in the field. The location on the site map must match the field location.
6. If the applicant's estimates are not accurate, payment of the correct amount must be made before the Wetlands final approval of the application.
7. And any other information deemed necessary by the Commission.

### *Fee Schedule*

|    |                                         |          |
|----|-----------------------------------------|----------|
| 1. | Permitted and non-regulated             | \$40.00  |
| 2. | One lot regulated                       | \$40.00  |
| 3. | Regulated Area                          |          |
|    | Two (2) - Ten (10) lots                 | \$100.00 |
|    | Ten (10) - Twenty (20) lots             | \$200.00 |
|    | Over Twenty (20+) lots                  | \$300.00 |
| 4. | Multi-Family/Condominium Regulated area |          |
|    | Zero (0) to Five (5) Acres              | \$50.00  |
|    | Per linear foot of wetlands additional  | \$0.35   |
|    | Over Five (5) acres                     | \$100.00 |
|    | Per linear foot of wetlands additional  | \$0.35   |
| 5. | Commercial                              |          |
|    | Zero (0) to Five (5) Acres              | \$100.00 |
|    | Per linear foot of wetlands additional  | \$0.50   |
|    | Over Five (5) acres                     | \$300.00 |
|    | Per linear foot of wetlands additional  | \$0.50   |

*All applications must be submitted one week prior to the regularly scheduled monthly meeting.*



## 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): Purman  
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: Purman or Quad Number: 28  
Subregional Drainage Basin Number: 3700
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (type name): Purman River Road, L.L.C. & 285 River Road, LLC
8. NAME & ADDRESS/LOCATION OF PROJECT SITE (type information): 285 River Road, 357 River Road  
Briefly describe the action/project/activity (check and type information): Temporary \_\_\_\_\_ Permanent X  
Description: 12 lot residential subdivision and gravel/pond excavation
9. ACTIVITY PURPOSE CODE (enter one code letter): B
10. ACTIVITY TYPE CODE(S) (enter up to four code numbers): 2, 12, 14, \_\_\_\_\_
11. WETLAND / WATERCOURSE AREA ALTERED (type in acres or linear feet as indicated):  
Wetlands: 0.034 acres      Open Water Body: 0 acres      Stream: 60± linear feet
12. UPLAND AREA ALTERED (type in acres as indicated): 15± acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (type in acres as indicated): 4± acres

DATE RECEIVED:

### PART III: To Be Completed By the DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO

16183

**PROVOST & ROVERO, INC.**  
ENGINEERING SURVEYING SITE PLANNING  
57 E. MAIN ST. P.O. BOX 191 PLAINFIELD, CT 06374  
(860) 230-0856 FAX (860) 230-0860

Jewett City Savings Bank  
Jewett City, CT 06351

51-7433/2111



7/12/22

PAY TO THE  
ORDER OF

Town of Putnam

Two hundred sixty and 00/100

\$ 260.00

DOLLARS

MEMO

203015 IW Application

AUTHORIZED SIGNATURE

~~COPIED TO FILE~~

# Provost & Rovero, Inc.

Civil Engineering • Surveying • Site Planning • Structural • Mechanical • Architectural Engineering

P.O. Box 191  
57 East Main Street  
Plainfield, CT 06374

Telephone (860) 230-0856  
Fax (860) 230-0860  
[www.prorovinc.com](http://www.prorovinc.com)

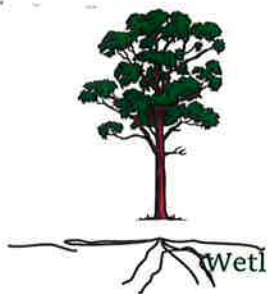
July 12, 2022

**Putnam River Road, L.L.C. & 285 River Road, LLC  
Proposed 12 Lot Resubdivision**

P & R Job #203095

**APPLICATION PACKAGE CONTENTS – Inland Wetlands**

1. Application fee           \$260.00
2. Inland Wetlands Commission application form
3. 3 copies of plans dated 6/29/2022
4. DEEP Activity Reporting Form



## Joseph R. Theroux

~ Certified Forester/ Soil Scientist ~

Phone 860-428-7992 ~ Fax 860-376-6842

P.O. Box 32, Voluntown, CT. 06384

Forestry Services ~ Environmental Impact Assessments

Wetland Delineations and Permitting ~ E&S/Site Monitoring

Wetland function and value assessments

7/29/2022

Provost & Rovero, Inc.  
57 East Main St.  
P.O. Box 191  
Plainfield, CT. 06374

Attn: Mr. David Held

Re: Wetland delineation, 285 & 357 River Road, Putnam, CT.

Dear Mr. Held,

At your request I have delineated the inland wetlands and watercourses on the above referenced property.

Fluorescent pink flags with a corresponding location number delineate the boundary between the upland soils and inland wetlands and watercourses.

These wetland soils have been delineated in accordance with the standards of the National Cooperative Soil Survey and the definitions of wetlands as found in the Connecticut Statutes, Chapter 440, Section 22A-38.

Flag numbers WF-1 through WF-52 delineate the southern and eastern boundary of Carpenter Brook, its adjacent floodplain soils, inland wetlands and the large marsh adjacent to River Road.

Flag numbers WF-1A through WF-62 A and WF-1B through WF-66 B delineate an intermittent watercourse, its adjacent forested wetlands and the western boundary of Carpenter Brook, its adjacent floodplain soils, inland wetlands and the western limits of the marsh. The intermittent watercourse flows to the east from the western property boundary and joins with Carpenter Brook.

Flag numbers WF-1C through WF-47C, WF-1D through WF-31D, WF-1E through WF-138E, WF-1I through WF-60I and WF-1J through WF-34J delineate a large palustrine forested wetland complex located in the southwestern portion of the property. This complex has several intermittent watercourses within its boundaries which flow downslope to the southeast. These watercourses receive hydrology from the larger portions of inland wetlands, from surface runoff and groundwater breakout.

Flag numbers WF-1F through W-22F and WF-1G through WF-15G delineate a palustrine forested wetland located on the southeast property line. The eastern portion of this wetland was historically trenched in an effort to channel flows through the adjacent uplands to and from the adjacent wetland.

Flag numbers WF-1H through WF-7H delineate a small forested wetland in the southeast property corner. This wetland has formed in a depressed area due to persistent wetness from the shallow seasonal water tables.

Flag numbers WF-1K through WF-16K delineate a potential vernal pool in the western portion of the property that has formed in a depression in the topography. On the dates of the delineation, (October 5<sup>th</sup>-14<sup>th</sup>, 2021), this area was inundated.

Flag numbers WF-1L through WF-14L delineate a small forested wetland and intermittent watercourse adjacent to the "B" series watercourse in the northwest portion of the property. This wetland and watercourse have formed from seasonal groundwater breakout.

These wetlands and watercourses have formed from the persistent wetness from the high seasonal water tables, perched water tables trapped by ledge or compact till horizons and surface runoff.

The typical hydric soils found in these wetlands are characterized by thick organic topsoil horizons, shallow redoximorphic features and low chroma colors within 20 inches of the soil surface.

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

Thank you,

*Joseph R. Theroux*

Joseph R. Theroux  
Certified Soil Scientist  
Member SSSSNE, NSCSS, SSSA.

**APPLICATION OF  
PUTNAM RIVER ROAD, L.L.C. AND 285 RIVER ROAD LLC  
TO TOWN OF PUTNAM  
INLAND WETLANDS AND WATERCOURSES COMMISSION**

**CERTIFICATION PURSUANT TO SECTION 7.6(i) OF THE PUTNAM INLAND  
WETLANDS AND WATERCOURSES REGULATIONS**

I, Robert G. Viens, as Member of Putnam River Road, L.L.C. and as Member of 285 River Road LLC, hereunto duly authorized, hereby certify that I am familiar with all of the information provided in an application to the Town of Putnam Inland Wetlands and Watercourses Commission with respect to an eleven (11) lot residential resubdivision and the excavation of gravel from the property to create two (2) permanent ponds, all as more particularly depicted on a plan entitled "Proposed 11 Lot Resubdivision River Road & Modock Road Putnam, Connecticut Owner & Applicant: Putnam River Road, L.L.C. & 285 River Road, LLC P.O. Box 271 Putnam, CT 06260 June 29, 2022 Revisions Date 7/29/2022 Misc. Revisions Sheets 1 of 17 to 17 of 17 Job No: 203095 Dwg No: Client File Prepared By Provost & Rovero, Inc. Civil Engineering – Surveying – Site Planning Structural – Mechanical – Architectural Engineering 57 East Main Street, P.O. Box 191 Plainfield, Connecticut 06374 (860) 230-0856 – Fax (860) 230-0860 [info@prorovinc.com](mailto:info@prorovinc.com) [www.prorovinc.com](http://www.prorovinc.com)" and am aware of the penalties for obtaining a permit through deception or through inaccurate or misleading information.

**APPLICANTS:  
PUTNAM RIVER ROAD, L.L.C.**

By:  10-3-2022 (L.S.)  
Robert G. Viens, its Member

**285 RIVER ROAD LLC**

By:  10-3-2022 (L.S.)  
Robert G. Viens, its Member

# Petition

Clint M. RFA  
Certified 9-27-22

The below Town of Putnam, CT residents would like to request that the Inland Wetland Commission hold a Public Hearing regarding Application #2022-09, 285 River Rd LLC - Putnam River Road LLC - 11 Lot Subdivision

| Num | Printed Name      | Address                 | Phone Number  | Signature         |
|-----|-------------------|-------------------------|---------------|-------------------|
| 1   | Peter McMorris    | 341 River Rd Putnam, CT | 860 235-0806  | Peter McMorris    |
| 2   | Lynn Beckham      | 242 River Rd            | 860-617-5678  | Lynn Beckham      |
| 3   | David Vitale      | 227 River Rd            | 860 428 4768  | David Vitale      |
| 4   | Mary Vitale       | 227 River Rd            | 860 428 7805  | Mary Vitale       |
| 5   | Nylon Soares      | 268 River Rd            | 401 413 1607  | Nylon Soares      |
| 6   | Megan O'Rourke    | 208 River Rd            | 860 441 7177  | Megan O'Rourke    |
| 7   | James Procaccini  | 285 River Rd            | 401-298-0268  | James Procaccini  |
| 8   | Justin Procaccini | 279 River Rd            | 401-271-2143  | Justin Procaccini |
| 9   | Eric Edstrom      | 341 River Road          | 508-365-9726  | Eric Edstrom      |
| 10  | Susan Meun        | 449 WOSTICK AVE         | 860-928-9330  | Susan Meun        |
| 11  | Ron Gnee          | 181 Modock Rd.          | 860-928-7281  | Ron Gnee          |
| 12  | Steve Rumpell     | 191 Modock Rd.          | 860-307-3685  | Steve Rumpell     |
| 13  | Michael Rivers    | 191 Modock RD           | 860 928 5252  | Michael Rivers    |
| 14  | Virginia Fiske    | 191 Modock Rd           | 860-428-2449  | Virginia Fiske    |
| 15  | Tammy Rivers      | 191 Modock Rd           | 860-268-4439  | Tammy Rivers      |
| 16  | Kenneth J. Haggan | 303 Modock Rd.          | 860-377-1059  | Kenneth J. Haggan |
| 17  | Don MOREAU        | 225 Modock Rd           | 860-516-3111  | Don MOREAU        |
| 18  | MOENIS VITALI     | 251 MODOCK RD           | 860 .933 5597 | MOENIS VITALI     |
| 19  | Jo Ann Bauer      | 59 Gary School Rd       | 860 928 8004  | Jo Ann Bauer      |
| 20  | Donna Memmies     | 341 River Rd            | 860-377-2876  | Donna Memmies     |
| 21  | Donna Memmies     |                         |               |                   |
| 22  | Dennis LaBell     | 405 modock rd           | 860-234-6695  | Dennis LaBell     |
| 23  | Gary LaFrance     | 323 Modock Rd           | 508-864-1310  | Gary LaFrance     |
| 24  | Steve Faucher     | 241 Modock Rd           | 860-617-4142  | Steve Faucher     |
| 25  | Jim Faucher       | 241 modock Rd           | 860-208-5605  | Jim Faucher       |

no matching address

no matching name / address

not a reg. voter

# Petition

The below Town of Putnam, CT residents would like to request that the Inland Wetland Commission hold  
a Public Hearing regarding Application #2022-09, 285 River Rd LLC - Putnam River Road LLC - 11 Lot  
Subdivision

| Num | Printed Name          | Address             | Phone Number    | Signature            |
|-----|-----------------------|---------------------|-----------------|----------------------|
| 1   | <i>Bob Pungent</i>    | <i>56 Mantup Rd</i> |                 | <i>[Signature]</i>   |
| 2   | <i>J. [Signature]</i> | <i>38 Mantup Rd</i> | <i>465-6070</i> | <i>[Signature]</i>   |
| 3   | SEAN A. Smith         | 59 Mantup Rd        | 7742395748      | <i>[Signature]</i>   |
| 4   | Wendy Spell           | 135 River Rd        | 260-576-1868    | <i>[Signature]</i>   |
| 5   | <i>Rita Arand</i>     | 165 River Rd        | 860-933-1851    | <i>Rita Arand</i>    |
| 6   | <i>[Signature]</i>    | 257 Sabin St        | 800-630-0269    | <i>[Signature]</i>   |
| 7   | <i>Marianne Vias</i>  | <i>113 Mantup</i>   |                 | <i>Marianne Vias</i> |
| 8   |                       |                     |                 |                      |
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| 25  |                       |                     |                 |                      |

Cannot  
verify

**APPLICATION OF  
PUTNAM RIVER ROAD, L.L.C. AND 285 RIVER ROAD LLC  
TO TOWN OF PUTNAM  
INLAND WETLANDS AND WATERCOURSES COMMISSION**

**AUTHORIZATION PURSUANT TO SECTION 7.6(j) OF THE PUTNAM INLAND  
WETLANDS AND WATERCOURSES REGULATIONS**

**PUTNAM RIVER ROAD, L.L.C.** and **285 RIVER ROAD LLC**, hereby authorize the Putnam Inland Wetlands and Watercourses Commission and its agents to access and inspect properties located at 285 River Road and 357 River Road, Putnam, Connecticut, at reasonable times, both before and after a final decision has been issued with respect to an Application (i) with respect to a proposed eleven lot resubdivision of properties designated as 285 River Road and 357 River Road, Putnam, Connecticut and (ii) for the excavation of earth product in conjunction with the creation of two (2) ponds in accordance with a plan entitled "Proposed 11 Lot Resubdivision River Road & Modock Road Putnam, Connecticut Owner & Applicant: Putnam River Road, L.L.C. & 285 River Road, LLC P.O. Box 271 Putnam, CT 06260 June 29, 2022 Revisions Date 7/29/2022 Misc. Revisions Sheets 1 of 17 to 17 of 17 Job No: 203095 Dwg No: Client File Prepared By Provost & Rovero, Inc. Civil Engineering – Surveying – Site Planning Structural – Mechanical – Architectural Engineering 57 East Main Street, P.O. Box 191 Plainfield, Connecticut 06374 (860) 230-0856 – Fax (860) 230-0860 [info@prorovinc.com](mailto:info@prorovinc.com) [www.prorovinc.com](http://www.prorovinc.com)".

Dated at Putnam, Connecticut this 3 day of OCTOBER, 2022.

**APPLICANTS:  
PUTNAM RIVER ROAD, L.L.C.**

By:  (L.S.)  
Robert G. Viens, its Member

**285 RIVER ROAD LLC**

By:  (L.S.)  
Robert G. Viens, its Member



# INLAND WETLAND COMMISSION

## APPENDIX A

### APPLICATION FOR PERMIT

This application is for the use of inland wetlands and water courses.

The meetings are held on the second Wednesday of every month at 7:00pm in the Town Hall. If an on-site inspection is canceled due to inclement weather, the applicant is asked to call the office at 963-6803 30 minutes before the scheduled inspection to see if or when the inspection will be held.

Name of Applicant Vachon Putnam, LLC

Applicant's Address 139 Pomfret Street, Putnam, CT 06260

Phone # \_\_\_\_\_

Owner of Land Vachon Putnam, LLC

Owner's Address 139 Pomfret Street, Putnam, CT 06260

Location and description of proposed activity: Vachon Putnam, LLC is proposing to construct additions to the existing automobile dealership which include expansion of the service department, modification of the front facade, and construction of a vehicle service drop off bay. Modifications require activity in the 100' upland review area including excavation of a grassed water quality basin.

#### Activity & Purpose Code

Please **CHECK** one in each column that best describes the activity proposed.

| <u>Code</u>                            | <u>Activity Type</u>          | <u>Code</u>                           | <u>Activity Purpose</u>                                          |
|----------------------------------------|-------------------------------|---------------------------------------|------------------------------------------------------------------|
| <input checked="" type="checkbox"/> 1  | Filling                       | <input type="checkbox"/> A            | Residential Improvement by homeowner                             |
| <input checked="" type="checkbox"/> 2  | Excavation                    | <input type="checkbox"/> B            | New residential development - single family                      |
| <input type="checkbox"/> 3             | Land Clearing                 | <input type="checkbox"/> C            | New residential development - multi- family/condo                |
| <input type="checkbox"/> 4             | Stream Channel                | <input checked="" type="checkbox"/> D | Commercial/Industrial Uses                                       |
| <input type="checkbox"/> 5             | Stream Stabilization          | <input type="checkbox"/> E            | Municipal Improvements                                           |
| <input type="checkbox"/> 6             | Stream Clearance              | <input type="checkbox"/> F            | Utility Company Improvements                                     |
| <input type="checkbox"/> 7             | Culverting                    | <input type="checkbox"/> G            | Agriculture, Forestry or Conservation                            |
| <input type="checkbox"/> 8             | Und. Grd. Util.               | <input type="checkbox"/> H            | Wetland Creation/Restoration                                     |
| <input type="checkbox"/> 9             | Roadway Construction          | <input type="checkbox"/> I            | Storm Water/Flood Control                                        |
| <input type="checkbox"/> 10            | Drainage Improvements         | <input type="checkbox"/> J            | Erosion/Sediment Control                                         |
| <input type="checkbox"/> 11            | Pond Dredge/Dam Construction  | <input type="checkbox"/> K            | Recreation/Boating/Navigation                                    |
| <input checked="" type="checkbox"/> 12 | Activity Buffer/Set Back Area | <input type="checkbox"/> L            | Routine Maintenance                                              |
| <input checked="" type="checkbox"/> 13 | Other: Please describe:       |                                       | <u>Building additions and stormwater management improvements</u> |

# INLAND WETLAND COMMISSION

## APPENDIX A *Continued*

Project Name (if applicable) Vachon Putnam Dealership improvements

Estimate of Linear Footage affecting Wetlands 262 l.f. along western property line - no direct impacts

Affected number of acres in which Wetlands are part of the impacted area for Multi-Family, Condos and Commercial Development 0.09 ac. of wetlands on site - no direct impacts proposed

### TO BE COMPLETED BY THE COMMISSION

Application Number 2022-11 Date of Receipt 9-8-2022 ck#10809

Application Approved (date) \_\_\_\_\_

Conditions of approval if applicable \_\_\_\_\_

Application Denied (date) \_\_\_\_\_

Reason(s) for Denial \_\_\_\_\_

\_\_\_\_\_  
Signature of Chairman or Secretary of Commission

\_\_\_\_\_  
Date

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING



**KILLINGLY ENGINEERING ASSOCIATES, LLC**  
P.O. BOX 421  
KILLINGLY, CT 06241  
860-779-7299

**CHARTER OAK FCU**  
589 HARTFORD PIKE  
KILLINGLY, CT 06241  
51-7699/2111

10809

9/8/2022

PAY TO THE  
ORDER OF Town of Putnam

\$ \*\*160.00

One Hundred Sixty and 00/100\*\*\*\*\*

DOLLARS

Town of Putnam

Inland wetlands Application Fee - Vachon

*[Signature]*

~~11-2010-10-22-14-21-96: 2010-10-22-14-21-96~~

Details on Back

Intuit® CheckLock™ Secure Check

# INLAND WETLAND COMMISSION

## APPENDIX A *Continued*

### *Application Procedure*

1. Applicant will have a map showing the property boundaries, any wetlands on the property, proposed buildings, septic area, drainage if applicable and the dimension between these areas in scale 1" - 200' or less
2. Applicant must provide an approximate estimate of the linear footage of the wetlands that are affected by said proposal. This is for multi-family, condominiums or commercial development. Contact with the Zoning Official may clarify the nature of your project
3. Applicant must provide an approximate estimate of the number of acres that are affected by said proposal dealing with multi-family, condominiums and commercial development in which wetlands are part of that impacted area within the watershed.
4. Applicant will supply a copy of the soil scientist report with the application to the Wetlands Commission to be reviewed at the meeting by the Commission.
5. Applicant will have the soil scientist number the wetland flags and record the numbers of the flags on the site plan according to their location in the field. The location on the site map must match the field location.
6. If the applicant's estimates are not accurate, payment of the correct amount must be made before the Wetlands final approval of the application.
7. And any other information deemed necessary by the Commission.

### *Fee Schedule*

|    |                                         |          |
|----|-----------------------------------------|----------|
| 1. | Permitted and non-regulated             | \$40.00  |
| 2. | One lot regulated                       | \$40.00  |
| 3. | Regulated Area                          |          |
|    | Two (2) - Ten (10) lots                 | \$100.00 |
|    | Ten (10) - Twenty (20) lots             | \$200.00 |
|    | Over Twenty (20+) lots                  | \$300.00 |
| 4. | Multi-Family/Condominium Regulated area |          |
|    | Zero (0) to Five (5) Acres              | \$50.00  |
|    | Per linear foot of wetlands additional  | \$0.35   |
|    | Over Five (5) acres                     | \$100.00 |
|    | Per linear foot of wetlands additional  | \$0.35   |
| 5. | Commercial                              |          |
|    | Zero (0) to Five (5) Acres              | \$100.00 |
|    | Per linear foot of wetlands additional  | \$0.50   |
|    | Over Five (5) acres                     | \$300.00 |
|    | Per linear foot of wetlands additional  | \$0.50   |

***All applications must be submitted one week prior to the regularly scheduled monthly meeting.***



Connecticut Department of

ENERGY &  
ENVIRONMENTAL  
PROTECTION

GIS CODE #: \_\_\_\_\_  
For DEEP Use Only

79 Elm Street • Hartford, CT 06106-5127

www.ct.gov/deep

Affirmative Action/Equal Opportunity Employer

## Statewide Inland Wetlands & Watercourses Activity Reporting Form

*Please complete this form in accordance with the instructions on pages 2 and 3 and mail to:*

*DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3<sup>rd</sup> Floor, Hartford, CT 06106*

*Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.*

### PART I: Must Be Completed By The Inland Wetlands Agency

1. DATE ACTION WAS TAKEN: year: \_\_\_\_\_ month: \_\_\_\_\_
2. ACTION TAKEN (see instructions - one code only): \_\_\_\_\_
3. WAS A PUBLIC HEARING HELD (check one)? yes ☐ no ☐
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:  
(print name) \_\_\_\_\_ (signature) \_\_\_\_\_

### PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

5. TOWN IN WHICH THE ACTIVITY IS OCCURRING (print name): PUTNAM  
does this project cross municipal boundaries (check one)? yes ☐ no ☒  
if yes, list the other town(s) in which the activity is occurring (print name(s)): \_\_\_\_\_
6. LOCATION (see instructions for information): USGS quad name: PUTNAM or number: 28  
subregional drainage basin number: 3700
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): VACHON PUTNAM, LLC
8. NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): VACHON AUTO, 139 POMPERAULT ST.  
briefly describe the action/project/activity (check and print information): temporary ☒ permanent ☐ description: ADDITION TO AN EXISTING BUILDING W/ACTIVITY IN UPLAND REVIEW
9. ACTIVITY PURPOSE CODE (see instructions - one code only): D
10. ACTIVITY TYPE CODE(S) (see instructions for codes): 1, 2, 12, 14
11. WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):  
wetlands: 0 acres open water body: 0 acres stream: 0 linear feet
12. UPLAND AREA ALTERED (must provide acres): 1.5± acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0 acres

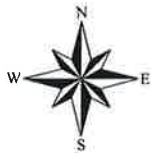
DATE RECEIVED:

### PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO



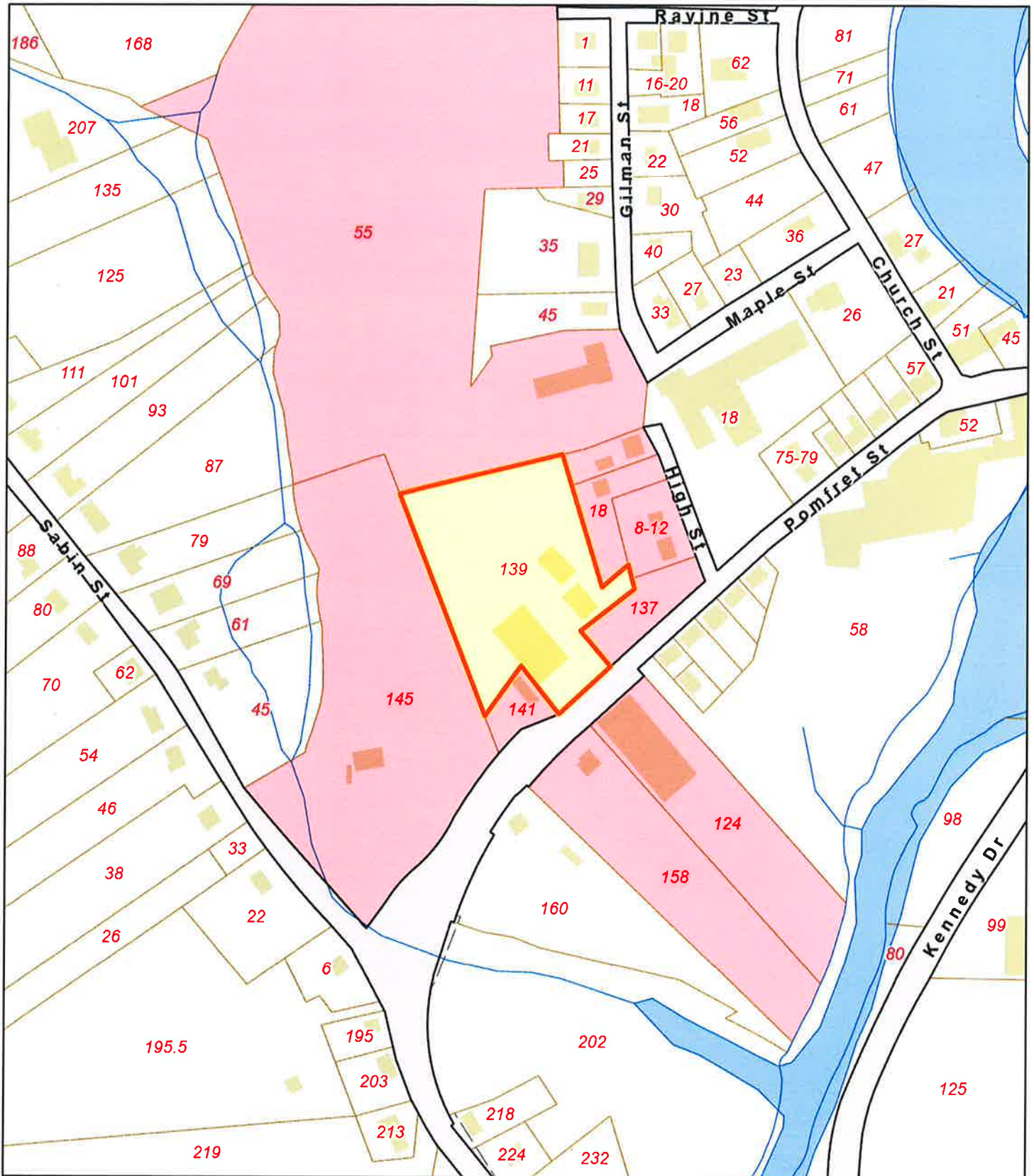
Putnam, CT

1 inch = 280 Feet



www.cai-tech.com

September 7, 2022



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



# 0 foot Abutters List Report

Putnam, CT  
September 07, 2022

## Subject Property:

Parcel Number: 014-045  
CAMA Number: 014-045-000  
Property Address: 139 POMFRET ST

Mailing Address: VACHON PUTNAM LLC  
139 POMFRET ST  
PUTNAM, CT 06260

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## Abutters:

Parcel Number: 014-013  
CAMA Number: 014-013-000  
Property Address: 55 GILMAN ST

Mailing Address: D & M GROUP LLC  
18 MAPLE ST  
PUTNAM, CT 06260

Parcel Number: 014-054  
CAMA Number: 014-054-000  
Property Address: 145 POMFRET ST

Mailing Address: RIVERVIEW MEDICAL CENTER LLC  
145 WESTFORD ROAD  
EASTFORD, CT 06242

Parcel Number: 014-056  
CAMA Number: 014-056-000  
Property Address: 141 POMFRET ST

Mailing Address: VACHON PUTNAM LLC  
139 POMFRET ST  
PUTNAM, CT 06260

Parcel Number: 015-091  
CAMA Number: 015-091-000  
Property Address: 24-26 HIGH ST

Mailing Address: BARRETT JOSEPH D  
39 POMFRET RD  
EASTFORD, CT 06242

Parcel Number: 015-103  
CAMA Number: 015-103-000  
Property Address: 18 HIGH ST

Mailing Address: DEHENAUT PHILIPPE M & HEIDI A  
18 HIGH ST  
PUTNAM, CT 06260

Parcel Number: 015-108  
CAMA Number: 015-108-000  
Property Address: 8-12 HIGH ST

Mailing Address: HIGH STREET COMMONS LLC  
258 FARMSTEAD HILL RD  
FAIRFIELD, CT 06824

Parcel Number: 015-124  
CAMA Number: 015-124-000  
Property Address: 137 POMFRET ST

Mailing Address: VACHON PUTNAM LLC  
139 POMFRET ST  
PUTNAM, CT 06260

Parcel Number: 015-158  
CAMA Number: 015-158-000  
Property Address: 124 POMFRET ST

Mailing Address: THE ELTA REALTY CORP  
124 POMFRET ST  
PUTNAM, CT 06260

Parcel Number: 015-162  
CAMA Number: 015-162-000  
Property Address: 158 POMFRET ST

Mailing Address: 405 POMFRET STREET LLC  
220 W QUASSET RD  
WOODSTOCK, CT 06281



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9/7/2022

Page 1 of 1



## JOSEPH R. THEROUX

~ CERTIFIED FORESTER/ SOIL SCIENTIST ~  
PHONE 860-428-7992 ~ FAX 860-376-6842  
P.O. Box 32, VOLUNTOWN, CT. 06384

FORESTRY SERVICES ~ ENVIRONMENTAL IMPACT ASSESSMENTS  
WETLAND DELINEATIONS AND PERMITTING ~ E&S/SITE MONITORING  
WETLAND FUNCTION AND VALUE ASSESSMENTS

4/12/2022

KILLINGLY ENGINEERING ASSOCIATES  
P.O. Box 421  
DAYVILLE, CT. 06241

RE: WETLAND DELINEATION, VACHON GMC PROPERTY, PUTNAM, CT.

DEAR MR. GLAUDE,

AT YOUR REQUEST I HAVE DELINEATED THE INLAND WETLANDS AND WATERCOURSES ON THE ABOVE REFERENCED PROPERTY.

THESE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY AND THE DEFINITIONS OF WETLANDS AS FOUND IN THE CONNECTICUT STATUTES, CHAPTER 440, SECTIONS 22A-38.

FLUORESCENT PINK FLAGS WITH A CORRESPONDING LOCATION NUMBER DELINEATE THE BOUNDARY BETWEEN THE UPLAND SOILS AND THE INLAND WETLANDS THAT WERE FOUND.

FLAG NUMBERS WF-1 THROUGH WF-25 DELINEATE A PALUSTRINE SCRUB-SHRUB WETLAND FOUND ALONG THE WESTERN PROPERTY BOUNDARY.

THESE SOILS HAVE FORMED FROM THE PERSISTENT WETNESS ASSOCIATED WITH THE HIGH WATER TABLES AND GROUNDWATER BREAKOUT.

THESE DELINEATED WETLAND SOILS ARE CHARACTERIZED BY THICK ORGANIC "A" HORIZONS, SHALLOW REDOXIMORPHIC FEATURES AND LOW CHROMA COLORS WITHIN 20 INCHES OF THE SOIL SURFACE.

IN CONCLUSION, IF YOU HAVE ANY QUESTIONS CONCERNING THE DELINEATION OR THIS REPORT, PLEASE FEEL FREE TO CONTACT ME.

THANK YOU,

*Joseph R. Theroux*

JOSEPH R. THEROUX  
CERTIFIED SOIL SCIENTIST  
MEMBER SSSSNE, NSCSS, SSSA.