

Zoning Commission Hybrid Meeting

May 17, 2023 7:00 P.M.

Putnam Municipal Complex

Room 201 2nd Floor

200 School Street

Putnam, CT 06260

Join Zoom Meeting

<https://us06web.zoom.us/j/81085495727?pwd=V0xrelpqSzJsbVZNQVdRWVZVcU1Xdz09>

Meeting ID: 810 8549 5727

Passcode: zV6bfK

Dial by your location

+1 929 205 6099 US (New York)

Meeting ID: 810 8549 5727

Passcode: 576752

Zoning Commission Hybrid Meeting
May 17, 2023 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street
Putnam, CT 06260

Roll Call:

Agenda:

Public hearing on Docket # 2023-05 TSM Home Remodeling & Contracting LLC request for a Special Permit to convert an existing detached garage into an accessory dwelling unit, not to be used as a rental unit. Property located at 218 Five Mile River Road, Town Assessors Map 032, Lot 048, Zoned AG-2.
VOTE REQUIRED

Public hearing on Docket # 2023-06 Putnam River Road, LLC & 285 River Road, LLC request for a Special Permit for excavation of approximately 383,000 yards of earth material in conjunction with an 11-lot residential subdivision. Two permanent ponds are proposed as part of the earth excavation. Properties located at 285 River Road, Town Assessors Map 043 Lot 005, Zoned Agricultural-2 and 357 River Road, Town Assessors Map 043, Lot 010, Zoned Agricultural-2 VOTE REQUIRED

Regular Meeting:

Review the minutes of the April 19, 2023 meeting. VOTE REQUIRED

Correspondence:

New Business: VOTE REQUIRED

Docket # 2023-05 TSM Home Remodeling & Contracting LLC-Special Permit - Accessory Dwelling Unit
218 Five Mile River Road

Docket # 2023-07 Putnam River Road, LLC & 285 River Road, LLC – Special Permit - Earth Removal
338,000 Cubic Yards
285 and 357 River Road

Other Business: VOTE REQUIRED

Accepting of New Applications for public hearing on June 21, 2023, if applicable.

Discussion on open space regulations

Adjournment.

Zoning Commission Hybrid Meeting Minutes
April 19, 2023 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street
Putnam, CT 06260

Present: Patricia Hedenberg-Chairman, Liz Thompson, Douglas Taylor, Nick Huston
Absent: Lisa-Jean Gifford

Agenda:

Opened public hearing on Docket # 2023-04 Roland Marois request for a Special Permit for rear lot approval in accordance with Section 416 "Rear Lot" of the Town of Putnam Zoning Regulations. Property located at 257 Heritage Road, Town Assessors Map 039, Lot 029, Zoned R-40. The applicant reviewed his proposal with the Commission. Abutting property owners Richard Malo of 246 Heritage Road, Brian Lefebvre, and Christine Walter of 245 Heritage Road expressed concerns about the run-off if a new lot is created. Bruce Fitzback discussed the history of the property and the need for an A-2 Survey and a site plan to get accurate dimensions. Motion by Douglas Taylor to close the public hearing, second by Nick Huston. ALL WERE IN FAVOR.

Regular Meeting:

Review the minutes of the March 15, 2023 meeting.

Motion by Liz Thompson to accept, second by Douglas Taylor. ALL WERE IN FAVOR

Correspondence: None

New Business:

Docket # 2023-04 Roland Marois – 257 Heritage Road - Special Permit- Rear Lot Approval

Motion by Douglas Taylor not to approve the Special permit stating that more information was needed perk test, well system, wetlands, second by Liz Thompson. ALL WERE IN FAVOR.

Other Business:

Affordable Housing Plan – Input – APPROVAL

Motion by Liz Thompson to approve, second by Douglas Taylor. ALL WERE IN FAVOR

Accepting of New Applications for public hearing on May 17, 2023, if applicable.

Putnam River Road, LLC & 285 River Road LLC – Special Permit -Earth Excavation -285 & 357 River Road

Motion by Nick Huston to accept for public hearing, second by Liz Thompson. ALL WERE IN FAVOR

Motion by Nick Huston to adjourn at 8:20 P.M., second by Douglas Taylor. 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.



TOWN OF PUTNAM
ZONING COMMISSION

Check One:

- ☒ Application for Special Permit of Exception
☐ Application for Amendment to Regulations
☐ Application for Zone Change
☐ Other _____

Docket No. 2023-05
Date 4-28-2023
Fee: 160.00
Amount _____ Check No. _____

- 1.) Name of Applicant: TSM HOME REMODELING & CONTRACTING, LLC
Address & Telephone No. 110 IDENT RD SOUTH WINDSOR, CT 06074
2.) Owner of Land REED JEFFREY DC & PATRICK AS TR
Address 218 FIVE MILE RIVER RD PUTNAM, CT
3.) Location of Property 218 FIVE MILE RIVER RD Zone AG-2
Street or Road _____
Assessor's Map No. 032 Lot No. 048

- 4.) State nature of your request in detail including the section of the regulations that affect you. Also please attach a sketch of your proposal with this application. If this application is for a Zone Change attach a list of the abutters that are within 500 feet of the property.

CONVERSION OF DETACHED GARAGE STRUCTURE ON
PROPERTY INTO LIVING DWELLING WITH KITCHEN,
BATHROOM + BEDROOM.
TIE INTO EXISTING SEPTIC SYSTEM ON PROPERTY
OR CREATE NEW (TRD BY NDHH + CITY OFFICIALS)
NEW DWELLING NOT FOR RENTAL USAGE.

SUBMIT THIS APPLICATION NO LESS THAN 21 WORKING DAYS PRIOR TO MEETING DATE

I hereby certify that all the information provided is accurate and complete.

[Signature]
Signature of Applicant

4-15-2023
Date

Date Accepted _____
Date Rejected _____

Signature of Chairman

Element	Cd	Description	Element	Cd	Description
Style: Model Grade: Stories: Occupancy Exterior Wall 1 Exterior Wall 2 Roof Structure: Roof Cover Interior Wall 1 Interior Wall 2 Interior Flr 1 Interior Flr 2 Heat Fuel Heat Type: AC Type: Total Bedrooms Total Bathrooms Total Half Baths Total Xtra Fixtrs Total Rooms: Bath Style: Kitchen Style:	04 01 08 1.5 1 11 03 03 05 12 02 05 03 05 3 0 1 11 02 02	Cape Cod Residential B 1 1/2 Stories Clapboard Gable/Hip Asphalt Drywall/Sheet Hardwood Oil Hot Water Central 5 Bedrooms Average Average			
CONDO DATA					
Parcel Id	C	Ownr			
Adjust Type	Code	Description	B	S	Factor%
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New			324,431		
Year Built			1986		
Effective Year Built					
Depreciation Code			A		
Remodel Rating					
Year Remodeled			15		
Depreciation %					
Functional Obsol					
External Obsol					
Trend Factor			1		
Condition					
Condition %					
Percent Good			85		
RCNLD			275,800		
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHDN	Shed No Value	L	80	0.00	1986	NV		0	C	1.00	0
SPL2	Pool IG Vynl	L	648	28.00	1986	A		50	C	1.00	9,100
FGR1	Garage	L	960	28.00	1986	G		75	B	1.10	22,200
FPL1	Fireplace	B	1	5000.00	2004			85		0.00	4,300
PAT1	Patio	L	104	8.50	1986	G		75	B	1.10	700
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
BAS	First Floor	1,592	1,592		89.21	142,022					
CTH	Cathedral Ceiling	0	452		0.00	0					
FAT	Attic, Finished	384	960		35.68	34,257					
FBM	Basement Finished	0	564		40.18	22,659					
FEP	Enclosed porch	0	192		53.43	10,259					
FGR	Garage	0	576		35.62	20,518					
FHS	Finished Half Story	482	688		62.50	42,999					
FOP	Open Porch	0	12		22.30	268					
UBM	Basement, Unfinished	0	960		17.84	17,128					
Ttl Gross Liv / Lease Area		2,458	5,996			290,110					

②
AREA = 2.001 ACRES

(87,160 S.F.)

An engineer designed
septic system is required
for this lot.

Reed
218 Five Mile River
Putnam
8-3661

SCANNED

NORTH EAST

DIVISION
PLAN
RECEIVED
VIEWED BY
SENT TO STAT

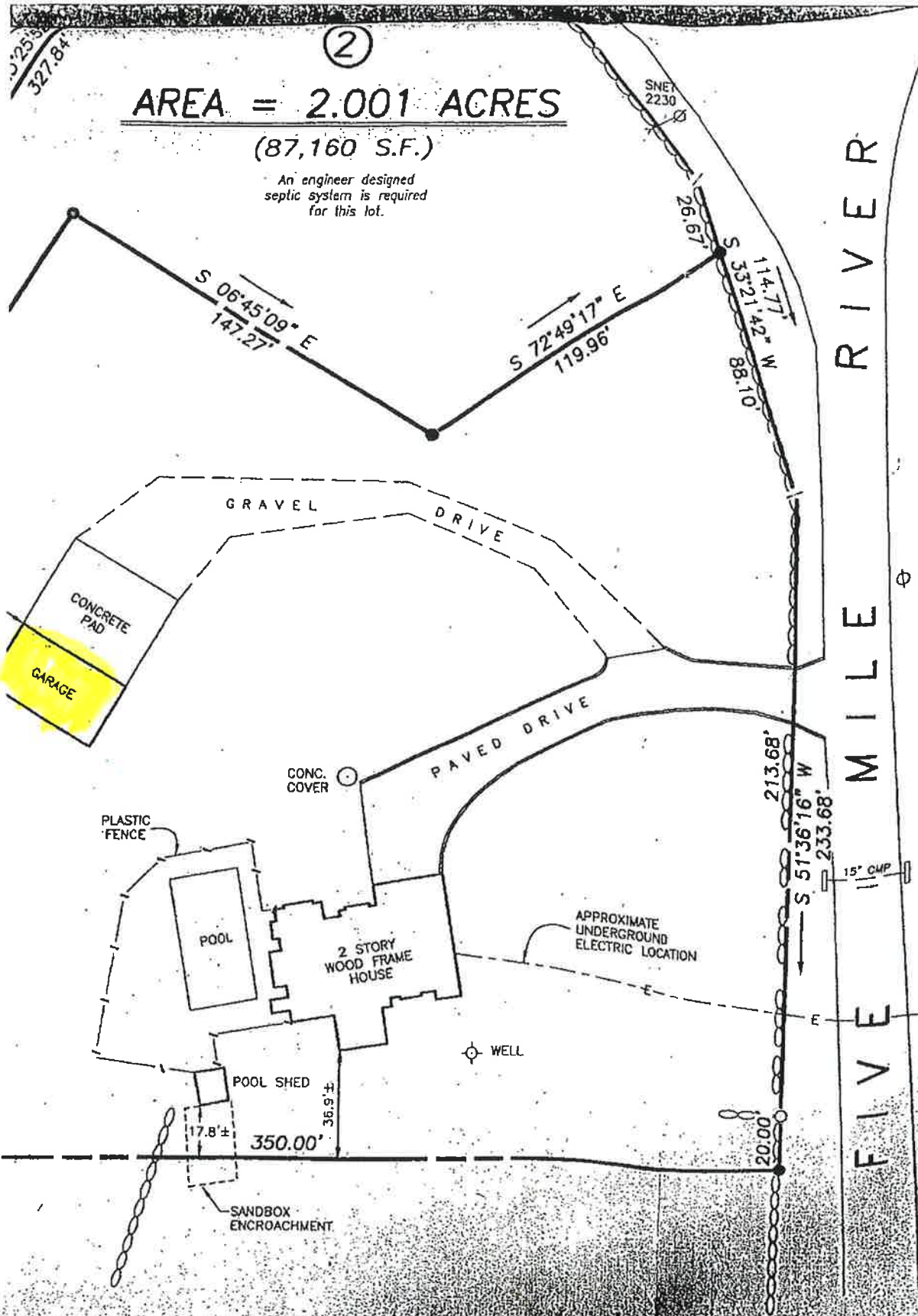
API
RE
RE

SURVEY NOTES:

1. This survey Connecticut and the "State" as adopted on September
2. Zone = AG-
3. Total area of
4. Owner of rec
5. Parcel is sh
6. Parcel lies w outside the 5 Panel 0010B

MAP REFERENCE:

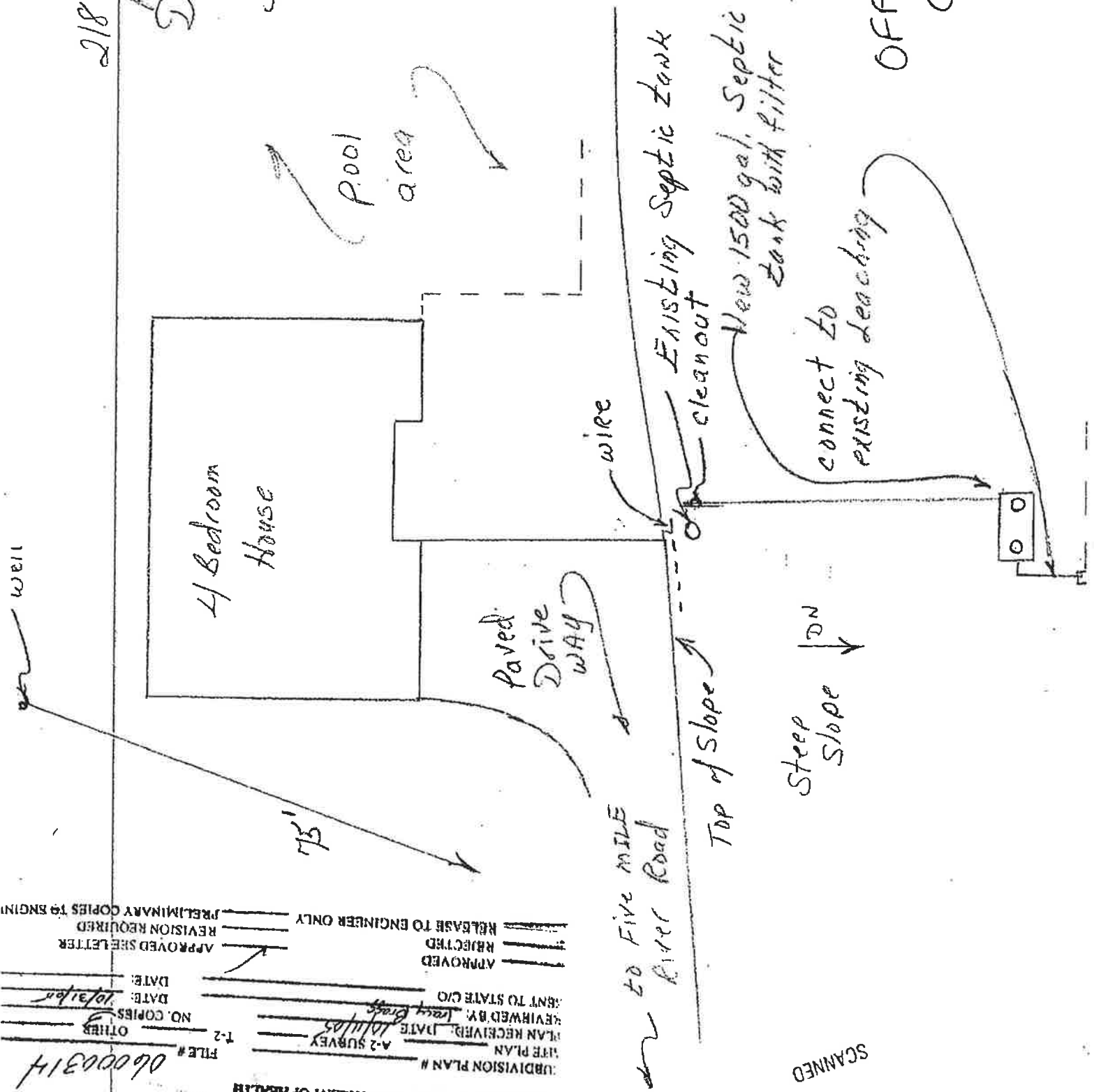
Subdivision
H. Roberts
1" = 50' = D
in the Putnam



Reed
218 Five Mile River Road
Putnam
Dr. W. Byrd G. Parent
7/25/05
Scale 1" = 20'

NORTHEAST DISTRICT
DEPT OF HEALTH
2005 OCT 11 A 11:49

OFFICE
COPY



NORTHEAST DISTRICT DEPARTMENT OF HEALTH

FILE # 06000314

DATE 10/23/05

DATE 10/31/05

NO. COPIES 1-2

OTHER

APPROVED

RELEASED BY: [Signature]

DATE 10/31/05

SENT TO STATE C/O

APPROVED

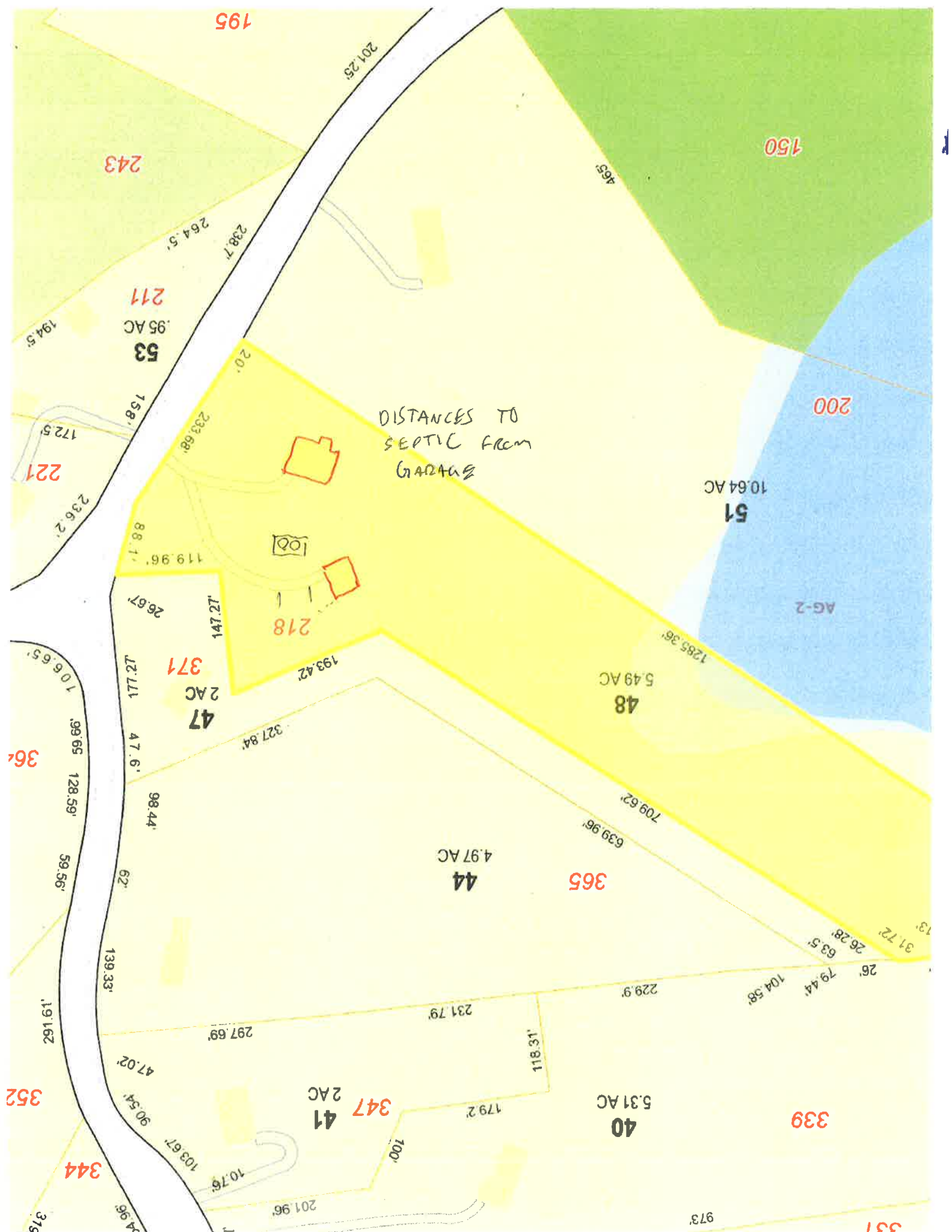
RELEASED TO ENGINEER ONLY

REVISION REQUIRED

APPROVED SHEET LETTER

PRELIMINARY COPIES TO ENGINEER

SCANNED



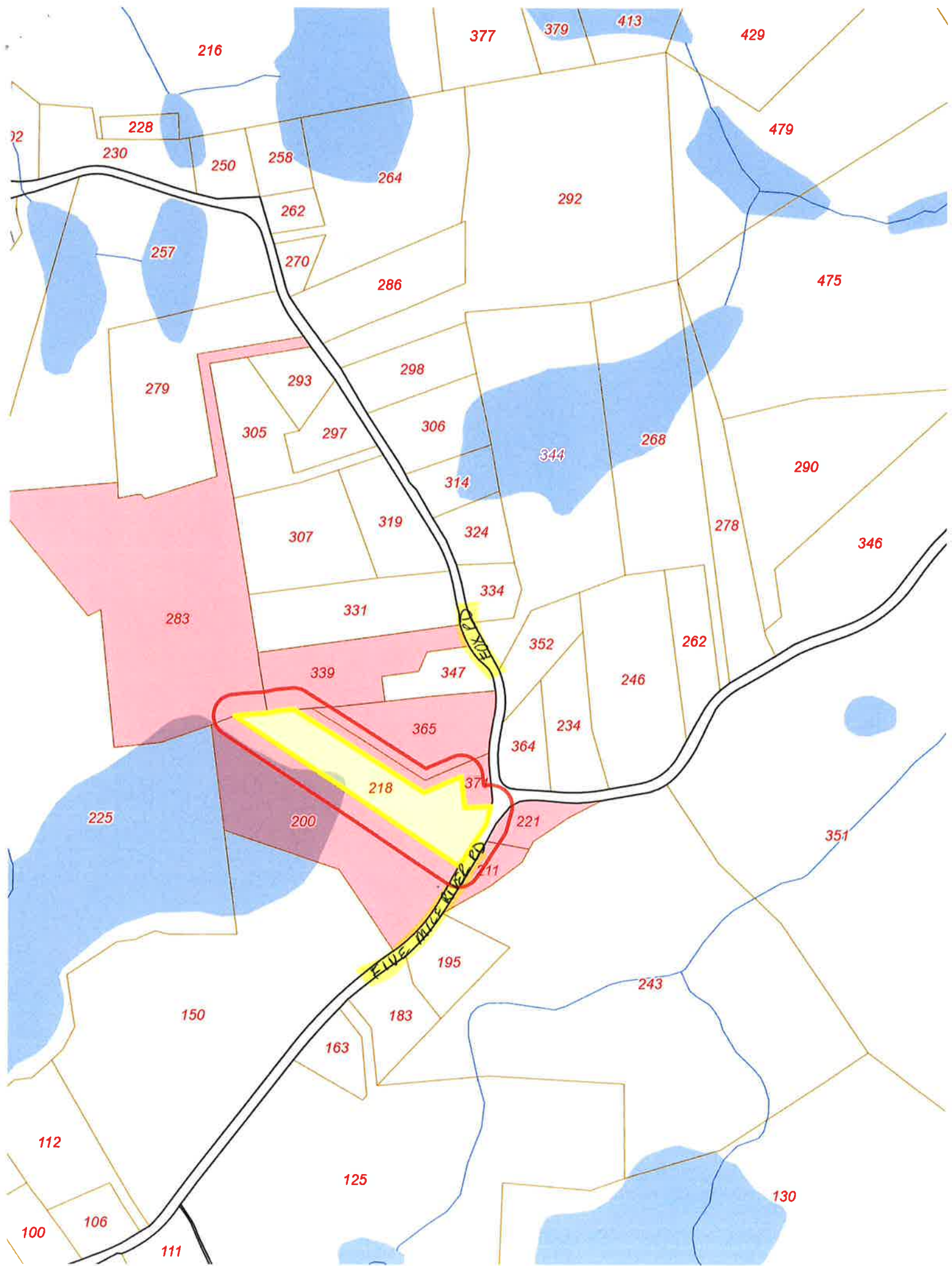
May 9, 2023

Dear Abutting Property Owner,

The Town of Putnam Zoning Commission will be holding a hybrid meeting on Wednesday May 17, 2023, at 7:00 P.M at the Municipal Complex in Community Room 201 located on the second floor. A public hearing will be held on the following:

Docket # 2023-05 TSM Home Remodeling & Contracting LLC request for a Special Permit to convert an existing detached garage into an accessory dwelling unit, not to be used as a rental unit. Property located at 218 Five Mile River Road, Town Assessors Map 032, Lot 048, Zoned AG-2.

Zoom meeting information will be available on the Town of Putnam website one week prior to the meeting date.





100 foot Abutters List Report

Putnam, CT
May 02, 2023

Subject Property:

Parcel Number: 032-048
CAMA Number: 032-048-000
Property Address: 218 FIVE MILE RIVER RD

Mailing Address: REED JEFFREY DC & PATRICIA AS TR
218 FIVE MILE RIVER RD
PUTNAM, CT 06260

Abutters:

✓ Parcel Number: 032-036
CAMA Number: 032-036-000
Property Address: 283 FOX RD

Mailing Address: WILLIAMS DAVID R
283 FOX RD
PUTNAM, CT 06260

✓ Parcel Number: 032-040
CAMA Number: 032-040-000
Property Address: 339 FOX RD

Mailing Address: WATERS RUSSELL L + AUDREY C
339 FOX ROAD
PUTNAM, CT 06260

✓ Parcel Number: 032-044
CAMA Number: 032-044-000
Property Address: 365 FOX RD

Mailing Address: WOODWARD ALLEN A + ROY HOLLY A
365 FOX RD
PUTNAM, CT 06260

✓ Parcel Number: 032-047
CAMA Number: 032-047-000
Property Address: 371 FOX RD

Mailing Address: ZINNO JENNA
371 FOX RD
PUTNAM, CT 06260

✓ Parcel Number: 032-051
CAMA Number: 032-051-000
Property Address: 200 FIVE MILE RIVER RD

Mailing Address: MCKENNA-WEINBERG CHRISTINA TR
200 FIVE MILE RIVER RD
PUTNAM, CT 06260

✓ Parcel Number: 032-053
CAMA Number: 032-053-000
Property Address: 211 FIVE MILE RIVER RD

Mailing Address: BROADFIELD FRANK
211 FIVE MILE RIVER RD
PUTNAM, CT 06260

✓ Parcel Number: 033-026
CAMA Number: 033-026-000
Property Address: 221 FIVE MILE RIVER RD

Mailing Address: PATENAUDE LISA M
221 FIVE MILE RIVER RD
PUTNAM, CT 06260



www.cai-tech.com

5/2/2023

Data shown on this report 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 report.

Page 1 of 1

Ad Preview

Town of Putnam
Zoning Commission
Legal Notice

The Town of Putnam Zoning Commission will be holding a hybrid meeting on May 17, 2023, at 7:00 P.M. at the Municipal Complex in Community Room 201 located on the second floor. A public hearing will be held on each of the following:

Docket # 2023-05 TSM Home Remodeling & Contracting LLC request for a Special Permit to convert an existing detached garage into an accessory dwelling unit, not to be used as a rental unit. Property located at 218 Five Mile River Road, Town Assessors Map 032, Lot 048, Zoned AG-2.

Docket # 2023-06 Putnam River Road, LLC & 285 River Road, LLC request for a Special Permit for excavation of approximately 383,000 yards of earth material in conjunction with an 11-lot residential subdivision. Two permanent ponds are proposed as part of the earth excavation. Properties located at 285 River Road, Town Assessors Map 043 Lot 005, Zoned Agricultural-2 and 357 River Road, Town Assessors Map 043, Lot 010, Zoned Agricultural-2

Zoom meeting information will be available on the Town of Putnam website one week prior to the meeting date.

#8782545
Norwich Bulletin 5/4, 5/11/23



TOWN OF PUTNAM
ZONING COMMISSION

Check One:

- ☒ Application for Special Permit of Exception
☐ Application for Amendment to Regulations
☐ Application for Zone Change
☐ Other _____

Docket No. 2023-06
Date MARCH 15, 2023
Fee: 352.98 16580
Amount Check No.

- 1.) Name of Applicant: Putnam River Road, L.L.C. and 285 River Road, LLC
Address & Telephone No. P.O. Box 271, Putnam, CT 06260 860-234-0907
- 2.) Owner of Land Putnam River Road, L.L.C. and 285 River Road, LLC
Address P.O. Box 271, Putnam, CT 06260
- 3.) Location of Property 285 & 357 River Road Zone AG-2
Street or Road
Assessor's Map No. 43 Lot No. 5 & 10
- 4.) State nature of your request in detail including the section of the regulations that affect you. Also please attach a sketch of your proposal with this application. If this application is for a Zone Change attach a list of the abutters that are within 500 feet of the property.
Sections 114 & 607
Excavation of approximately 363,000 cubic yards of earth material in conjunction with an 11 lot residential subdivision. Two permanent ponds are proposed as part of the earth excavation.

SUBMIT THIS APPLICATION NO LESS THAN 21 WORKING DAYS PRIOR TO MEETING DATE

I hereby certify that all the information provided is accurate and complete.

Signature of Applicant

3-14-2023

Date

Date Accepted _____

Date Rejected _____

Signature of Chairman

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

April 16, 2023

Putnam Zoning Commission
200 School Street
Putnam, CT 06260

**RE: 285 River Road, LLC & Putnam River Road, L.L.C. – 285 & 357 River Road
P&R Job No. 203095**

Dear Commissioners:

The narrative presented herein addresses the special permit application requirements in accordance with Section 114.C of the Putnam Zoning Regulations as they relate to the above referenced special permit application. The project is an 11 lot resubdivision and includes 363,000 cubic yards of earth excavation. Discussion with the Planning Land Use Agent has indicated a desire for approval of the project through the Zoning Commission due to the significant amount of excavation and grading.

Per Section 607.F.3 of the Putnam Zoning Regulations, we propose a bond estimate for restoration of the two excavation areas of \$121,200.00 based on a disturbed area of 10.1 acres and a restoration cost of \$12,000 per acre.

Section 114.C.1

- a. The resubdivision plans attached hereto include the information specified in Section 113 of the Putnam Zoning Regulations.
- b. There are no hazardous wastes or materials associated with the proposed resubdivision and related excavation.
- c. Abutting properties are utilized for residential purposes, agriculture, recreation, ash residue landfill (across River Road) and sand/gravel mining (across River Road).
- d. The names of property owners within 100' of the subject property are shown on the plans and/or in the attached abutters list.
- e. The locations of rock outcrops, existing contours which indicate all slopes including those in excess of 15% and forested areas can be seen on the attached resubdivision plans.
- f. Erosion and sedimentation controls are shown on the attached resubdivision plans.

- g. No proposed drainage improvements, facilities or structures are proposed. The proposed excavation will create two permanent groundwater fed ponds.
- h. Test pits and soil boring locations are shown on the attached resubdivision plans.
- i. All FEMA 100 year flood areas are shown on the resubdivision plans.
- j. No landscaping, fences or walls are proposed as part of this project.

Section 114.C.2

- a. The excavation component of this project will require trucks to travel approximately 1,400' along River Road. All other traffic associated with the excavation will be off of public streets. Given the limited amount of travel on public streets, there will be no impact to the existing level of service on River Road as a result of this project. We feel this information is sufficient to comply with the intent of this section of the Putnam Zoning Regulations.
- b. It is anticipated that excavation component of this project will be completed within three years from receipt of approvals.

If you have any questions or need additional information, please do not hesitate to contact us at your convenience.

Sincerely,



David J. Held, P.E., L.S.
Provost & Rovero, Inc.

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

April 16, 2023

Putnam Zoning Commission
200 School Street
Putnam, CT 06260

**RE: 285 River Road, LLC & Putnam River Road, L.L.C. – 285 & 357 River Road
P&R Job No. 203095**

Dear Commissioners:

On behalf of 285 River Road, LLC and Putnam River Road, L.L.C., please accept this letter as authorization to inspect the subject properties as required for the pending application noted above.

If you have any questions or need additional information, please do not hesitate to contact us at your convenience.

Sincerely,



David J. Held, P.E., L.S.
Provost & Rovero, Inc.



100 foot Abutters List Report

Putnam, CT
March 14, 2023

Subject Properties:

Parcel Number: 043-005
CAMA Number: 043-005-000
Property Address: 285 RIVER RD

Mailing Address: 285 RIVER ROAD LLC
PO BOX 271
PUTNAM, CT 06260

Parcel Number: 043-010
CAMA Number: 043-010-000
Property Address: 357 RIVER RD

Mailing Address: PUTNAM RIVER ROAD LLC
PO BOX 271
PUTNAM, CT 06260

Abutters:

Parcel Number: 036-046
CAMA Number: 036-046-000
Property Address: 90 MANTUP RD

Mailing Address: MILLER FAMILY LLC
199 ROUTE 171
WOODSTOCK, CT 06281

Parcel Number: 043-002
CAMA Number: 043-002-000
Property Address: 235 RIVER RD

Mailing Address: STATE OF CONN
RAILROAD BED
PUTNAM, CT 06260

Parcel Number: 043-006
CAMA Number: 043-006-000
Property Address: 225 MODOCK RD

Mailing Address: MOREAU DONALD E + SANDRA A
222 MODOCK RD
POMFRET CENTER, CT 06259

Parcel Number: 043-007
CAMA Number: 043-007-000
Property Address: 241 MODOCK RD

Mailing Address: FAUCHER STEPHEN D + LEIA J
241 MODOCK RD
PUTNAM, CT 06260-

Parcel Number: 043-008
CAMA Number: 043-008-000
Property Address: 251 MODOCK RD

Mailing Address: NUTTALL MORRIS J
251 MODOCK RD
PUTNAM, CT 06260

Parcel Number: 043-009
CAMA Number: 043-009-000
Property Address: 341 RIVER RD

Mailing Address: DIMASTRANTONIO DONNA M &
341 RIVER RD
PUTNAM, CT 06260

Parcel Number: 044-018
CAMA Number: 044-018-000
Property Address: 227 RIVER RD

Mailing Address: VITALE DAVID J & MARY E LU
227 RIVER RD
PUTNAM, CT 06260

Parcel Number: 044-023
CAMA Number: 044-023-000
Property Address: 300 RIVER RD

Mailing Address: WHEELABRATOR PUTNAM INC
90 ARBORETUM DRIVE SUITE 300
PORTSMOUTH, NH 03801

Parcel Number: 044-025
CAMA Number: 044-025-000
Property Address: 268 RIVER RD

Mailing Address: SOARES RYAN & O'ROURKE MEGAN
268 RIVER RD
PUTNAM, CT 06260



www.cai-tech.com

Data shown on this report 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 report.

3/14/2023

Page 1 of 2



100 foot Abutters List Report

Putnam, CT
March 14, 2023

Parcel Number: 044-026
CAMA Number: 044-026-000
Property Address: 242 RIVER RD

Mailing Address: PECKHAM CLARENCE S JR+LYNN M
242 RIVER ROAD
PUTNAM, CT 06260

Parcel Number: 044-030
CAMA Number: 044-030-000
Property Address: 322 RIVER RD

Mailing Address: OLD CEMETERY
GROVE ST
PUTNAM, CT 06260

Parcel Number: 044-031
CAMA Number: 044-031-000
Property Address: 314 RIVER RD

Mailing Address: WHEELABRATOR PUTNAM INC
90 ARBORETUM DR STE 300
PORTSMOUTH, NH 03801

Parcel Number: 047-001
CAMA Number: 047-001-000
Property Address: 303 MODOCK RD

Mailing Address: HAGGERTY KENNETH J & CECILE M
303 MODOCK RD
PUTNAM, CT 06260

Parcel Number: 047-003
CAMA Number: 047-003-000
Property Address: 395 RIVER RD

Mailing Address: VIENS MICHAEL D + NANETTE L
395 RIVER RD
PUTNAM, CT 06260

Parcel Number: 048-001
CAMA Number: 048-001-000
Property Address: 344 RIVER RD

Mailing Address: PUTNAM TOWN OF
200 SCHOOL ST
PUTNAM, CT 06260

Parcel Number: 048-002
CAMA Number: 048-002-000
Property Address: 371 RIVER RD

Mailing Address: VIENS MICHAEL D
395 RIVER RD
PUTNAM, CT 06260

Parcel Number: 048-003
CAMA Number: 048-003-000
Property Address: 376 RIVER RD

Mailing Address: WHEELABRATOR PUTNAM INC
90 ARBORETUM DR STE 300
PORTSMOUTH, NH 03801

Abutters within 100' located in Pomfret

Lindsey N. Leblanc & Tom Garrett (L.U.)
P.O. Box 22
Pomfret, CT 06258

Keshia Lawrence & Marie Lawrence
276 Modock Road
Pomfret Center, CT 06259

Lindsey N. Leblanc & Eric J. Staplins
P.O. Box 151
Pomfret, CT 06258

Sean Hall
262 Modock Road
Pomfret Center, CT 06259

Jason Dery & Sherry Dery
282 Modock Road
Pomfret Center, CT 06259

Barbara Yost
280 Modock Road
Pomfret Center, CT 06259



www.cai-tech.com

Data shown on this report 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 report.

3/14/2023

Page 2 of 2

Top of well casing elevation	298.81
------------------------------	--------

Date	Depth to water (ft)	Water elevation
7/11/2022	25.77	273.04
10/3/2022	26.15	272.66
11/29/2022	24.42	274.39
12/30/2022	21.35	277.46
1/20/2023	21.30	277.51
3/20/2023	22.1	276.71

Top of well casing elevation

310.84

Date	Depth to water (ft)	Water elevation
7/11/2022	25.45	285.39
10/3/2022	24.60	286.24
11/29/2022	22.39	288.45
12/30/2022	19.28	291.56
1/20/203	19.52	291.32
3/20/2023	19.93	290.91

Top of well casing elevation	310.19
------------------------------	--------

Date	Depth to water (ft)	Water elevation
7/11/2022	35.80	274.39
10/3/2022	35.84	274.35
11/29/2022	33.80	276.39
12/30/2022	29.68	280.51
1/20/2023	29.82	280.37
3/20/2023	30.63	279.56

Top of well casing elevation	300.16
------------------------------	--------

Date	Depth to water (ft)	Water elevation
7/11/2022	25.20	274.96
10/3/2022	27.10	273.06
11/29/2022	25.10	275.06
12/30/2022	21.25	278.91
1/12/2023	21.10	279.06
1/20/2023	21.00	279.16
3/20/2023	21.57	278.59

Top of well casing elevation	296.15
------------------------------	--------

Date	Depth to water (ft)	Water elevation
7/11/2022	19.35	276.8
10/3/2022	21.80	274.35
11/29/2022	18.82	277.33
12/30/2022	14.55	281.6
1/12/2023	14.30	281.85
1/20/2023	14.23	281.92
3/20/2023	14.65	281.5

Top of well casing elevation	294.35
------------------------------	--------

Date	Depth to water (ft)	Water elevation
7/11/2022	15.55	278.8
10/3/2022	17.95	276.4
11/29/2022	15.15	279.2
12/30/2022	10.80	283.55
1/12/2023	10.57	283.78
1/20/2023	10.47	283.88
3/20/2023	10.9	283.45

TOWN OF PUTNAM CT



HELLER, HELLER & McCOY

Attorneys at Law

2023 MAY -9 P 3: 00 736 Norwich-New London Turnpike
Uncasville, Connecticut 06382

Sidney F. Heller (1903-1986)
Harry B. Heller (hheller@hellermccoy.com)
William E. McCoy (bmccoy@hellermccoy.com)

Mary Gagne O'Donal (mgodonald@hellermccoy.com)
Andrew J. McCoy (amccoy@hellermccoy.com)

Telephone: (860) 848-1248
Facsimile: (860) 848-4003

May 3, 2023

Old Cemetery
c/o Putnam Town Clerk
200 School Street
Putnam, CT 06260

Re: Putnam River Road, L.L.C. and 285 River Road, LLC – Special Permit Application
for excavation of 363,000 cubic yards of earth material in conjunction with an 11-
lot resubdivision

Gentleperson:

Please be advised that this office represents Putnam River Road, L.L.C. and 285 River Road, LLC, the owners of adjacent real properties located at 285 River Road and 357 River Road in the Town of Putnam, Connecticut in conjunction with a special permit application for earth product removal currently pending before the Town of Putnam Zoning Commission. The properties which are the subject of the pending special permit application are depicted on Putnam Assessor's Map 43, Lots 5 and 10.

The Town of Putnam Zoning Commission has scheduled a public hearing on the special permit application for Wednesday, May 17, 2023 at 7:00 p.m. The public hearing will be held at the Putnam Town Hall in Conference Room 201, located at 200 School Street, Putnam, Connecticut.

A copy of the special permit application, the project plans and all supporting documentation and reports are on file in the Land Use Department at the Putnam Town Hall, 200 School Street, Putnam, Connecticut and are open for inspection during normal town hall business hours. These documents are public record and any interested person has the right to review the application materials, including the plans and supporting reports and documentation.

You are being provided with notice of this application due to the fact that you have been identified as the owner of property which is located within 100 feet of the application parcels. Should you require further information with respect to the application, you may contact the Putnam

Z:\Putnam River Road, L.L.C.\Special Permit\notices\Cemetery.docx

Old Cemetery
c/o Putnam Town Clerk
May 3, 2023
Page 2 of 2

Land Use Department at the Putnam Town Hall, 200 School Street, Putnam, Connecticut, (860) 963-6800, extension 114, or you may contact this office, as representative of the Applicants.

At the public hearing, any interested person may appear to voice their opinion either in favor of or in opposition to the special permit application. The Putnam Zoning Commission will also accept documentary evidence into the public hearing record.

Very truly yours,



Harry B. Heller

HBH/rmb

Ad Preview

Town of Putnam
Zoning Commission
Legal Notice

The Town of Putnam Zoning Commission will be holding a hybrid meeting on May 17, 2023, at 7:00 P.M. at the Municipal Complex in Community Room 201 located on the second floor. A public hearing will be held on each of the following:

Docket # 2023-05 TSM Home Remodeling & Contracting LLC request for a Special Permit to convert an existing detached garage into an accessory dwelling unit, not to be used as a rental unit. Property located at 218 Five Mile River Road, Town Assessors Map 032, Lot 048, Zoned AG-2.

Docket # 2023-06 Putnam River Road, LLC & 285 River Road, LLC request for a Special Permit for excavation of approximately 383,000 yards of earth material in conjunction with an 11-lot residential subdivision. Two permanent ponds are proposed as part of the earth excavation. Properties located at 285 River Road, Town Assessors Map 043 Lot 005, Zoned Agricultural-2 and 357 River Road, Town Assessors Map 043, Lot 010, Zoned Agricultural-2

Zoom meeting information will be available on the Town of Putnam website one week prior to the meeting date.

#8782545
Norwich Bulletin 5/4, 5/11/23

PROPOSED 11 LOT RESUBDIVISION

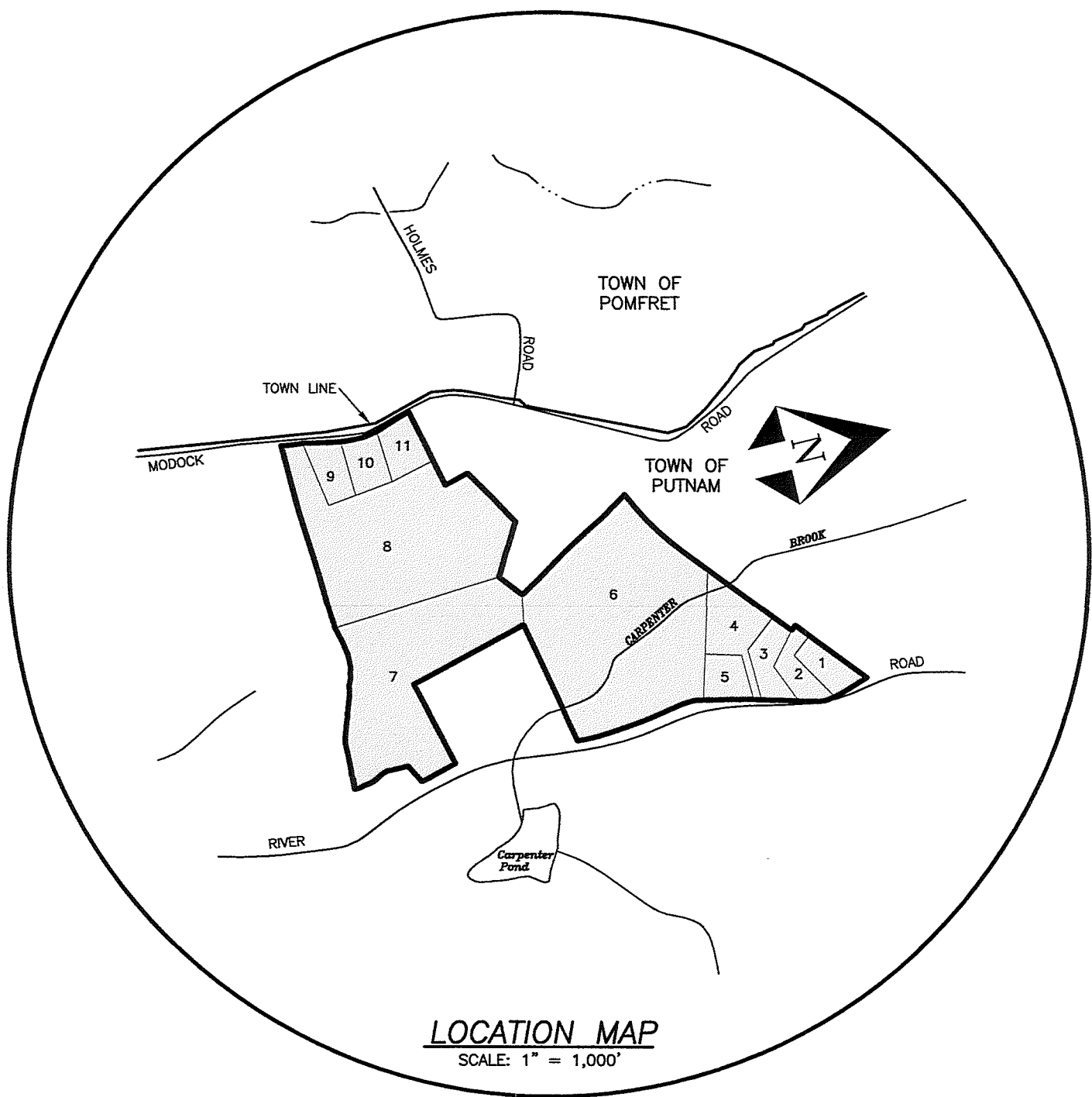
RIVER ROAD & MODOCK ROAD
PUTNAM, CONNECTICUT

OWNER & APPLICANT:

PUTNAM RIVER ROAD, L.L.C. & 285 RIVER ROAD, LLC
P.O. BOX 271
PUTNAM, CT 06260

LEGEND

○	IRON PIN OR PIPE RECOVERED
□	MONUMENT RECOVERED
●	IRON PIN TO BE SET
#	WETLAND FLAG
+	UTILITY POLE
○	EXISTING MANHOLE
+	EXISTING SIGN
⊕	TEST PIT
⊕	PERCOLATION TEST
⊕	EXISTING WELL
—	STONE WALL
—	EXISTING CONTOUR
—	EXISTING INDEX CONTOUR
—	OVERHEAD WIRES
—	EXISTING TREE LINE
—	PROPOSED CONTOUR
—	PROPOSED POND CONTOUR
—	TEMPORARY EXCAVATION CONTOUR
—	PROPOSED SILT FENCE
—	PROPOSED CLEARING LIMITS
—	LIMIT OF 100 YEAR FLOOD
—	BUILDING SETBACK LINE
—	PROPOSED U.G. UTILITIES



INDEX TO DRAWINGS

TITLE	SHEET No.
COVER SHEET	1 OF 18
RESUBDIVISION MAP	2 OF 18
OVERALL SITE PLAN	3 OF 18
SITE DEVELOPMENT PLAN No. 1-6	4-9 OF 18
EXCAVATION PLAN No. 1-3	10-12 OF 18
EXCAVATION CROSS SECTIONS	13-16 OF 18
DETAIL SHEET 1 & 2	17-18 OF 18

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
www.prorovinc.com

REVISIONS	
DATE	DESCRIPTION
12/15/2022	BRIDGE DETAILS
12/27/2022	IW COMMENTS
12/28/2022	IW COMMENTS
1/20/2023	IW COMMENTS FROM CLA
4/10/2023	TOWN COMMENTS

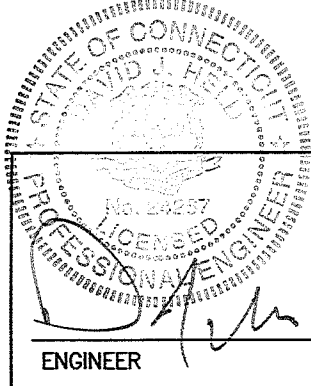
JUNE 29, 2022

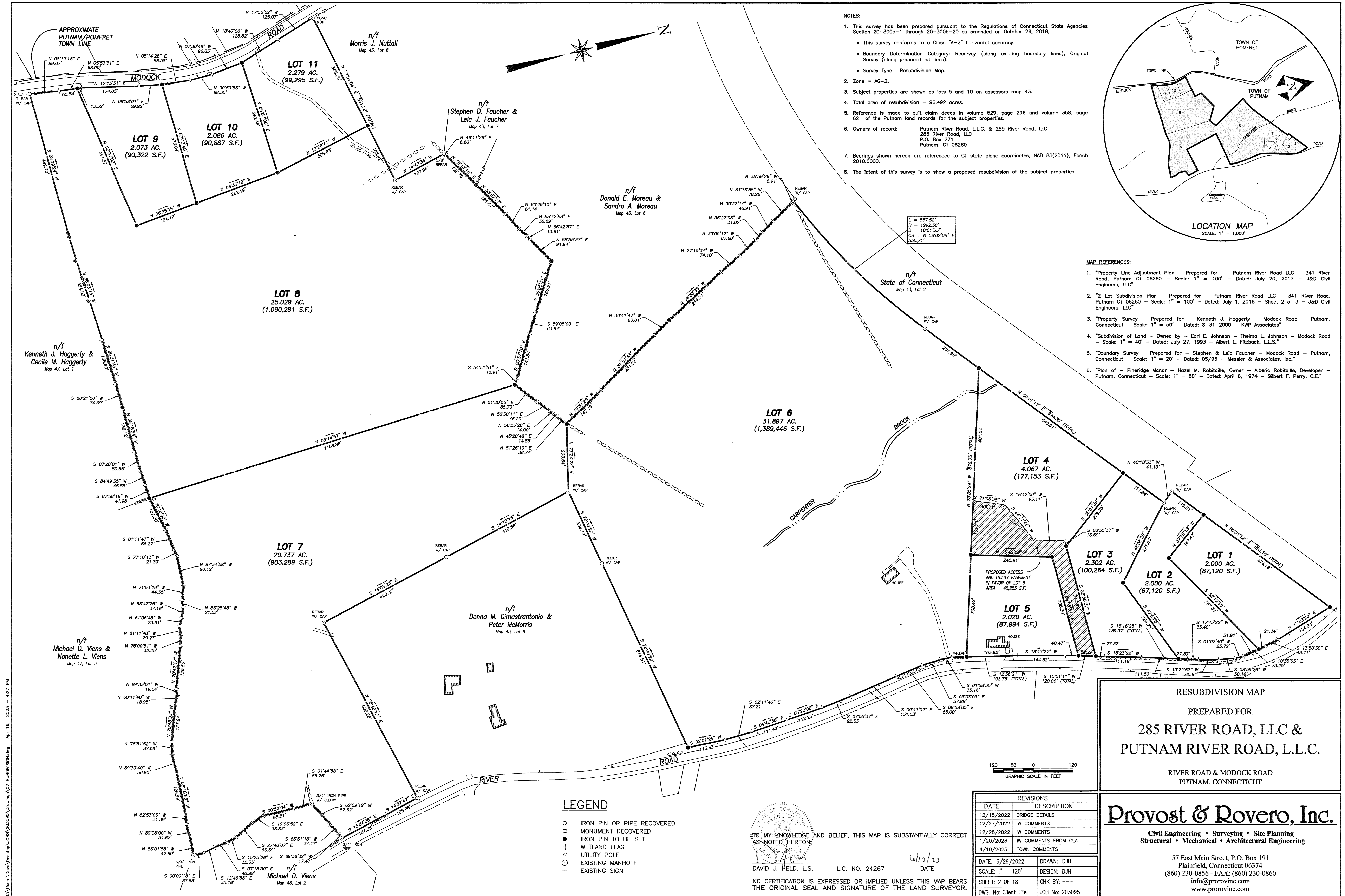
FINAL APPROVAL BY THE TOWN OF
PUTNAM PLANNING COMMISSION

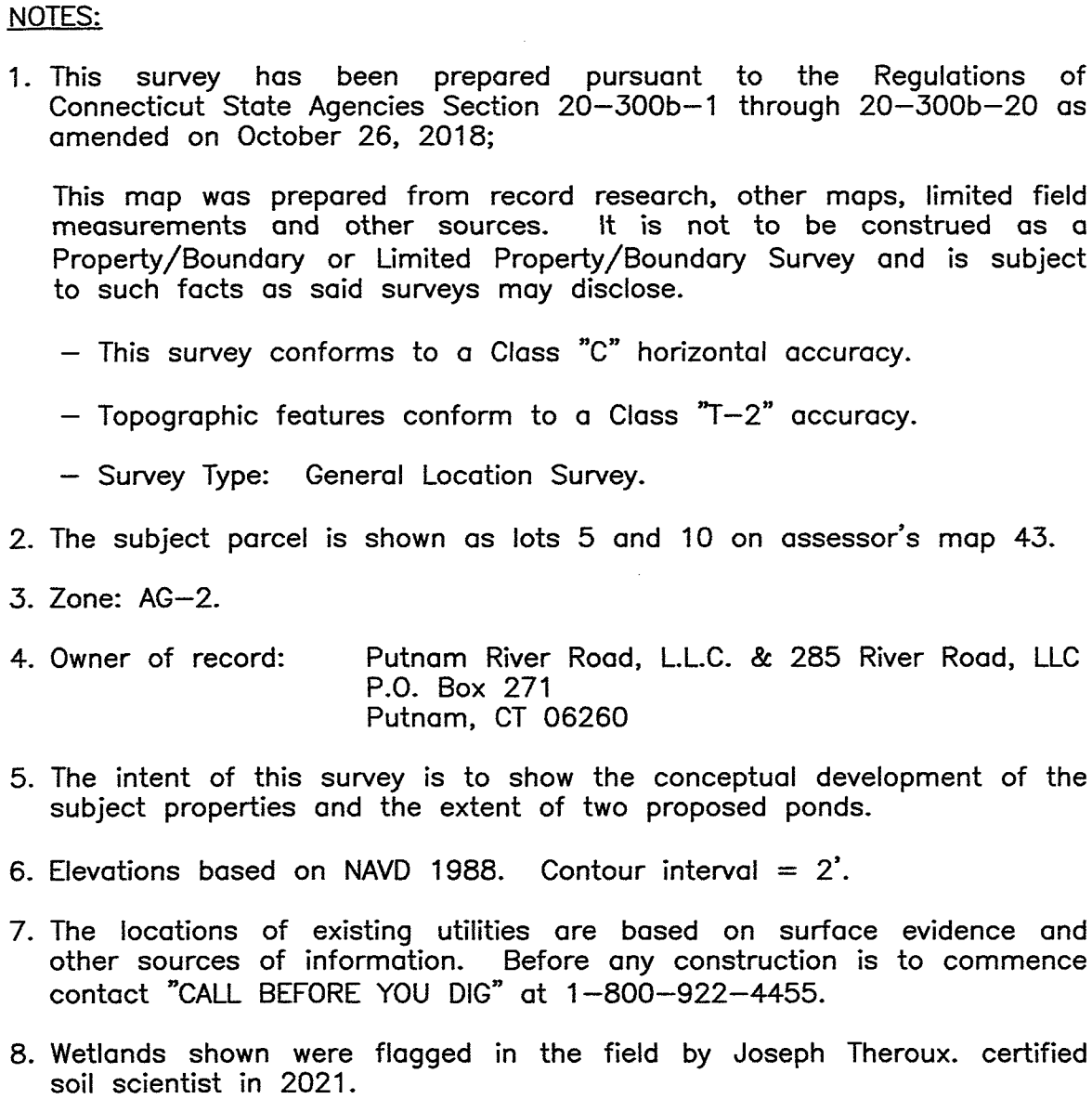
CHAIRMAN / SECRETARY DATE

APPROVED BY THE TOWN OF PUTNAM INLAND
WETLAND AND WATER COURSES COMMISSION

CHAIRMAN / SECRETARY DATE







REVISIONS	
DATE	DESCRIPTION
12/15/2022	BRIDGE DETAILS
12/27/2022	IW COMMENTS
12/28/2022	IW COMMENTS
1/20/2023	IW COMMENTS FROM CLA
4/10/2023	TOWN COMMENTS

DATE: 6/28/2022	DRAWN: DJH
SCALE: 1" = 120'	DESIGN: DJH
SHEET: 3 OF 18	CHK BY: ---
DWG. No: Client File	JOB NO: 203095

OVERALL SITE PLAN

PREPARED FOR

285 RIVER ROAD, LLC &
PUTNAM RIVER ROAD, L.L.C.

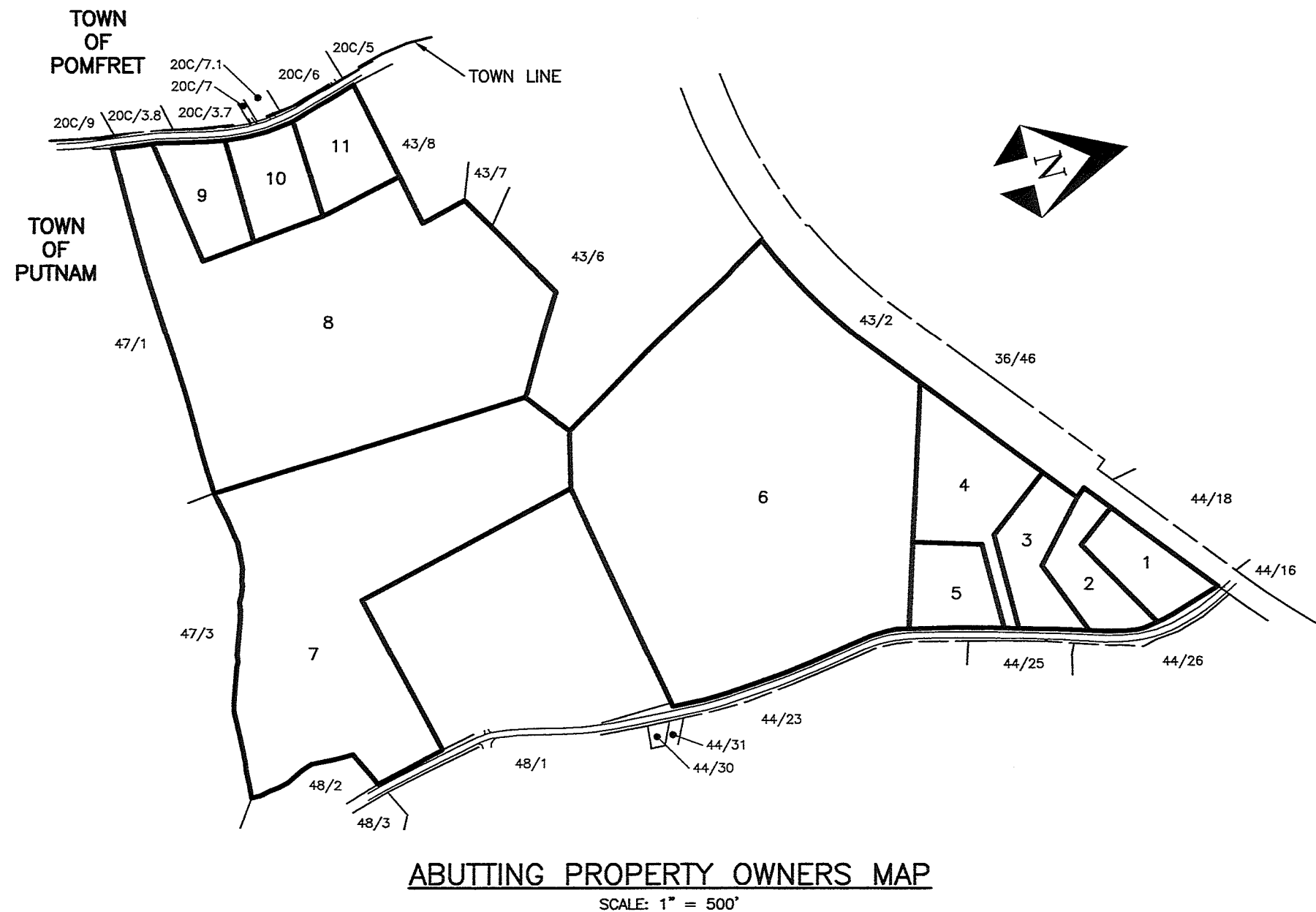
RIVER ROAD & MODOCK ROAD
PUTNAM, CONNECTICUT

Provost & Rovero, Inc.

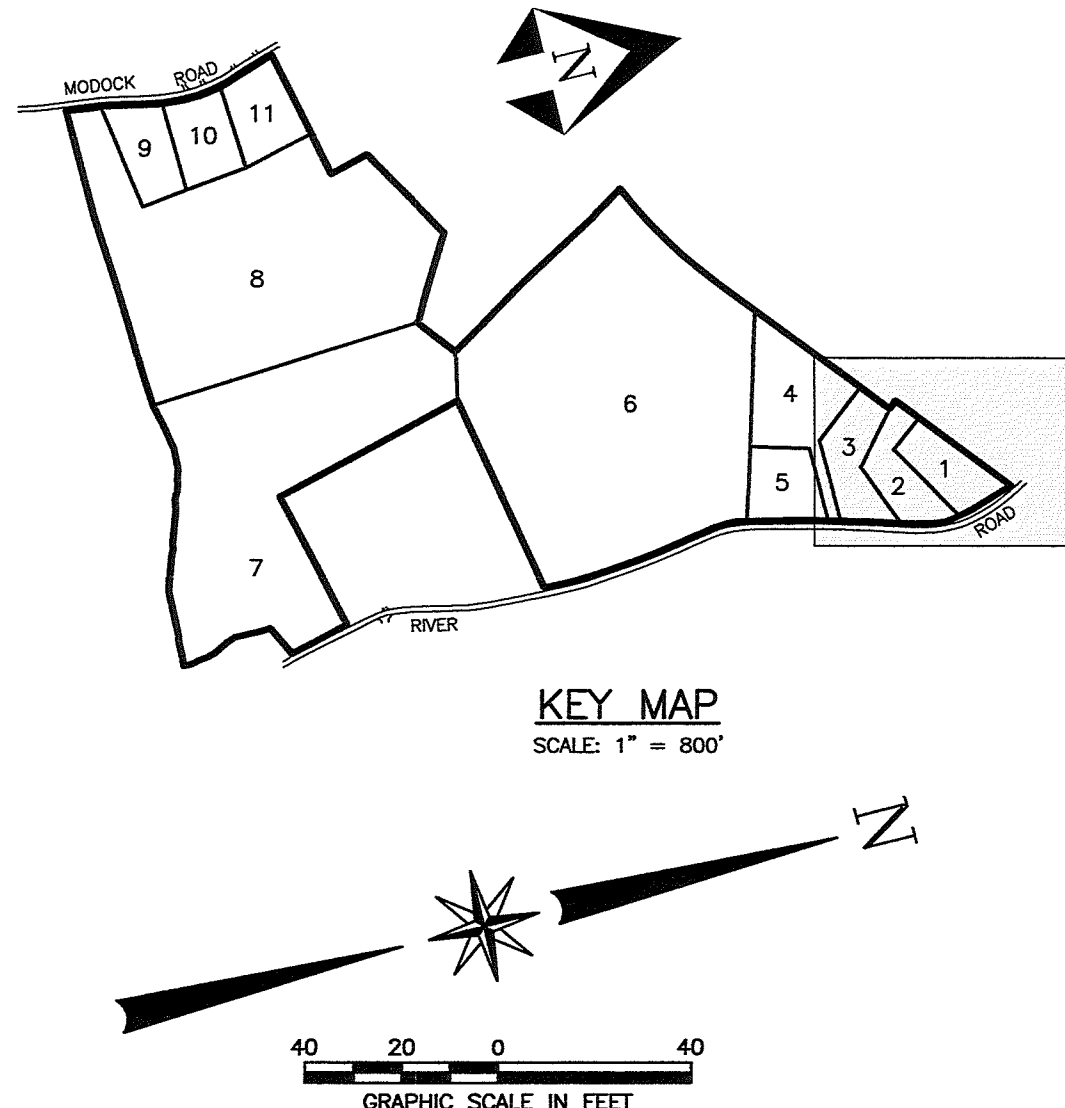
Civil Engineering • Surveying • Site Planning
Structural • Mechanical • Architectural Engineering

57 East Main Street, P.O. Box 191
Plainfield, Connecticut 06374
(860) 230-0856 • FAX: (860) 230-0860
info@prorovinc.com
www.prorovinc.com

TOWN OF PUTNAM	
MAP/LOT	OWNER
36/46	Miller Family LLC
43/2	State of Connecticut
43/6	Donald E. Moreau & Sandra A. Moreau
43/7	Stephen D. Faucher & Leila J. Faucher
43/8	Morris J. Nuttal
44/16	Christine Castonguay
44/18	David J. Vitale & Mary E. Vitale (LU)
44/23	Wheelabrator Putnam Inc.
44/25	Ryan Soares & Megan O'Rourke
44/26	Clarence S. Peckham, Jr. & Lynn M. Peckham
44/30	Cemetery (no record owner)
44/31	Wheelabrator Putnam Inc.
47/1	Kenneth J. Haggerty & Cecile M. Haggerty
47/3	Michael D. Viens & Nanette L. Viens
48/1	Town of Putnam
48/2	Michael D. Viens
48/3	Wheelabrator Putnam Inc.
TOWN OF POMFRET	
MAP/LOT	OWNER
20C/3.7	Tom Garrett (LU) & Lindsey N. Leblanc
20C/3.8	Lindsey N. Leblanc & Eric J. Staples
20C/5	Sean Hall
20C/6	Keshia Lawrence & Marie Lawrence
20C/7	Jason Dery & Sherry Dery
20C/7.1	Barbara Yost
20C/9	Tom Garrett (LU) & Lindsey N. Leblanc



- NOTES:
- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20-300b-1 through 20-300b-20 as amended on October 26, 2018;
This map was prepared from record research, other maps, limited field measurements and other sources. It is not to be construed as a Property/Boundary or Limited Property/Boundary Survey and is subject to such facts as said surveys may disclose.
- This survey conforms to a Class "C" horizontal accuracy.
- Topographic features conform to a Class "T-2" accuracy.
- Survey Type: General Location Survey.
 - The subject parcel is shown as lots 5 and 10 on assessor's map 43.
 - Zone: AG-2.
 - Owner of record: Putnam River Road, L.L.C. & 285 River Road, LLC
P.O. Box 271
Putnam, CT 06280
 - The intent of this survey is to show the conceptual development of the subject properties and the extent of two proposed ponds.
 - Elevations based on NAVD 1988. Contour interval = 2'.
 - The locations of existing utilities are based on surface evidence and other sources of information. Before any construction is to commence contact "CALL BEFORE YOU DIG" at 1-800-922-4455.
 - Wetlands shown were flagged in the field by Joseph Theroux, certified soil scientist in 2021.



LEGEND

- IRON PIN OR PIPE RECOVERED
- MONUMENT RECOVERED
- IRON PIN TO BE SET
- WETLAND FLAG
- UTILITY POLE
- EXISTING MANHOLE
- EXISTING SIGN
- TEST PIT
- PERCOLATION TEST
- EXISTING WELL
- STONE WALL
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- OVERHEAD WIRES
- EXISTING TREE LINE
- PROPOSED CONTOUR
- PROPOSED POND CONTOUR
- TEMPORARY EXCAVATION CONTOUR
- PROPOSED SILT FENCE
- PROPOSED CLEARING LIMITS
- LIMIT OF 100 YEAR FLOOD
- BUILDING SETBACK LINE
- PROPOSED U.G. UTILITIES

SITE PLAN No. 1

PREPARED FOR

285 RIVER ROAD, LLC &
PUTNAM RIVER ROAD, L.L.C.

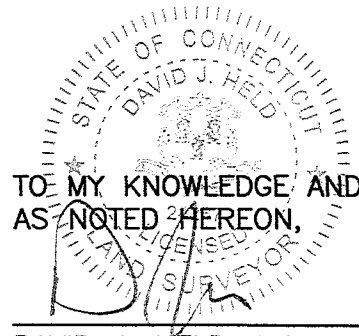
RIVER ROAD & MODOCK ROAD
PUTNAM, CONNECTICUT

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
www.prorovinc.com

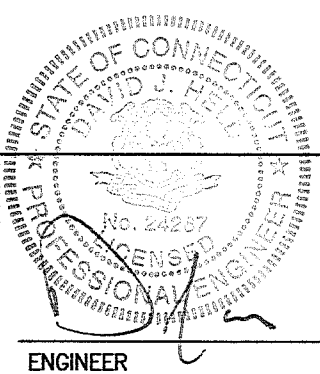
REVISIONS	
DATE	DESCRIPTION
12/15/2022	BRIDGE DETAILS
12/27/2022	IW COMMENTS
12/28/2022	IW COMMENTS
1/20/2023	IW COMMENTS FROM CLA
4/10/2023	TOWN COMMENTS
DATE: 6/29/2022	DRAWN: DJH
SCALE: 1" = 40'	DESIGN: DJH
SHEET: 4 OF 18	CHK BY: ---
DWG. No: Client File	JOB No: 203095



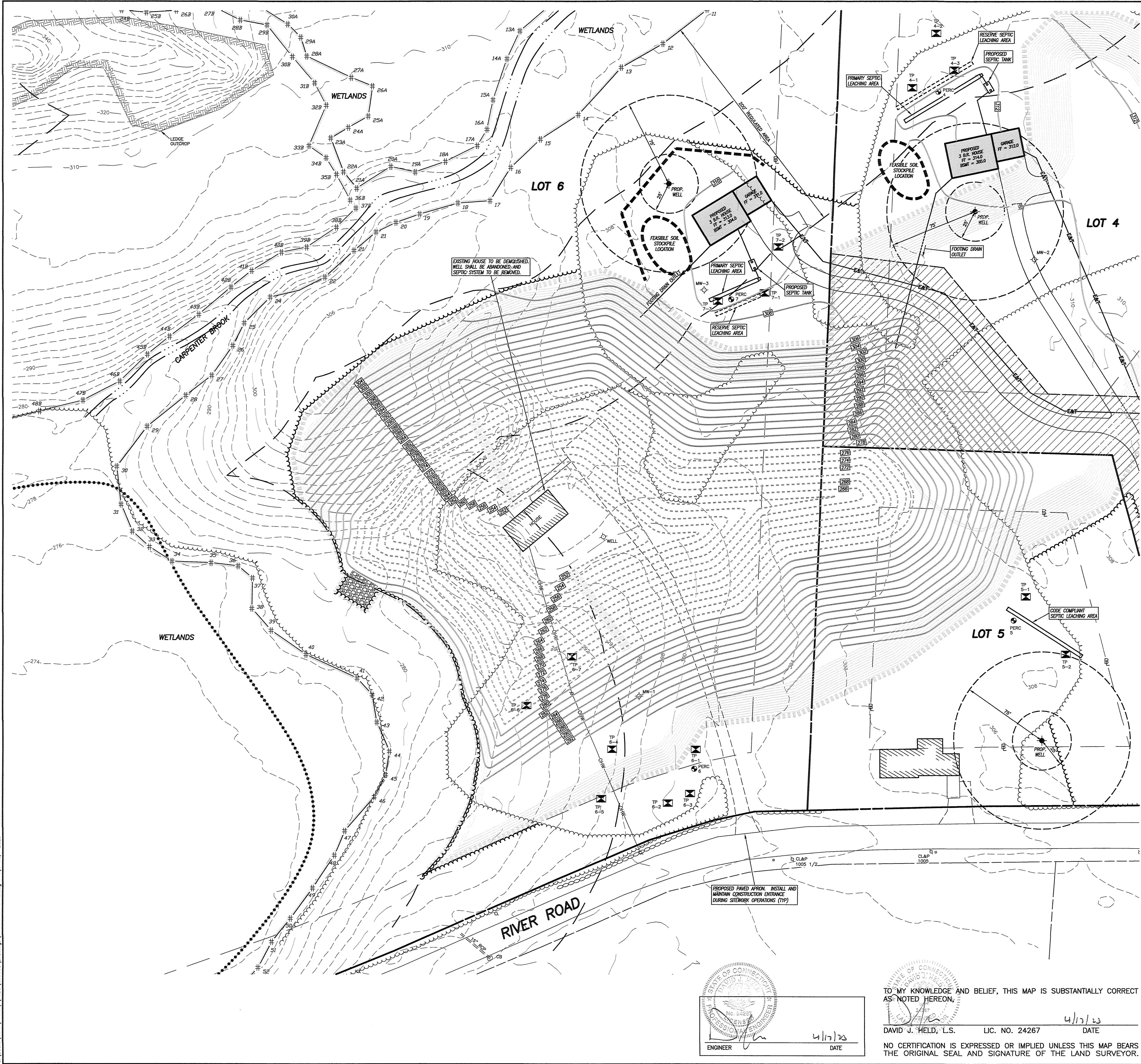
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT
AS NOTED HEREON.

DAVID J. HELD, L.S. LIC. NO. 24267 DATE 4/12/23

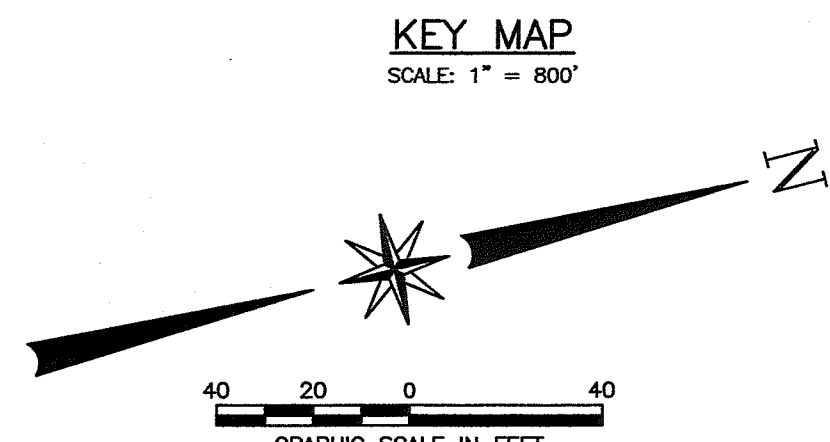
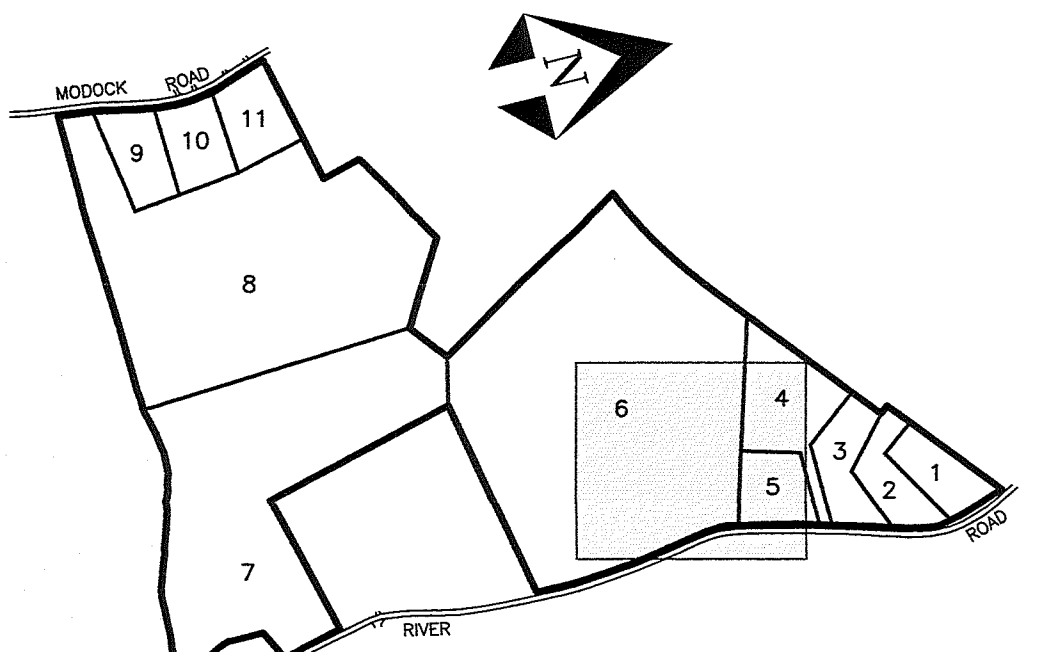
NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS
THE ORIGINAL SEAL AND SIGNATURE OF THE LAND SURVEYOR.



ENGINEER DATE 4/12/23



- NOTES:
- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20-300b-1 through 20-300b-20 as amended on October 26, 2018;
This map was prepared from record research, other maps, limited field measurements and other sources. It is not to be construed as a Property/Boundary or Limited Property/Boundary Survey and is subject to such facts as said surveys may disclose.
- This survey conforms to a Class "C" horizontal accuracy.
- Topographic features conform to a Class "T-2" accuracy.
- Survey Type: General Location Survey.
 - The subject parcel is shown as lots 5 and 10 on assessor's map 43.
 - Zone: AG-2.
 - Owner of record: Putnam River Road, L.L.C. & 285 River Road, LLC
P.O. Box 271
Putnam, CT 06260
 - The intent of this survey is to show the conceptual development of the subject properties and the extent of two proposed ponds.
 - Elevations based on NAVD 1988. Contour interval = 2'.
 - The locations of existing utilities are based on surface evidence and other sources of information. Before any construction is to commence contact "CALL BEFORE YOU DIG" at 1-800-922-4455.
 - Wetlands shown were flagged in the field by Joseph Theroux, certified soil scientist in 2021.



SITE PLAN No. 2

PREPARED FOR

285 RIVER ROAD, LLC & PUTNAM RIVER ROAD, L.L.C.

RIVER ROAD & MODOCK ROAD
PUTNAM, CONNECTICUT

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@provostinc.com
www.provostinc.com

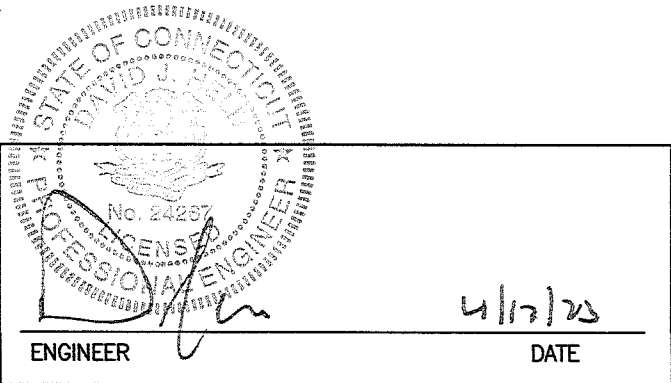
REVISIONS	
DATE	DESCRIPTION
12/15/2022	BRIDGE DETAILS
12/27/2022	IW COMMENTS
12/28/2022	IW COMMENTS
1/20/2023	IW COMMENTS FROM CLA
4/10/2023	TOWN COMMENTS

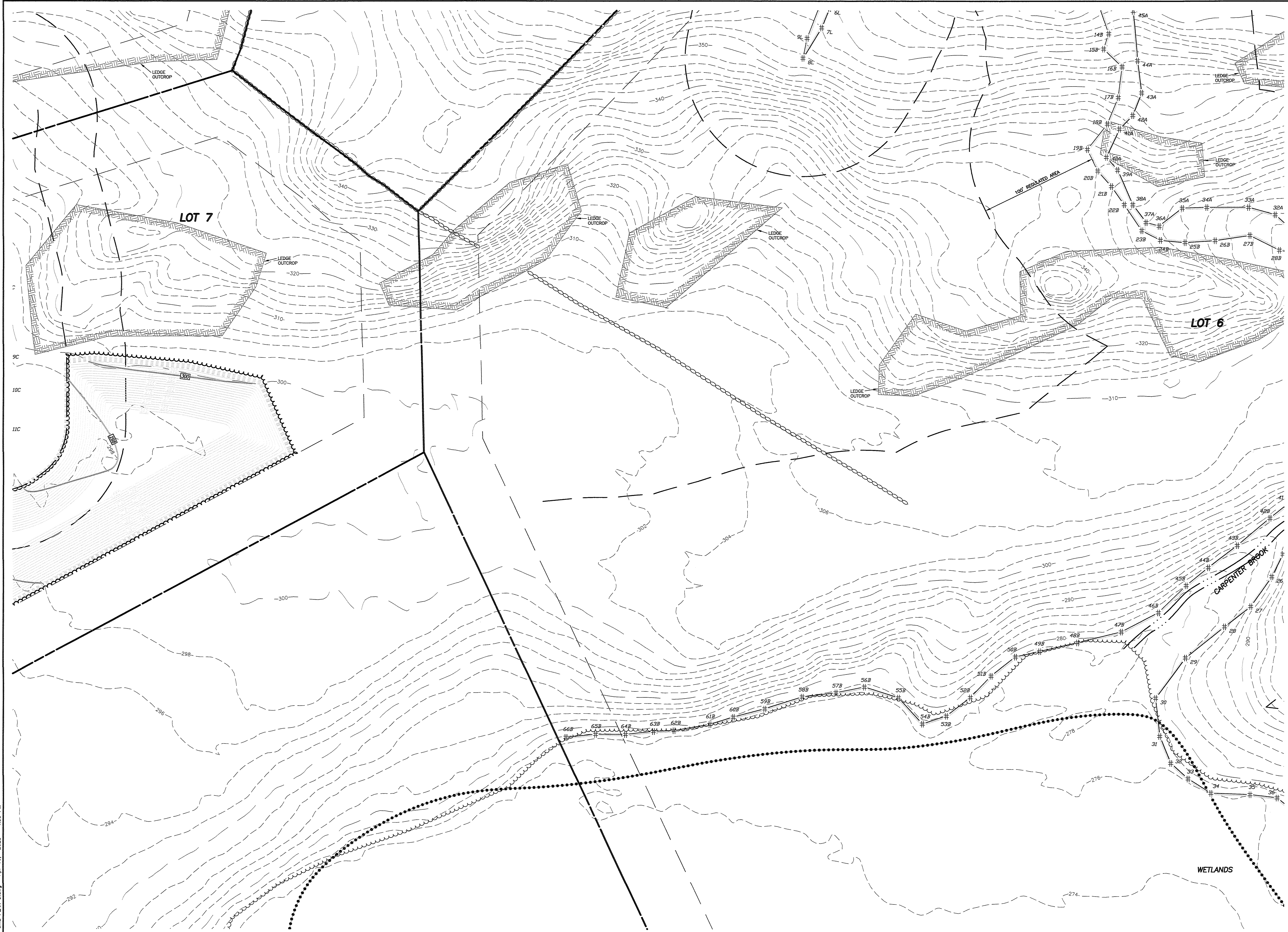
DATE: 6/29/2022	DRAWN: DJH
SCALE: 1" = 40'	DESIGN: DJH
SHEET: 5 OF 18	CHK BY: ---
DWG. No: Client File	JOB No: 203095

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

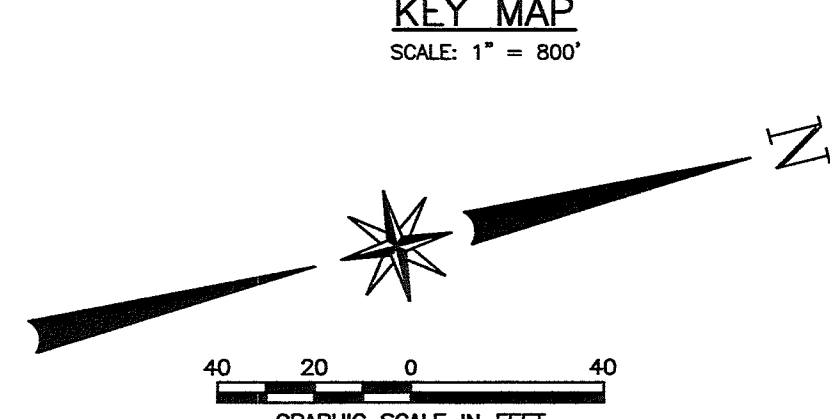
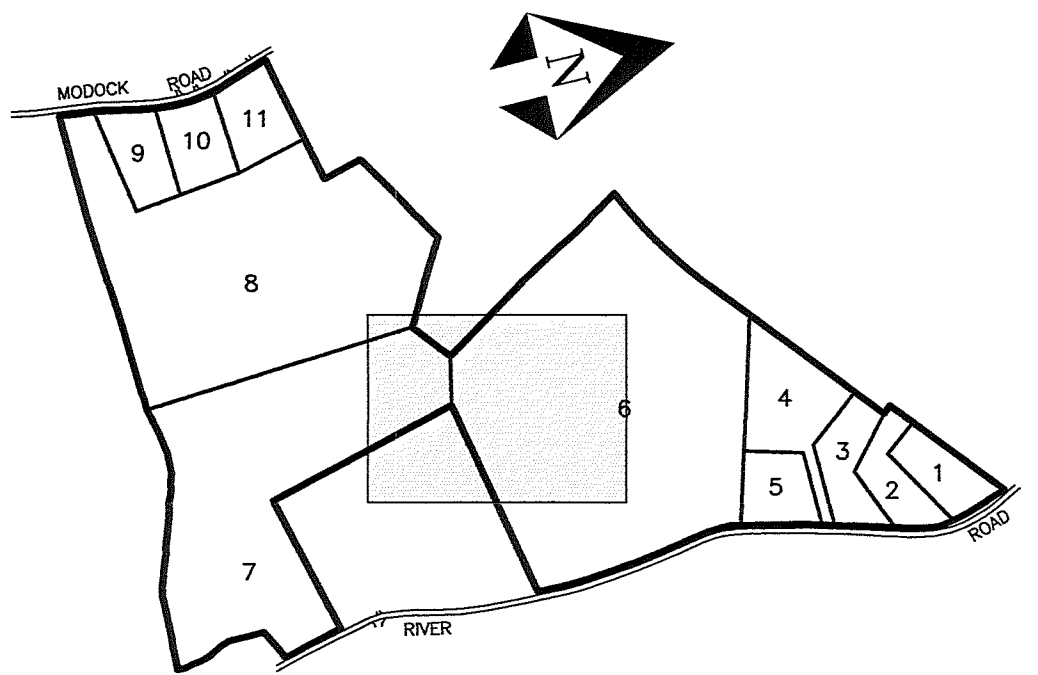
DAVID J. HELD, L.S. LIC. NO. 24267 DATE 4/17/23

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE LAND SURVEYOR.





- NOTES:
- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20-300b-1 through 20-300b-20 as amended on October 26, 2018;
This map was prepared from record research, other maps, limited field measurements and other sources. It is not to be construed as a Property/Boundary or Limited Property/Boundary Survey and is subject to such facts as said surveys may disclose.
 - This survey conforms to a Class "C" horizontal accuracy.
 - Topographic features conform to a Class "T-2" accuracy.
 - Survey Type: General Location Survey.
 - The subject parcel is shown as lots 5 and 10 on assessor's map 43.
 - Zone: AG-2.
 - Owner of record: Putnam River Road, L.L.C. & 285 River Road, LLC
P.O. Box 271
Putnam, CT 06260
 - The intent of this survey is to show the conceptual development of the subject properties and the extent of two proposed ponds.
 - Elevations based on NAVD 1988. Contour interval = 2'.
 - The locations of existing utilities are based on surface evidence and other sources of information. Before any construction is to commence contact "CALL BEFORE YOU DIG" at 1-800-922-4455.
 - Wetlands shown were flagged in the field by Joseph Theroux, certified soil scientist in 2021.



LEGEND

- IRON PIN OR PIPE RECOVERED
- MONUMENT RECOVERED
- IRON PIN TO BE SET
- # WETLAND FLAG
- U UTILITY POLE
- EXISTING MANHOLE
- EXISTING SIGN
- ⊕ TEST PIT
- ⊕ PERCOLATION TEST
- ⊕ EXISTING WELL
- STONE WALL
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- OVERHEAD WIRES
- EXISTING TREE LINE
- PROPOSED CONTOUR
- PROPOSED POND CONTOUR
- TEMPORARY EXCAVATION CONTOUR
- PROPOSED SILT FENCE
- PROPOSED CLEARING LIMITS
- LIMIT OF 100 YEAR FLOOD
- BUILDING SETBACK LINE
- PROPOSED U.G. UTILITIES

SITE PLAN No. 3
PREPARED FOR
**285 RIVER ROAD, LLC &
PUTNAM RIVER ROAD, L.L.C.**
RIVER ROAD & MODOCK ROAD
PUTNAM, CONNECTICUT

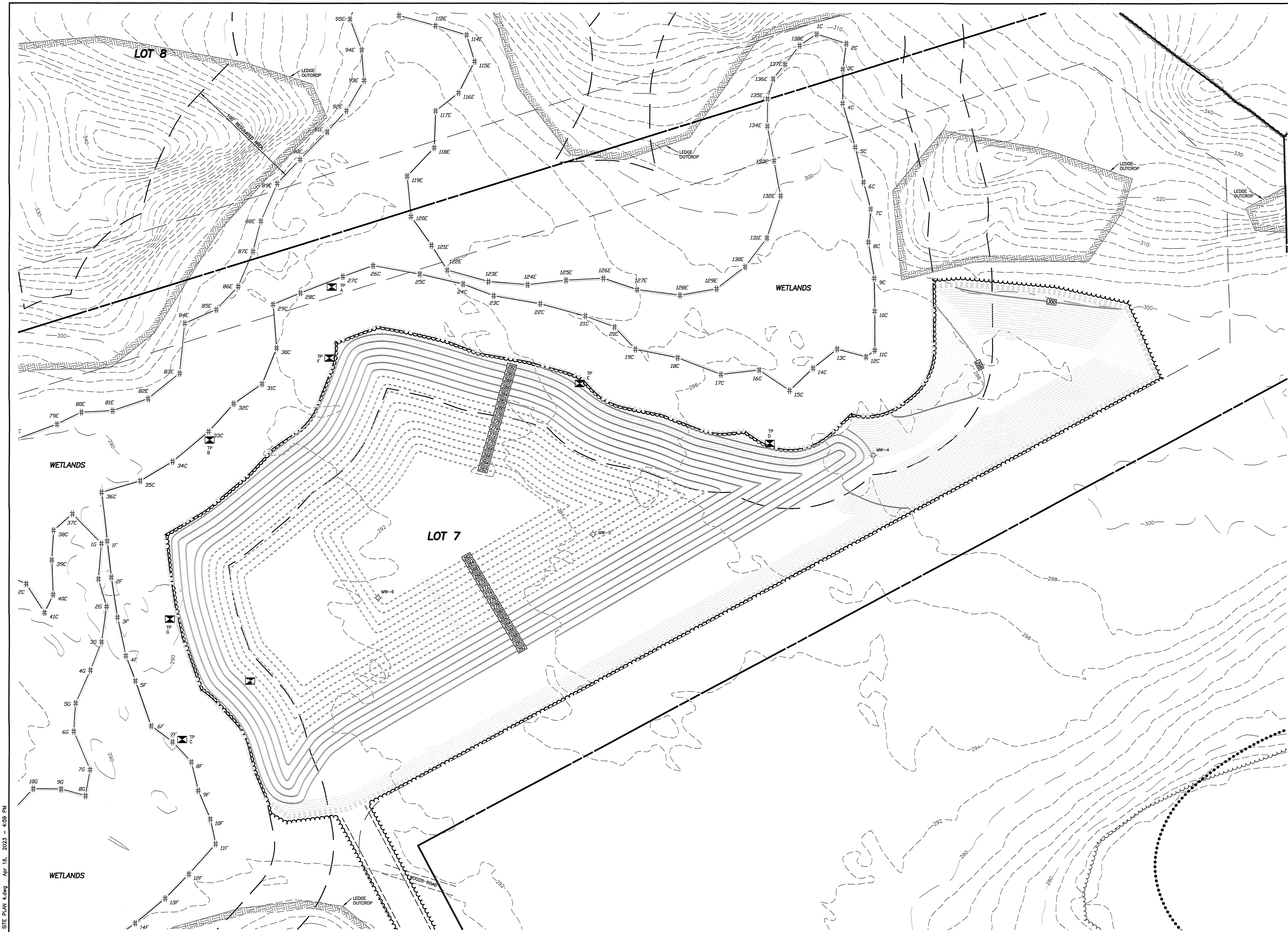
Provost & Dovero, Inc.
Civil Engineering • Surveying • Site Planning
Structural • Mechanical • Architectural Engineering
57 East Main Street, P.O. Box 191
Plainfield, Connecticut 06374
(860) 230-0856 - FAX: (860) 230-0860
info@provinc.com
www.provinc.com

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT
AS NOTED HEREON;
4/17/23
DATE

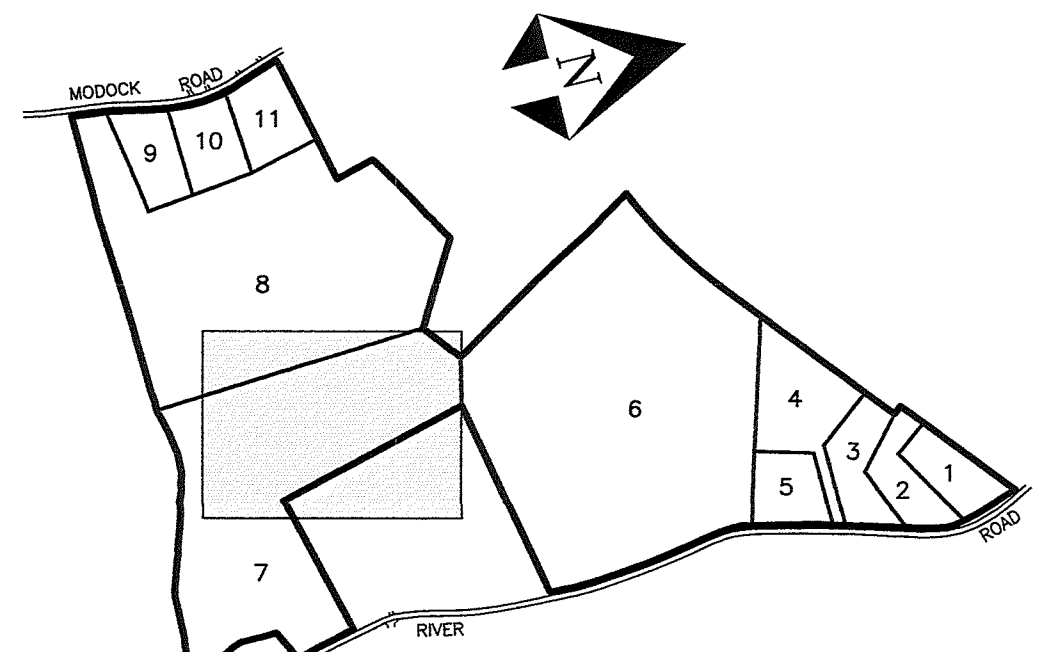
NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE LAND SURVEYOR.
DAVID J. HELD, L.S. LIC. NO. 24267 DATE 4/17/23

REVISIONS	
DATE	DESCRIPTION
12/15/2022	BRIDGE DETAILS
12/27/2022	IW COMMENTS
12/28/2022	IW COMMENTS
1/20/2023	IW COMMENTS FROM CLA
4/10/2023	TOWN COMMENTS
DATE: 6/29/2022	DRAWN: DJH
SCALE: 1" = 40'	DESIGN: DJH
SHEET: 6 OF 18	CHK BY: ---
DWG. No: Client File	JOB No: 203095

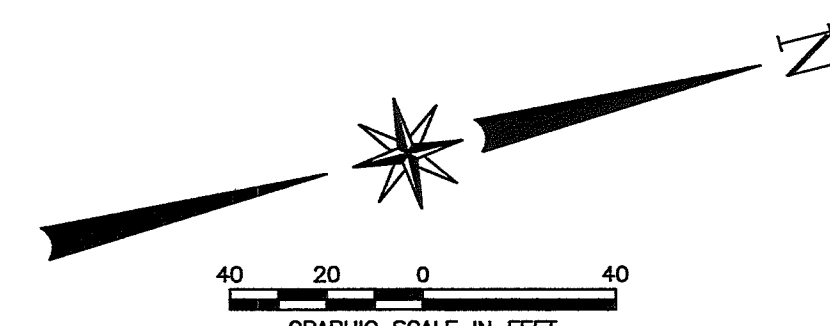
C:\Users\Dave\Desktop\060523\060523\060523.dwg Apr 16, 2023 4:59 PM



- NOTES:
- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20-300b-1 through 20-300b-20 as amended on October 26, 2018;
This map was prepared from record research, other maps, limited field measurements and other sources. It is not to be construed as a Property/Boundary or Limited Property/Boundary Survey and is subject to such facts as said surveys may disclose.
- This survey conforms to a Class "C" horizontal accuracy.
- Topographic features conform to a Class "T-2" accuracy.
- Survey Type: General Location Survey.
 - The subject parcel is shown as lots 5 and 10 on assessor's map 43.
 - Zone: AG-2.
 - Owner of record: Putnam River Road, L.L.C. & 285 River Road, LLC
P.O. Box 271
Putnam, CT 06260
 - The intent of this survey is to show the conceptual development of the subject properties and the extent of two proposed ponds.
 - Elevations based on NAVD 1988. Contour interval = 2'.
 - The locations of existing utilities are based on surface evidence and other sources of information. Before any construction is to commence contact "CALL BEFORE YOU DIG" at 1-800-922-4455.
 - Wetlands shown were flagged in the field by Joseph Theroux, certified soil scientist in 2021.



KEY MAP
SCALE: 1" = 800'



LEGEND

- IRON PIN OR PIPE RECOVERED
- MONUMENT RECOVERED
- IRON PIN TO BE SET
- # WETLAND FLAG
- UTILITY POLE
- EXISTING MANHOLE
- EXISTING SIGN
- ⊕ TEST PIT
- ⊕ PERCOLATION TEST
- ⊕ EXISTING WELL
- ⊕ STONE WALL
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- OVERHEAD WIRES
- EXISTING TREE LINE
- PROPOSED CONTOUR
- PROPOSED POND CONTOUR
- TEMPORARY EXCAVATION CONTOUR
- PROPOSED SILT FENCE
- PROPOSED CLEARING LIMITS
- LIMIT OF 100 YEAR FLOOD
- BUILDING SETBACK LINE
- PROPOSED U.G. UTILITIES

SITE PLAN No. 4

PREPARED FOR

285 RIVER ROAD, LLC &
PUTNAM RIVER ROAD, L.L.C.

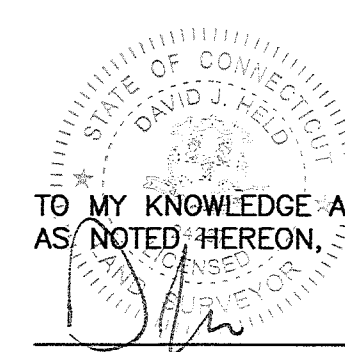
RIVER ROAD & MODOCK ROAD
PUTNAM, CONNECTICUT

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
www.prorovinc.com

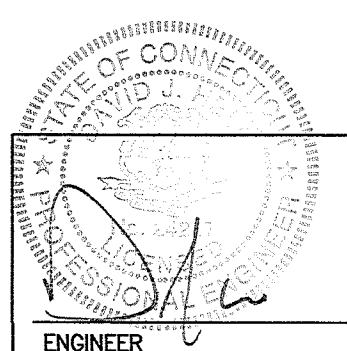
REVISIONS	
DATE	DESCRIPTION
12/15/2022	BRIDGE DETAILS
12/21/2022	IW COMMENTS
12/28/2022	IW COMMENTS
1/20/2023	IW COMMENTS FROM CLA
4/10/2023	TOWN COMMENTS
DATE: 6/29/2022	DRAWN: DJH
SCALE: 1" = 40'	DESIGN: DJH
SHEET: 7 OF 18	CHK BY: ---
DWG. No: Client File	JOB No: 203095



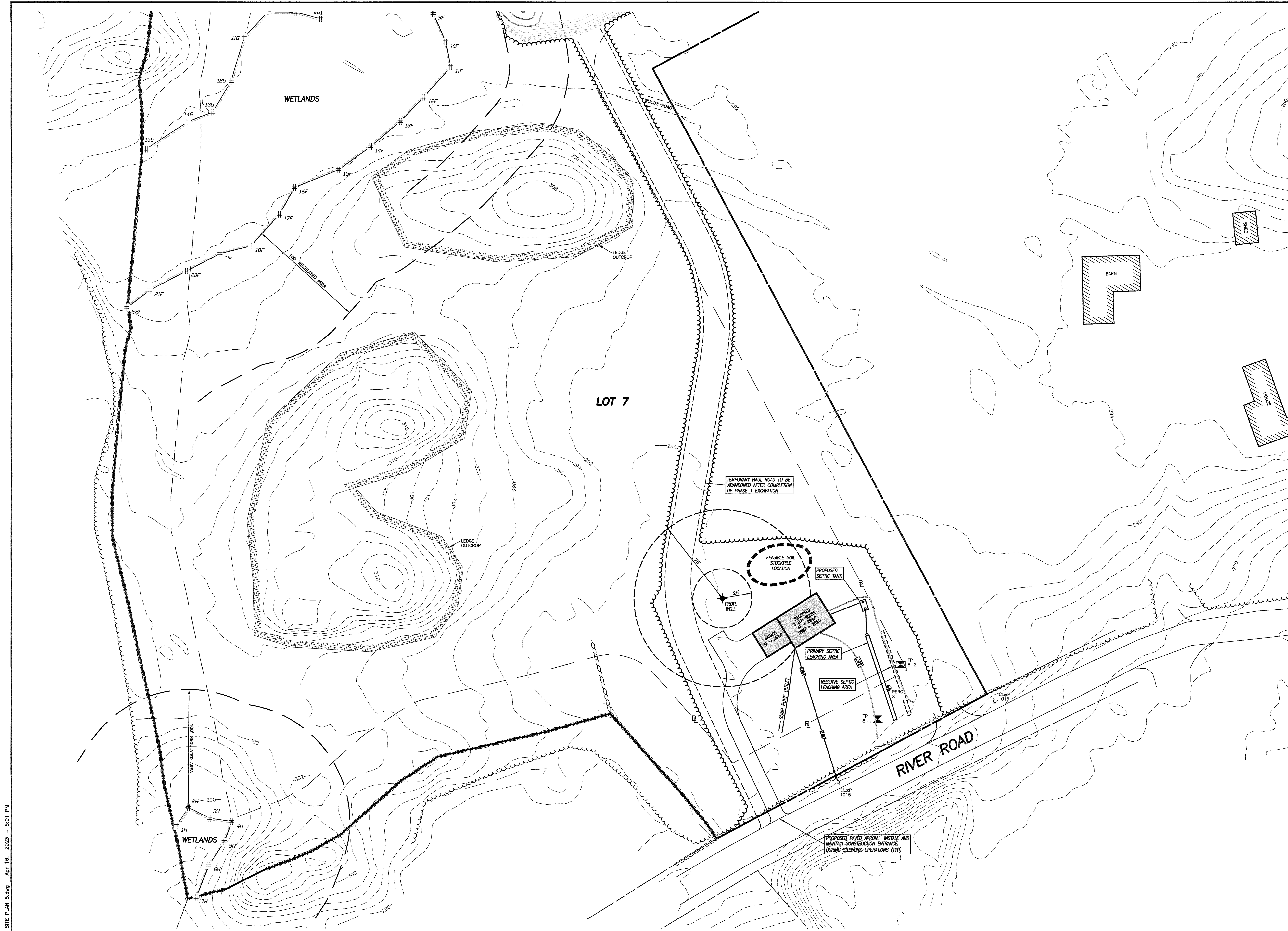
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT
AS NOTED HEREON.

DAVID J. HELD, L.S. LIC. NO. 24267 DATE 4/17/23

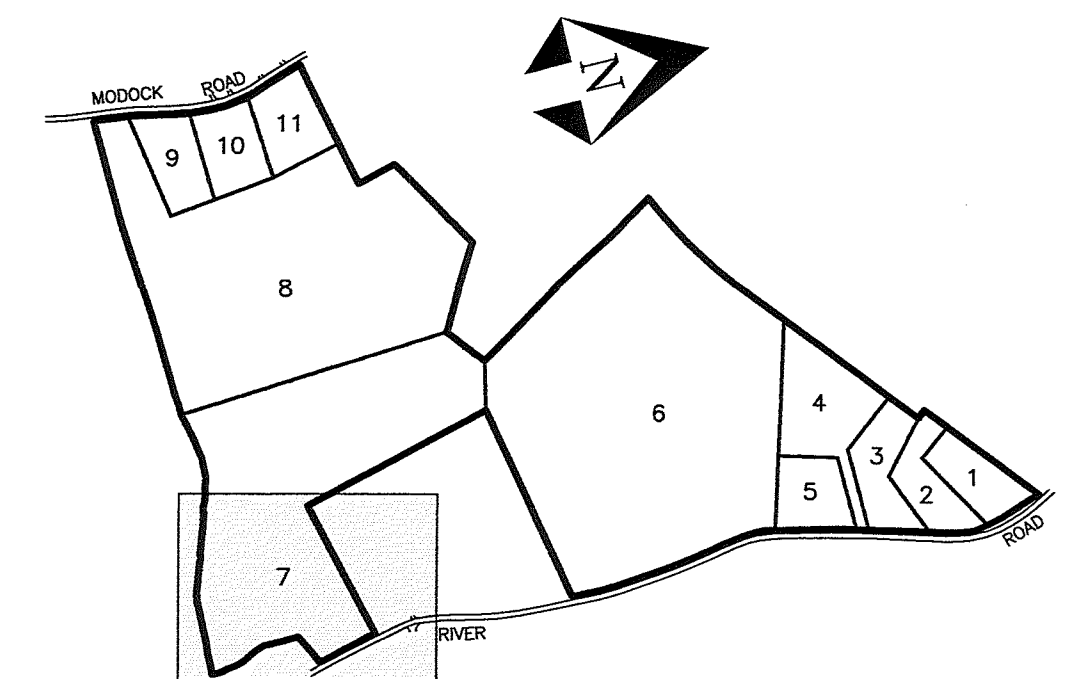
NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS
THE ORIGINAL SEAL AND SIGNATURE OF THE LAND SURVEYOR.



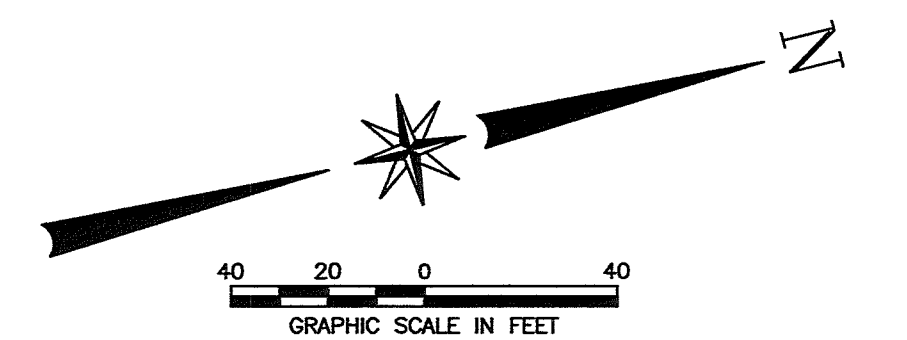
ENGINEER DATE 4/17/23



- NOTES:
- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20-300b-1 through 20-300b-20 as amended on October 26, 2018;
This map was prepared from record research, other maps, limited field measurements and other sources. It is not to be construed as a Property/Boundary or Limited Property/Boundary Survey and is subject to such facts as said surveys may disclose.
- This survey conforms to a Class "C" horizontal accuracy.
- Topographic features conform to a Class "T-2" accuracy.
- Survey Type: General Location Survey.
 - The subject parcel is shown as lots 5 and 10 on assessor's map 43.
 - Zone: AG-2.
 - Owner of record: Putnam River Road, L.L.C. & 285 River Road, LLC
P.O. Box 271
Putnam, CT 06260
 - The intent of this survey is to show the conceptual development of the subject properties and the extent of two proposed ponds.
 - Elevations based on NAVD 1988. Contour interval = 2'.
 - The locations of existing utilities are based on surface evidence and other sources of information. Before any construction is to commence contact "CALL BEFORE YOU DIG" at 1-800-922-4455.
 - Wetlands shown were flagged in the field by Joseph Theroux, certified soil scientist in 2021.



KEY MAP
SCALE: 1" = 800'



LEGEND

- IRON PIN OR PIPE RECOVERED
- MONUMENT RECOVERED
- IRON PIN TO BE SET
- # WETLAND FLAG
- U UTILITY POLE
- EXISTING MANHOLE
- EXISTING SIGN
- ⊗ TEST PIT
- ⊕ PERCOLATION TEST
- ⊕ EXISTING WELL
- STONE WALL
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- OVERHEAD WIRES
- EXISTING TREE LINE
- PROPOSED CONTOUR
- PROPOSED POND CONTOUR
- TEMPORARY EXCAVATION CONTOUR
- PROPOSED SILT FENCE
- PROPOSED CLEARING LIMITS
- LIMIT OF 100 YEAR FLOOD
- BUILDING SETBACK LINE
- PROPOSED U.G. UTILITIES

SITE PLAN No. 5

PREPARED FOR

**285 RIVER ROAD, LLC &
PUTNAM RIVER ROAD, L.L.C.**

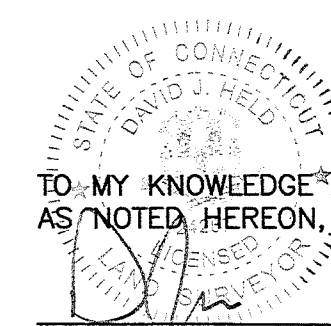
RIVER ROAD & MODOCK ROAD
PUTNAM, CONNECTICUT

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
www.prorovinc.com

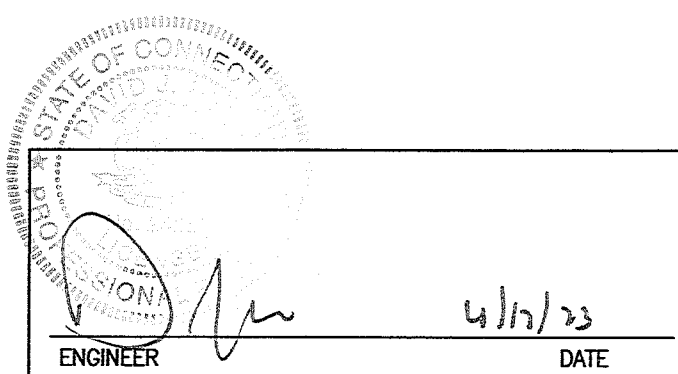
REVISIONS	
DATE	DESCRIPTION
12/15/2022	BRIDGE DETAILS
12/27/2022	IW COMMENTS
12/28/2022	IW COMMENTS
1/20/2023	IW COMMENTS FROM CLA
4/10/2023	TOWN COMMENTS
DATE: 6/29/2022	DRAWN: DJH
SCALE: 1" = 40'	DESIGN: DJH
SHEET: 8 OF 18	CHK BY: ---
DWG. No: Client File	JOB No: 203095



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT
AS NOTED HEREON.

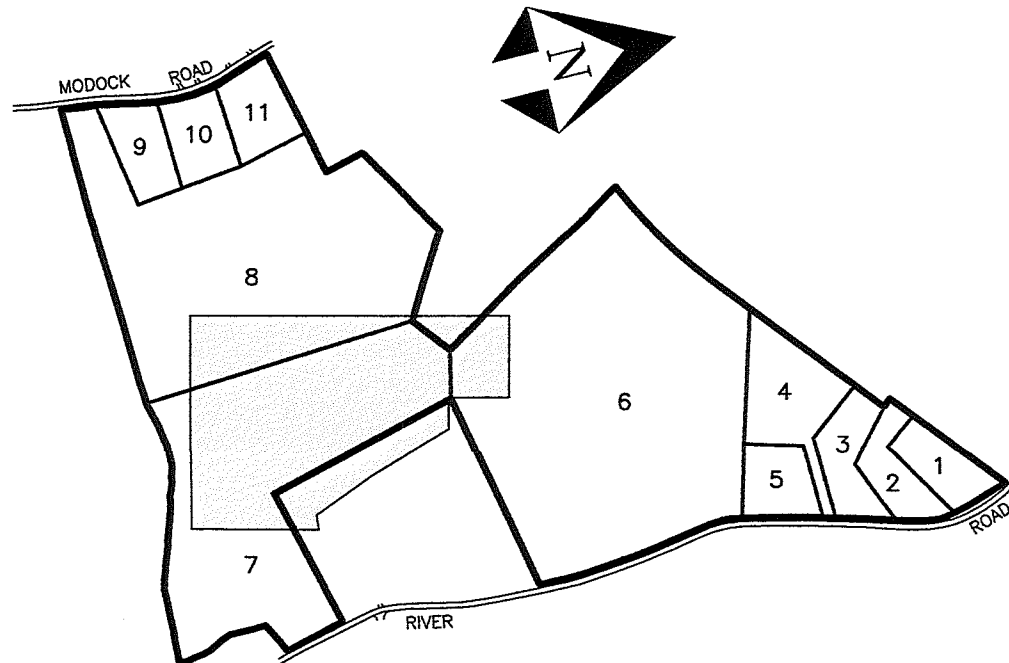
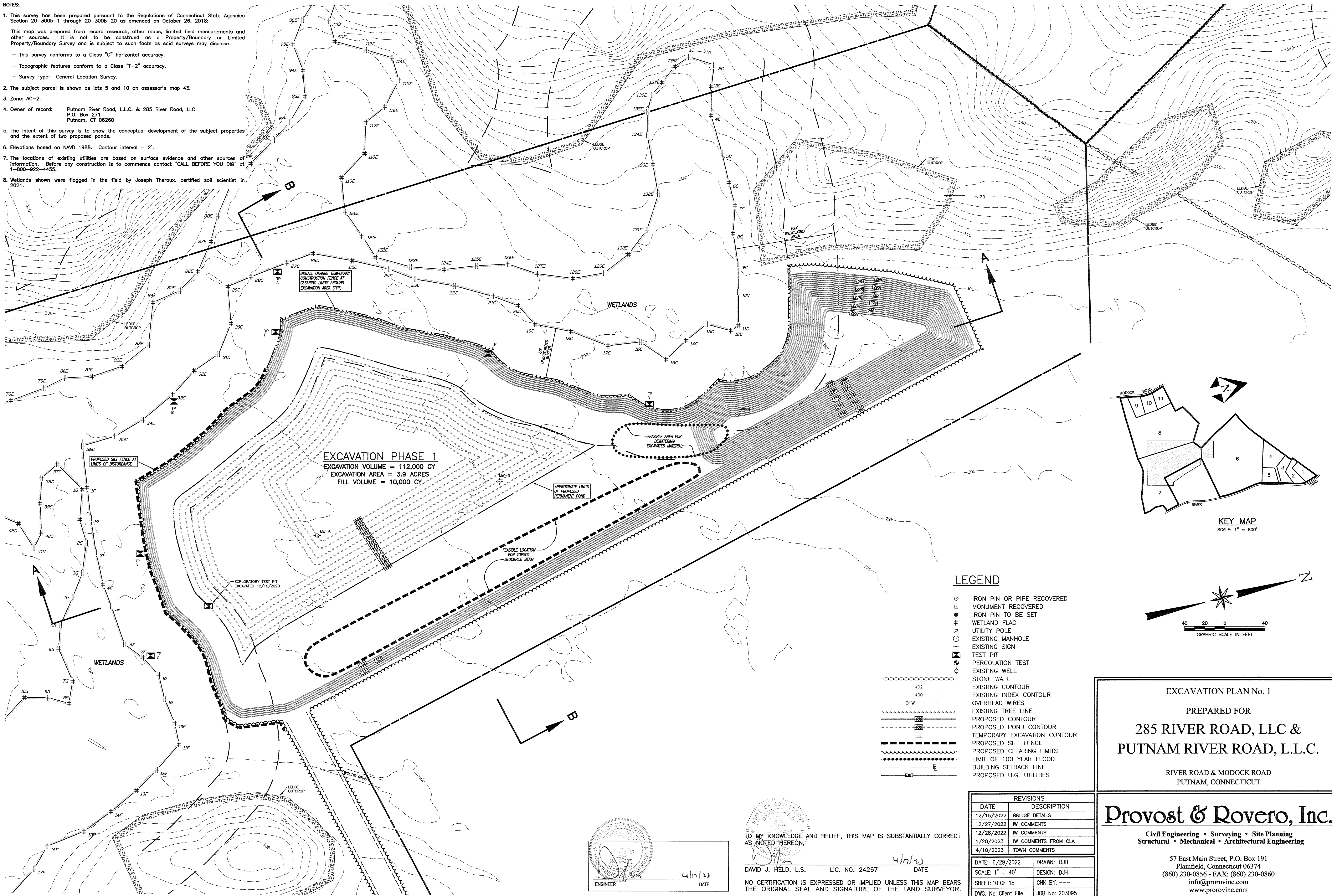
DAVID J. HELD, L.S. LIC. NO. 24267 DATE 4/17/23

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS
THE ORIGINAL SEAL AND SIGNATURE OF THE LAND SURVEYOR.



NOTES:

- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20-300b-1 through 20-300b-20 as amended on October 26, 2018;
This map was prepared from record research, other maps, limited field measurements and other sources. It is not to be construed as a Property/Boundary or Limited Property/Boundary Survey and is subject to such facts as said surveys may disclose.
 - This survey conforms to a Class "C" horizontal accuracy.
 - Topographic features conform to a Class "T-2" accuracy.
 - Survey Type: General Location Survey.
- The subject parcel is shown as lots 5 and 10 on assessor's map 43.
- Zone: AG-2.
- Owner of record: Putnam River Road, L.L.C. & 285 River Road, LLC
P.O. Box 271
Putnam, CT 06260
- The intent of this survey is to show the conceptual development of the subject properties and the extent of two proposed ponds.
- Elevations based on NAVD 1988. Contour interval = 2'.
- The locations of existing utilities are based on surface evidence and other sources of information. Before any construction is to commence contact "CALL BEFORE YOU DIG" at 1-800-922-4455.
- Wetlands shown were flagged in the field by Joseph Theroux, certified soil scientist in 2021.



LEGEND

- IRON PIN OR PIPE RECOVERED
- MONUMENT RECOVERED
- IRON PIN TO BE SET
- WETLAND FLAG
- UTILITY POLE
- EXISTING MANHOLE
- EXISTING SIGN
- TEST PIT
- PERCOLATION TEST
- EXISTING WELL
- STONE WALL
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- OVERHEAD WIRES
- EXISTING TREE LINE
- PROPOSED CONTOUR
- PROPOSED POND CONTOUR
- TEMPORARY EXCAVATION CONTOUR
- PROPOSED SILT FENCE
- PROPOSED CLEARING LIMITS
- LIMIT OF 100 YEAR FLOOD
- BUILDING SETBACK LINE
- PROPOSED U.G. UTILITIES

EXCAVATION PLAN No. 1

PREPARED FOR
**285 RIVER ROAD, LLC &
PUTNAM RIVER ROAD, L.L.C.**

RIVER ROAD & MODOCK ROAD
PUTNAM, CONNECTICUT

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@prorvinc.com
www.prorvinc.com

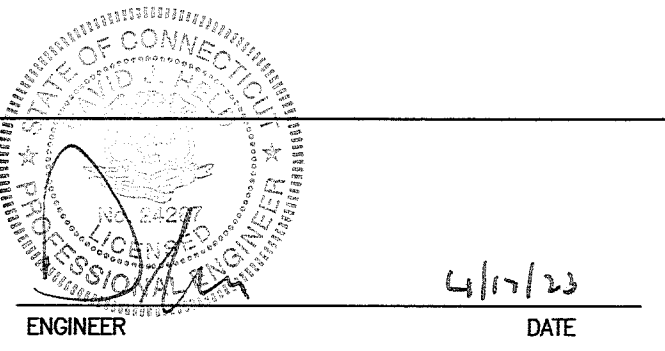
REVISIONS	
DATE	DESCRIPTION
12/15/2022	BRIDGE DETAILS
12/27/2022	IW COMMENTS
12/28/2022	IW COMMENTS
1/20/2023	IW COMMENTS FROM CLA
4/10/2023	TOWN COMMENTS

DATE: 6/29/2022	DRAWN: DJH
SCALE: 1" = 40'	DESIGN: DJH
SHEET: 10 OF 18	CHK BY: ---
DWG. No: Client File	JOB No: 203095

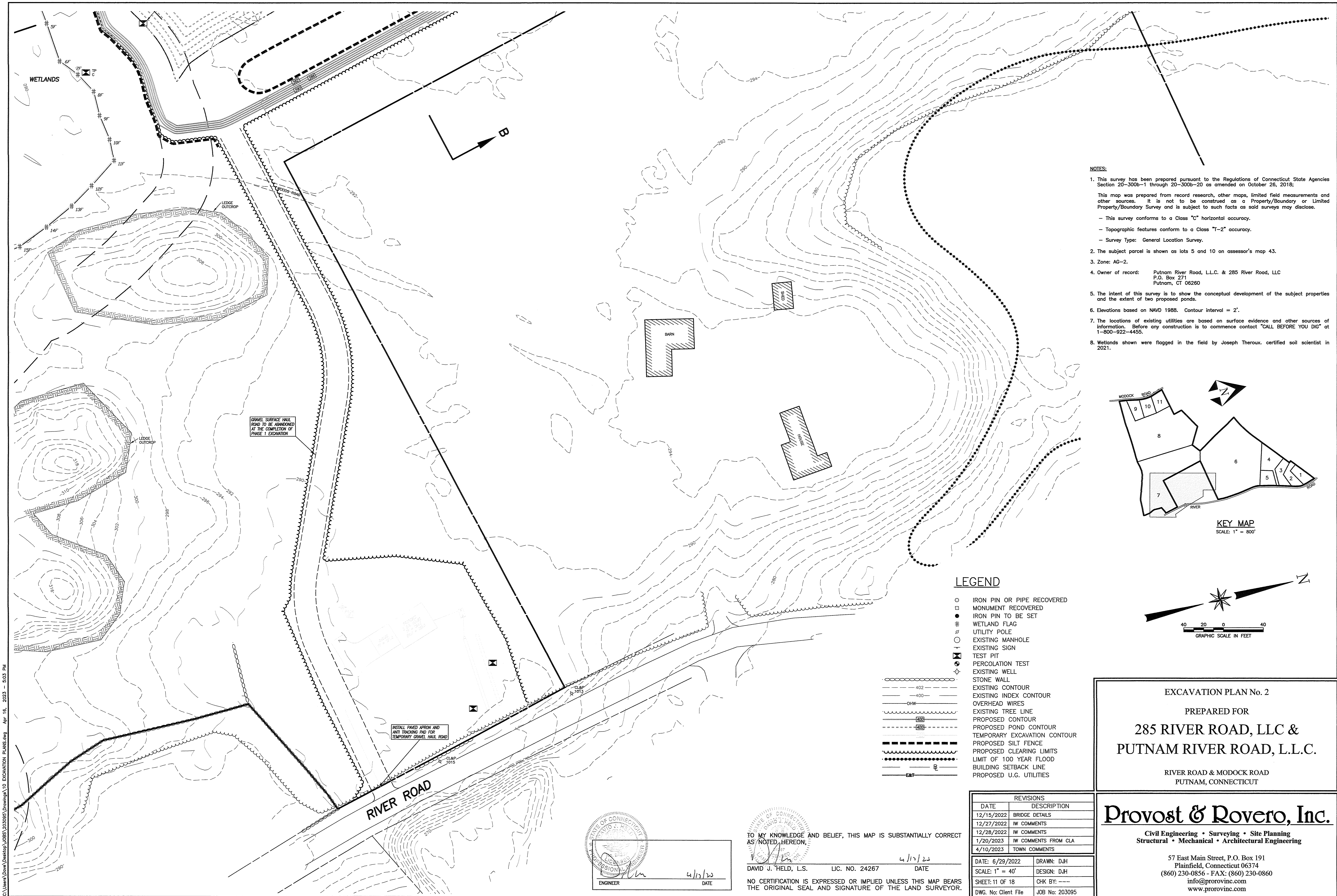
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT
AS NOTED HEREON.

DAVID J. HELD, L.S. LIC. NO. 24267 DATE 4/17/23

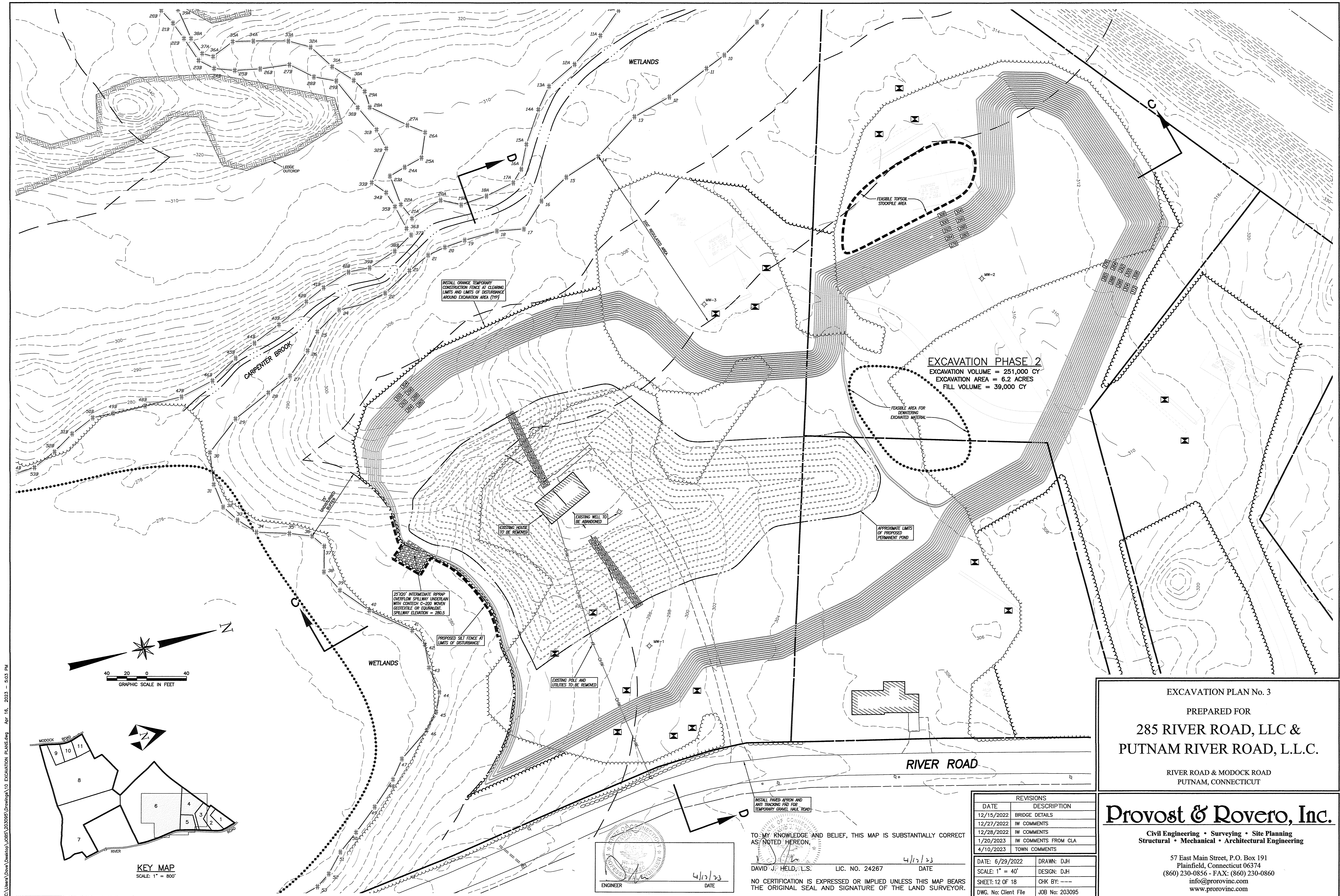
NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS
THE ORIGINAL SEAL AND SIGNATURE OF THE LAND SURVEYOR.



C:\Users\Dave\Desktop\JOBS\202095\Drawings\10 EXCAVATION PLANS.dwg Apr 16, 2023 5:03 PM



C:\Users\Down\Desktop\JOBS\203095\Drawings\10 EXCAVATION PLANS.dwg Apr 16, 2023 - 5:03 PM



EXCAVATION PLAN No. 3

PREPARED FOR

285 RIVER ROAD, LLC &
PUTNAM RIVER ROAD, L.L.C.

RIVER ROAD & MODOCK ROAD
PUTNAM, CONNECTICUT

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
www.prorovinc.com

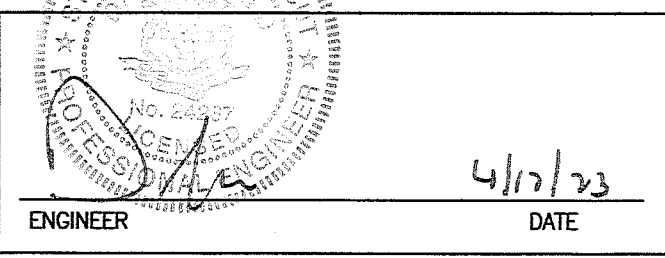
REVISIONS	
DATE	DESCRIPTION
12/15/2022	BRIDGE DETAILS
12/27/2022	IW COMMENTS
12/28/2022	IW COMMENTS
1/20/2023	IW COMMENTS FROM CLA
4/10/2023	TOWN COMMENTS

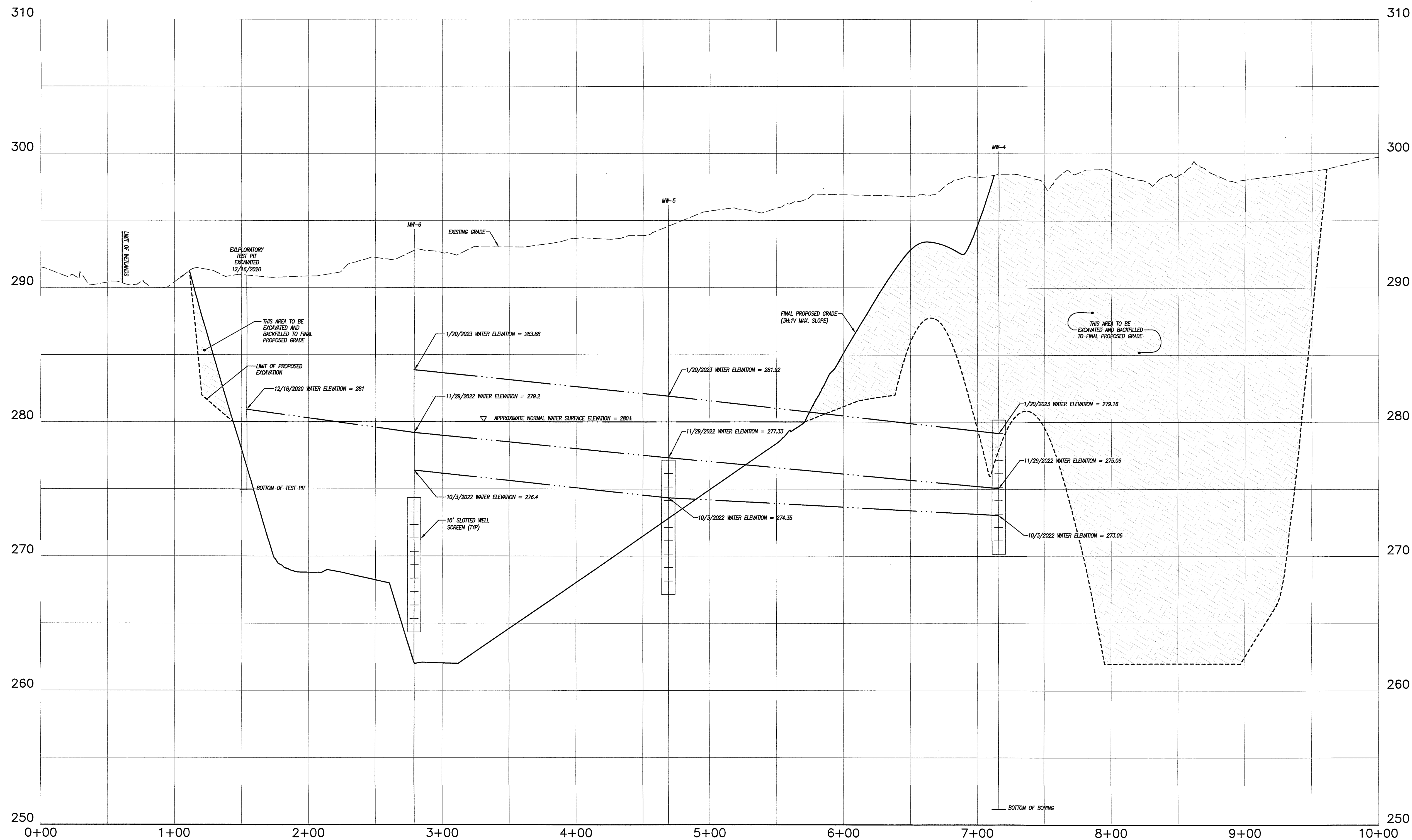
DATE: 6/29/2022	DRAWN: DJH
SCALE: 1" = 40'	DESIGN: DJH
SHEET: 12 OF 18	CHK BY: ---
DWG. No: Client File	JOB No: 203095

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT
AS NOTED HEREON.

DAVID J. HELD, L.S. LIC. NO. 24267 DATE 4/17/23

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS
THE ORIGINAL SEAL AND SIGNATURE OF THE LAND SURVEYOR.





EXCAVATION CROSS SECTION A-A

PREPARED FOR

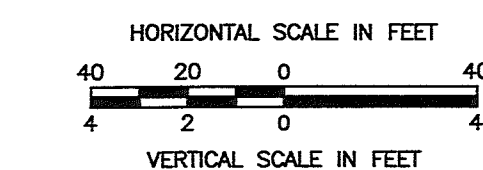
**285 RIVER ROAD, LLC &
PUTNAM RIVER ROAD, L.L.C.**

RIVER ROAD & MODOCK ROAD
PUTNAM, CONNECTICUT

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
www.prorovinc.com



REVISIONS	
DATE	DESCRIPTION
12/15/2022	BRIDGE DETAILS
12/27/2022	IW COMMENTS
12/28/2022	IW COMMENTS
1/20/2023	IW COMMENTS FROM CLA
4/10/2023	TOWN COMMENTS

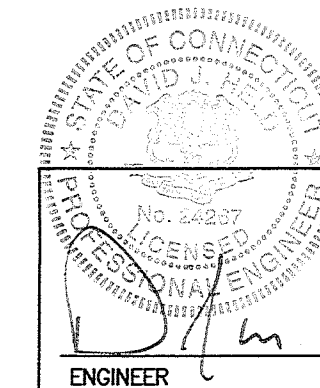
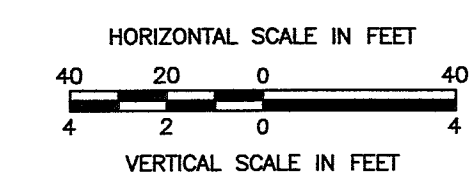
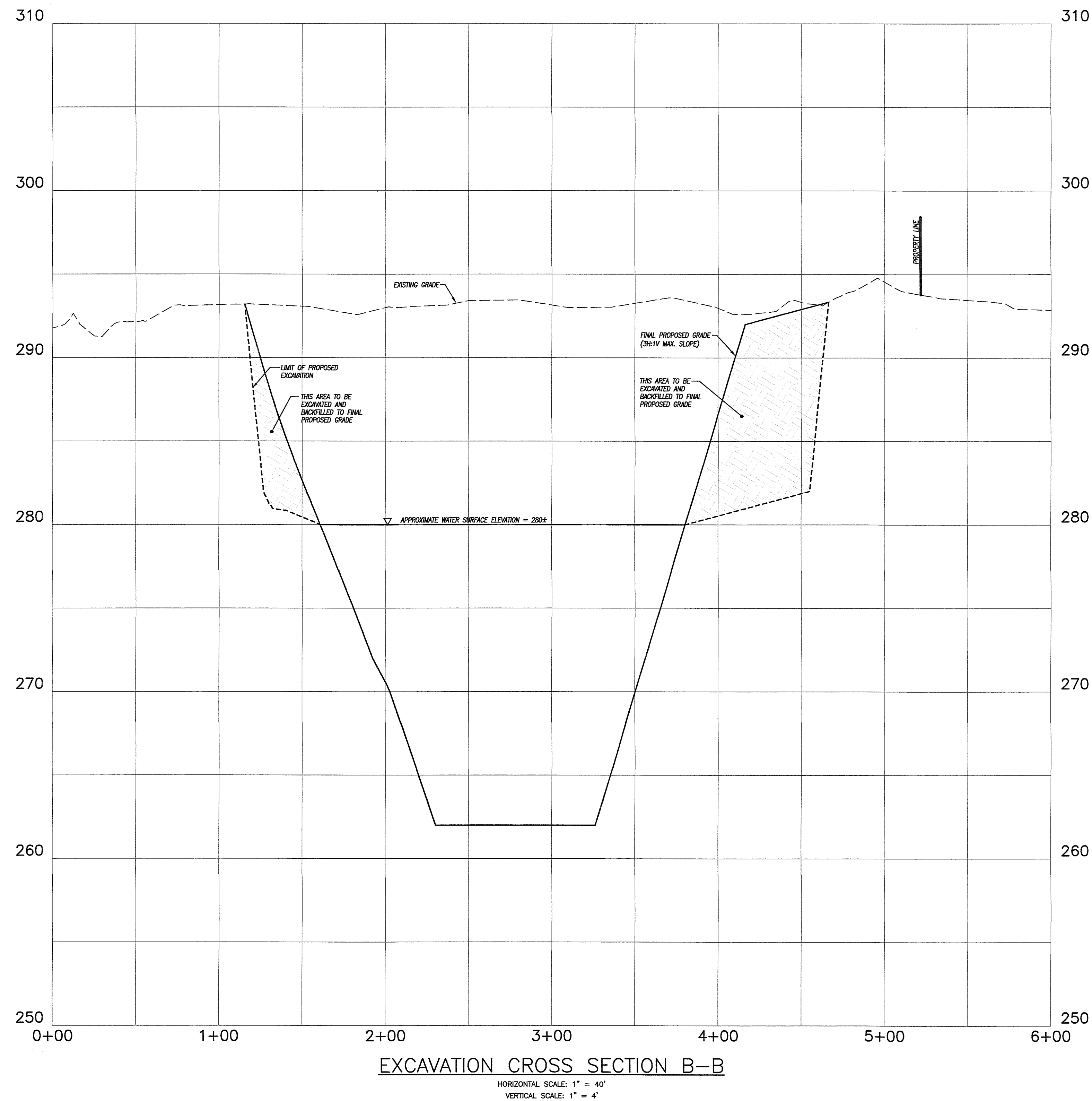
DATE: 6/29/2022	DRAWN: DJH
SCALE: AS SHOWN	DESIGN: DJH
SHEET: 13 OF 18	CHK BY: ---
DWG. No: Client File	JOB No: 203095

ENGINEER

DATE

4/17/23

C:\Users\Donna\Desktop\Jobs\203095\Drawings\13 CROSS SECTIONS.dwg Apr 16, 2023 - 5:05 PM



ENGINEER

DATE 4/17/23

REVISIONS	
DATE	DESCRIPTION
12/15/2022	BRIDGE DETAILS
12/27/2022	IW COMMENTS
12/28/2022	IW COMMENTS
1/20/2023	IW COMMENTS FROM CLA
4/10/2023	TOWN COMMENTS
DATE: 6/29/2022	DRAWN: DJH
SCALE: AS SHOWN	DESIGN: DJH
SHEET: 14 OF 18	CHK BY: ---
DWG. No: Client File	JOB No: 203095

EXCAVATION CROSS SECTION B-B

PREPARED FOR

**285 RIVER ROAD, LLC &
PUTNAM RIVER ROAD, L.L.C.**

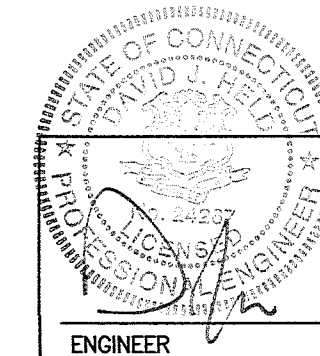
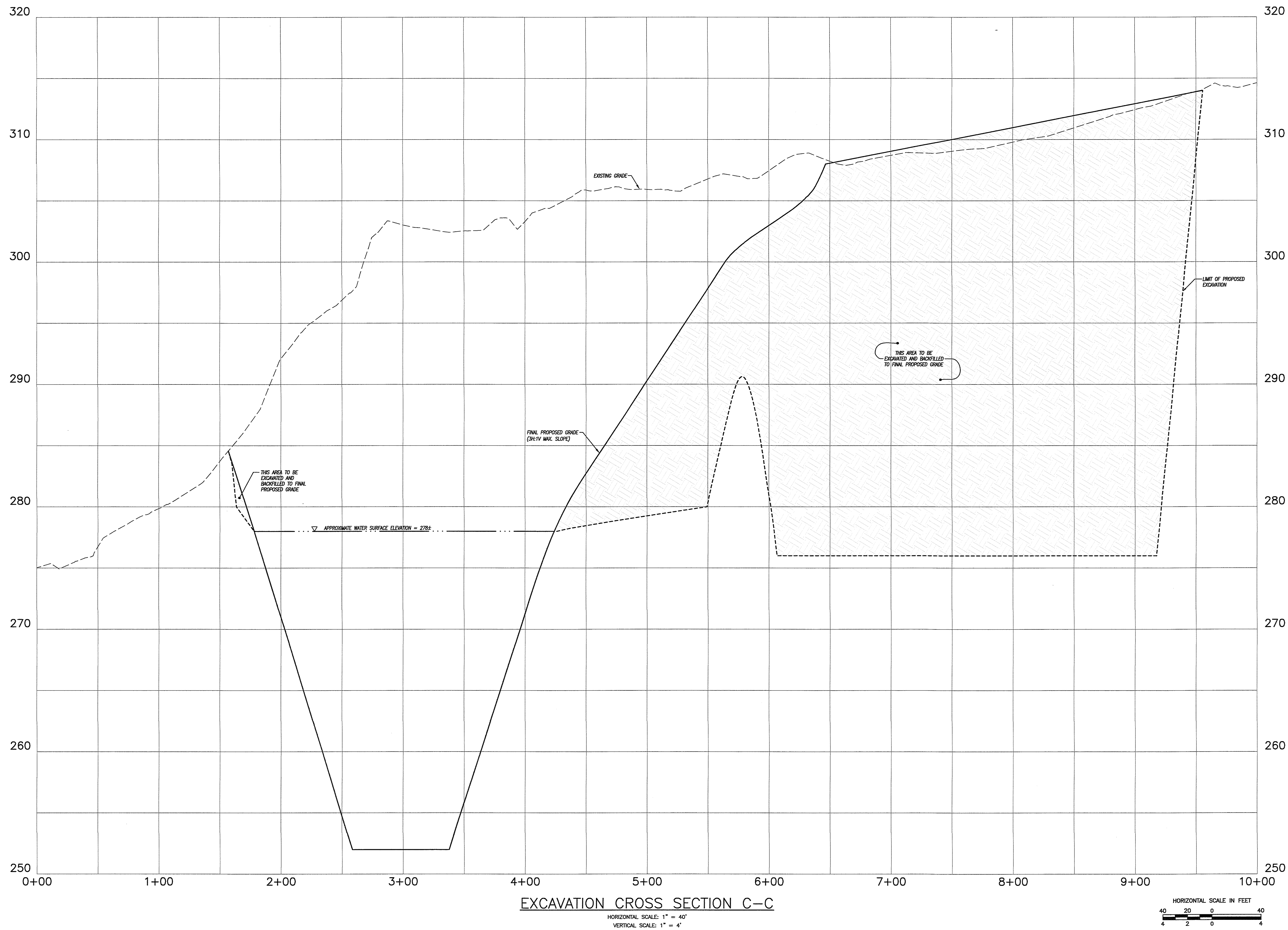
RIVER ROAD & MODOCK ROAD
PUTNAM, CONNECTICUT

Provost & Rovero, Inc.

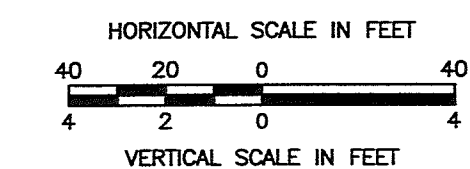
Civil Engineering • Surveying • Site Planning
Structural • Mechanical • Architectural Engineering

57 East Main Street, P.O. Box 191
Plainfield, Connecticut 06374
(860) 230-0856 - FAX: (860) 230-0860
info@prorovinc.com
www.prorovinc.com

C:\Users\Down\Desktop\JOBS\203095\Drawings\15 CROSS SECTIONS.dwg Apr 16, 2023 5:05 PM



4/17/23
DATE



REVISIONS	
DATE	DESCRIPTION
12/15/2022	BRIDGE DETAILS
12/27/2022	IW COMMENTS
12/28/2022	IW COMMENTS
1/20/2023	IW COMMENTS FROM CLA
4/10/2023	TOWN COMMENTS
DATE: 6/29/2022	DRAWN: DJH
SCALE: AS SHOWN	DESIGN: DJH
SHEET: 15 OF 18	CHK BY: ---
DWG. No: Client File	JOB No: 203095

EXCAVATION CROSS SECTION C-C

PREPARED FOR

**285 RIVER ROAD, LLC &
PUTNAM RIVER ROAD, L.L.C.**

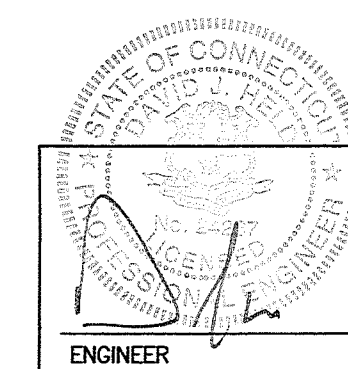
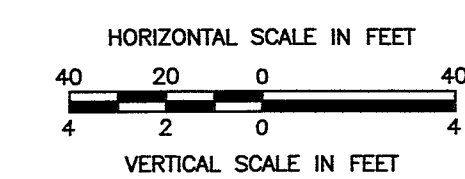
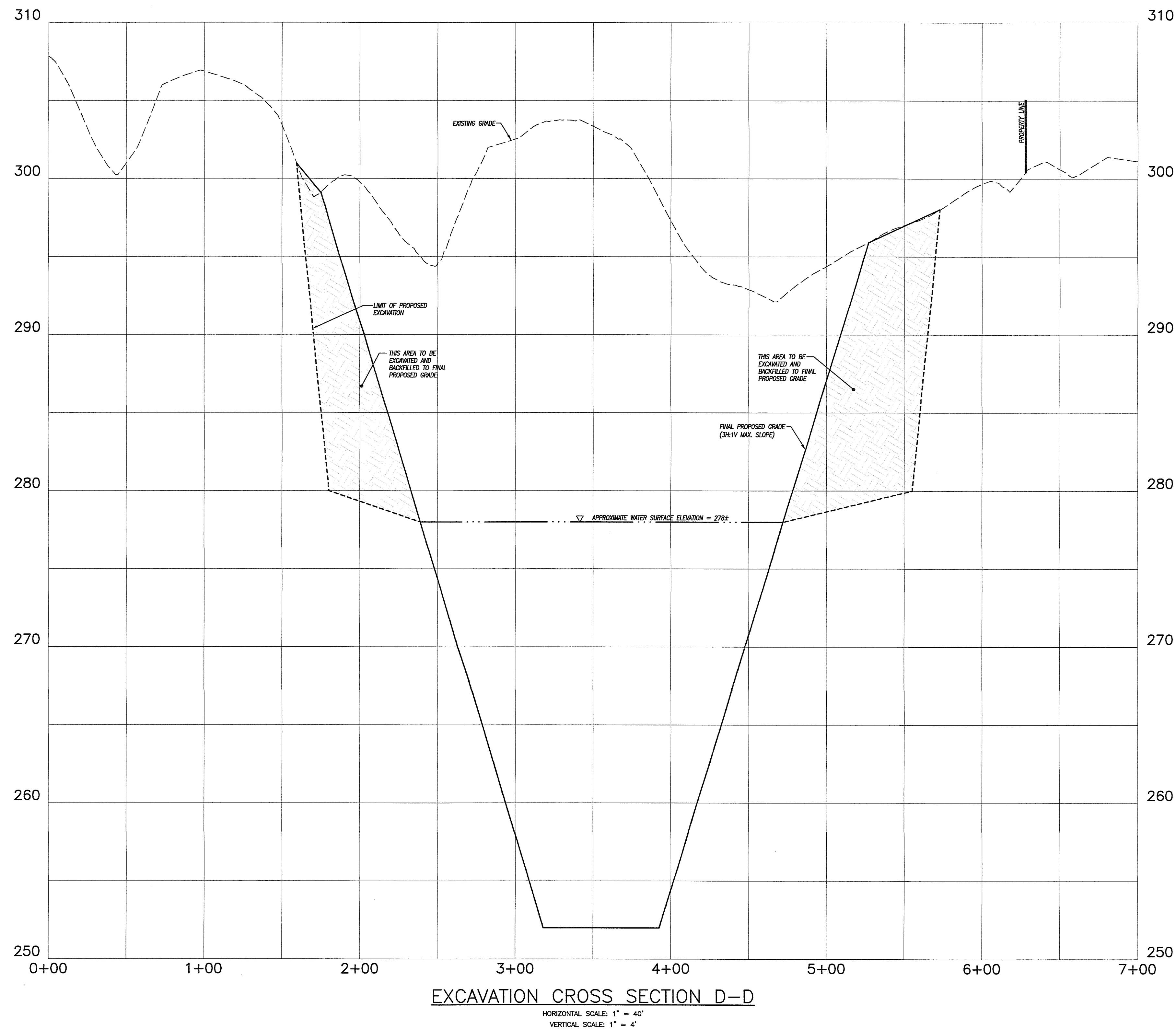
RIVER ROAD & MODOCK ROAD
PUTNAM, CONNECTICUT

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
www.prorovinc.com

C:\Users\Dave\Desktop\JOBS\203095\Drawings\13 CROSS SECTIONS.dwg Apr 16, 2023 - 5:05 PM



REVISIONS	
DATE	DESCRIPTION
12/15/2022	BRIDGE DETAILS
12/27/2022	IW COMMENTS
12/28/2022	IW COMMENTS
1/20/2023	IW COMMENTS FROM CLA
4/10/2023	TOWN COMMENTS
DATE: 6/29/2022	DRAWN: DJH
SCALE: AS SHOWN	DESIGN: DJH
SHEET: 16 OF 18	CHK BY: ---
DWG. No: Client File	JOB No: 203095

EXCAVATION CROSS SECTION D-D

PREPARED FOR

**285 RIVER ROAD, LLC &
PUTNAM RIVER ROAD, L.L.C.**

RIVER ROAD & MODOCK ROAD
PUTNAM, CONNECTICUT

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
www.prorovinc.com

EROSION AND SEDIMENT CONTROL PLAN:

REFERENCE IS MADE TO:

1. Connecticut Guidelines for Soil Erosion and Sediment Control 2002 (2002 Guidelines).
2. Soil Survey of Connecticut, N.R.C.S.

SILT FENCE INSTALLATION AND MAINTENANCE:

1. Dig a 6" deep trench on the uphill side of the barrier location.
2. Position the posts on the downhill side of the barrier and drive the posts 1.5 feet into the ground.
3. Lay the bottom 6" of the fabric in the trench to prevent undermining and backfill.
4. Inspect and repair barrier after heavy rainfall.
5. Inspections will be made at least once per week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater to determine maintenance needs.
6. Sediment deposits are to be removed when they reach a height of 1 foot behind the barrier or half the height of the barrier and are to be deposited in an area which is not regulated by the inland wetlands commission.
7. Replace or repair the fence within 24 hours of observed failure. Failure of the fence has occurred when sediment fails to be retained by the fence because:
 - the fence has been overtopped, undercut or bypassed by runoff water,
 - the fence has been moved out of position (knocked over), or
 - the geotextile has decomposed or been damaged.

HAY BALE INSTALLATION AND MAINTENANCE:

1. Bales shall be placed as shown on the plans with the ends of the bales tightly abutting each other.
2. Each bale shall be securely anchored with at least 2 stakes and gaps between bales shall be wedged with straw to prevent water from passing between the bales.
3. Inspect bales at least once per week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inches or greater to determine maintenance needs.
4. Remove sediment behind the bales when it reaches half the height of the bale and deposit in an area which is not regulated by the Inland Wetlands Commission.
5. Replace or repair the barrier within 24 hours of observed failure. Failure of the barrier has occurred when sediment fails to be retained by the barrier because:
 - the barrier has been overtopped, undercut or bypassed by runoff water,
 - the barrier has been moved out of position, or
 - the hay bales have deteriorated or been damaged.

TEMPORARY VEGETATIVE COVER:

SEED SELECTION

Grass species shall be appropriate for the season and site conditions. Appropriate species are outlined in Figure TS–2 in the 2002 Guidelines.

TIMING CONSIDERATIONS

Seed with a temporary seed mixture within 7 days after the suspension of grading work in disturbed areas where the suspension of work is expected to be more than 30 days but less than 1 year.

SITE PREPARATION

Install needed erosion control measures such as diversions, grade stabilization structures, sediment basins and grassed waterways.

Grade according to plans and allow for the use of appropriate equipment for seedbed preparation, seeding, mulch application, and mulch anchoring.

SEEDBED PREPARATION

Loosen the soil to a depth of 3–4 inches with a slightly roughened surface. If the area has been recently loosened or disturbed, no further roughening is required. Soil preparation can be accomplished by tracking with a bulldozer, discing, harrowing, raking or dragging with a section of chain link fence. Avoid excessive compaction of the surface by equipment traveling back and forth over the surface. If the slope is tracked, the cleat marks shall be perpendicular to the anticipated direction of the flow of surface water.

If soil testing is not practical or feasible on small or variable sites, or where timing is critical, fertilizer may be applied at the rate of 300 pounds per acre or 7.5 pounds per 1,000 square feet of 10–10–10 or equivalent. Additionally, lime may be applied using rates given in Figure TS–1 in the 2002 Guidelines.

SEEDING

Apply seed uniformly by hand cyclone seeder, drill, cultipacker type seeder or hydroseeder at a minimum rate for the selected species. Increase seeding rates by 10% when hydroseeding.

MULCHING

Temporary seedings made during optimum seeding dates shall be mulched according to the recommendations in the 2002 Guidelines. When seeding outside of the recommended dates, increase the application of mulch to provide 95%–100% coverage.

MAINTENANCE

Inspect seeded area at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater for seed and mulch movement and rill erosion.

Where seed has moved or where soil erosion has occurred, determine the cause of the failure. Repair eroded areas and install additional controls if required to prevent recurrence of erosion.

Continue inspections until the grasses are firmly established. Grasses shall not be considered established until a ground cover is achieved which is mature enough to control soil erosion and to survive severe weather conditions (approximately 80% vegetative cover).

PERMANENT VEGETATIVE COVER:

Refer to Permanent Seeding Measure in the 2002 Guidelines for specific applications and details related to the installation and maintenance of a permanent vegetative cover. In general, the following sequence of operations shall apply:

1. Topsoil will be replaced once the excavation and grading has been completed. Topsoil will be spread at a uniform depth approximating existing conditions on imported silt or suitable on-site materials.
2. Apply agricultural ground limestone. Apply fertilizer. Quantities shall be determined based on laboratory soil tests. Work time and fertilizer into the soil to a depth of 4".
3. Inspect seedbed before seeding. If traffic has compacted the soil, retil compacted areas.
4. Apply the chosen grass seed mix. The recommended seeding dates are: April 1 to June 15 & August 15 – October 1.
5. Following seeding, firm seeded with a roller. Mulk immediately following seeding. If a permanent vegetative stand cannot be established by September 30, apply a temporary cover on the topsoil such as netting, mat or organic mulch.

EROSION AND SEDIMENT CONTROL NARRATIVE:

PRINCIPLES OF EROSION AND SEDIMENT CONTROL

The primary function of erosion and sediment controls is to absorb erosional energies and reduce runoff velocities that force the detachment and transport of soil and/or encourage the deposition of eroded soil particles before they reach any sensitive area.

KEEP LAND DISTURBANCE TO A MINIMUM

The more land that is in vegetative cover, the more surface water will infiltrate into the soil, thus minimizing stormwater runoff and potential erosion. Keeping land disturbance to a minimum not only involves minimizing the extent of exposure at any one time, but also the duration of exposure. Phasing, sequencing and construction scheduling are interrelated. Phasing divides a large project into distinct sections where construction work over a specific area occurs over distinct periods of time and each phase is not dependent upon a subsequent phase in order to be functional. A sequence is the order in which construction activities are to occur during any particular phase. A sequence should be developed on the premise of "first things first" and "last things last" with proper attention given to the inclusion of adequate erosion and sediment control measures. A construction schedule is a sequence with time lines applied to it and should address

the potential overlap of actions in a sequence which may be in conflict with each other.

- Limit areas of clearing and grading. Protect natural vegetation from construction equipment with fencing, tree armoring, and retaining walls or tree wells.
- Route traffic patterns within the site to avoid existing or newly planted vegetation.
- Phase construction so that areas which are actively being developed at any one time are minimized and only that area under construction is exposed. Clear only those areas essential for construction.
- Sequence the construction of storm drainage systems so that they are operational as soon as possible during construction. Ensure all outlets are stable before outletting storm drainage flow into them.
- Schedule construction so that final grading and stabilization is completed as soon as possible.

SLOW THE FLOW

Detachment and transport of eroded soil must be kept to a minimum by absorbing and reducing the erosive energy of water. The erosive energy of water increases as the volume and velocity of runoff increases. The volume and velocity of runoff increases during development as a result of reduced infiltration rates caused by the removal of existing vegetation, removal of topsoil, compaction of soil and the construction of impervious surfaces.

- Use diversions, stone dikes, silt fences and similar measures to break flow lines and dissipate storm water energy.
- Avoid diverting one drainage system into another without calculating the potential for downstream flooding or erosion.

KEEP CLEAN RUNOFF SEPARATED

Clean runoff should be kept separated from sediment laden water and should not be directed over disturbed areas without additional controls. Additionally, prevent the mixing of clean off-site generated runoff with sediment laden runoff generated on-site until after adequate filtration of on-site waters has occurred.

- Segregate construction waters from clean water.

- Divert site runoff to keep it isolated from wetlands, watercourses and drainage ways that flow through or near the development until the sediment in that runoff is trapped or detained.

REDUCE ON SITE POTENTIAL INTERNALLY AND INSTALL PERIMETER CONTROLS

While it may seem less complicated to collect all waters to one point of discharge for treatment and just install a perimeter control, it can be more effective to apply internal controls to many small sub–drainage basins within the site. By reducing sediment loading from within the site, the chance of perimeter control failure and the potential off-site damage that it can cause is reduced. It is generally more expensive to correct off-site damage than it is to install proper internal controls.

- Control erosion and sedimentation in the smallest drainage area possible. It is easier to control erosion than to contend with sediment after it has been carried downstream and deposited in unwanted areas.
- Direct runoff from small disturbed areas to adjoining undisturbed vegetated areas to reduce the potential for concentrated flows and increase settlement and filtering of sediments.
- Concentrated runoff from development should be safely conveyed to stable outlets using rip rapped channels, waterways, diversions, storm drains or similar measures.
- Determine the need for sediment basins. Sediment basins are required on larger developments where major grading is planned and where it is impossible or impractical to control erosion at the source. Sediment basins are needed on large and small sites when sensitive areas such as wetlands, watercourses, and streets would be impacted by off-site sediment deposition. Do not locate sediment basins in wetlands or permanent or intermittent watercourses. Sediment basins should be located to intercept runoff prior to its entry into the wetland or watercourse.
- Grade and landscape around buildings and septic systems to divert water away from them.

EXCAVATION NOTES:

1. No blasting or on-site processing is allowed for completion of the excavation work shown without the approval of by the Putnam Wetlands Agent and Zoning Agent. If blasting is required, the owner is responsible for obtaining all other necessary permits.
2. The anticipated emergency contact for operations at this site will be Jeffrey Rawson (860) 428-7110. A different emergency contact may be designated if operations are completed by a different party.
3. Excavation equipment is anticipated to consist of one excavator (Cat 349 or similar) and two wheel loaders (Cat 980 or similar). It is anticipated that an average of 25 triaxle truck loads of material will be removed daily. Backfill material is anticipated to be back hauled to the site.
4. The allowable hours of operation shall be 7:00 AM to 4:30 PM, Monday through Friday and 7:00 AM to 12:00 noon on Saturday. No operations shall be allowed on Sundays, Christmas, New Years Day, Memorial Day, Fourth of July, Labor Day and Thanksgiving except by special permission of the Putnam Zoning Commission or its designated agent.
5. The owner and/or site operator shall provide adequate dust control to prevent any off-site nuisance. The preferred dust control measure is the application of water to vehicular travel areas. A watering truck shall be available for use at the site at all times.
6. The owner/operator shall install any necessary barricades or barriers to provide protection around the perimeter of open excavation faces and steep slopes.
7. Excavation operations shall be completed in accordance with all appropriate Mine Safety & Health Administration (MSHA) rules and regulations.
8. The proposed excavation shown hereon is anticipated to be completed over the course of several years. The total amount of material to be excavated per the proposed grades shown hereon is approximately 363,000 CY. All useable material excavated will be transported off-site for processing and/or consumer sales. Over excavation of suitable material within the limits of disturbance and limits of excavation shown hereon is allowable. Over excavation shall not include the blasting or removal of ledge rock. Silt from off site aggregate washing and processing shall be imported as necessary to establish final subgrade elevations.
9. The site operator is responsible for determining the most appropriate means and methods for excavating material in the applicable phase. In general, excavation shall begin with stripping and stockpiling of topsoil and subsoil which will be utilized for site restoration. Removal of material should begin with a downcutting technique to ensure complete internal drainage with the disturbed area (bowl effect).
10. The entire site, including the active excavation area shall be maintained in a self-contained condition to prevent the discharge of sediment laden stormwater to undisturbed areas, Carpenter Brook, adjacent properties or wetlands.
11. All trucks leaving the site shall have the loads covered.
12. No stumps, trimmings, brush or other deleterious materials shall be buried on site. All such materials shall be chipped for use in site restoration or shall be properly disposed of at an off site facility.

PERCOLATION TEST RESULTS
May 24, 2022
NDNH
File #22000255 & 22000293

PERC 1
Depth: 23"

TIME	READING
11:47	2.5"
11:54	8"
12:01	11.5"
12:08	15.25"
12:15	17.5"
12:22	19"
12:23	dry
Percolation Rate: 4.6 min/inch	

PERC 2
Depth: 24"

TIME	READING
12:18	8.5"
12:20	10.875"
12:25	14"
12:30	16.5"
12:35	19"
12:40	20.75"
Percolation Rate: 2.8 min/inch	

PERC 3
Depth: 23"

TIME	READING
11:18	7.75"
11:20	9.5"
11:22	11.375"
11:24	12.875"
11:26	14"
11:28	15.125"
11:30	16"
11:32	16.875"
11:34	17.75"
11:36	18.375"
11:38	19"
Percolation Rate: 3.2 min/inch	

PERC 4
Depth: 25"

TIME	READING
11:18	7.75"
11:20	9.5"
11:22	11.375"
11:24	12.875"
11:26	14"
11:28	15.125"
11:30	16"
11:32	16.875"
11:34	17.75"
11:36	18.375"
11:38	19"
Percolation Rate: 4.6 min/inch	

PERC 5
Depth: 24"

TIME	READING
11:47	2.5"
11:54	8"
12:01	11.5"
12:08	15.25"
12:15	17.5"
12:22	19"
12:23	dry
Percolation Rate: 2.8 min/inch	

PERC 6
Depth: 15"

TIME	READING
10:00	8"
10:07	11.5"
10:49	15.75"
10:59	18"
11:14	21.25"
Percolation Rate: 4.6 min/inch	

the area adjacent to property boundaries shall be backfilled as required to establish proposed grades.

11. Loam and seed disturbed areas and side slopes to establish permanent vegetative cover. See Restoration Notes below for additional details.

12. Upon the establishment of permanent vegetative stabilization of Phase 1, the gravel haul road shall be abandoned in place. This road may be utilized in the future for access to the permanent pond and other areas of the property as may be required from time to time.

13. Limits of clearing/disturbance for Phase 2 excavation shall be field staked or flagged by a licensed land surveyor.

14. Contact CALL BEFORE YOU DIG at 1-800-922-4455 to verify the location of underground utilities prior to the start of any ground disturbance.

15. Clear and grub trees for the excavation of Phase 2.

16. Demolish the existing house, remove electrical utilities, abandon the well and remove the existing septic system. Abandonment of the well shall be coordinated with the installation of a new well to serve 285 River Road.

17. Install silt fence at the down gradient limits of the Phase 2 excavation area perimeter.

18. Strip topsoil and subsoil. An adequate quantity of topsoil and subsoil shall be stockpiled on the site for final restoration. Stockpiles should be within the approved limits of excavation and shall be protected with perimeter erosion controls and/or temporary seeding as required.

19. Begin excavation by downcutting the entire Phase 2 area to an elevation approximately 2' above the water table.

20. Excavate the northerly portion of Phase 2 to the proposed final elevation and then backfill to the proposed final subgrade elevation. Subgrade elevations shall allow for containment during dewatering of excavated materials.

21. Excavate the southerly portion of Phase 2 to the proposed final elevations beginning with the installation of the riprap overflow spillway. Side slopes and the area adjacent to property boundaries shall be backfilled as required to establish proposed grades.

22. Loam and seed disturbed areas and side slopes to establish permanent vegetative cover. See Restoration Notes below for additional details.

23. Temporary erosion and sediment controls shall be removed after the establishment of permanent vegetative cover.

RESTORATION NOTES:

1. Restoration of disturbed areas shall take place following the completion of excavation or other work. Sufficient restoration bonding should be maintained as required by the Town to cover the restoration cost for disturbed/open site areas.
2. Final restoration shall begin with establishing the required subgrade elevations. Proposed grades shown are approximate and may be adjusted to match field conditions at the time of restoration. In general, all disturbed slopes shall be graded to a 3H:1V maximum gradient.
3. Prepare the restoration area by spreading a 12" min. thickness (compacted) layer of silt or washing fines. Silt shall be dewatered prior to being delivered to the site for restoration.
4. Complete restoration by spreading on-site stockpiled topsoil to an approximate minimum thickness of 4" (compacted) and seeding for a permanent vegetative cover. On-site topsoil stockpiles may be supplemented with composted organic matter, wood chips and imported topsoil as necessary to provide a suitable planting medium.
5. Spread seed for a permanent vegetative cover over the prepared restoration area. The permanent vegetative cover may be a suitable wildlife habitat mix or the following mixture which is suitable for use in all locations:

Variety	Lbs./Acres
Switchgrass (Blackwell, Shelter, Cave-in-rock)	4.75
Big Bluestem (Niagra, Kaw)	4.0
Little Bluestem (Blaze, Aldous, Camper)	2.0
Sand Lovegrass (NE–27, Bend)	1.5
Bird's-foot Trefoil (Empire, Viking)	2.0
TOTAL 13.5	

6. Hay or straw mulch shall be utilized on 3H:1V slopes to provide temporary stabilization during establishment of permanent vegetative cover. In general, no slopes greater than 3H:1V will be allowable. In the event that steeper slopes are necessary in isolated locations to transition to existing natural grades, no slopes should be steeper than 2H:1V. Install temporary erosion control blankets on 3H:1V and steeper slopes.
7. Fertilizer and lime shall be provided as required to establish a permanent vegetative cover.
8. In lieu of the manual application of mulch and fertilizer, the restoration area may be planted with hydroseeding methods with a suitable tackifier, mulch and fertilizer mix.

PERCOLATION TEST RESULTS
May 24, 2022
NDNH
File #22000255 & 22000293

PERC 5
Depth: 24"

TIME	READING
11:47	2.5"
11:54	8"
12:01	11.5"
12:08	15.25"
12:15	17.5"
12:22	19"
12:23	dry
Percolation Rate: 4.6 min/inch	

PERC 6
Depth: 15"

TIME	READING
10:00	8"
10:07	11.5"
10:49	15.75"
10:59	18"
11:14	21.25"
Percolation Rate: 4.6 min/inch	

PERC 7
Depth: 19"

TIME	READING
11:47	2.5"
11:54	8"
12:01	11.5"
12:08	15.25"
12:15	17.5"
12:22	19"
12:23	dry
Percolation Rate: 2.8 min/inch	

PERC 8
Depth: 26"

TIME	READING
11:47	2.5"
11:54	8"
12:01	11.5"
12:08	15.25"
12:15	17.5"
12:22	19"
12:23	dry
Percolation Rate: 2.8 min/inch	

PERC 9
Depth: 26"

TIME	READING
11:47	2.5"
11:54	8"
12:01	11.5"
12:08	15.25"
12:15	17.5"
12:22	19"
12:23	dry
Percolation Rate: 2.8 min/inch	

PERC 10
Depth: 22"

TIME	READING
11:47	2.5"
11:54	8"
12:01	11.5"
12:08	15.25"
12:15	17.5"
12:22	19"
12:23	dry
Percolation Rate: 2.8 min/inch	

TEST PIT OBSERVATIONS
May 24, 2022
Northeast District Department of Health
File #22000255 & 22000293

TEST PIT	DEPTH	SOIL DESCRIPTION
1–1	0–4" 4"–25" 25"–48" Mottling GWT N/A Ledge Restrictive	organics, topsoil brown loamy sand rotten rock N/A N/A N/A 25"

1–2	0–3" 3"–30" Mottling GWT N/A Ledge Restrictive	topsoil, organics brown loamy sand, boney, rotten rock starts @ 15" N/A N/A 30" 16" (unsuitable)
-----	--	--

1–3	0–5" 5"–32" 32"–75" Mottling GWT N/A Ledge Restrictive	organics, topsoil brown loamy sand gray compact sandy pan N/A N/A N/A 32"
-----	---	---

1–4	0–3" 3"–22" 22"–74" Mottling GWT N/A Ledge Restrictive	organics, topsoil brown sandy loam, roots mottled gray moist very fine sandy loam N/A N/A N/A 22"
-----	---	---

1–5	0–5" 5"–27" 27"–76" Mottling GWT N/A Ledge Restrictive	organics, topsoil tan sandy loam gray compact sandy pan N/A N/A N/A 27"
-----	---	---

2–1	0–8" 8"–20" 20"–32" 32"–72" Mottling GWT N/A Ledge Restrictive	organics, topsoil, roots yellow brown fine sandy loam loamy very fine sand gray very fine loamy sand, mottled N/A N/A N/A 32"
-----	--	--

2–2	0–8" 8"–25" 25"–40" 40"–74" Mottling GWT N/A Ledge Restrictive	organics, topsoil, roots loamy fine sand, some roots gray loamy fine sand, mottled compact rotten rock, mica N/A N/A N/A 25"
-----	--	---

3–1	0–12" 12"–26" 26"–59" 59"–73" Mottling GWT N/A Ledge Restrictive	organics, topsoil, roots fine sandy loam, roots, some roots tight gray loamy very fine sand, some roots loamy coarse sand & gravel N/A N/A N/A 26"
-----	--	---

3–2	0–10" 10"–18" 18"–26" 26"–43" Mottling GWT N/A Ledge Restrictive	organics, topsoil, roots fine sandy loam, roots loamy very fine sand, few roots tight gray loamy very fine sand, roots coarse sands & gravel N/A N/A N/A 26"
-----	--	--

4–1	0–12" 12"–26" 26"–38" 38"–54" 54"–75" Mottling GWT N/A Ledge Restrictive	topsoil, roots silty loamy fine sand, few roots gray silty loamy fine sand, mottled tight loamy sand & gravel boney med. sands & gravel N/A N/A N/A 26"
-----	---	---

4–2	0–14" 14"–22" 22"–45" Mottling GWT N/A Ledge Restrictive	topsoil, roots sandy loam, roots, large rocks silty loamy fine sand N/A N/A N/A 26"
-----	---	---

4–3	0–12" 12"–30" 30"–72" Mottling GWT N/A Ledge Restrictive	topsoil, roots fine sandy loam to silty loamy fine sand, roots, large rocks tight very boney sands & gravel N/A N/A N/A 22"
-----	---	---

5–1	0–12" 12"–25" 25"–43" 43"–77" Mottling GWT N/A Ledge Restrictive	organics, topsoil brown loamy sand moist, gray very fine loamy sand, silty mod. compact boney med. sand N/A N/A N/A 25"
-----	--	--

5–2	0–10" 10"–35" 35"–45" 45"–77" Mottling GWT N/A Ledge Restrictive	organics, topsoil brown loamy sand boney compact gray loamy sand boney med. sand N/A N/A N/A 35"
-----	--	---

SEPTIC SYSTEM DESIGN CRITERIA

LOT 1
TP 1-3, 1-4, 1-5
Depth to restrictive layer = 27 in.
Slope % = 2.8 %
Number of Bedrooms = 3
Percolation rate = 4.6 min/in
Max. depth into exist. grade = 0 in.
System Size = 495 s.f.
Hydraulic Factor = 42
Flow Factor = 1.50
Perc Factor = 1.00
42 x 1.50 x 1.00 = 63.0'
MLSS = 63.0'

LOT 2
TP 2-1, 2-2
Depth to restrictive layer = 29 in.
Slope % = 9.5 %
Number of Bedrooms = 3
Percolation rate = 2.8 min/in
Max. depth into exist. grade = 1 in.
System Size = 495 s.f.
Hydraulic Factor = 26
Flow Factor = 1.50
Perc Factor = 1.00
26 x 1.50 x 1.00 = 39.0'
MLSS = 39.0'

LOT 3
TP 3-1, 3-2
Depth to restrictive layer = 26 in.
Slope % = 2.5 %
Number of Bedrooms = 3
Percolation rate = 3.2 min/in
Max. depth into exist. grade = 2 in.
System Size = 495 s.f.
Hydraulic Factor = 48
Flow Factor = 1.50
Perc Factor = 1.00
48 x 1.50 x 1.00 = 72.0'
MLSS = 72.0'

LOT 4
TP 4-1, 4-3
Depth to restrictive layer = 28 in.
Slope % = 1.1 %
Number of Bedrooms = 3
Percolation rate = 4.6 min/in
Max. depth into exist. grade = 2 in.
System Size = 495 s.f.
Hydraulic Factor = 49
Flow Factor = 1.50
Perc Factor = 1.00
49 x 1.50 x 1.00 = 73.5'
MLSS = 73.5'

LOT 5
TP 5-1, 5-2
Depth to restrictive layer = 30 in.
Slope % = 1.1 %
Number of Bedrooms = 3
Percolation rate = 3.0 min/in
Max. depth into exist. grade = 1 in.
System Size = 495 s.f.
Hydraulic Factor = 49
Flow Factor = 1.50
Perc Factor = 1.00
49 x 1.50 x 1.00 = 73.5'
MLSS = 73.5'

LOT 6
TP 7-1, 7-3
Depth to restrictive layer = 72 in.
Slope % = 2.4 %
Number of Bedrooms = 3
Percolation rate = 5.7 min/in
Max. depth into exist. grade = 24 in.
System Size = 495 s.f.
MLSS is not applicable

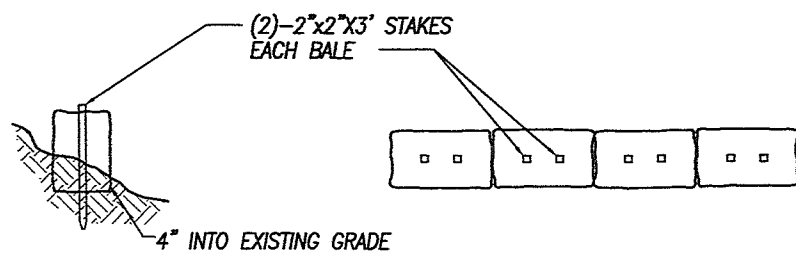
LOT 7
TP 8-1, 8-2
Depth to restrictive layer = 30 in.
Slope % = 1.2 %
Number of Bedrooms = 3
Percolation rate = 2.8 min/in
Max. depth into exist. grade = 6 in.
System Size = 495 s.f.
Hydraulic Factor = 49
Flow Factor = 1.50
Perc Factor = 1.00
49 x 1.50 x 1.00 = 73.5'
MLSS = 73.5'

LOT 8
TP 9-3, 9-4
Depth to restrictive layer = 31 in.
Slope % = 11.8 %
Number of Bedrooms = 3
Percolation rate = 6.6 min/in
Max. depth into exist. grade = 11 in.
System Size = 495 s.f.
Hydraulic Factor = 20
Flow Factor = 1.50
Perc Factor = 1.00
20 x 1.50 x 1.00 = 30.0'
MLSS = 30.0'

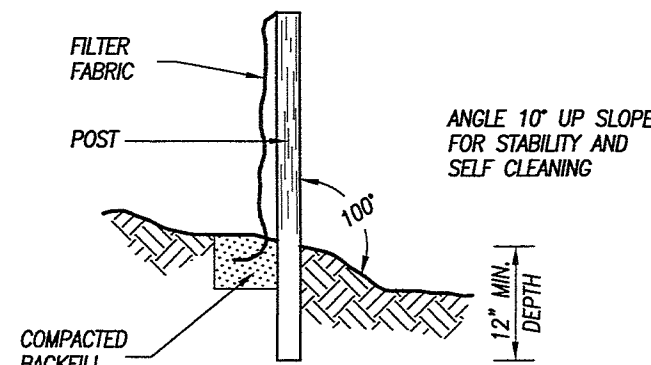
LOT 9
TP 10-6, 10-7, 10-8
Depth to restrictive layer = 28 in.
Slope % = 5.7 %
Number of Bedrooms = 3
Percolation rate = 9.6 min/in
Max. depth into exist. grade = 8 in.
System Size = 495 s.f.
Hydraulic Factor = 30
Flow Factor = 1.50
Perc Factor = 1.00
30 x 1.50 x 1.00 = 45.0'
MLSS = 45.0'

LOT 10
TP 11-1, 11-2
Depth to restrictive layer = 28 in.
Slope % = 5.3 %
Number of Bedrooms = 3
Percolation rate = 8.0 min/in
Max. depth into exist. grade = 5 in.
System Size = 495 s.f.
Hydraulic Factor = 30
Flow Factor = 1.50
Perc Factor = 1.00
30 x 1.50 x 1.00 = 45.0'
MLSS = 45.0'

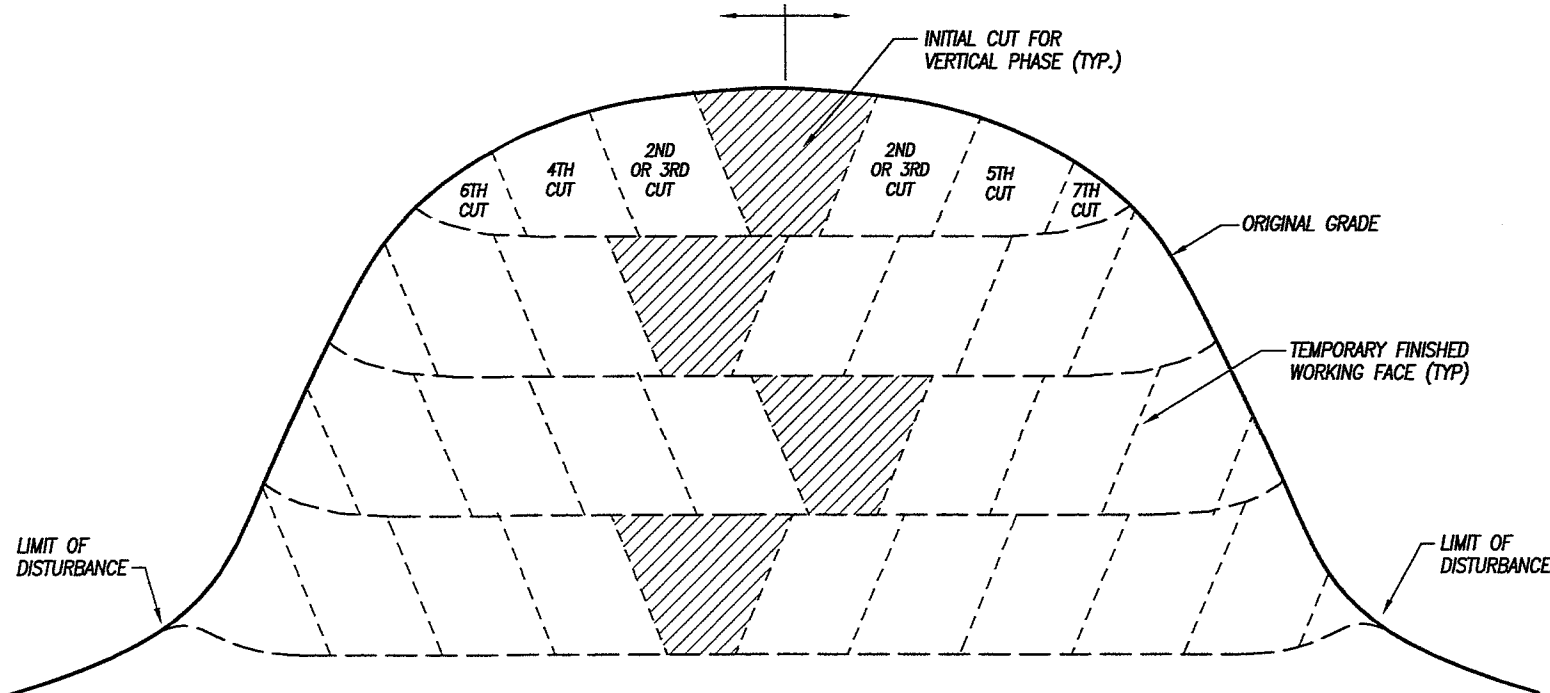
LOT 11
TP 12-1, 12-2
Depth to restrictive layer = 25 in.
Slope % = 8.9 %
Number of Bedrooms = 3
Percolation rate = 8.0 min/in
Max. depth into exist. grade = 6 in.
System Size = 495 s.f.
Hydraulic Factor = 28
Flow Factor = 1.50
Perc Factor = 1.00
28 x 1.50 x 1.00 = 42.0'
MLSS = 42.0'



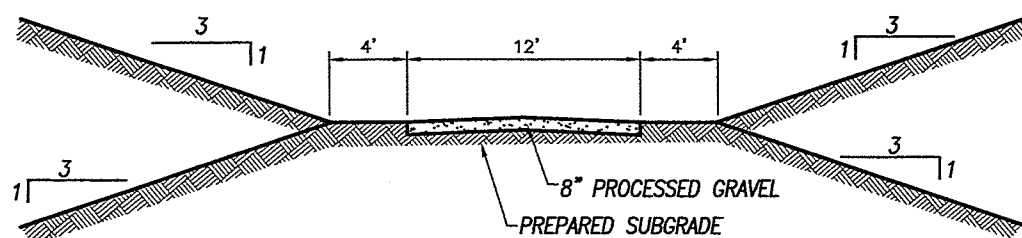
HAYBALE BARRIER
NOT TO SCALE



SILT FENCE
NOT TO SCALE



DETAIL SHOWING "DOWNCUTTING" EXCAVATION METHOD
NOT TO SCALE



RESIDENTIAL GRAVEL DRIVEWAY DETAIL
NOT TO SCALE

DETAIL SHEET No. 2

PREPARED FOR

285 RIVER ROAD, LLC &
PUTNAM RIVER ROAD, L.L.C.

RIVER ROAD & MODOCK ROAD
PUTNAM, CONNECTICUT

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
www.prorovinc.com

REVISIONS	
DATE	DESCRIPTION
12/15/2022	BRIDGE DETAILS
12/27/2022	IW COMMENTS
12/28/2022	IW COMMENTS
1/20/2023	IW COMMENTS FROM CLA
4/10/2023	TOWN COMMENTS
DATE: 6/29/2022	DRAWN: DJH
SCALE: AS SHOWN	DESIGN: DJH
SHEET: 18 OF 18	CHK BY: ---
DWG. No: Client File	JOB No: 203095

