

Zoning Commission Hybrid Meeting

July 19, 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/89137745681?pwd=ZEFHamE3clA4WVhPOS9PT2xCTGN3QT09>

Meeting ID: 891 3774 5681

Passcode: g7z2Zf

Dial by your location

- +1 929 205 6099 US (New York)

Meeting ID: 891 3774 5681

Passcode: 746113

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

Roll Call:

Agenda:

Continue public hearing on Docket # 2023-06 Putnam River Road, LLC & 285 River Road, LLC request for a Special Permit for excavation of approximately 363,000 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

Public Hearing on Docket # 2023-06 Town of Putnam Zoning Commission request to amend Section 605 Floodplain of the Town of Putnam Zoning Regulations. The Commission's proposed amendment would consist of revised regulations from the Department of Energy & Environmental Protection necessary for the Flood Insurance Program for the Town of Putnam. VOTE REQUIRED

Public hearing on Docket # 2023-07 Tammy J. Cooper request for a home occupation permit for therapeutic massage therapy. Property located at 7 Five Mile River Road, Town Assessors Map 039, Lot 026, Zoned Agricultural-2. VOTE REQUIRED

Regular Meeting:

Review the minutes of the May 17, 2023 meeting. VOTE REQUIRED

Review the minutes of the June 21, 2023 meeting. VOTE REQUIRED

Correspondence:

New Business: VOTE REQUIRED

Docket # 2023-06 Putnam River Road, LLC & 285 River Road, LLC – Special Permit - Earth Removal
363,000 Cubic Yards
285 and 357 River Road

Docket # 2023-06 Zoning Commission – Amendment to Section 605 Floodplain Regulations

Docket # 2023-07 Tammy J. Cooper – Special Permit-Home Occupation – 7 Five Mile River Road
Therapeutic massage therapy

Other Business: VOTE REQUIRED

Accepting of New Applications for public hearing on August 16, 2023, if applicable.

Adjournment.



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 certfiy 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
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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



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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
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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
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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
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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

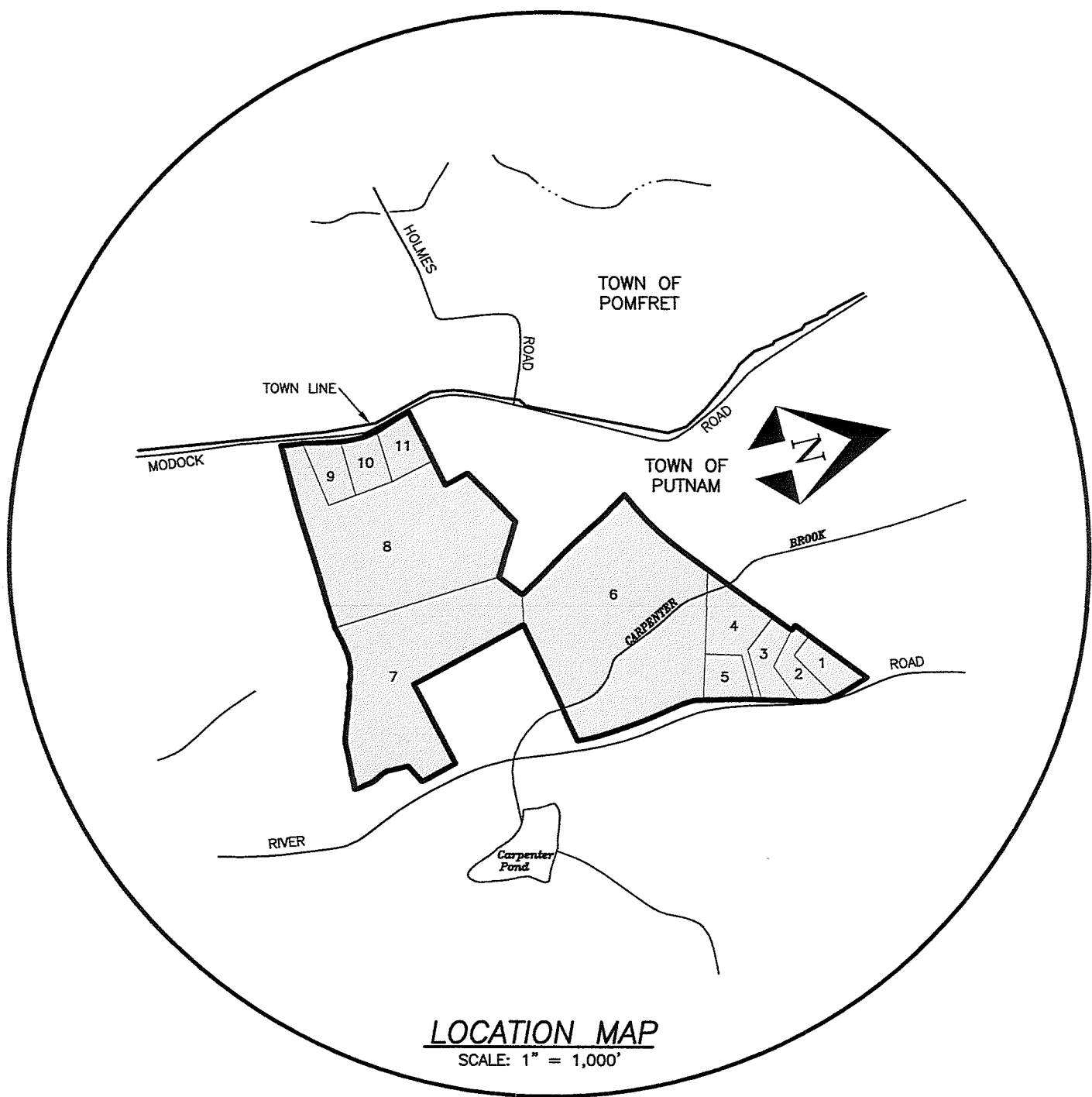
RIVER ROAD & MODOCK ROAD
PUTNAM, CONNECTICUT

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
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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

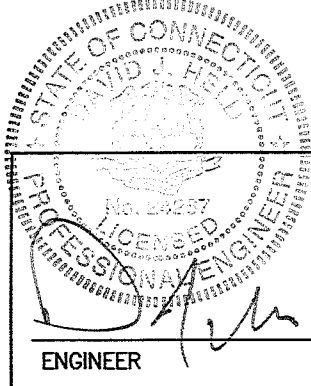
JUNE 29, 2022

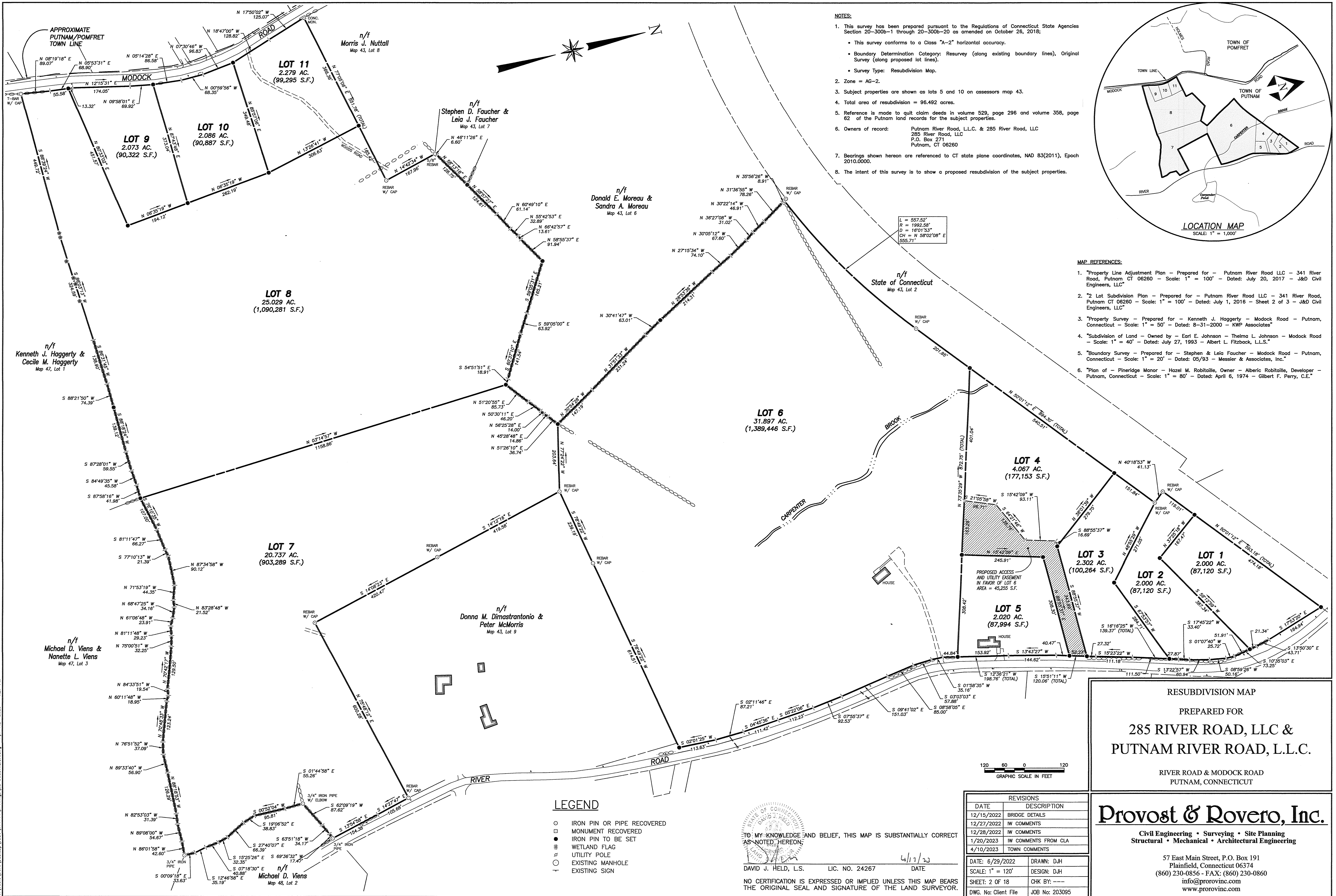
FINAL APPROVAL BY THE TOWN OF
PUTNAM PLANNING COMMISSION

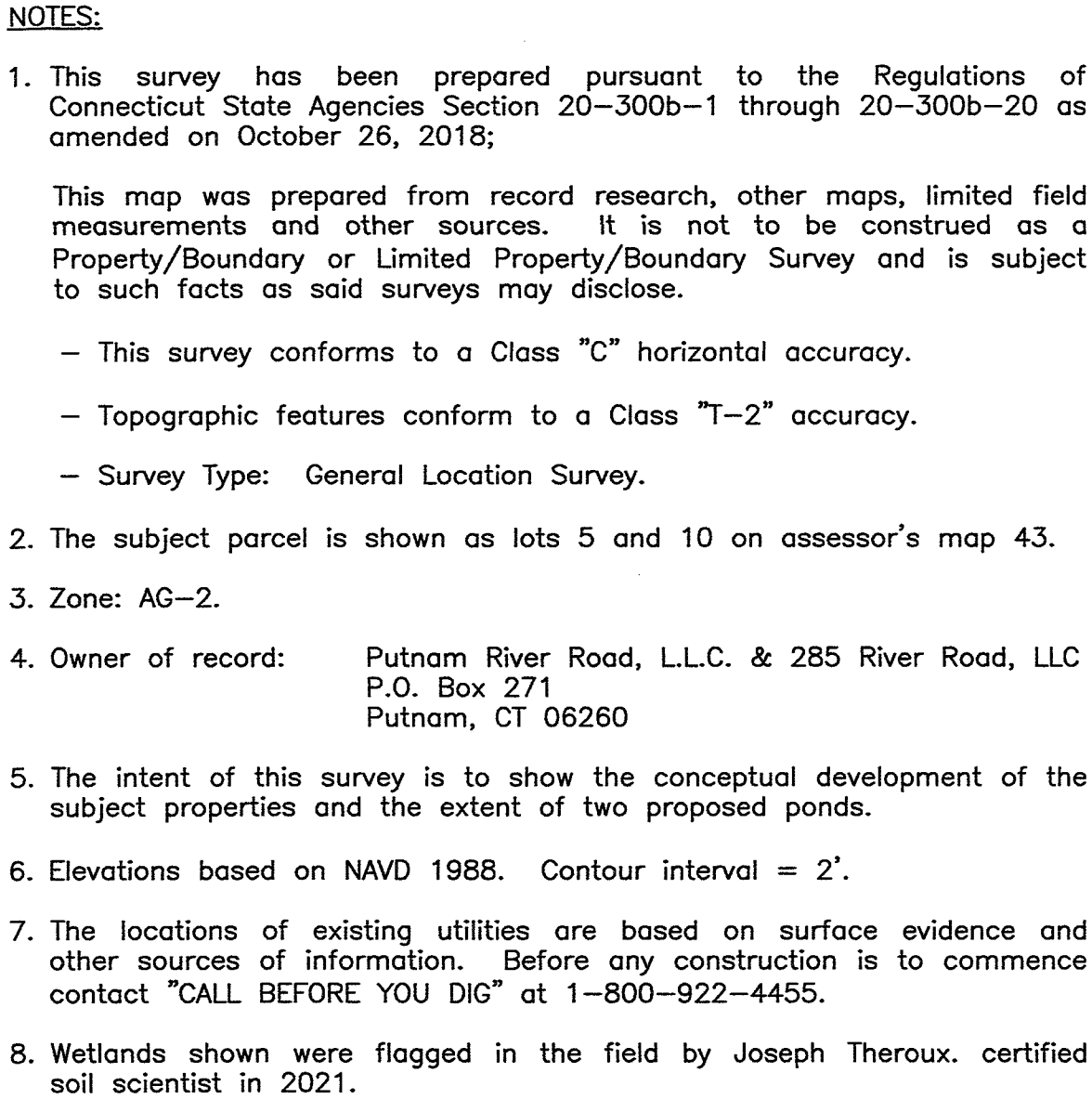
CHAIRMAN / SECRETARY DATE

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

CHAIRMAN / SECRETARY DATE







RIVER ROAD & MODOCK ROAD
PUTNAM, CONNECTICUT

Provost & Rovero, Inc.

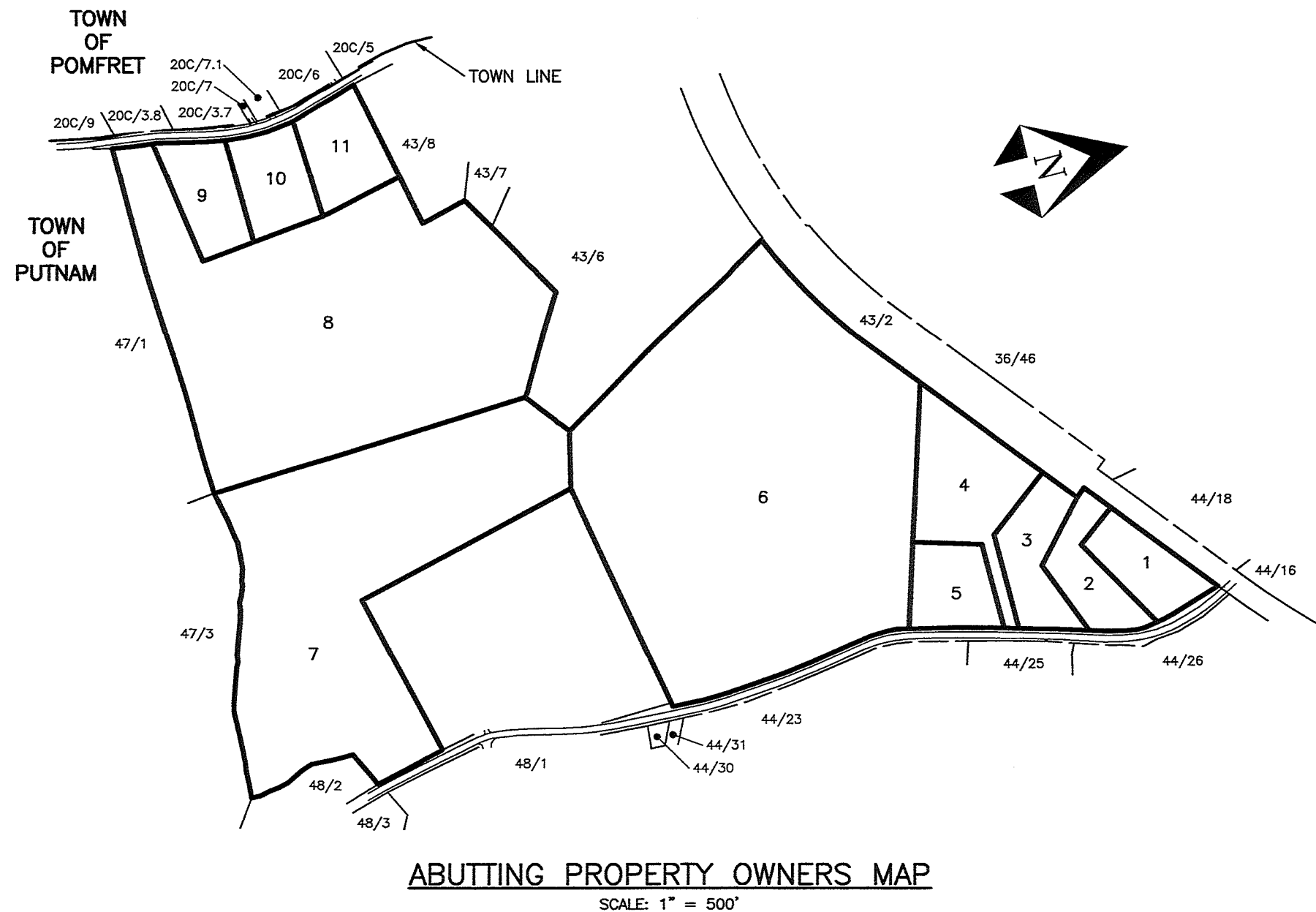
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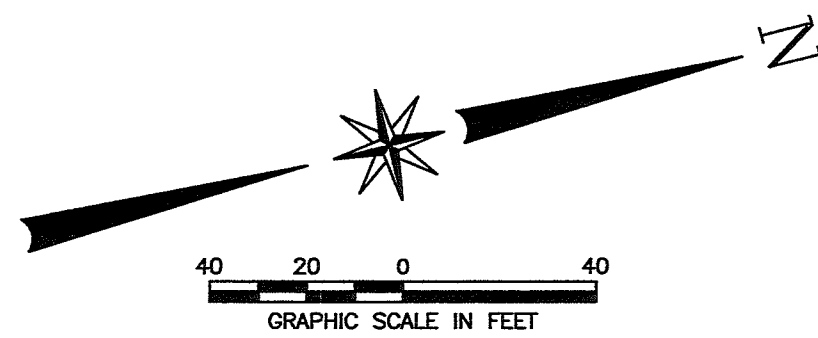
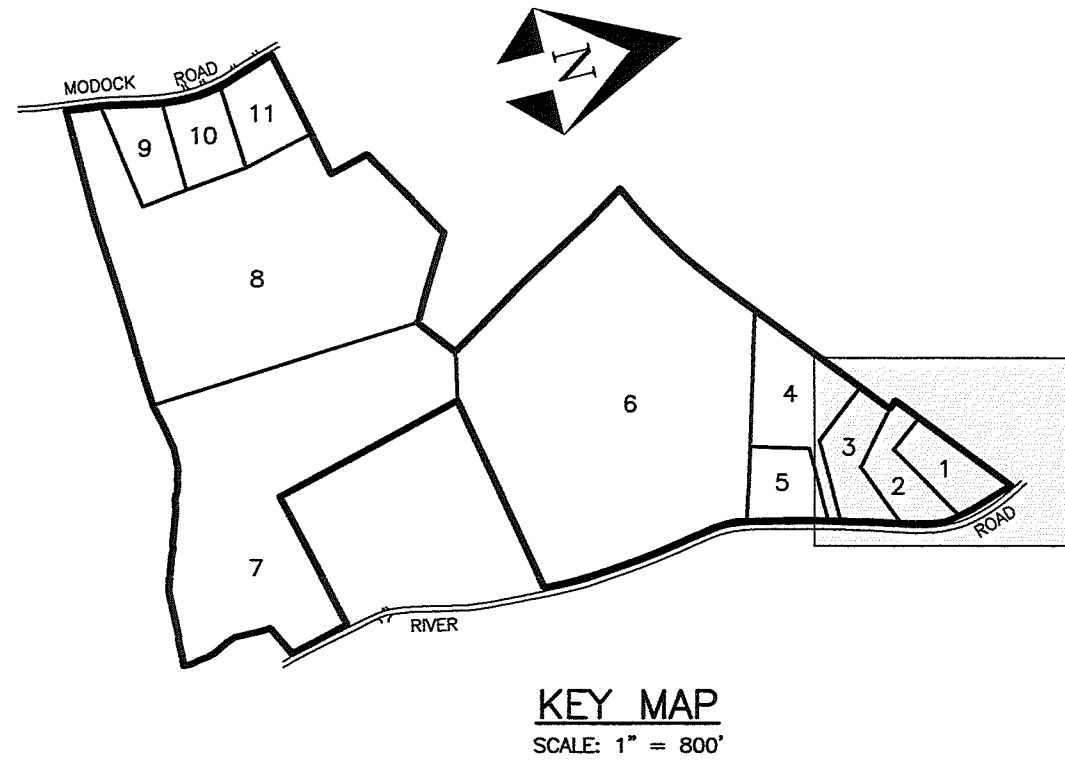
REVISIONS	
DATE	DESCRIPTION
12/15/2022	BRIDGE DETAILS
12/27/2022	IW COMMENTS
12/28/2022	IW COMMENTS
1/20/2023	IW COMMENTS FROM CLA
4/10/2023	TOWN COMMENTS

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

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.

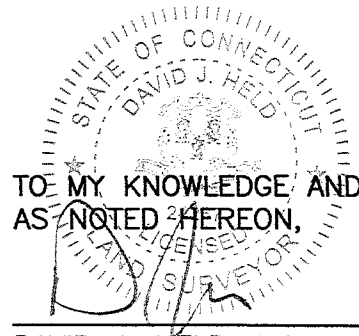
RIVER ROAD & MODOCK ROAD
PUTNAM, CONNECTICUT

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Plainfield, Connecticut 06374
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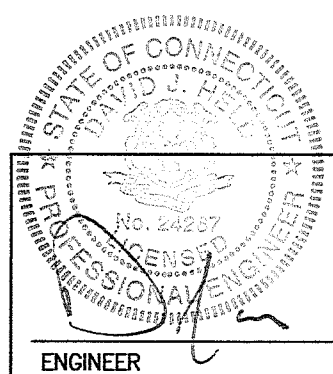
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DATE	DESCRIPTION
12/15/2022	BRIDGE DETAILS
12/27/2022	IW COMMENTS
12/28/2022	IW COMMENTS
1/20/2023	IW COMMENTS FROM CLA
4/10/2023	TOWN COMMENTS
DATE: 6/29/2022	DRAWN: DJH
SCALE: 1" = 40'	DESIGN: DJH
SHEET: 4 OF 18	CHK BY: ---
DWG. No: Client File	JOB No: 203095



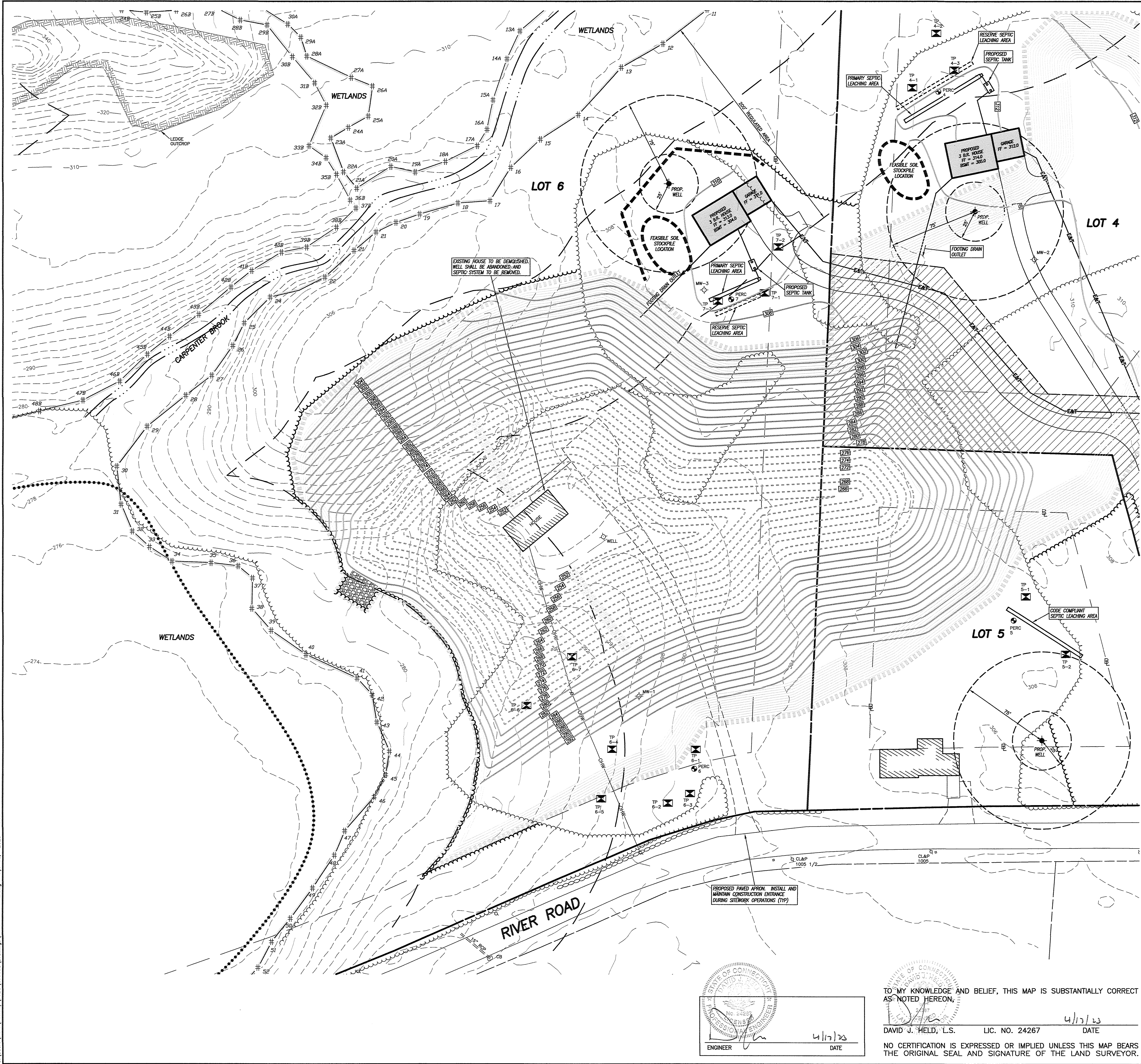
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT
AS NOTED HEREON.

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

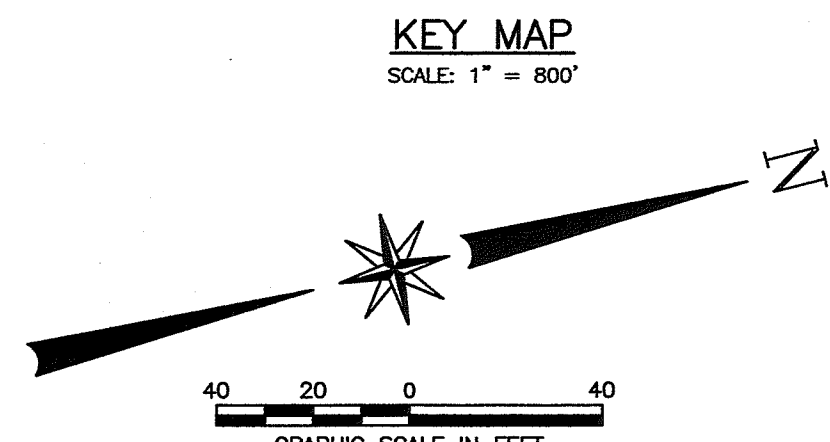
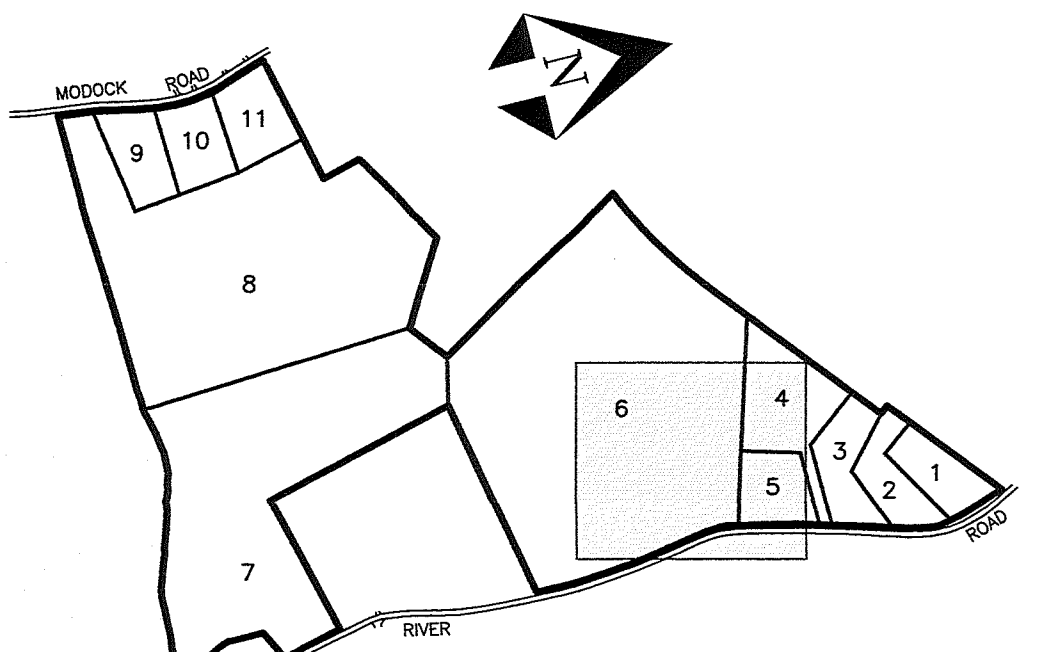
NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS
THE ORIGINAL SEAL AND SIGNATURE OF THE LAND SURVEYOR.



ENGINEER DATE 4/12/23



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P.O. Box 271
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LEGEND

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- MONUMENT RECOVERED
- IRON PIN TO BE SET
- # WETLAND FLAG
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- ⊕ PERCOLATION TEST
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- PROPOSED SILT FENCE
- PROPOSED CLEARING LIMITS
- LIMIT OF 100 YEAR FLOOD
- BUILDING SETBACK LINE
- PROPOSED U.G. UTILITIES

SITE PLAN No. 2

PREPARED FOR

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

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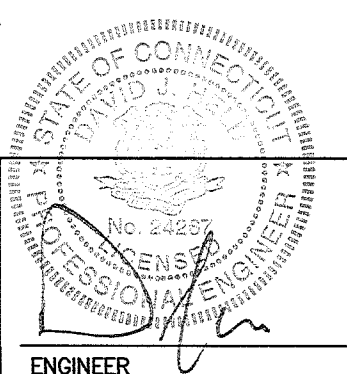
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12/27/2022	IW COMMENTS
12/28/2022	IW COMMENTS
1/20/2023	IW COMMENTS FROM CLA
4/10/2023	TOWN COMMENTS

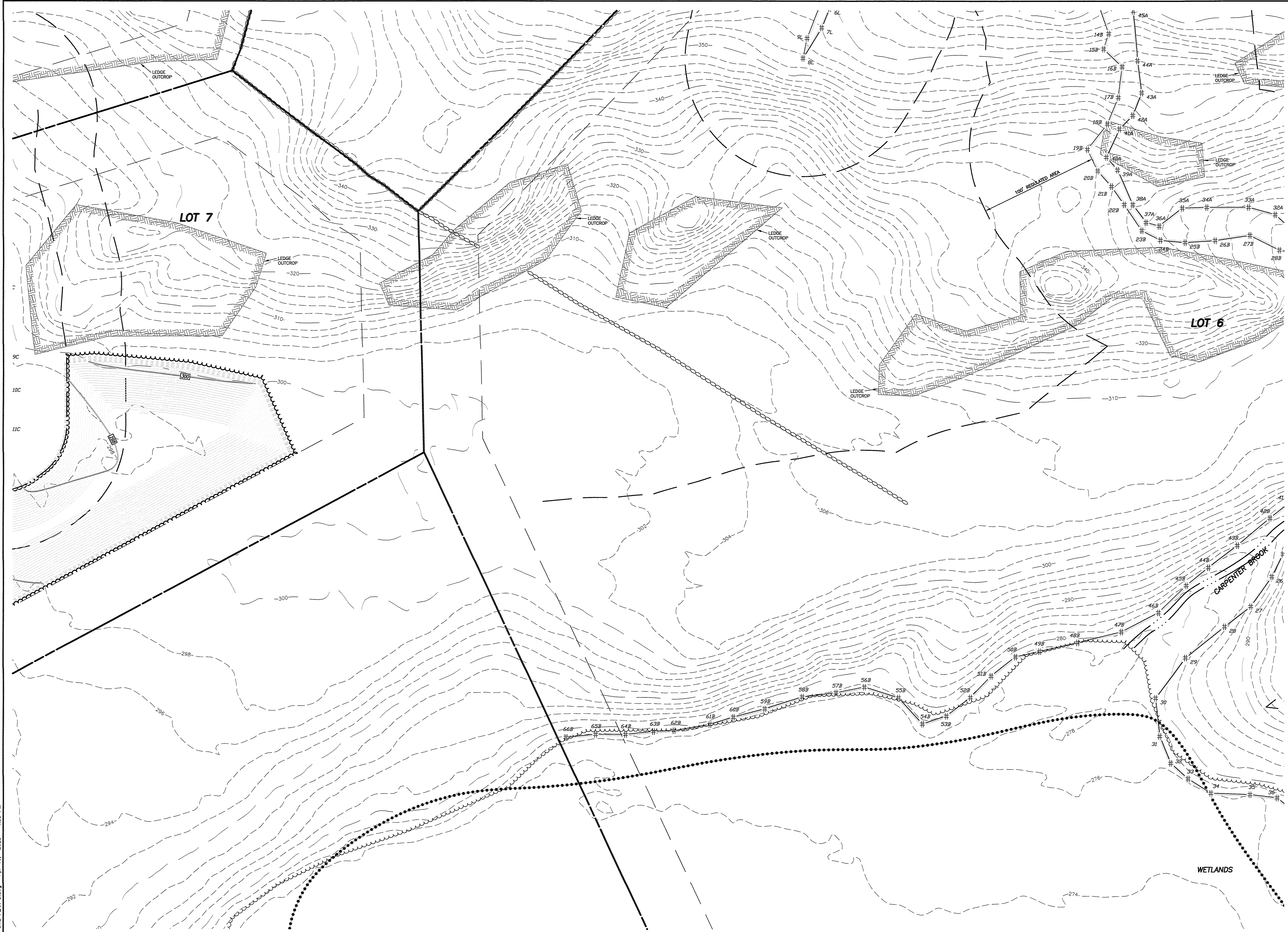
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SCALE: 1" = 40'	DESIGN: DJH
SHEET: 5 OF 18	CHK BY: ---
DWG. No: Client File	JOB No: 203095

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT
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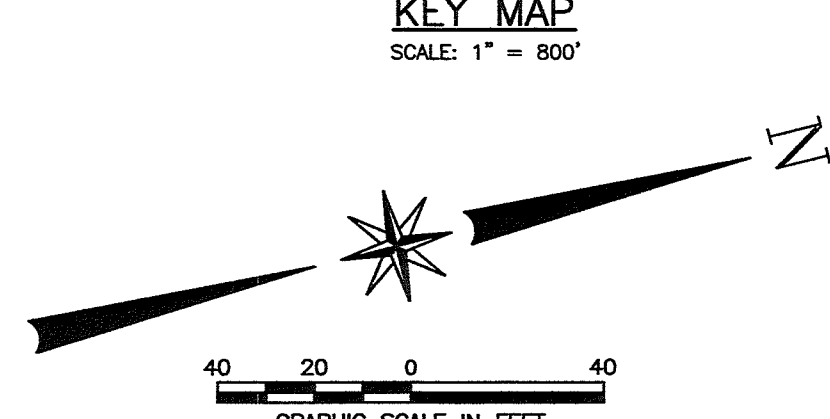
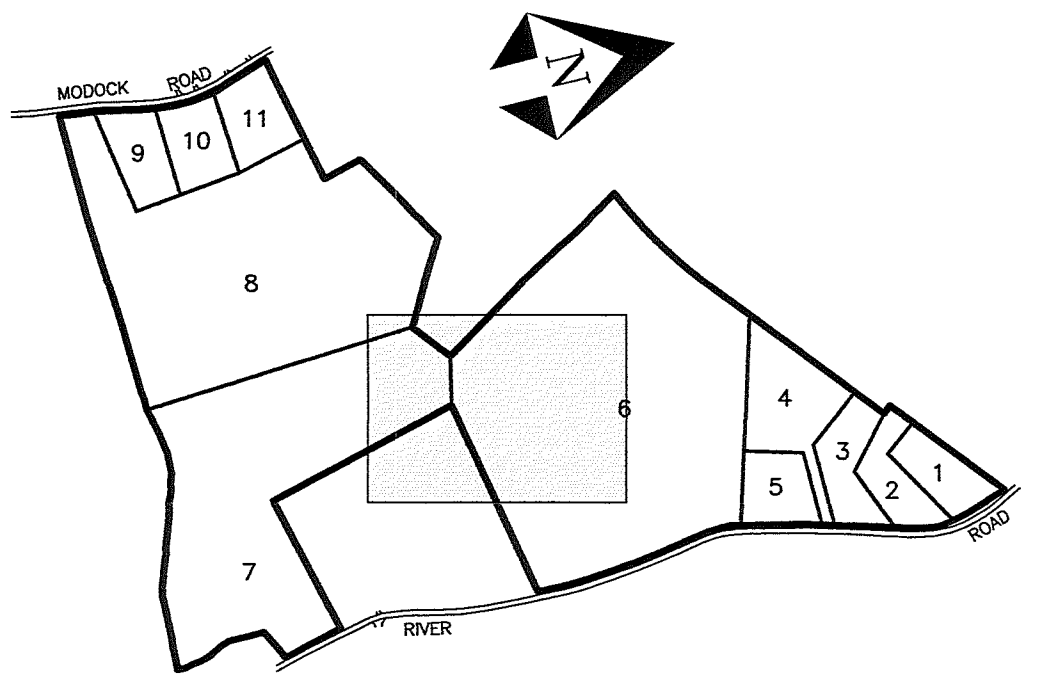
DAVID J. HELD, L.S. LIC. NO. 24267 DATE 4/17/23

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- PROPOSED CLEARING LIMITS
- LIMIT OF 100 YEAR FLOOD
- BUILDING SETBACK LINE
- PROPOSED U.G. UTILITIES

SITE PLAN No. 3

PREPARED FOR

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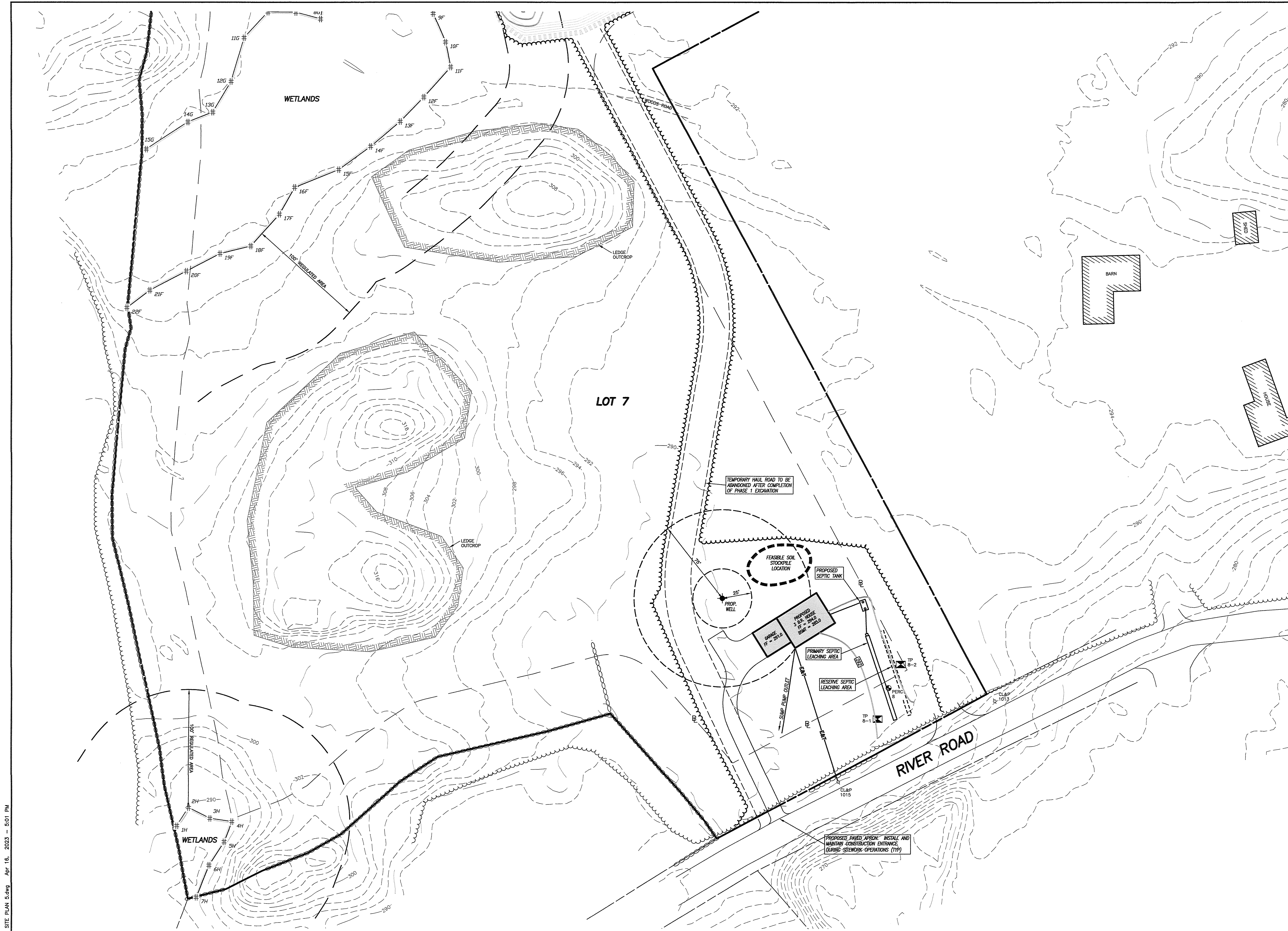
STATE OF CONNECTICUT
DAVID J. HELD, L.S.
4/17/23
ENGINEER

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

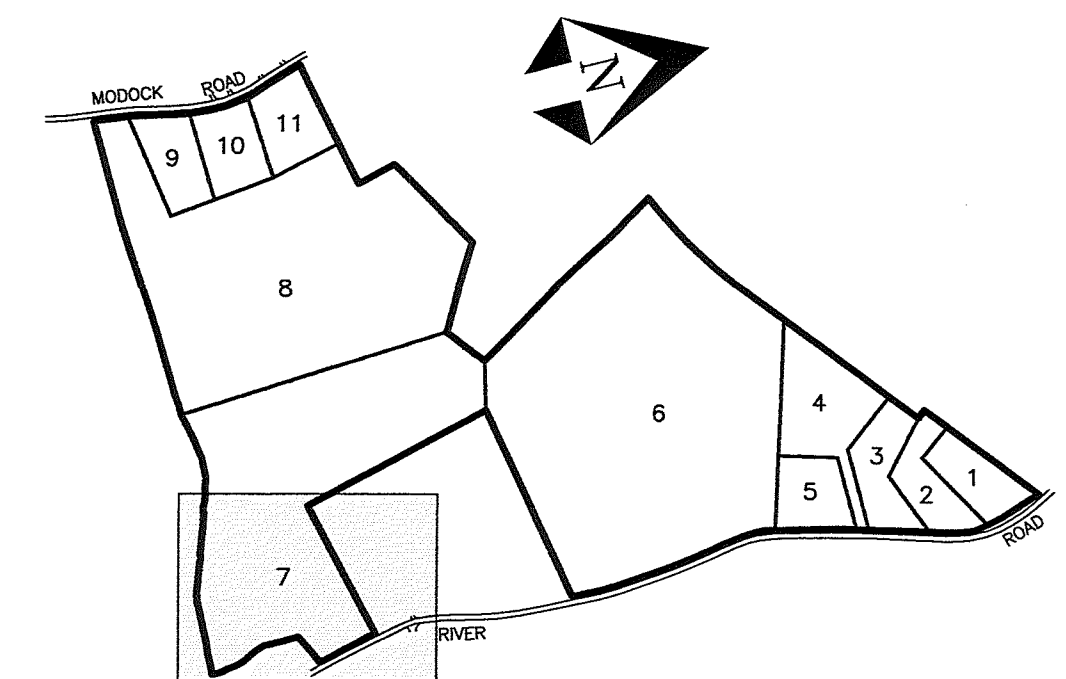
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SCALE: 1" = 40' DESIGN: DJH
SHEET: 6 OF 18 CHK BY: ---
DWG. No: Client File JOB No: 203095

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

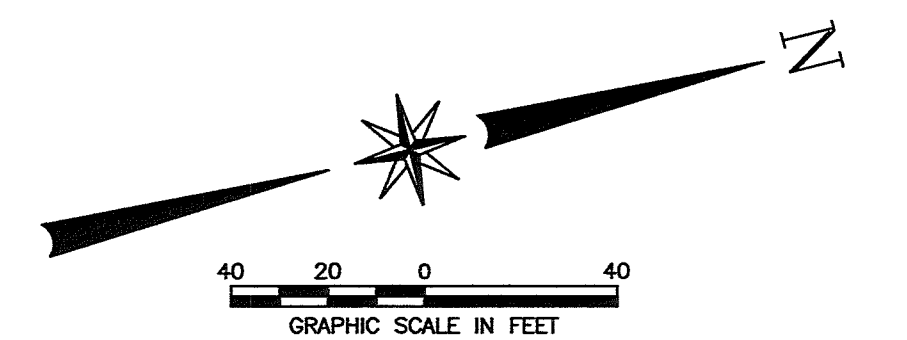
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- NOTES:
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KEY MAP
SCALE: 1" = 800'



LEGEND

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- U UTILITY POLE
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- BUILDING SETBACK LINE
- PROPOSED U.G. UTILITIES

SITE PLAN No. 5

PREPARED FOR

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

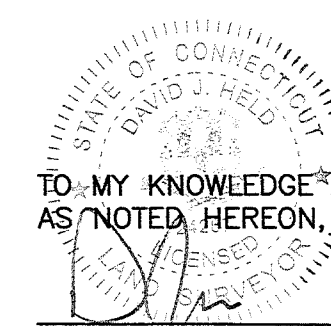
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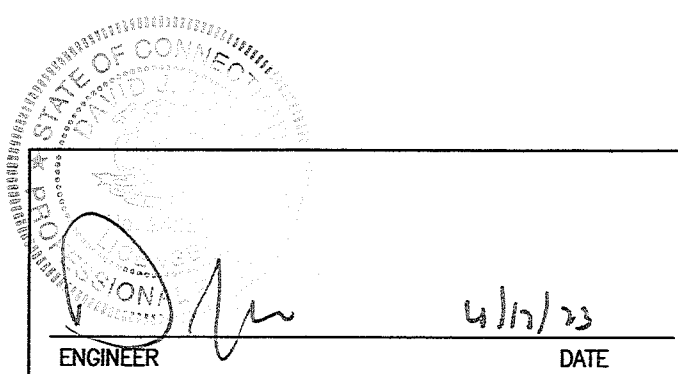
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1/20/2023	IW COMMENTS FROM CLA
4/10/2023	TOWN COMMENTS
DATE: 6/29/2022	DRAWN: DJH
SCALE: 1" = 40'	DESIGN: DJH
SHEET: 8 OF 18	CHK BY: ---
DWG. No: Client File	JOB No: 203095



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
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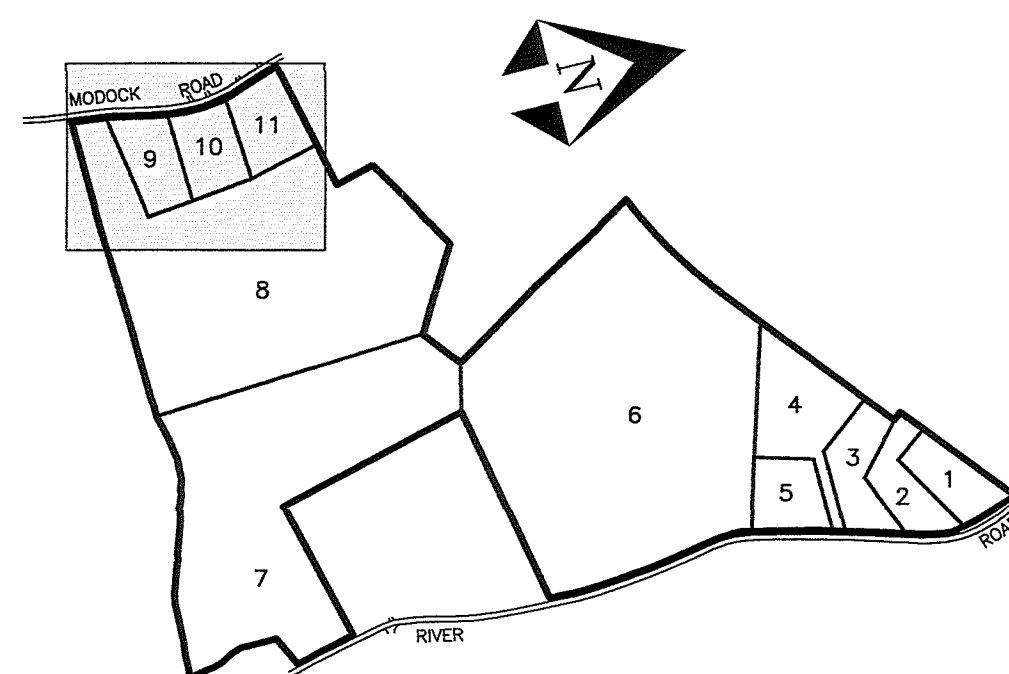


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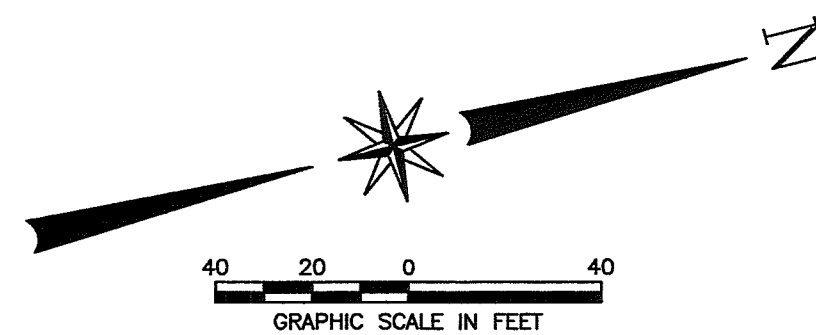


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KEY MAP
SCALE: 1" = 800'



LEGEND

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- PROPOSED CLEARING LIMITS
- LIMIT OF 100 YEAR FLOOD
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- PROPOSED U.G. UTILITIES

SITE PLAN No. 6

PREPARED FOR

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PUTNAM, CONNECTICUT

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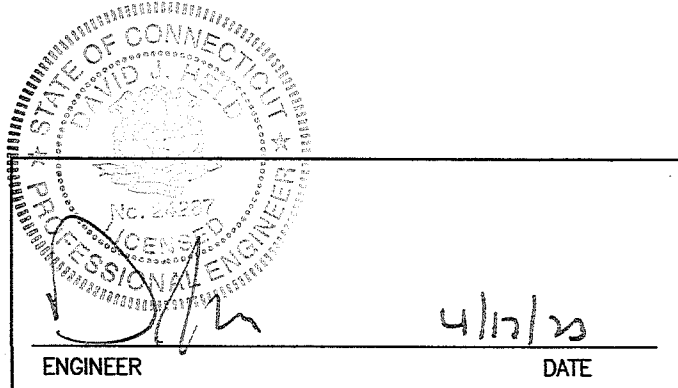
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REVISIONS	
DATE	DESCRIPTION
12/15/2022	BRIDGE DETAILS
12/27/2022	IW COMMENTS
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DATE: 6/29/2022	DRAWN: DJH
SCALE: 1" = 40'	DESIGN: DJH
SHEET: 9 OF 18	CHK BY: ---
DWG. No: Client File	JOB No: 203095

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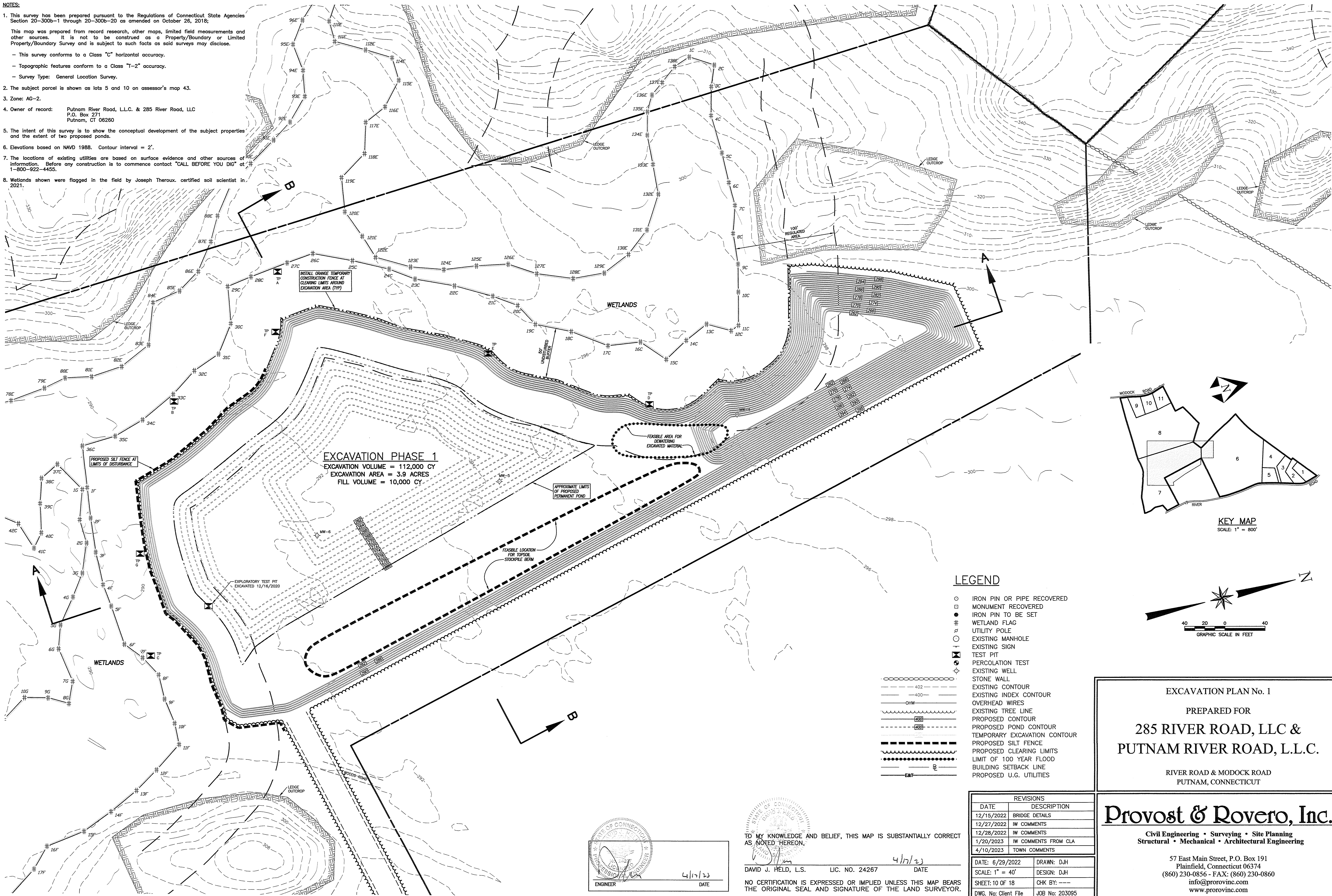
DAVID J. WHELD, L.S. LIC. NO. 24267 DATE 4/17/23

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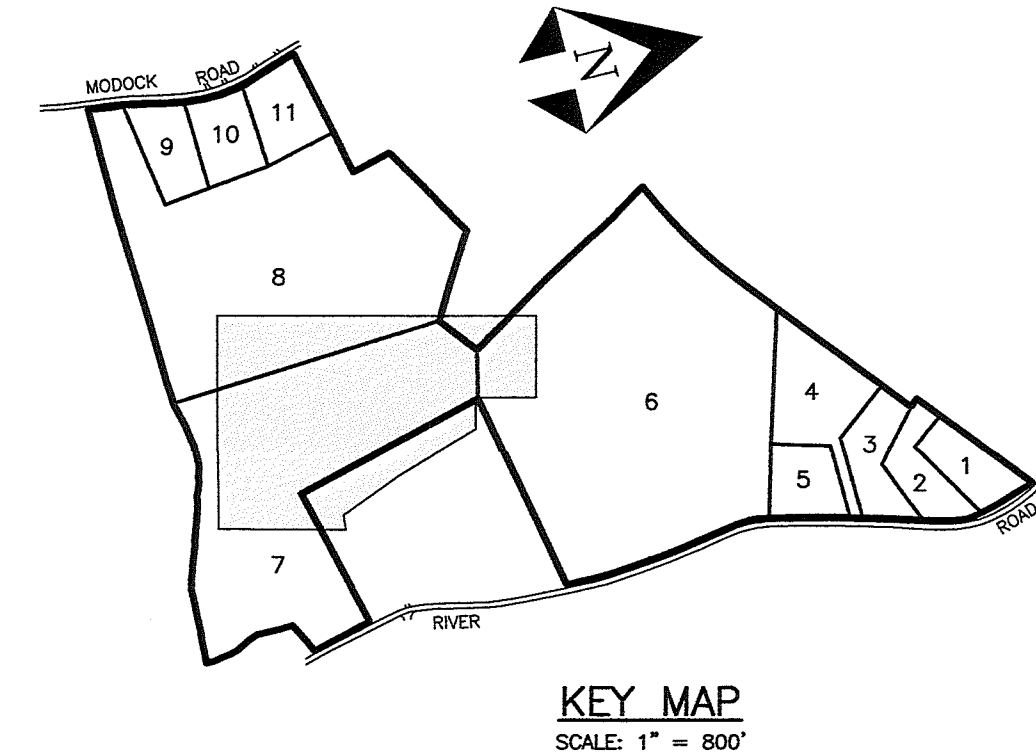
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EXCAVATION PLAN No. 1

PREPARED FOR
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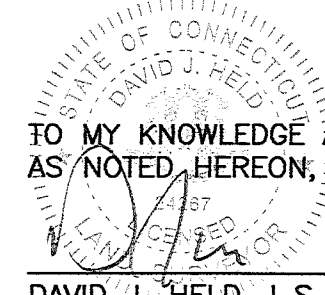
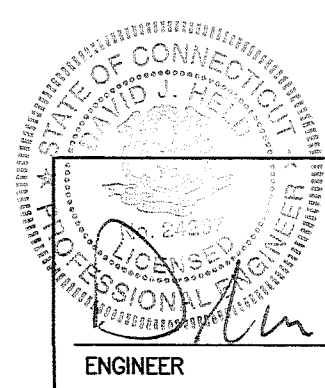
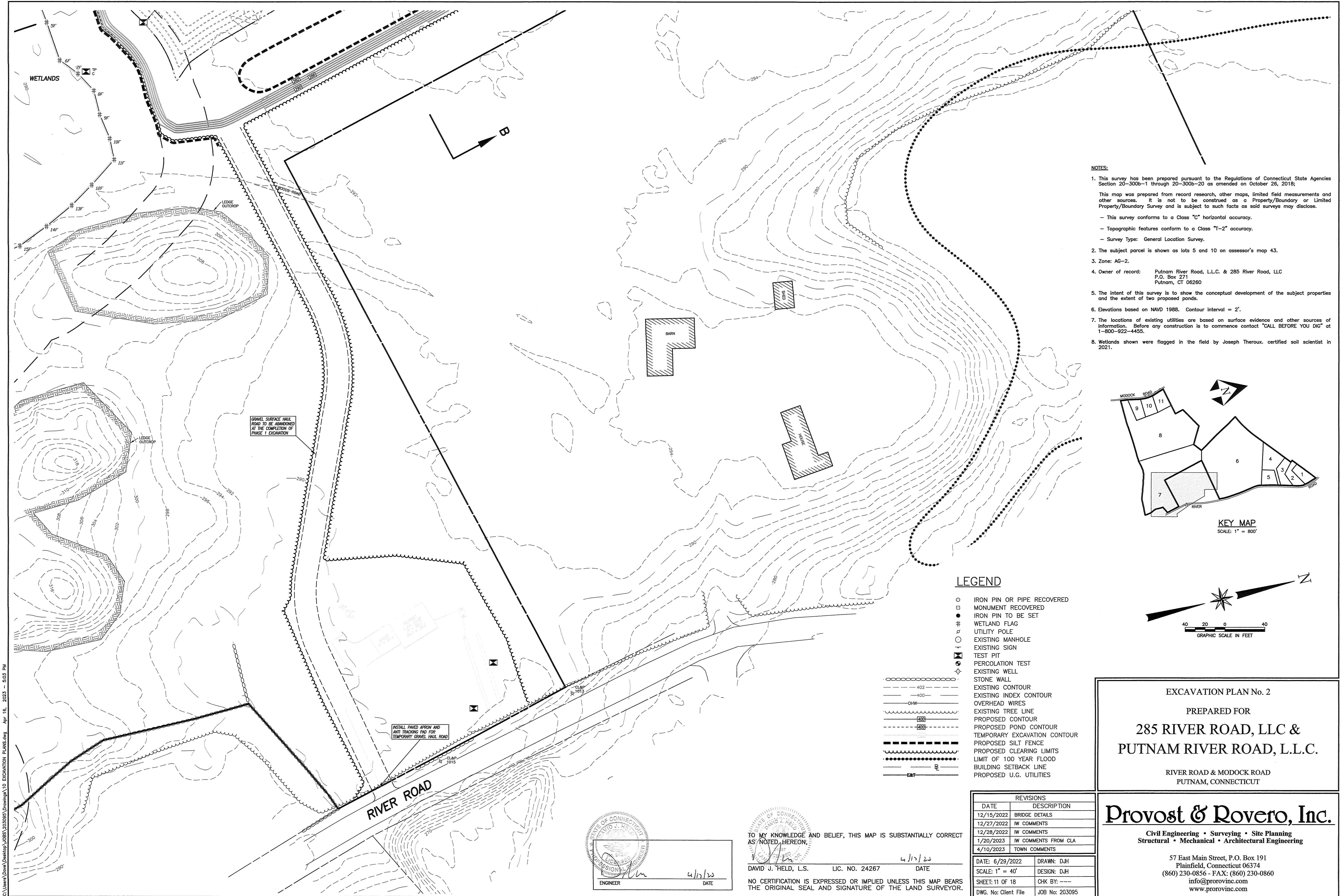
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SCALE: 1" = 40'	DESIGN: DJH
SHEET: 10 OF 18	CHK BY: ---
DWG. No: Client File	JOB No: 203095

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



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SHEET: 11 OF 18	CHK BY: ---
DWG. No: Client File	JOB No: 203095

EXCAVATION PLAN No. 2

PREPARED FOR

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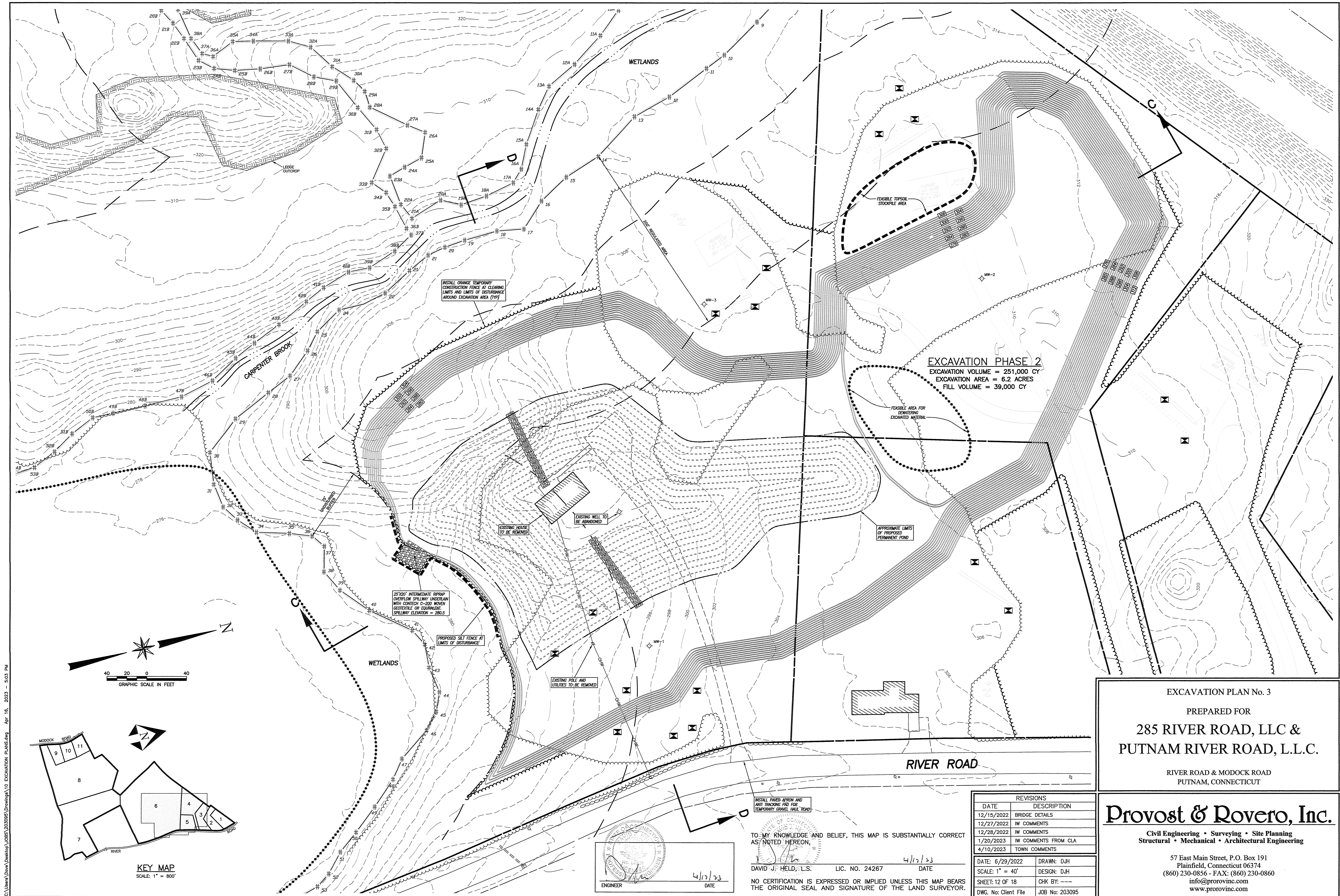
RIVER ROAD & MODOCK ROAD
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EXCAVATION PLAN No. 3

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RIVER ROAD & MODOCK ROAD
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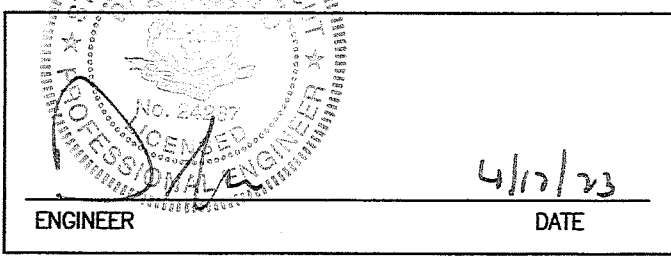
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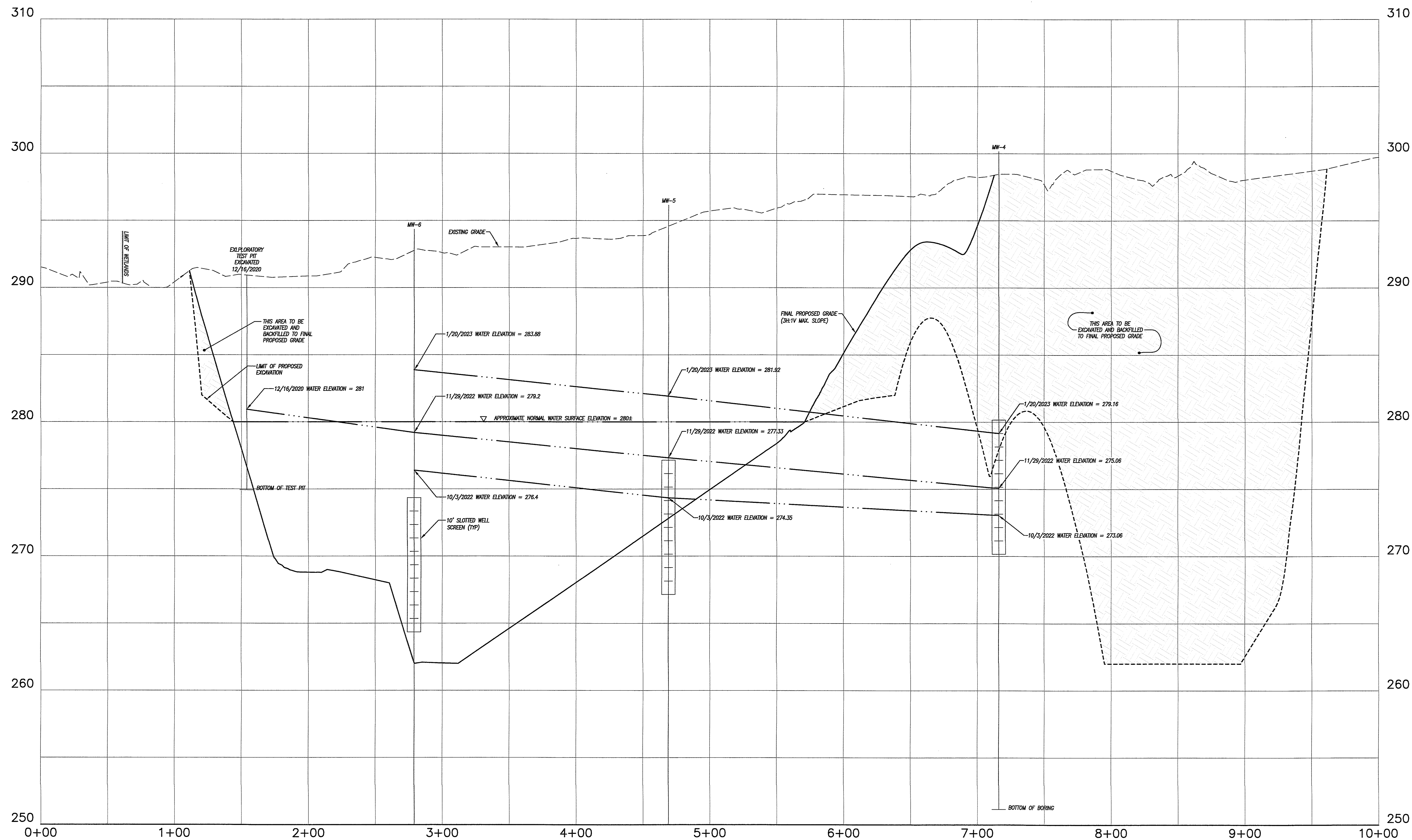
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SCALE: 1" = 40'	DESIGN: DJH
SHEET: 12 OF 18	CHK BY: ---
DWG. No: Client File	JOB No: 203095

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

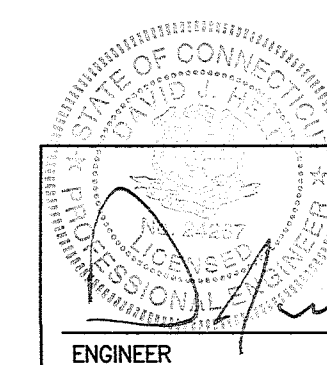
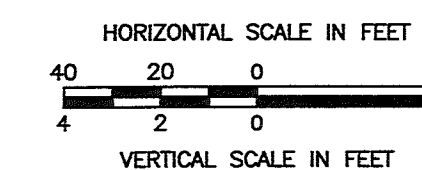
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EXCAVATION CROSS SECTION A-A

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



REVISIONS	
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12/28/2022	IW COMMENTS
1/20/2023	IW COMMENTS FROM CLA
4/10/2023	TOWN COMMENTS
DATE: 6/29/2022	
SCALE: AS SHOWN	
SHEET: 13 OF 18	
DWG. No: Client File	
DRAWN: DJH	
DESIGN: DJH	
CHK BY: ---	
JOB No: 203095	

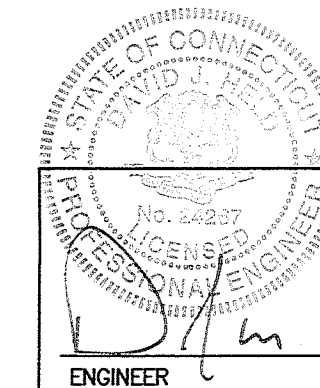
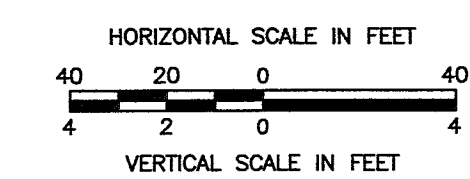
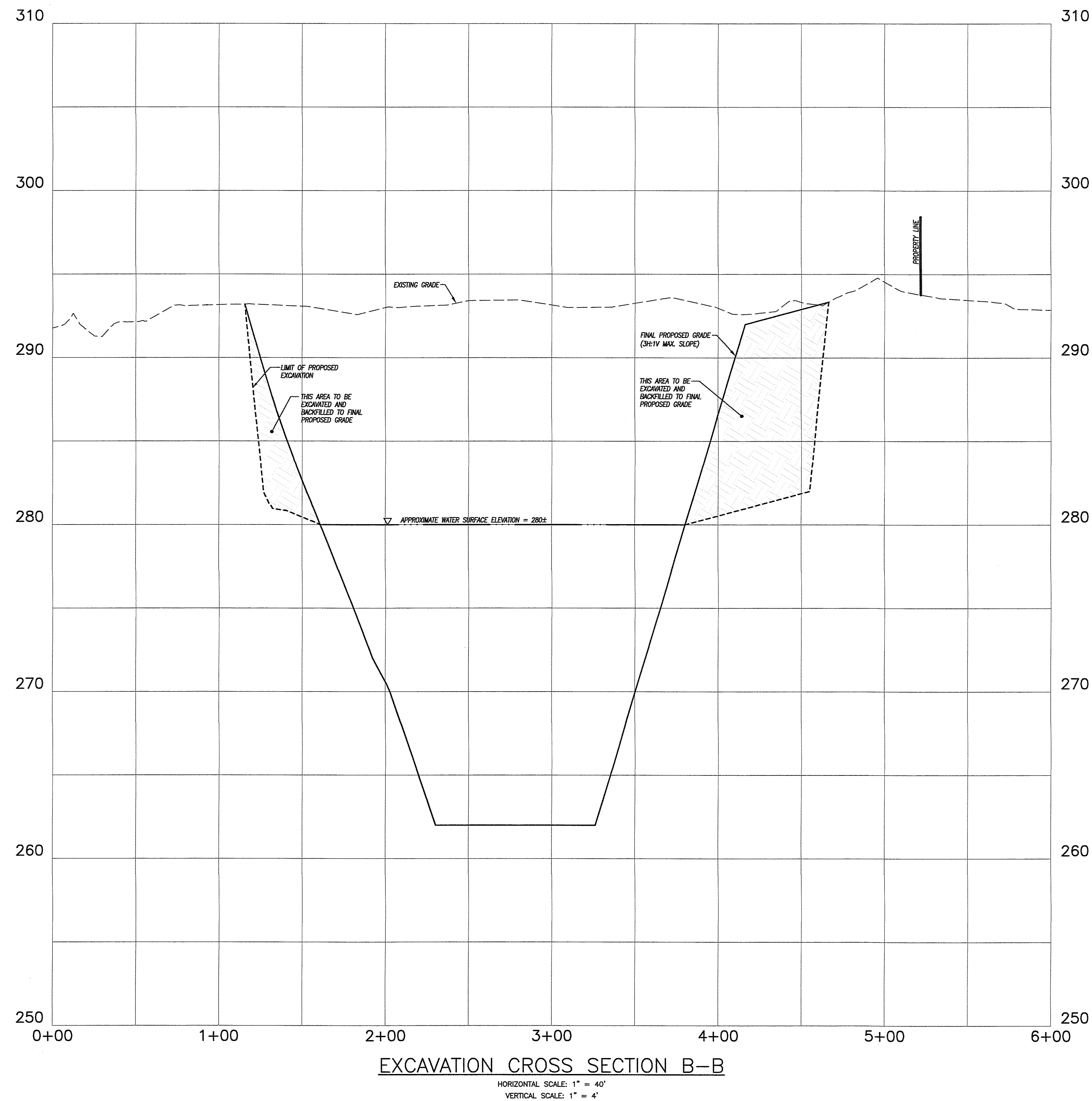
EXCAVATION CROSS SECTION A-A
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PUTNAM RIVER ROAD, L.L.C.**
RIVER ROAD & MODOCK ROAD
PUTNAM, CONNECTICUT

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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

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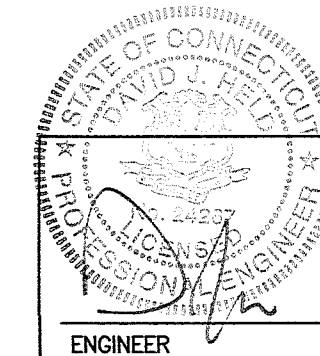
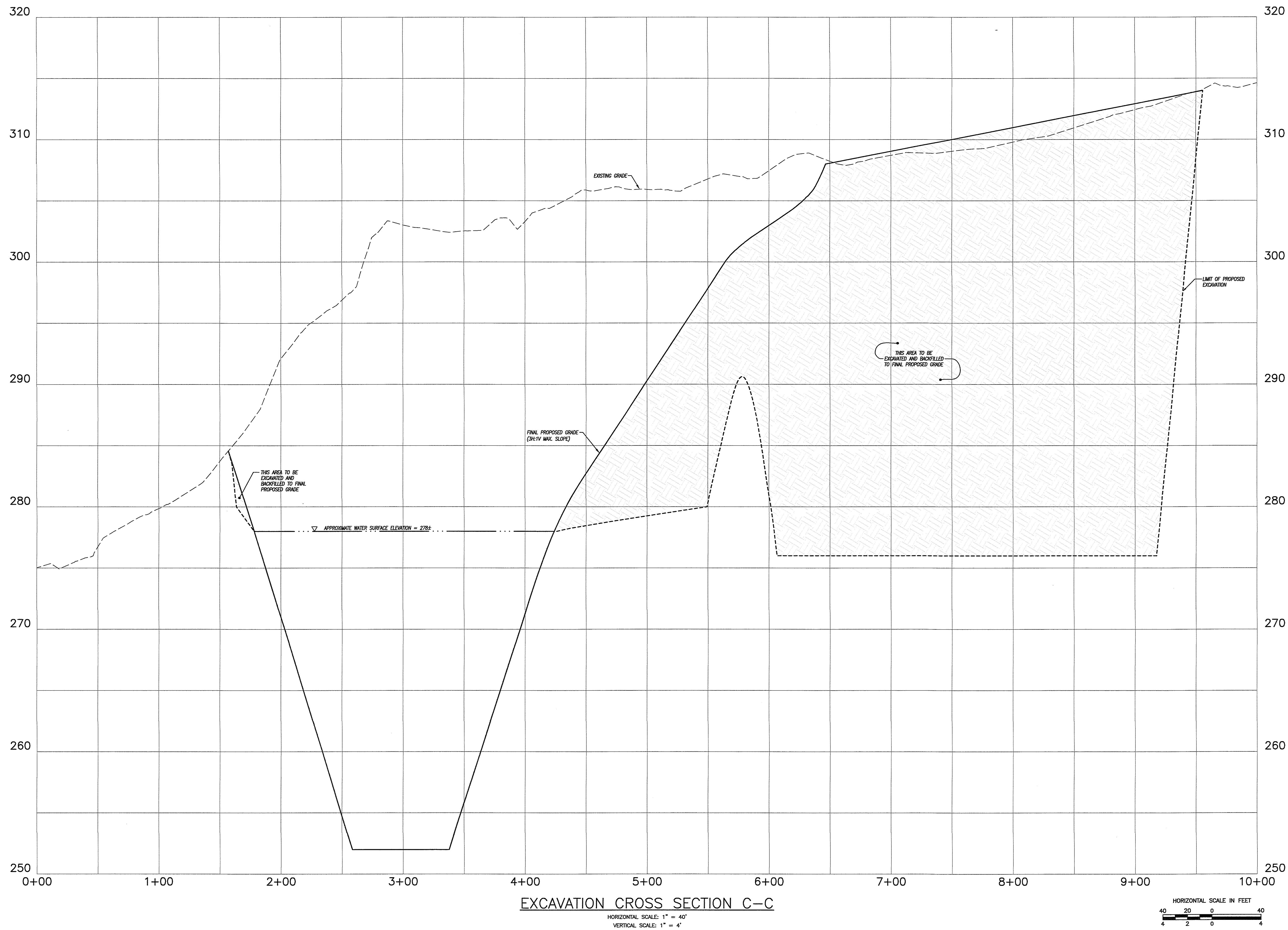
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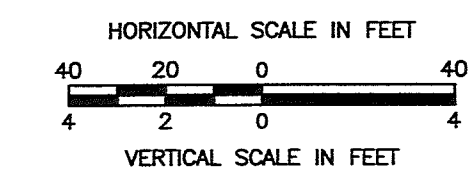
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4/17/23
DATE



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

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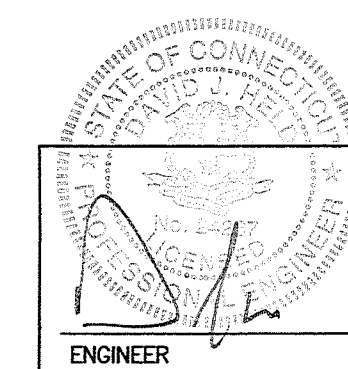
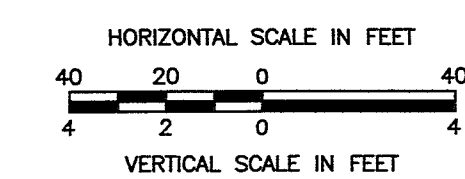
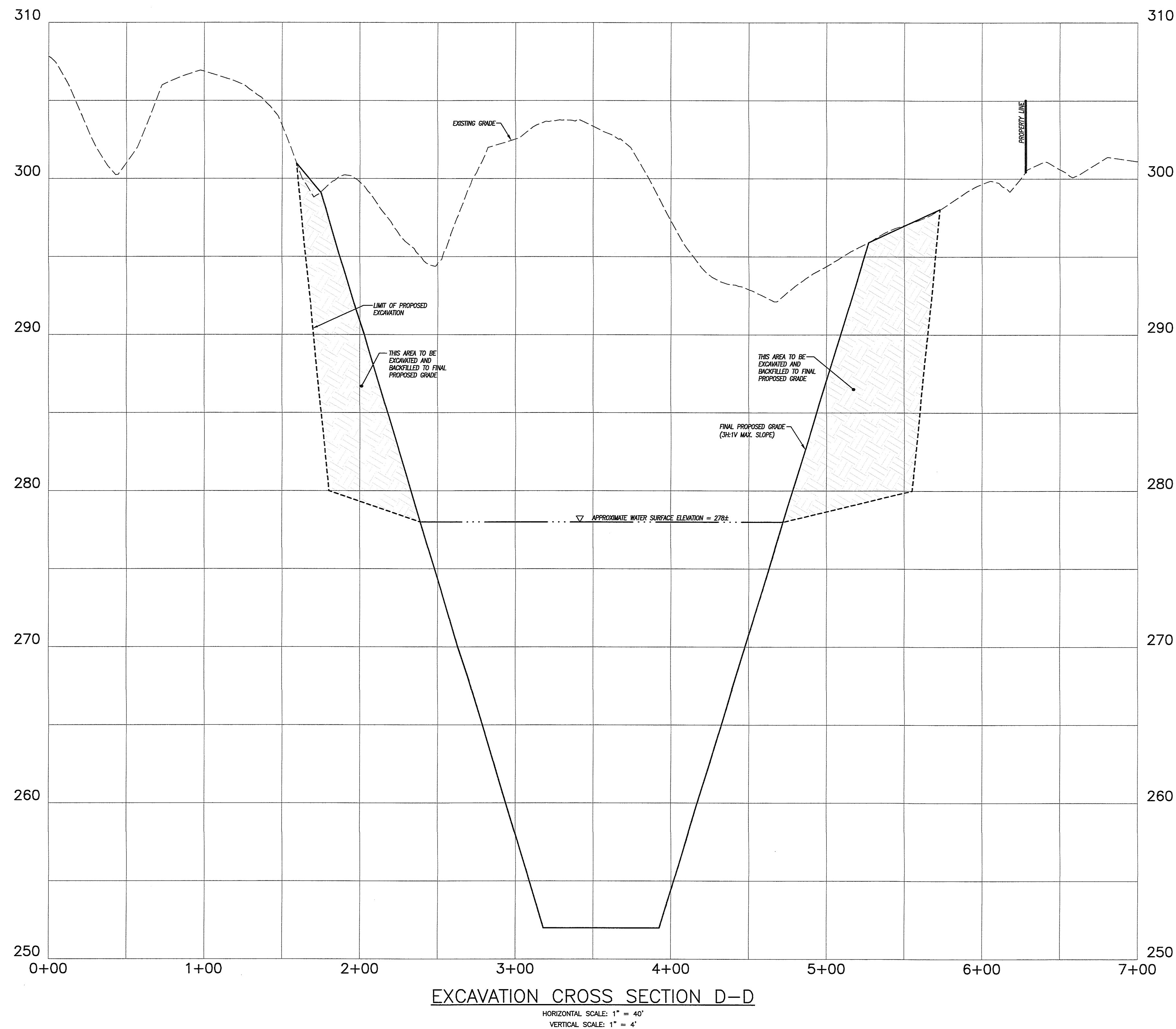
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REVISIONS	
DATE	DESCRIPTION
12/15/2022	BRIDGE DETAILS
12/27/2022	IW COMMENTS
12/28/2022	IW COMMENTS
1/20/2023	IW COMMENTS FROM CLA
4/10/2023	TOWN COMMENTS
DATE: 6/29/2022	DRAWN: DJH
SCALE: AS SHOWN	DESIGN: DJH
SHEET: 16 OF 18	CHK BY: ---
DWG. No: Client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

EXCAVATION CROSS SECTION D-D

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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, retilt 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 Ledge Restrictive	organics, topsoil brown loamy sand rotten rock N/A N/A 48" 25"

1–2	0–3" 3"–30" Mottling GWT Ledge Restrictive	topsoil, organics brown loamy sand, boney, rotten rock starts @ 15" N/A N/A 30" 16" (unsuitable)
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1–3	0–5" 5"–32" 32"–75" Mottling GWT Ledge Restrictive	organics, topsoil brown loamy sand gray compact sandy pan N/A N/A N/A 32"
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1–4	0–3" 3"–22" 22"–74" Mottling GWT Ledge N/A	organics, topsoil brown sandy loam, roots mottled gray moist very fine sandy loam 22" N/A N/A
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1–5	0–5" 5"–27" 27"–76" Mottling GWT Ledge Restrictive	organics, topsoil tan sandy loam gray compact sandy pan N/A N/A N/A 27"
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2–1	0–8" 8"–20" 20"–32" 32"–72" Mottling GWT Ledge Restrictive	organics, topsoil, roots yellow brown fine sandy loam loamy very fine sand gray very fine loamy sand, mottled 32" N/A N/A
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2–2	0–8" 8"–25" 25"–40" 40"–74" Mottling GWT Ledge Restrictive	organics, topsoil, roots loamy fine sand, some roots gray loamy fine sand, mottled compact rotten rock, mica 25" N/A N/A
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3–1	0–12" 12"–26" 26"–59" 59"–73" Mottling GWT Ledge Restrictive	organics, topsoil, roots fine sandy loam, roots, some roots tight gray loamy very fine sand, some roots loamy coarse sand & gravel 26" N/A N/A
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3–2	0–10" 10"–18" 18"–26" 26"–43" 43"–69" Mottling GWT 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 26" N/A N/A
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4–1	0–12" 12"–26" 26"–38" 38"–54" 54"–75" Mottling GWT Ledge Restrictive	topsoil, roots silty loamy fine sand, few roots gray silty loamy fine sand, mottled tight loamy sand & gravel boney med. sands & gravel 26" N/A N/A
-----	--	--

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

4–3	0–12" 12"–30" 30"–72" Mottling GWT Ledge Restrictive	topsoil, roots fine sandy loam to silty loamy fine sand, roots, large rocks tight very boney sands & gravel 44" (unsuitable) 22"
-----	--	--

5–1	0–12" 12"–25" 25"–43" 43"–77" Mottling GWT 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
-----	---	---

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

6–1	0–5" 5"–27" 27"–67" Mottling GWT Ledge Restrict
-----	---

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

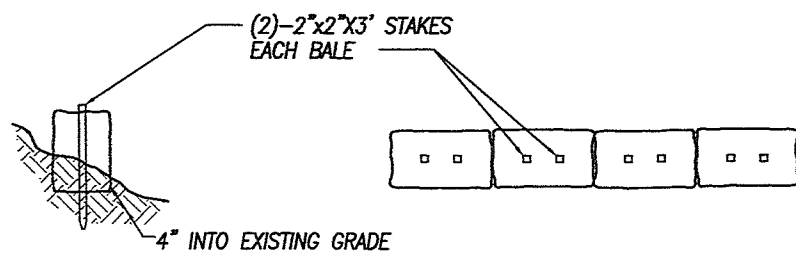
LOT 7
TP 8-1, 8-2
Depth to restrictive layer = 30 in.
Slope % = 1.2 %
Number of Bedrooms = 3
Percolation rate = 2.8 min/in
Max. depth into exist. grade = 6 in.
System Size = 495 s.f.
Hydraulic Factor = 49
Flow Factor = 1.50
Perc Factor = 1.00
49 x 1.50 x 1.00 = 73.5'
MLSS = 73.5'

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'

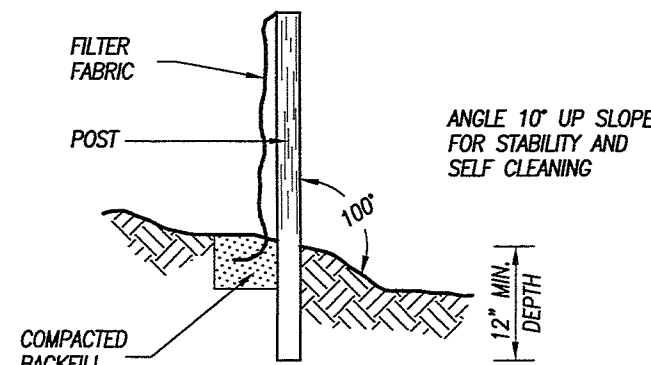
LOT 9
TP 10-6, 10-7, 10-8
Depth to restrictive layer = 28 in.
Slope % = 5.7 %
Number of Bedrooms = 3
Percolation rate = 9.6 min/in
Max. depth into exist. grade = 8 in.
System Size = 495 s.f.
Hydraulic Factor = 30
Flow Factor = 1.50
Perc Factor = 1.00
30 x 1.50 x 1.00 = 45.0'
MLSS = 45.0'

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'

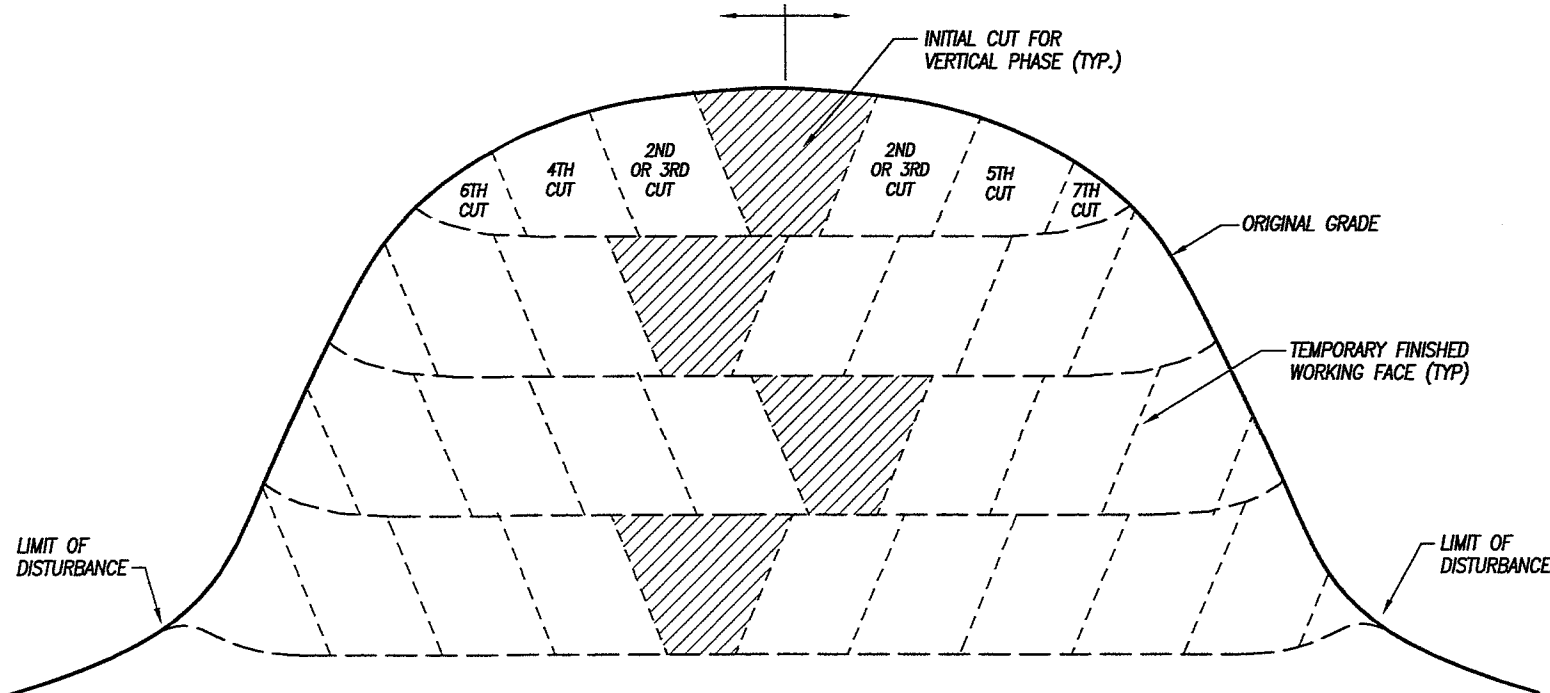
LOT 11
TP 12-1, 12-2
Depth to restrictive layer = 25 in.
Slope % = 8.9 %
Number of Bedrooms = 3
Percolation rate = 8.0 min/in
Max. depth into exist. grade = 6 in.
System Size = 495 s.f.
Hydraulic Factor = 28
Flow Factor = 1.50
Perc Factor = 1.00
28 x 1.50 x 1.00 = 42.0'
MLSS = 42.0'



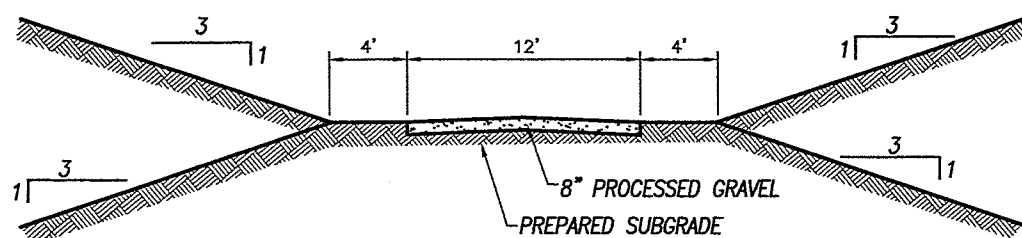
HAYBALE BARRIER
NOT TO SCALE



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.

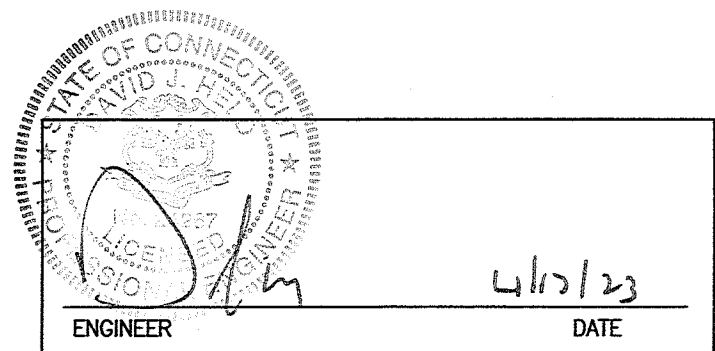
RIVER ROAD & MODOCK ROAD
PUTNAM, CONNECTICUT

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





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 5-17-2023
Fee: N/A
Amount _____ Check No. _____

- 1.) Name of Applicant: TOWN OF Putnam
Address & Telephone No. N/A
- 2.) Owner of Land N/A
Address N/A
- 3.) Location of Property N/A Zone _____
Street or Road _____
Assessor's Map No. N/A Lot No. _____
- 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.

See Attached - FLOOD PLAIN REGULATIONS

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.

Date Accepted _____
Date Rejected _____

Signature of Applicant _____ Date _____

Pat Hendricks
Signature of Chairman

ZONING REGULATIONS (Section 605)

Please edit the sections below with the bold text provided. Remove any strikethrough text.

B. Minimum Site Development Requirements

3. No structural use and no filling shall be permitted within the floodway unless permitted by the Commission as a Special Permit for such public purposes as road crossings, minor recreational improvements, or safety improvements, provided that **certification, with supporting technical data, by a registered professional engineer is provided demonstrating, through hydrologic and hydraulic analyses performed in accordance with standard engineering practice, that encroachments shall not result in any (0.00 feet) increase in flood levels during occurrence of the base flood discharge published by FEMA. Fences in the floodway must be aligned with the flow and be of an open design. A permit may be given which allows encroachments resulting in increases in base flood elevations provided the community first obtains a conditional floodway revision by meeting the requirements of C.F.R. 44, Chapter 1, Subsection 65.12.**

C. Building Floor Elevations

1. **The lowest floor elevation of all stories in any residential building shall be raised to or above the base flood elevation plus one (1.0) foot.**
2. Stories used exclusively for mechanical ~~or storage~~ **or utility** equipment in a non-residential structure may be built below the **base flood elevation** provided that **the structure is dry flood-proofed to one (1.0) foot above the base flood elevation. The areas of the structure below the required elevation must be made watertight with walls substantially impermeable to the passage of water, and provided that such structures are composed of structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. A registered professional engineer or architect shall review and/or develop structural design specifications and plans for the construction, and shall certify that the design and methods of construction are in accordance with acceptable standards of practice for meeting the provisions of this section. Such certification shall be provided to the Building Official on the FEMA Dry Floodproofing Certificate.**

D. Development in a Flood Hazard Area

Development proposals shall be examined by the Commission to determine applicability of the Flood Hazard Regulations **and the Flood Damage Prevention Ordinance.** If any construction or alteration of structures are proposed in a flood prone area as shown on the Town of Putnam **Flood Insurance Rate Map,** the applicant shall demonstrate to the Commission that the proposal is consistent with the need . . .

Any development proposals ~~which encompass five (5) acres or more~~ shall include base flood elevation data.

The Commission shall require:

1. All new construction and substantial improvements of residential structures to have the lowest floor (including basement) elevated to or above the base flood **elevation plus one (1.0) foot;**
2. All new construction and substantial improvements of non-residential structures to have the lowest floor (including basement) elevated **or dry flood-proofed to or above the base flood elevation plus one (1.0) foot; and . . .**

2. Temporary emergency lighting for use by fire, police or other emergency service agencies.

Section 605 -- Floodplain

A. Purpose

It is the purpose of this Section to regulate land uses and activities in the floodplain in order to minimize loss of life and injury to persons and property, and to preserve the floodplains as a valuable natural resource which can accommodate flooding with minimal adverse effects. Nothing in these regulations is contrary to the minimum floodplain management requirements as contained in Section 60.3 (d) of the National Flood Insurance Act.

B. Minimum Site Development Requirements

1. Filling of land as authorized shall only be allowed as logical extensions of land lying at higher elevations.
2. Filling of land in the floodplain shall only be allowed where the resulting landscape is enhanced and where the neighborhood's essential characteristics have not been negatively altered.
3. No structural use and no filling shall be permitted within the floodway unless permitted by the Commission as a Special Permit for such public purposes as road crossings, minor recreational improvements, or safety improvements, provided that no increase occurs in flood levels during the base flood discharge.

C. Building Floor Elevations

1. The floor elevation of all stories to be used for human occupancy in any building shall be raised above the floodplain elevation.
2. Stories used exclusively for mechanical or storage equipment may be built below the Floodplain elevation provided that:
 - a. the building is designed to remove the hazards of flooding; and
 - b. approval is granted by the Commission based upon hydrologic study and recommendation.

D. Development in a Flood Hazard Area

Development proposals shall be examined by the Commission to determine applicability of the Flood Hazard Regulations. If any construction or alteration of structures are proposed in a flood prone area as shown on the Town of Putnam Flood Hazard Boundary Map, the applicant shall demonstrate to the Commission that the proposal is consistent with the need to minimize flood damage within the flood-prone area; all public utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage; and adequate drainage is provided to reduce exposure to flood hazards.

Any development proposals which encompass five (5) acres or more shall include base flood elevation data.

The Commission shall require:

1. All new construction and substantial improvements of residential structures to have the lowest floor (including basement) elevated to or above the base flood level.
2. All new construction and substantial improvements of non-residential structures to have the lowest floor (including basement) elevated or flood-proofed to or above the base flood level; and
3. Pilings or columns rather than fill, for the elevation of structures within flood-prone areas, in order to maintain the storage capacity of the floodplain and to minimize the potential for negative impacts to sensitive ecological areas.

In the absence of base flood elevation data from FEMA, the Commission shall obtain, review and reasonably utilize, any base flood elevation data from a Federal, State or other source, until such other data has been provided by the FEMA Administrator as criteria for requiring the provisions of Item 3 above.

Section 606 – Erosion and Sedimentation Control

A. Purpose

To ensure that erosion and sedimentation resulting from new construction are kept to a minimum.

B. Plan Required

A plan shall be submitted with any application for development when the disturbed area of such development is cumulatively more than one-half acre.



TOWN OF PUTNAM
ZONING COMMISSION

TJMAWIGIRL@AOL.COM

Check One:

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

Docket No. 2023-07
Date 6-7-2023
Fee: 160.00 1562
Amount Check No.

- 1.) Name of Applicant: TAMMY J. COOPER 508 981 5726
Address & Telephone No. 7 Five Mile River RD, PUTNAM, CT
2.) Owner of Land TAMMY J. COOPER
Address 7 Five Mile River RD, PUTNAM, CT 06260
3.) Location of Property 7 Five Mile River RD, putnam, CT Zone AG 2
Street or Road
Assessor's Map No. 039 Lot No. 026

- 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.

My REQUEST FOR Home Occupation to allow
me to do therapeutic massage. I Am A
REGISTERED NURSE, CERTIFIED REHABILITATION REGISTERED
nurse, Health Teacher, AND A LICENSED
MASSAGE therapist. I Am hoping to provide
MASSAGE in my community. I have parking
at my home to accomodate 1-2 cars on
my property, NO cars on the street. I will
NOT be doing anything that will be disruptive
to surrounding property. There will be NO
impact to watersources, NO contamination, NO
hazardous wastes, NO obstruction to roadways or
increase in traffic by having one car at a time.

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.

Tammy Cooper 6/6/23
Signature of Applicant Date

Date Accepted _____

Date Rejected _____

Signature of Chairman

Tammy Caper
Home Occupation MESSAGE.

I hope to contribute to improved health and wellness of the community. The current traffic route 21 is moderate, five mile River road traffic is small to moderate traffic. This business will not create problems to neighboring properties.

Currently there is an existing fence structure behind the house, business will occur within home or fenced in area. I will be utilizing current structures, not disrupting soil, or surface water, air quality will be unchanged.

This Business is non-disruptive to neighboring homes, complete accessibility to emergency vehicles with ample space. I appreciate your time and consideration in this permit.



100 foot Abutters List Report

Putnam, CT
May 19, 2023

Subject Property:

Parcel Number: 039-026
CAMA Number: 039-026-000
Property Address: 7 FIVE MILE RIVER RD

Mailing Address: COOPER TAMMY JO
7 FIVE MILE RIVER RD
PUTNAM, CT 06260

Abutters:

Parcel Number: 039-013
CAMA Number: 039-013-000
Property Address: 4 FIVE MILE RIVER RD

Mailing Address: PERLWITZ ELLEN C & CHARLES R
4 FIVE MILE RIVER RD
PUTNAM, CT 06260

Parcel Number: 039-020
CAMA Number: 039-020-000
Property Address: 12 FIVE MILE RIVER RD

Mailing Address: ELDRIDGE KATRINA L
3 COLONIAL AVENUE APT 2
THOMPSON, CT 06277

Parcel Number: 039-021
CAMA Number: 039-021-000
Property Address: 212 LIBERTY HGWY

Mailing Address: DION WILLIAM
212 LIBERTY HGWY
PUTNAM, CT 06260

Parcel Number: 039-024
CAMA Number: 039-024-000
Property Address: 22 FIVE MILE RIVER RD

Mailing Address: AGATHOS STELLA N LU
22 FIVE MILE RIVER RD
PUTNAM, CT 06260

Parcel Number: 039-027
CAMA Number: 039-027-000
Property Address: 204 LIBERTY HGWY

Mailing Address: ADAMS THOMAS P & CARTER JESSICA
R
204 LIBERTY HGWY
PUTNAM, CT 06260

Parcel Number: 039-031
CAMA Number: 039-031-000
Property Address: 19 FIVE MILE RIVER RD

Mailing Address: OJALA JOHN E + RITA A
19 FIVE MILE RIVER
PUTNAM, CT 06260

Parcel Number: 039-033
CAMA Number: 039-033-000
Property Address: 197 LIBERTY HGWY

Mailing Address: MINUTELLI LEE J
197 LIBERTY HIGHWAY
PUTNUM, 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.

5/19/2023

Page 1 of 1

Five Mile River Rd.

Pool

SHED

7 Five Mile River Rd Putnam, CT.

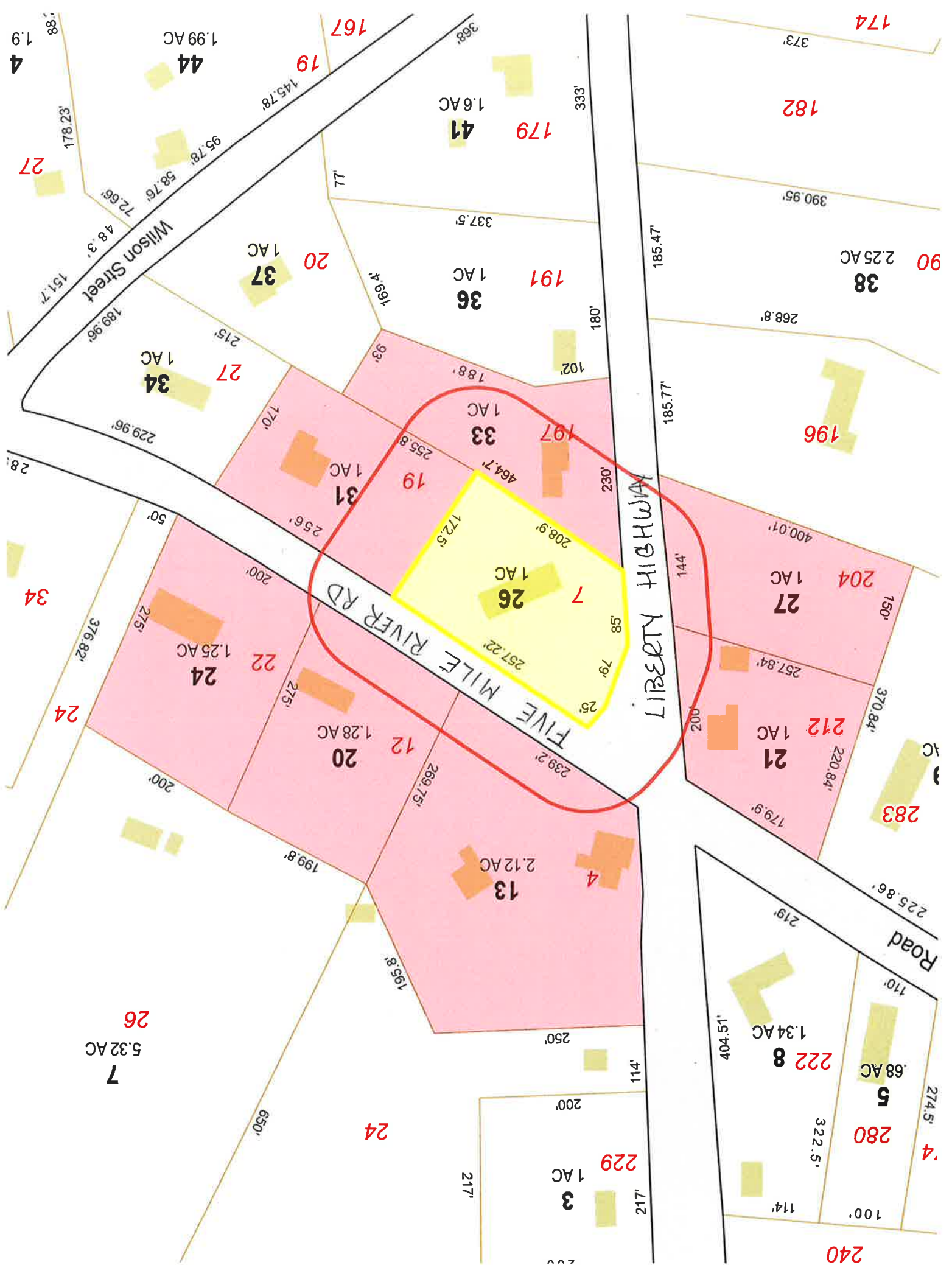
Driveway

Driveway

Stone wall

STATE OF CT
LAND

ROUTE 21



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

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

Agenda:

Opened 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. Thomas Macfarlane of TSM Remodeling & Contracting LLC reviewed the plans. Allan Woodward, neighboring property owner questioned the location of the septic system. He was informed that the Northeast District Department of Health would determine the location. Motion by Nick Huston to close the public hearing, second by Douglas Taylor. ALL WERE IN FAVOR

Opened public hearing on Docket # 2023-06 Putnam River Road, LLC & 285 River Road, LLC request for a Special Permit for excavation of approximately 363,000 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. Attorney Heller, Associate Andrew McCoy and David Held of Provost & Rovero were present. Attorney Heller reviewed the proposal with the Commission members. 1400 feet of River Road would be utilized to transport the material from the site as access to Rawson Materials will be obtained through the Wheelabrator property. There will be no blasting. Hours of operation of 7:00-4:30 Monday through Friday and 7:00-12:00 on Saturday. No material moved on Sundays and Legal Holidays. Topsoil will be retained on site in conjunction with the southerly pond. The ponds excavation will take place one at a time. Truck traffic will entail 60-80 trips a day. Bruce Fitzback informed the Commission that he was waiting for more information he requested. David Held submitted a map addressing a portion of the requested updates on it. Area residents and abutting property owners voiced their concerns speaking in opposition of the proposal. Motion by Nick Huston to continue the public hearing, second by Douglas Taylor. ALL WERE IN FAOVR.

Regular Meeting:

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

Motion by Nick Huston to accept the minutes second by Douglas Taylor. Nick Huston, Patricia Hedenberg, Elizabeth Thompson, and Douglas Taylor voted in favor. Lisa-Jean Gifford abstained as she was absent.

Correspondence: None

New Business:

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

Motion by Nick Huston to approve, second by Lisa-Jean Gifford. ALL WERE IN FAVOR.

Docket # 2023-06 Putnam River Road, LLC & 285 River Road, LLC – Special Permit - Earth Removal
363,000 Cubic Yards
285 and 357 River Road

Motion by Lisa-Jean Gifford to table, second by Elizabeth Thompson. ALL WERE IN FAVOR

Other Business:

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

Text Amendment to update Flood Plain Regulations-Section 605 of the Zoning Regulations. Motion by Nick Huston to accept for public hearing, second by Lisa-Jean Gifford. ALL WERE IN FAVOR

Discussion on open space regulations:

Elizabeth Thompson briefly discussed the open space zoning regulations with the Commission members suggesting they review and discuss them at a later date.

Motion by Nick Huston to adjourn at 9:45 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.

Zoning Commission Hybrid Meeting Minutes
June 21, 2023 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street
Putnam, CT 06260

Roll Call: Patricia Hedenberg-Chairman, Liz Thompson, Lisa-Jean Clifford, Douglas Taylor
Nick Huston

The meeting opened for the purpose of the rescheduling of the meeting as the agenda was not posted on the Town website.

Discussion took place regarding the availability of the Commission members for the rescheduling.

Motion by Patricia Hedenberg to reschedule to the July 19th regular monthly meeting, second by Nick Huston. Patricia Hedenberg, Douglas Taylor, Lisa-Jean Clifford, and Nick Huston voted in favor. Liz Thompson voted in opposition.

Motion by Douglas Taylor to adjourn at 7:07 P.M, second by Lisa-Jean Clifford. 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.