



TOWN OF PUTNAM

TOWN HALL
200 SCHOOL STREET
PUTNAM, CONNECTICUT 06260

Inland Wetland Commission Meeting Hybrid Meeting
April 9, 2025, 7:00 P.M.
Municipal Complex Room 201 Second Floor

Agenda:

Call to Order & Roll Call:

Seating of alternate:

Review minutes of the March 12, 2025, meeting. VOTE REQUIRED

Correspondence:

Public Participation:

New Business: VOTE REQUIRED

2025-01 Homes at School LLC, 465 School St. - 40 Unit Multi-Family Development

2025-02 Sukpaseuth Phongsa, 611 School St. - Proposed Restaurant and Grocery

Other Business: VOTE REQUIRED

Accepting of new applications for the May 14, 2025, meeting:

Review of Wetlands Commission Bylaws

Agent Updates:

Comments by Commissioners

Adjournment.

Wetlands April 9, 2025

Join Zoom Meeting

<https://us06web.zoom.us/j/87932367568?pwd=OL8Nu7AeRVR281EgheG5MixYlDoEL7.1>

Meeting ID: 879 3236 7568

Passcode: 9tzAkM

By Phone:

929 205 6099 US (New York)

Meeting ID: 879 3236 7568

Passcode: 033745

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



TOWN OF PUTNAM

TOWN HALL

200 SCHOOL STREET

PUTNAM, CONNECTICUT 06260

Inland Wetland Commission Hybrid Meeting Minutes

March 12, 2025, 7:00 P.M.

Municipal Complex Room 201 Second Floor

Agenda:

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

Review minutes of the February 12, 2025, meeting.

Motion by Theodore Altmeier to accept the minutes, second by Walter Irwin. ALL WERE IN FAVOR

Correspondence:

Letter from the Siting Council for a public hearing scheduled in the Town of Killingly for a battery storage facility.

Public Participation:

New Business:

2025-01 Homes at School LLC, 465 School St., 40 Unit Multi-Family Development

Bruce Fitzback informed the Commission that he had concerns about the storm drainage and submitted the plan to CD Smith for review.

Motion by Walter Irwin to table till the next meeting, second by Theodore Altmeier. ALL WERE IN FAVOR.

Other Business: VOTE REQUIRED

Accepting new applications for April 9, 2025, meeting.

2025-02 Sukpaseuth Phongsa, 611 School St, Proposed Restaurant and Grocery

Motion by Mike Bogdanski to accept the application for the April 9, 2025, meeting, second by Cynthia Dunne. Adam Paquin, Walter Irwin, Cynthia Dunne, Mike Bogdanski voted in favor, Theodore Altmeier voted in opposition.

Review of Wetlands Commission By-laws took place.

Agent Update/ School Street - Violation

Bruce Fitzback informed the Commission that the plans and a bond will be forthcoming.

Comments by Commissioners-None

Motion by Mike Bogdanski to adjourn at 8:25 P.M., second by Walter Irwin. ALL WERE IN FAVOR.

Respectfully submitted by Brenda Roy.



INLAND WETLAND COMMISSION

APPENDIX A

APPLICATION FOR PERMIT

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

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

Name of Applicant Homes at School LLC
Applicant's Address 305 Butlertown road Oakdale Ct 06370
Phone # 860-235-2846 cell
Owner of Land Homes at School LLC
Owner's Address 305 Butlertown road Oakdale Ct 06370

Location and description of proposed activity: 405 SCHOOL ST A modification to the previous approval for a multi-family development.

The original approved site plan was for 40 residential units, and the modified site plan is also proposing 40 residential units.

The main revision to the approved site plan is the addition of a stormwater treatment basin, which will function as a temporary sedimentation basin during construction, and a permanent stormwater basin for the life of the residential development.

Activity & Purpose Code

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

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

INLAND WETLAND COMMISSION

APPENDIX A *Continued*

Project Name (if applicable) _____

Estimate of Linear Footage affecting Wetlands 0 _____

Affected number of acres in which Wetlands are part of
the impacted area for Multi-Family, Condos and
Commercial Development 0 _____

TO BE COMPLETED BY THE COMMISSION

Application Number 2025.01 _____

Date of Receipt _____

Application Approved (date) _____

Conditions of approval if applicable _____

Application Denied (date) _____

Reason(s) for Denial _____

Signature of Chairman or Secretary of Commission

Date

INLAND WETLAND COMMISSION

APPENDIX A *Continued*

Application Procedure

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

Fee Schedule

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

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



Statewide Inland Wetlands & Watercourses Activity Reporting Form

*Please complete and mail this form in accordance with the instructions on pages 2 and 3 to:
Wetlands Management Section, Inland Water Resources Division, CT DEEP, 79 Elm Street – 3rd Floor, Hartford, CT 06106*

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

1. DATE ACTION WAS TAKEN: Year Click Here for Year Month Click Here for Month
2. ACTION TAKEN: Click Here to Choose a Code
3. WAS A PUBLIC HEARING HELD (check one)? Yes ☐ No ☐
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(type name) _____ (signature) _____

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

5. TOWN IN WHICH THE ACTION IS OCCURRING (type name): Putnam
Does this project cross municipal boundaries (check one)? Yes ☐ No ☒
If Yes, list the other town(s) in which the action is occurring (type name(s)): _____, _____
6. LOCATION (click on hyperlinks for information): USGS Quad Map Name: Uncasville or Quad Number: 87
Subregional Drainage Basin Number: _____
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (type name): Homes at School LLC
8. NAME & ADDRESS/LOCATION OF PROJECT SITE (type information): 465 School St., Putnam, CT
Briefly describe the action/project/activity (check and type information): Temporary ☐ Permanent ☒ Description: _____
9. ACTIVITY PURPOSE CODE: C
10. ACTIVITY TYPE CODE(S): 10, 12, 14, NA
11. WETLAND / WATERCOURSE AREA ALTERED (type in acres or linear feet as indicated):
Wetlands: 0.00 acres Open Water Body: 0.00 acres Stream: 0 linear feet
12. UPLAND AREA ALTERED (type in acres as indicated): 7.00 acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (type in acres as indicated): 0.00 acres

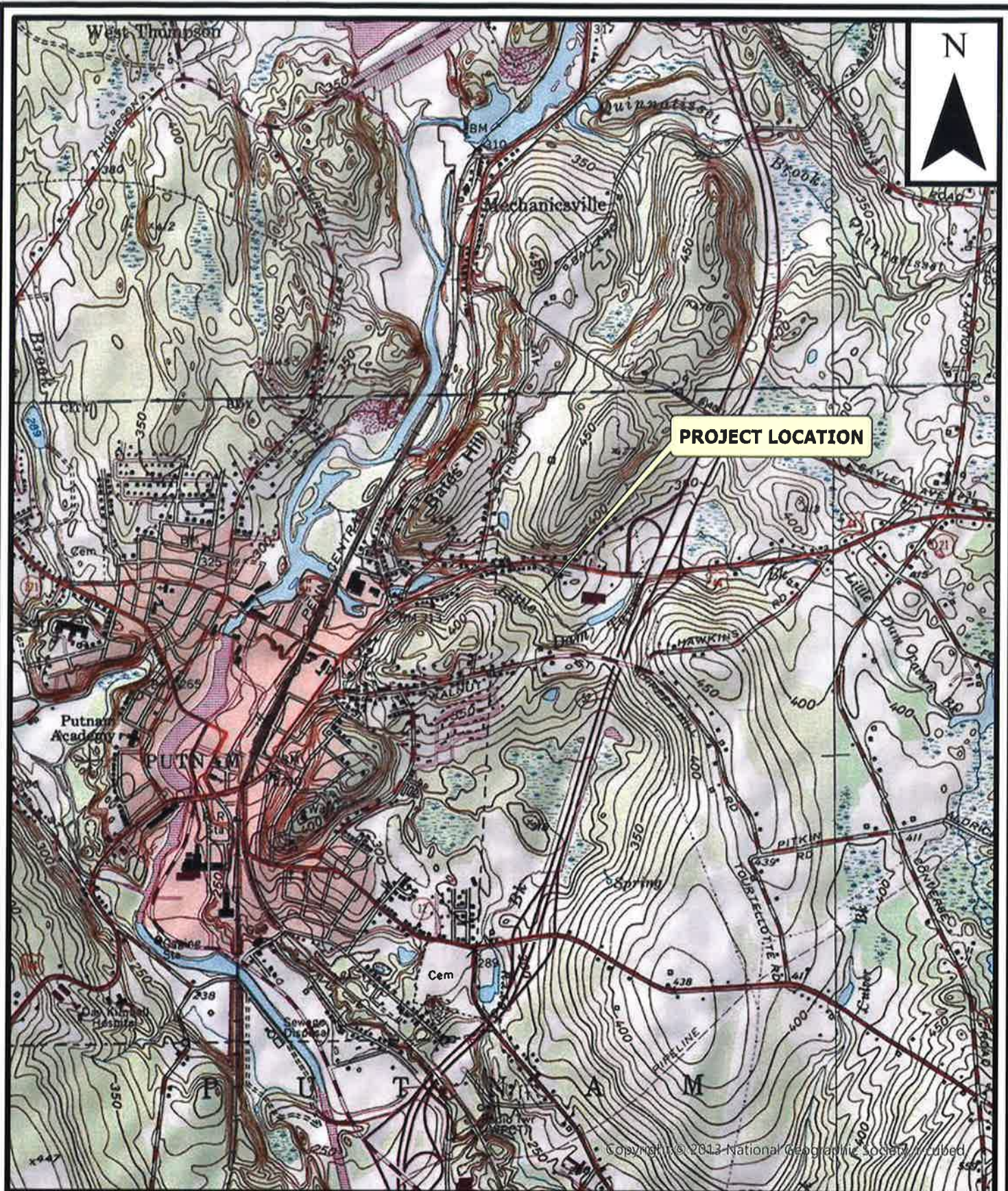
DATE RECEIVED:

PART III: To Be Completed By the DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO



CLA Engineers, Inc.

CIVIL • STRUCTURAL • SURVEYING

317 Main Street Norwich, Connecticut
 (860) 888-1988 Fax (860) 888-9185
 e-mail: cla@claengineers.com

8.5 x 11 Locus Map

Putnam CT
 465 School Street
 GSD 71

DATE: 1/28/2025

SCALE: 1"=2,000'

FIGURE

SK-1

**B&W Paving & Landscaping**

305 Butlertown Road
Oakdale, CT 06370

Webster Bank
200 Executive Blvd
Southington, CT 06489
51-7010/2111

15746

Date: January 24, 2025

\$*****307.00

PAY THREE HUNDRED SEVEN AND XX/100*****

TO THE ORDER OF Putnam, Town of
126 Church St.
Putnam, CT 06260

**3&W Paving & Landscaping LLC**

Vendor: Putnam, Town of

15746

Check Date:

1/24/2025

INVOICE DATE		INVOICE NO		Description		INV. AMOUNT	DISCNT TAKEN	BALANCE
1/24/2025		Wetlands app		Wetlands Application		307.00	0.00	307.00

CLA Engineers, Inc.

Civil • Structural • Survey

317 MAIN STREET

NORWICH, CT 06360

(860) 886-1966

(860) 886-9165 FAX

January 24, 2025

Mr. Bruce Fitzback, LS, CZEO
Land Use Director, ZEO
Town of Putnam
200 School St
Putnam, CT 06260

RE: Statement of Use
465 School Street

An application is being submitted to the Inlands Wetlands Commission, by Homes at School LLC for a modification to the previously approved site plan. The proposed use is compatible with the Plan of Conservation and Development. The Plan recommends that Putnam: Institute programs that will allow "Aging in Place", i.e., planning for older adults and individuals with disabilities to remain in their homes and within the community – housing that is more affordable and housing for an aging population. In addition, the Plan recommends providing additional housing opportunities for the "Millennial" generation. The proposed project meets the goals of the Plan of conservation and Development by providing residential units that will have reasonable rents for both the aging population and young people just getting started in the work force.

The project is proposing 40 residential – two bedroom units. The previously approved site plan was also proposed for 40 residential units. The original site plan was for duplexes. The modified site plan is proposing detached units.

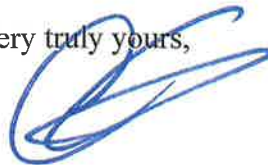
The major modification to the site development plans is the addition of a water quality basin, as required by DEEP's 2002 CT Guidelines for Soil Erosion & Sedimentation Control and the Connecticut 2004 Stormwater Quality Manual. The proposed basin will function as a

temporary sediment control basin during the construction phase of the project and then as a permanent stormwater treatment basin for the life of the residential project.

Once development of the site is completed, there will be a decrease in runoff from the site. The temporary sedimentation basin provides ample wet and dry storage volume to meet and exceed the requirements of the 2002 CT Guidelines for Soil & Sedimentation Control. Likewise, Water Quality Basin meets and exceeds the post construction requirements of the Connecticut 2024 Stormwater Quality Manual.

If you have any questions, please do not hesitate to contact me.

Very truly yours,



Ellen M. Bartlett, PE, CPSWQ
LEED Accredited Professional



Ellen Bartlett, P.E. • CPSWQ, Leed Accredited

Mr. Bruce Fitzback L.S.
Land Use Agent
Putnam Inland Wetlands & Conservation Commission
Town of Putnam
200 School Street
Putnam CT 06260

RE: 465 School Street
Putnam, CT
GSD71

Dear Mr. Fitzback,

Green Site Design (GSD) has investigated the referenced site for inland wetlands and watercourses and assessed the potential for impacts due to the proposed development for construction of residences. This report documents the wetland and soil types found at the site and provides an assessment of the potential for wetland impacts.

Existing Conditions

The site is located on School Street in Putnam, CT and is bordered to the south by an existing subdivision on Valley Drive. Local land use is commercial and residential. This site is currently undeveloped and has cover types including wooded uplands, wooded wetlands, scrub shrub uplands, and a perennial stream.

The site has gentle to moderately steep slopes. Starting on the western side, the slopes are nearly flat to moderate and drain eastward into Little Dam Brook, a perennial stream. The stream enters the site from the east and leaves flowing northwest under School Street. Little Dam Brook receives stormwater runoff from School Street and the surrounding commercial and residential development. This stream eventually flows into the Quinebaug River.

Past land use was predominantly farming and woodland. The 1934 Connecticut Fairchild aerial photos (http://magic.lib.uconn.edu/mash_up/1934.html) show the site partially in agricultural use and partially in woodland. The 1990 and 2004 aerial photographs document the gradual succession of the site back into mixed forest with some historic excavation.

The site is zoned R10. To the south, east and west the land use is predominantly residential. The land use along School Street is mostly commercial.

Wetland and Soil Types

Robert Russo, C.S.S. performed the wetland delineation in June of 2024 and the table below provides wetland flag numbers, soil type, and wetland type.

Table 1 – Wetland Flag Numbers, Soil Types and Wetland Types

<u>Flag Numbers</u>	<u>Soil Parent Material</u>	<u>Wetland Types</u>
WF 1-1 to 1-17	Glacial till and alluvium	Perennial stream, wooded floodplain swamp,

As shown on the project plans, Little Dam Brook is located on the east and north sides of the site. Wetland flags WF 1-1 to WF 1-17 mark the boundary of the wetland system which continues off site to the west, north and east. The reach of the perennial stream that flows through the site has a boulder, cobble and gravel bottom with pool and riffle structure. There are rock piles and evidence of altered soils however the vegetation is predominantly hardwoods such as red maple (*Acer rubrum*) and yellow birch (*Betula lutea*) and shrubs such as multiflora rose (*Rosa multiflora*) and highbush blue berry (*Vaccinium corymbosum*). The surrounding upland has stands of red maple, red and white oak (*Quercus rubra* and *alba*), hickory (*Carya spp.*) and eastern red cedar (*Juniperus virginiana*). This wetland has hydrology fed by shallow groundwater discharge from the local glacial till and outwash and the upstream watershed. It receives storm water from the nearby roads. Field inspection of the stream revealed that the channel is stable with no signs of ongoing erosion.

The soils present on the site are documented in the table below and further detail is provided in Appendix A.

Table 2, Soils at the 465 School Street Site

<u>Soil Series</u>	<u>Parent Material</u>	<u>Drainage Class</u>	<u>Texture/Characteristics</u>
Rippowam (103)*	Alluvial	Poorly drained	Fine sandy loam
Charlton Chatfield (73)	Glacial till	Moderately Well drained	Fine sandy loam

* Wetland soil type

Charlton and Chatfield soils are formed in glacial till and comprise the remainder of the site. They are unsorted silt, gravel stones and boulders and typically have greater than 6 feet to bedrock the Charlton soils and less than 6 feet to bedrock in the Chatfield soils. The adjacent wetland soils are of the Rippowam series which are formed in alluvium deposits surrounding the brook.

NDDB Coordination

GSD has checked the CTDEEP Natural Diversity Database for the presence of protected species at the site and the December 2024 mapping indicated that no such species are known to inhabit the site.

Potential Impacts

GSD has considered potential impacts at several levels. Each of the types of impacts considered are discussed in the following paragraphs.

Direct impacts

There will be no direct wetland impacts proposed as there is no filling of wetlands proposed.

Construction related impacts

Throughout the site, there are areas where activity is planned within the 200 foot upland review zone. These activities include construction of residential units, the driveway and the stormwater basin. The site plan contains a detailed erosion and sedimentation control narrative that is consistent with the CTDEP Sedimentation and Erosion Control Manual. Provisions to protect both onsite and offsite resources are included. A temporary sediment trap, sediment barrier and soil stabilization are all shown on the E&S plans.

Water quality

The CTDEEP Stormwater Manual prescribes means by which stormwater runoff from developed sites can be adequately treated. As indicated in the calculations provided in the Drainage Report, the stormwater treatment design exceeds treatment of the WQV required by the Manual for the stormwater treatment basin. Thus, it is anticipated that the stormwater basin will provide a higher level of water quality renovation than required by CTDEEP

Based on the stormwater treatment design and the measures incorporated to be consistent with the CTDEEP Manuals, GSD believes that the design is protective of both onsite resources and the adjacent brook.

Summary

No direct filling of wetland is proposed.. GSD has examined the potential for secondary wetland impacts both construction related and post-construction. The main concern during construction is for water quality. In order to protect the aquatic life and water quality within the stream, proper erosion and sedimentation control has been provided on the project plans. Post construction, water that runs off of the developed surfaces will be treated in the water treatment basin as shown on the plan. The site has been designed per both the CTDEEP Manuals. GSD believes that if the project is constructed per plan, there will be no wetland impacts.

Sincerely,



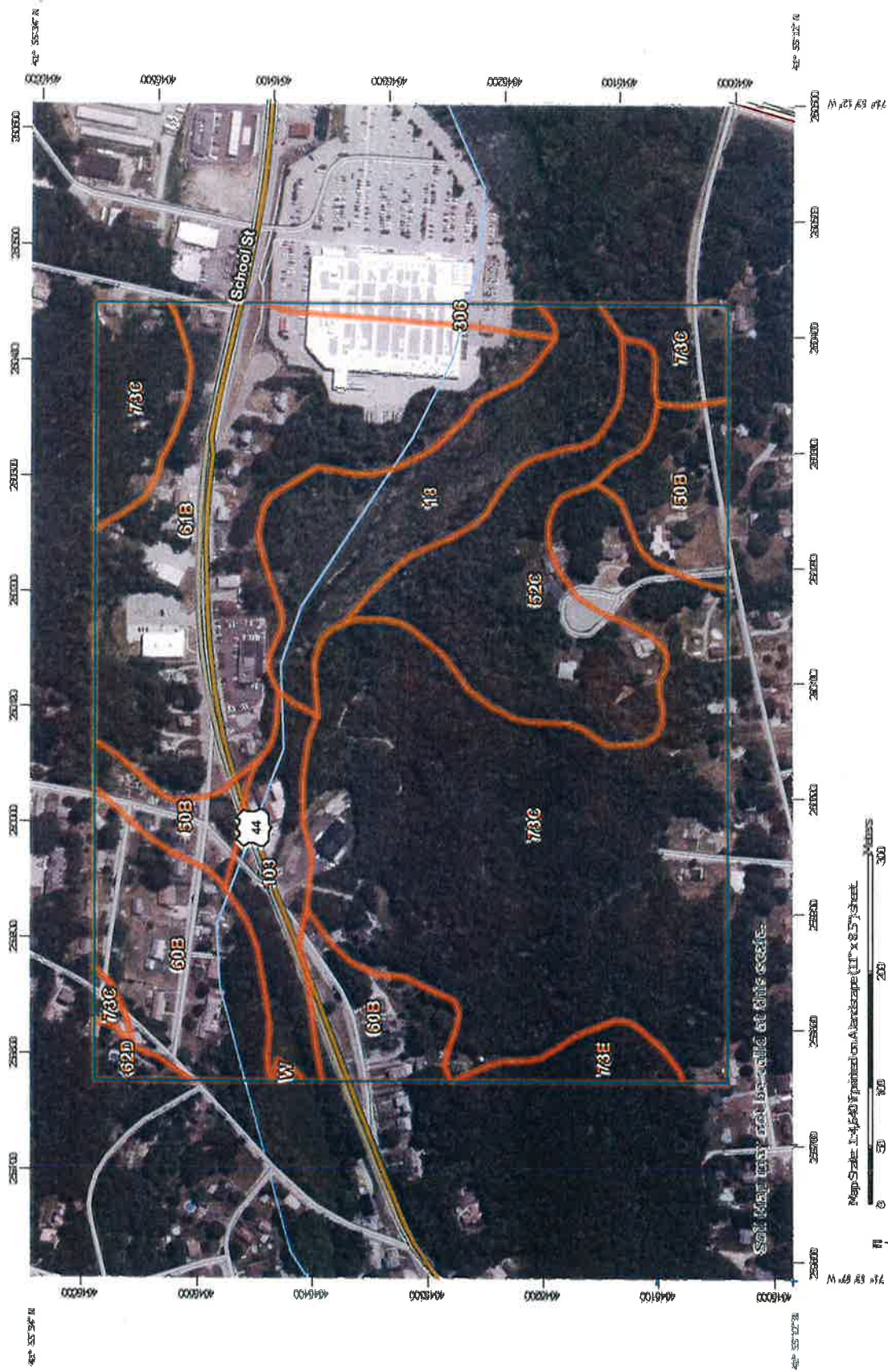
Robert C. Russo
Soil Scientist

Appendix A Soils Data

Soil Map—State of Connecticut, Eastern Part
(GSD71 Soils)

71° 59' 12" W

71° 59' 12" W



Soil Map may not be available at this scale.

Map Scale: 1:4,640 if printed on A landscape (11" x 8.5") sheet.

Map projection: Web Mercator Corner coordinates: WGS84 Edge: UTM Zone 18N WGS84

MAP LEGEND

	Area of Interest (AOI)		Spot Area
	Soils		Stony Spot
	Soil Map Unit Polygons		Very Stony Spot
	Soil Map Unit Lines		Wet Spot
	Soil Map Unit Points		Other
	Special Point Features		Special Line Features
	Blowout		Water Features
	Borrow Pit		Streams and Canals
	Clay Spot		Transportation
	Closed Depression		++
	Gravel Pit		Interstate Highways
	Gravelly Spot		US Routes
	Landfill		Major Roads
	Lava Flow		Local Roads
	Marsh or swamp		Background
	Mine or Quarry		Aerial Photography
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: SoilMap may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: websoilsurvey.sc.egov.usda.gov
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut, Eastern Part
Survey Area Date: Version 2, Aug 30, 2024

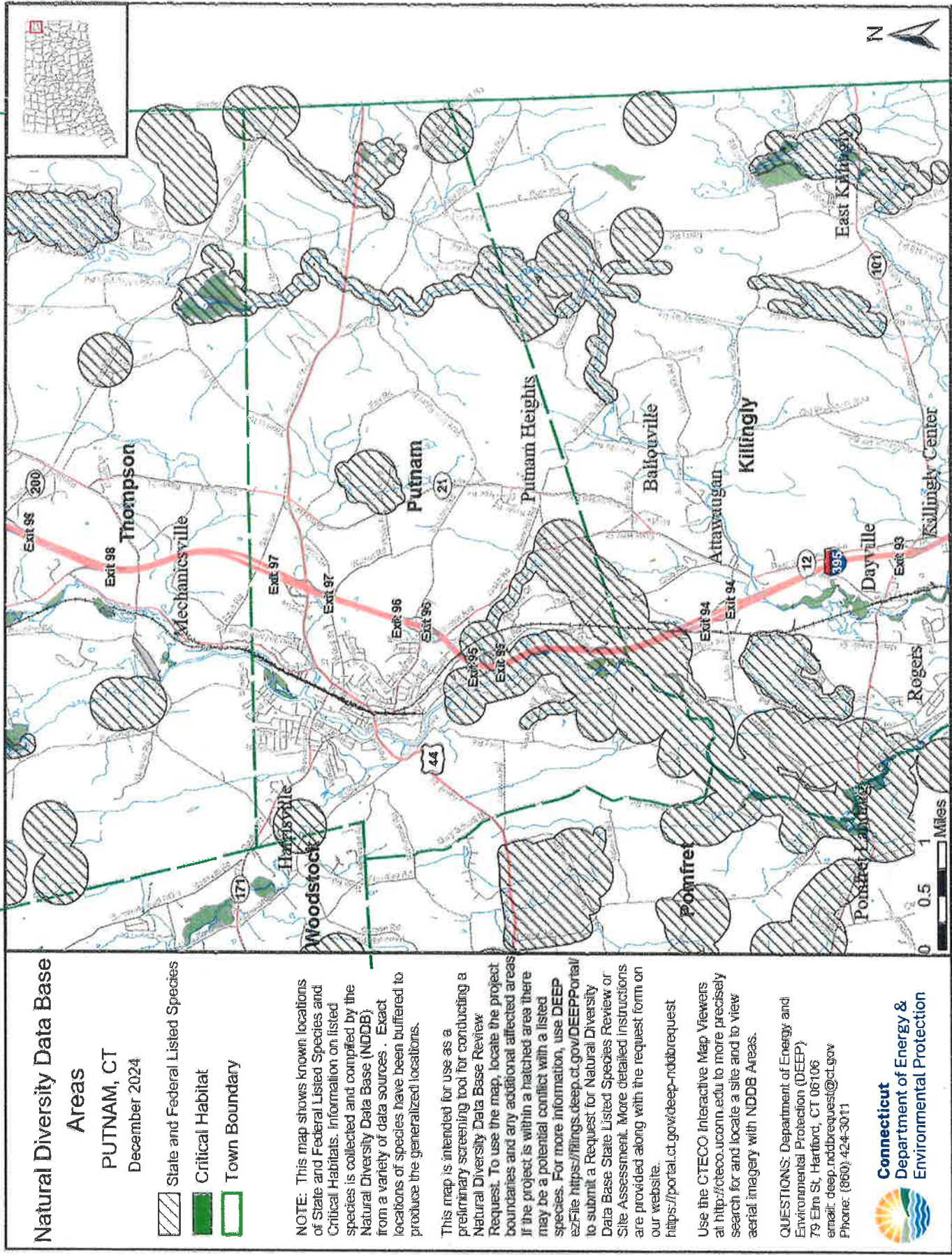
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 14, 2022—Jul 1, 2022

The orthorectified or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
16	Calden and Freetown soils, 0 to 2 percent slopes	6.5	6.3%
60B	Sutton fine sandy loam, 3 to 5 percent slopes	4.6	5.2%
62C	Sutton fine sandy loam, 2 to 15 percent slopes, extremely stony	6.0	6.9%
60B	Canton and Chilton fine sandy loams, 3 to 5 percent slopes	6.1	10.0%
61B	Canton and Chilton fine sandy loams, 0 to 5 percent slopes, very stony	18.7	20.4%
62D	Canton and Chilton fine sandy loams, 15 to 35 percent slopes, extremely stony	0.6	0.6%
73C	Chilton-Chalfield complex, 0 to 15 percent slopes, very rocky	34.7	37.9%
73E	Chilton-Chalfield complex, 15 to 45 percent slopes, very rocky	1.4	1.5%
103	Ripowam fine sandy loam	3.7	4.1%
306	Udorthentic-Urbain land complex	0.9	1.0%
W	Water	0.1	0.1%
Totals for Area of Interest		91.5	100.0%



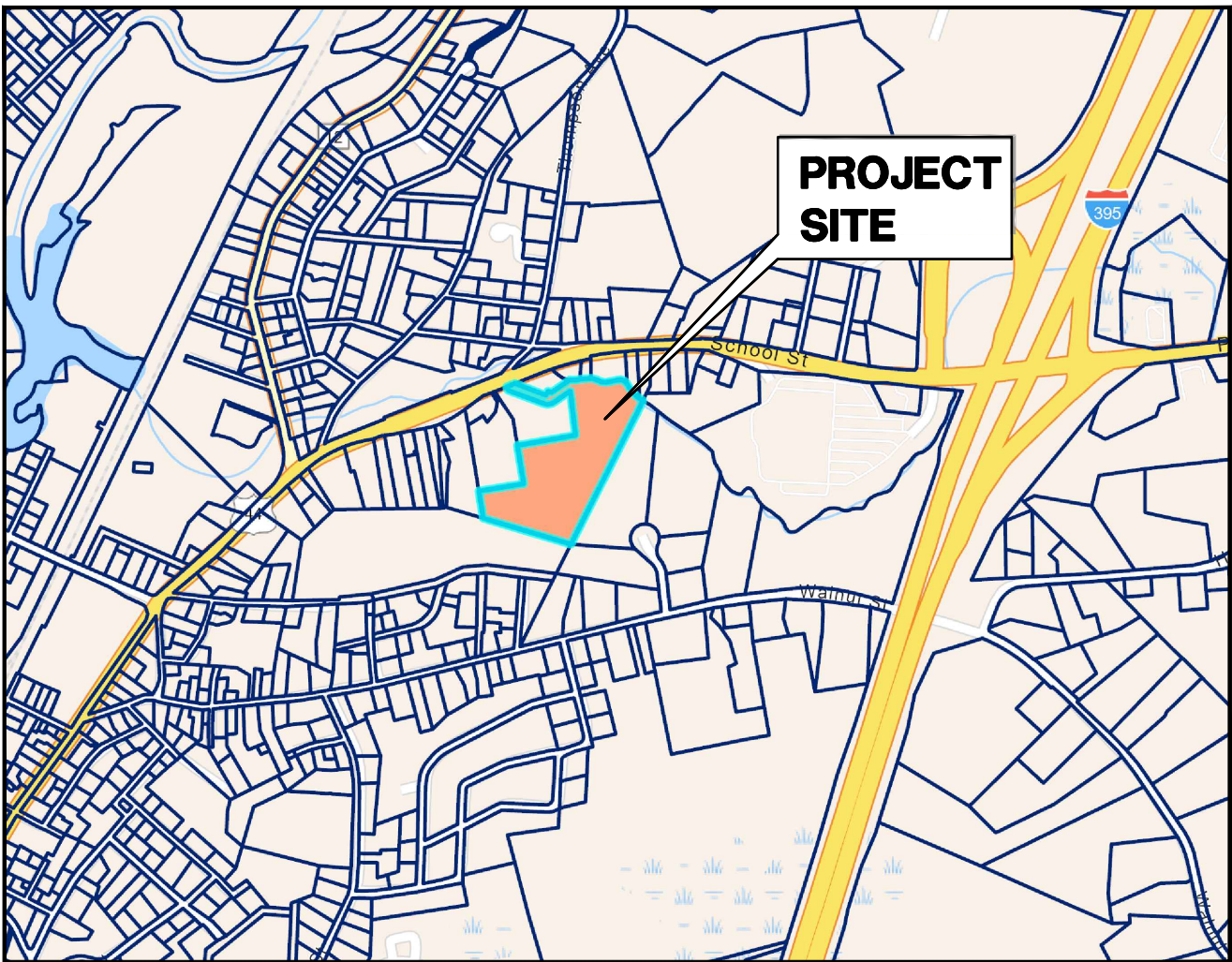
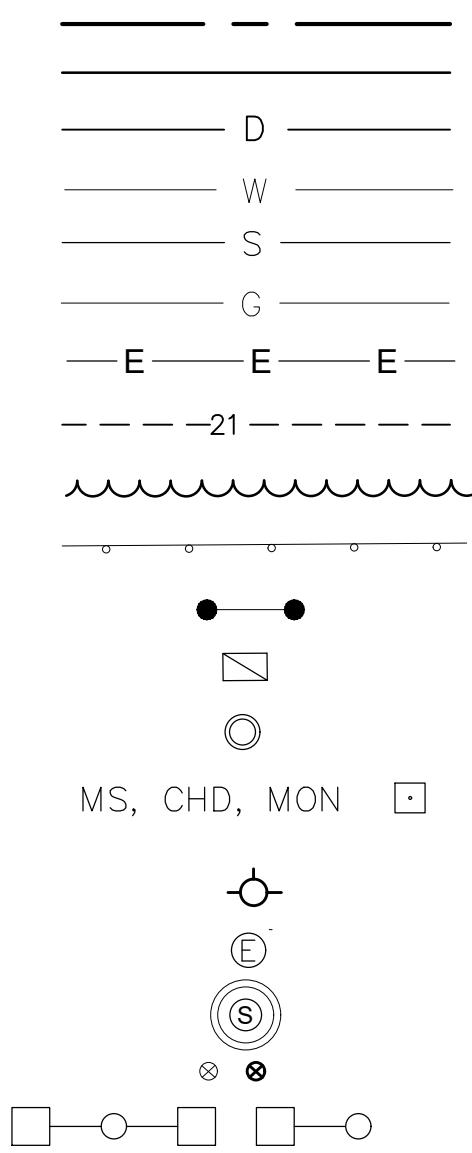
MODIFIED SITE PLAN: MULTIFAMILY HOUSING DEVELOPMENT

465 SCHOOL STREET
PUTNAM, CT

LEGEND

PROPERTY LINE
EDGE OF PAVEMENT
DRAINAGE
WATER
SEWER
GAS
ELECTRIC
CONTOUR
TREE LINE
GUIDERAIL
SIGNS
CATCH BASIN
IRON PIN, IRON PIPE

FIRE HYDRANT
ELECTRIC MANHOLE
SEWER MANHOLE
GAS GATE, WATER GATE
LAMP



LOCATION MAP
SCALE: 1"= 1000'

INDEX TO DRAWINGS

DRAWING NO.	DESCRIPTION OF DRAWINGS
1	EXISTING CONDITIONS
2	SITE PLAN
3	EROSION & SEDIMENT CONTROL PLAN
4	GRADING PLAN
5	SEPTIC SYSTEM PLAN
6	E&S DETAILS
7	SITE DETAILS
8	LANDSCAPE PLAN

PROPOSED USE: MULTIFAMILY DEVELOPMENT
APPLICANT: HOMES AT SCHOOL, L.L.C.
OWNER: HOMES AT SCHOOL, L.L.C.

FEBRUARY 25, 2025
SEPTEMBER 2024

GREEN SITE
DESIGN
LLC

317 Main Street Norwich, Connecticut
(860) 892-1380 Fax (860) 886-9165



INLAND WETLAND COMMISSION

611 SCHOOL ST
RESTAURANT
3-12-25 ACCEPTED

APPENDIX A

APPLICATION FOR PERMIT

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

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

Name of Applicant Sukpaseuth Phongsa
Applicant's Address 15 Wolf Den Road, Pomfret Center CT 06259
Phone # 860-576-5091
Owner of Land same as applicant
Owner's Address same as applicant

Location and description of proposed activity: 611 School Street

The applicant is proposing to demolish the existing single family dwelling and garage on site, and construct a new restaurant and grocery store. Construction will include a 5,700 square feet building, a parking lot for 23 cars, and the necessary drainage features for stormwater treatment and management, as well as erosion controls.

Activity & Purpose Code

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

<u>Code</u>	<u>Activity Type</u>	<u>Code</u>	<u>Activity Purpose</u>
☐ 1	Filling	☐ A	Residential Improvement by homeowner
☐ 2	Excavation	☐ B	New residential development - single family
☐ 3	Land Clearing	☐ C	New residential development - multi- family/condo
☐ 4	Stream Channel	☒ D	Commercial/Industrial Uses
☐ 5	Stream Stabilization	☐ E	Municipal Improvements
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☐ 7	Culverting	☐ G	Agriculture, Forestry or Conservation
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☐ 11	Pond Dredge/Dam Construction	☐ K	Recreation/Boating/Navigation
☐ 12	Activity Buffer/Set Back Area	☐ L	Routine Maintenance
☒ 13	Other: Please describe:		

Commercial Construction within Upland Review Area

INLAND WETLAND COMMISSION

APPENDIX A *Continued*

Project Name (if applicable) _____

Estimate of Linear Footage affecting Wetlands 170 feet

Affected number of acres in which Wetlands are part of
the impacted area for Multi-Family, Condos and
Commercial Development 0.76 acres total (0.21 acres within URA)

TO BE COMPLETED BY THE COMMISSION

Application Number _____ Date of Receipt 3.7.2025 ck # 1014

Application Approved (date) _____

Conditions of approval if applicable _____

Application Denied (date) _____

Reason(s) for Denial _____

Signature of Chairman or Secretary of Commission

Date

INLAND WETLAND COMMISSION

APPENDIX A *Continued*

Application Procedure

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

Fee Schedule

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

All Applications State of Connecticut Fee as per CGS Section 22a-27j	\$60.00
--	---------

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

WASHBURN WETLAND CONSULTING LLC

19 Wolf Den Road • Pomfret Center, Connecticut 06259-2022

Telephone (860) 428-8424 • washburnwetland@gmail.com

Daniel Blanchette
J & D Civil Engineers
401 Ravenelle Road
North Grosvenordale, CT 06255

March 30, 2024

Dear Daniel,

Today, at your request, I conducted a site investigation at 611 School Street in Putnam, CT. The purpose of the site investigation was to delineate the wetlands on the subject property and the two lots on School Street to the west. The wetlands on the subject properties border on Little Dam Tavern Brook. Little Dam Tavern Brook is shown as an intermittent stream on the U.S.G.S. topographic map for the subject property.

The subject property is located on an area of nearly level to steeply sloping soils formed in glacial till. References used in the soil identification process included *Soil Survey of Windham County Connecticut* (USDA Soil Conservation Service, December 1981), the U.S.G.S. topographic map for the subject property, and GIS maps. The wetlands were delineated using consecutively numbered lengths of orange surveyors' ribbon. There is one series of wetland flags (WF), numbered WF1 – WF14. Please refer to the attached site sketch for further details.

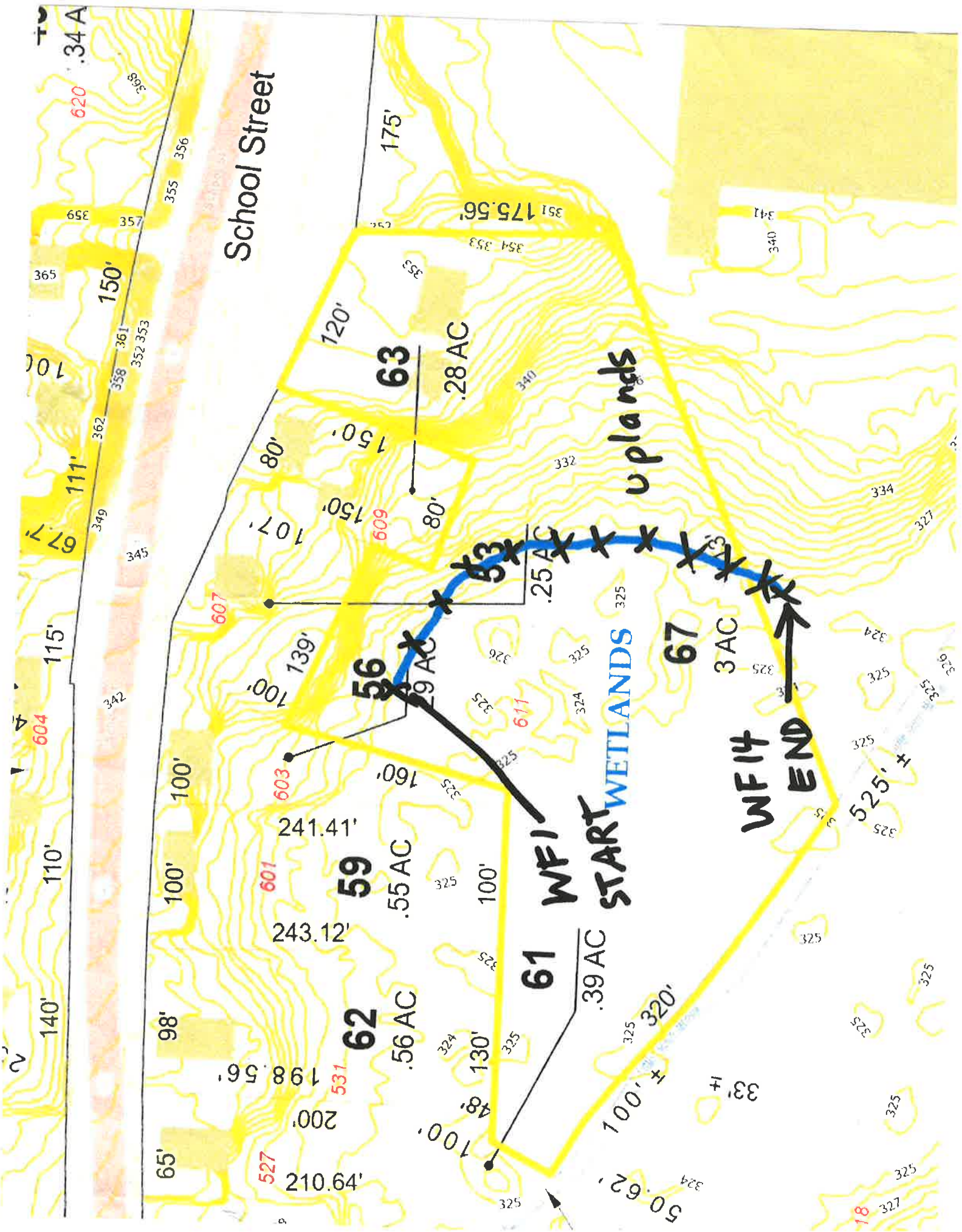
According to Map 20 of the *Soil Survey*, the upland soils on the subject property consist of Canton and Charlton very stony sandy loams; the wetlands soils consist of Carlisle muck. The site investigation confirmed the mapping in the *Soil Survey*.

It has been a pleasure working for you on this site. Please feel free to call me if I may be of further assistance.

Sincerely,

Margaret Washburn, M.S.

Margaret Washburn, M.S.
Registered Professional Soil Scientist



School Street

uplands

WETLANDS

WF14
END

63
.28 AC

56
.29 AC

59
.55 AC

62
.56 AC

61
.39 AC

67
3 AC

34A

100'

111'

115'

110'

140'

150'

111'

115'

110'

140'

65'

98'

100'

100'

111'

150'

210.64'

200'

198.56'

243.12'

100'

139'

107'

150'

527

531

601

603

607

609

611

618

325

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J&D SITE DESIGNS LLC
401 RAVENELLE ROAD
N. GROSVENORDALE, CT 06255

11-24

1014

51-7699/2111
114

DATE

3/7/25

CHECK ARMOR

PAY TO THE
ORDER OF

TOWN OF PUTNAM

\$ 245.00

TWO HUNDRED FORTY FIVE

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FOR 75017 PRONGSA

Al [Signature]

MP



J & D CIVIL
ENGINEERS, LLC

401 Ravenelle Road
N. Grosvenordale, CT 06255
www.jdcivilengineers.com
(860) 923-2920

June 18, 2024

Town of Putnam
200 School Street
Putnam, CT 06260

RE: Job No. 23260
Proposed Restaurant & Grocery Store
611 School Street, Putnam CT

To Whom it May Concern:

On behalf of the owner and applicant Seuth Phongsa, J&D is pleased to submit these applications for a proposed restaurant and grocery store located at 611 School Street in Putnam. Mr. Phongsa currently owns a restaurant across the street, however that site has very limited parking and therefore Mr. Phongsa is looking to expand and upgrade. The proposed building will be 65 feet by 90 feet, and include all necessary parking, drainage, grading, and landscaping. This project will require a site plan review by the zoning commission and also a permit from the wetland commission.

Existing Site Description

The subject property is currently classified as a single family residence, and is located immediately west of the Walmart off Route 44. The site contains a house and garage that were constructed in 1949. The site is accessed by a road formerly known as Brookside Drive. The town voted to discontinue this road in 2017, as it is a dead-end cul-de-sac serving only two residences. The house and garage are located at the northeast corner of the site. The property is served by public water and sewer, and is located in the Highway Commercial zone.

The site is roughly 2.9 acres in size and is mostly wooded and swampy. The northeast edge of the wetland soils was delineated by Margaret Washburn in March of 2024, and her report is included with this submission. Approximately 70% of the site is wetlands. The site is relatively flat in the vicinity of the house, but then descends steeply towards the wetlands, with a maximum slope of 35% and an average slope of 16%. The southwest boundary of this property is the Little Dam Tavern Brook. The upland soils are described as Canton and Charlton Fine Sandy Loams, and belong to hydraulic group B according to the National Resource Conservation Service.

Proposed Development

The applicant is proposing to construct a new building which will contain both a restaurant and small grocery store. The existing structures on site will be demolished. The grocery store will be 25' wide and 60 feet deep, and the restaurant will be 65 feet wide and 60 feet deep. Both businesses will have their own entrances but utilized a shared driveway and parking. Instead of accessing the site via Brookside Drive, a new driveway will be constructed, which crosses Brookside Drive and connects directly with Route 44. The new driveway entrance will require an encroachment permit from the DOT. The DOT has already reviewed the attached site plans and provided a response letter requesting a few minor revisions.

A new parking lot for 14 vehicles, including 2 handicap spaces, will be constructed in front of the building. An additional 6 vehicles can parallel park on the turnaround for Brookside Drive. Behind the building there will be parking for 4 employee vehicles, and also a loading space for deliveries. A retaining wall 10' high will be constructed around the employee parking area. That retaining wall will require its own building permit, and additional structural engineering which will occur after zoning and wetland permits have been approved. An infiltration basin has been designed between the retaining wall and the wetlands. All runoff from the building and parking lot will be discharged to this basin. The total area of disturbance for this project is approximately 0.88 acres.

Stormwater and Drainage

The HydroCAD computer program was utilized for the drainage design of this project. Required input data includes the size of the contributing drainage area, curve numbers which are based upon land use and soil types, and times of concentration. The rainfall distribution used in the program was the SCS Type III storm recommended for Connecticut. Precipitation amounts were obtained from the most recent (November 2018) NOAA Atlas 14, volume 10, version 2, "point precipitation frequency estimates."

Runoff from impervious surfaces, including the building roof, parking areas, and access driveways will be directed into two catch basins. Those catch basins will connect to 12" pipes, which discharge runoff to the basin. The basin has been designed to prevent any increase in peak runoff, and is significantly larger than the required Water Quality Volume. Please see the table below for information on the peak runoff for various storm events. The proposed 12" pipes are able to convey runoff from the 100 year storm. The proposed drainage system will provide adequate infiltration and treatment for runoff before it enters the wetlands.

	Existing	Proposed
2 Year Storm	0.62 CFS	0.18 CFS
10 Year Storm	1.57 CFS	0.65 CFS
100 Year Storm	3.33 CFS	1.62 CFS

Erosion and Sedimentation Controls

Perimeter erosion controls consisting of silt fence or staked hay bales shall be installed at the downhill limit of work, above the wetlands. This work shall occur prior to any earthwork or grading activities commence. More information regarding erosion controls can be found on Sheet 4 of the site plans. Any runoff entering the wetland shall be free of sediment, both during and after construction. No impacts to wetlands or watercourses are anticipated as a result of this project.

Conclusion

The applicant is proposing to demolish an existing single family house, and construct a new restaurant with attached grocery store. We believe the attached site plans are in compliance with all relevant regulations. We look forward to working with town staff and commissioners to get this project approved.

Sincerely,

Daniel Blanchette, PE
J&D Civil Engineers LLC

23260 Phongsa 2024-06-18

Prepared by J&D Civil Engineers LLC

Printed 6/18/2024

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Page 1

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	CT 10-year	Type III 24-hr		Default	24.00	1	5.17	2
2	CT 100-year	Type III 24-hr		Default	24.00	1	7.96	2
3	CT 2 year	Type III 24-hr		Default	24.00	1	3.41	2

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Drainage Model for Phongsa

Type III 24-hr CT 10-year Rainfall=5.17"

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Summary for Subcatchment B: Building

Runoff = 0.83 cfs @ 12.00 hrs, Volume= 0.055 af, Depth= 4.93"
 Routed to Pond P : Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 Type III 24-hr CT 10-year Rainfall=5.17"

Area (sf)	CN	Description
5,850	98	Roofs, HSG B
5,850		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.1	35	0.2000	9.08		Shallow Concentrated Flow, Paved Kv= 20.3 fps

Summary for Subcatchment E: Exist

Runoff = 1.57 cfs @ 12.22 hrs, Volume= 0.153 af, Depth= 2.08"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 Type III 24-hr CT 10-year Rainfall=5.17"

Area (sf)	CN	Description
4,800	98	Paved parking, HSG B
16,700	69	50-75% Grass cover, Fair, HSG B
16,920	60	Woods, Fair, HSG B
38,420	69	Weighted Average
33,620		87.51% Pervious Area
4,800		12.49% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.3	140	0.0140	0.16		Sheet Flow, LAWN Grass: Short n= 0.150 P2= 3.40"
1.3	150	0.1400	1.87		Shallow Concentrated Flow, WOODS Woodland Kv= 5.0 fps
15.6	290	Total			

Summary for Subcatchment L: Lawn

Runoff = 0.65 cfs @ 12.18 hrs, Volume= 0.061 af, Depth= 1.47"
 Routed to Reach R3 : Combine

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 Type III 24-hr CT 10-year Rainfall=5.17"

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Drainage Model for Phongsa

Type III 24-hr CT 10-year Rainfall=5.17"

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Area (sf)	CN	Description
21,710	61	>75% Grass cover, Good, HSG B
21,710		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.8	200	0.1200	0.28		Sheet Flow, Grass: Dense n= 0.240 P2= 3.40"

Summary for Subcatchment N: North Parking

Runoff = 0.93 cfs @ 12.01 hrs, Volume= 0.063 af, Depth= 4.93"
 Routed to Reach R1 : Pipe North

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 Type III 24-hr CT 10-year Rainfall=5.17"

Area (sf)	CN	Description
6,680	98	Water Surface, HSG B
6,680		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.9	108	0.0100	2.03		Shallow Concentrated Flow, paved Paved Kv= 20.3 fps

Summary for Subcatchment S: South Parking

Runoff = 0.58 cfs @ 12.01 hrs, Volume= 0.039 af, Depth= 4.93"
 Routed to Reach R2 : Pipe South

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 Type III 24-hr CT 10-year Rainfall=5.17"

Area (sf)	CN	Description
4,180	98	Paved parking, HSG B
4,180		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.0	142	0.0150	2.49		Shallow Concentrated Flow, parking Paved Kv= 20.3 fps

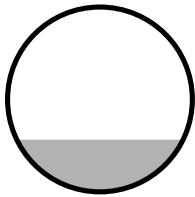
Summary for Reach R1: Pipe North

Inflow Area = 0.153 ac, 100.00% Impervious, Inflow Depth = 4.93" for CT 10-year event
Inflow = 0.93 cfs @ 12.01 hrs, Volume= 0.063 af
Outflow = 0.92 cfs @ 12.02 hrs, Volume= 0.063 af, Atten= 1%, Lag= 0.4 min
Routed to Pond P : Pond

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Max. Velocity= 5.08 fps, Min. Travel Time= 0.4 min
Avg. Velocity= 1.59 fps, Avg. Travel Time= 1.4 min

Peak Storage= 24 cf @ 12.02 hrs
Average Depth at Peak Storage= 0.28' , Surface Width= 0.90'
Bank-Full Depth= 1.00' Flow Area= 0.8 sf, Capacity= 5.33 cfs

12.0" Round Pipe
n= 0.020 Corrugated PE, corrugated interior
Length= 132.0' Slope= 0.0530 '/
Inlet Invert= 343.00', Outlet Invert= 336.00'

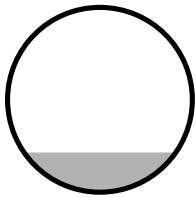
**Summary for Reach R2: Pipe South**

Inflow Area = 0.096 ac, 100.00% Impervious, Inflow Depth = 4.93" for CT 10-year event
Inflow = 0.58 cfs @ 12.01 hrs, Volume= 0.039 af
Outflow = 0.58 cfs @ 12.02 hrs, Volume= 0.039 af, Atten= 0%, Lag= 0.1 min
Routed to Pond P : Pond

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Max. Velocity= 4.71 fps, Min. Travel Time= 0.1 min
Avg. Velocity= 1.47 fps, Avg. Travel Time= 0.4 min

Peak Storage= 4 cf @ 12.02 hrs
Average Depth at Peak Storage= 0.21' , Surface Width= 0.82'
Bank-Full Depth= 1.00' Flow Area= 0.8 sf, Capacity= 5.79 cfs

12.0" Round Pipe
n= 0.020 Corrugated PE, corrugated interior
Length= 32.0' Slope= 0.0625 '/
Inlet Invert= 338.00', Outlet Invert= 336.00'



Summary for Reach R3: Combine

Inflow Area = 0.882 ac, 43.49% Impervious, Inflow Depth = 0.83" for CT 10-year event
 Inflow = 0.65 cfs @ 12.18 hrs, Volume= 0.061 af
 Outflow = 0.65 cfs @ 12.18 hrs, Volume= 0.061 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Summary for Pond P: Pond

Inflow Area = 0.384 ac, 100.00% Impervious, Inflow Depth = 4.93" for CT 10-year event
 Inflow = 2.27 cfs @ 12.01 hrs, Volume= 0.158 af
 Outflow = 2.26 cfs @ 12.02 hrs, Volume= 0.158 af, Atten= 1%, Lag= 0.3 min
 Discarded = 2.26 cfs @ 12.02 hrs, Volume= 0.158 af
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routed to Reach R3 : Combine

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Peak Elev= 332.41' @ 12.02 hrs Surf.Area= 122 sf Storage= 49 cf

Plug-Flow detention time= 0.4 min calculated for 0.158 af (100% of inflow)

Center-of-Mass det. time= 0.4 min (743.3 - 743.0)

Volume	Invert	Avail.Storage	Storage Description
#1	332.00'	616 cf	Custom Stage Data (Irregular) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
332.00	114	570.0	0	0	114
334.00	156	1,310.0	269	269	110,838
336.00	192	2,440.0	347	616	448,069

Device	Routing	Invert	Outlet Devices
#1	Discarded	332.00'	6.000 in/hr Exfiltration over Wetted area Conductivity to Groundwater Elevation = 326.00'
#2	Primary	335.60'	8.0' long + 0.5 ' SideZ x 8.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.43 2.54 2.70 2.69 2.68 2.68 2.66 2.64 2.64 2.64 2.65 2.65 2.66 2.66 2.68 2.70 2.74

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Drainage Model for Phongsa

Type III 24-hr CT 10-year Rainfall=5.17"

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Discarded OutFlow Max=2.25 cfs @ 12.02 hrs HW=332.41' (Free Discharge)

↑**1=Exfiltration** (Controls 2.25 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=332.00' (Free Discharge)

↑**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

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Drainage Model for Phongsa

Type III 24-hr CT 100-year Rainfall=7.96"

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Summary for Subcatchment B: Building

Runoff = 1.28 cfs @ 12.00 hrs, Volume= 0.086 af, Depth= 7.72"
 Routed to Pond P : Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 Type III 24-hr CT 100-year Rainfall=7.96"

Area (sf)	CN	Description
5,850	98	Roofs, HSG B
5,850		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.1	35	0.2000	9.08		Shallow Concentrated Flow, Paved Kv= 20.3 fps

Summary for Subcatchment E: Exist

Runoff = 3.33 cfs @ 12.22 hrs, Volume= 0.317 af, Depth= 4.32"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 Type III 24-hr CT 100-year Rainfall=7.96"

Area (sf)	CN	Description
4,800	98	Paved parking, HSG B
16,700	69	50-75% Grass cover, Fair, HSG B
16,920	60	Woods, Fair, HSG B
38,420	69	Weighted Average
33,620		87.51% Pervious Area
4,800		12.49% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.3	140	0.0140	0.16		Sheet Flow, LAWN Grass: Short n= 0.150 P2= 3.40"
1.3	150	0.1400	1.87		Shallow Concentrated Flow, WOODS Woodland Kv= 5.0 fps
15.6	290	Total			

Summary for Subcatchment L: Lawn

Runoff = 1.62 cfs @ 12.17 hrs, Volume= 0.142 af, Depth= 3.41"
 Routed to Reach R3 : Combine

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 Type III 24-hr CT 100-year Rainfall=7.96"

23260 Phongsa 2024-06-18

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Drainage Model for Phongsa

Type III 24-hr CT 100-year Rainfall=7.96"

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Area (sf)	CN	Description
21,710	61	>75% Grass cover, Good, HSG B
21,710		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.8	200	0.1200	0.28		Sheet Flow, Grass: Dense n= 0.240 P2= 3.40"

Summary for Subcatchment N: North Parking

Runoff = 1.43 cfs @ 12.01 hrs, Volume= 0.099 af, Depth= 7.72"
 Routed to Reach R1 : Pipe North

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 Type III 24-hr CT 100-year Rainfall=7.96"

Area (sf)	CN	Description
6,680	98	Water Surface, HSG B
6,680		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.9	108	0.0100	2.03		Shallow Concentrated Flow, paved Paved Kv= 20.3 fps

Summary for Subcatchment S: South Parking

Runoff = 0.89 cfs @ 12.01 hrs, Volume= 0.062 af, Depth= 7.72"
 Routed to Reach R2 : Pipe South

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 Type III 24-hr CT 100-year Rainfall=7.96"

Area (sf)	CN	Description
4,180	98	Paved parking, HSG B
4,180		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.0	142	0.0150	2.49		Shallow Concentrated Flow, parking Paved Kv= 20.3 fps

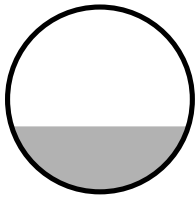
Summary for Reach R1: Pipe North

Inflow Area = 0.153 ac, 100.00% Impervious, Inflow Depth = 7.72" for CT 100-year event
Inflow = 1.43 cfs @ 12.01 hrs, Volume= 0.099 af
Outflow = 1.42 cfs @ 12.02 hrs, Volume= 0.099 af, Atten= 1%, Lag= 0.3 min
Routed to Pond P : Pond

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Max. Velocity= 5.75 fps, Min. Travel Time= 0.4 min
Avg. Velocity= 1.82 fps, Avg. Travel Time= 1.2 min

Peak Storage= 33 cf @ 12.02 hrs
Average Depth at Peak Storage= 0.35' , Surface Width= 0.96'
Bank-Full Depth= 1.00' Flow Area= 0.8 sf, Capacity= 5.33 cfs

12.0" Round Pipe
n= 0.020 Corrugated PE, corrugated interior
Length= 132.0' Slope= 0.0530 '/
Inlet Invert= 343.00', Outlet Invert= 336.00'

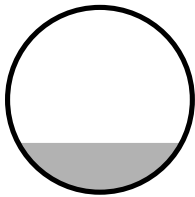
**Summary for Reach R2: Pipe South**

Inflow Area = 0.096 ac, 100.00% Impervious, Inflow Depth = 7.72" for CT 100-year event
Inflow = 0.89 cfs @ 12.01 hrs, Volume= 0.062 af
Outflow = 0.89 cfs @ 12.02 hrs, Volume= 0.062 af, Atten= 0%, Lag= 0.1 min
Routed to Pond P : Pond

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Max. Velocity= 5.34 fps, Min. Travel Time= 0.1 min
Avg. Velocity= 1.68 fps, Avg. Travel Time= 0.3 min

Peak Storage= 5 cf @ 12.02 hrs
Average Depth at Peak Storage= 0.27' , Surface Width= 0.88'
Bank-Full Depth= 1.00' Flow Area= 0.8 sf, Capacity= 5.79 cfs

12.0" Round Pipe
n= 0.020 Corrugated PE, corrugated interior
Length= 32.0' Slope= 0.0625 '/
Inlet Invert= 338.00', Outlet Invert= 336.00'



Summary for Reach R3: Combine

Inflow Area = 0.882 ac, 43.49% Impervious, Inflow Depth = 1.93" for CT 100-year event
 Inflow = 1.62 cfs @ 12.17 hrs, Volume= 0.142 af
 Outflow = 1.62 cfs @ 12.17 hrs, Volume= 0.142 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Summary for Pond P: Pond

Inflow Area = 0.384 ac, 100.00% Impervious, Inflow Depth = 7.72" for CT 100-year event
 Inflow = 3.51 cfs @ 12.01 hrs, Volume= 0.247 af
 Outflow = 3.50 cfs @ 12.02 hrs, Volume= 0.247 af, Atten= 1%, Lag= 0.3 min
 Discarded = 3.50 cfs @ 12.02 hrs, Volume= 0.247 af
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
 Routed to Reach R3 : Combine

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 Peak Elev= 332.60' @ 12.02 hrs Surf.Area= 126 sf Storage= 72 cf

Plug-Flow detention time= 0.4 min calculated for 0.247 af (100% of inflow)
 Center-of-Mass det. time= 0.4 min (737.1 - 736.7)

Volume	Invert	Avail.Storage	Storage Description
#1	332.00'	616 cf	Custom Stage Data (Irregular) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
332.00	114	570.0	0	0	114
334.00	156	1,310.0	269	269	110,838
336.00	192	2,440.0	347	616	448,069

Device	Routing	Invert	Outlet Devices
#1	Discarded	332.00'	6.000 in/hr Exfiltration over Wetted area Conductivity to Groundwater Elevation = 326.00'
#2	Primary	335.60'	8.0' long + 0.5 ' SideZ x 8.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.43 2.54 2.70 2.69 2.68 2.68 2.66 2.64 2.64 2.64 2.65 2.65 2.66 2.66 2.68 2.70 2.74

23260 Phongsa 2024-06-18

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Drainage Model for Phongsa

Type III 24-hr CT 100-year Rainfall=7.96"

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Discarded OutFlow Max=3.48 cfs @ 12.02 hrs HW=332.60' (Free Discharge)

↑**1=Exfiltration** (Controls 3.48 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=332.00' (Free Discharge)

↑**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

23260 Phongsa 2024-06-18

Prepared by J&D Civil Engineers LLC

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Drainage Model for Phongsa

Type III 24-hr CT 2 year Rainfall=3.41"

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Summary for Subcatchment B: Building

Runoff = 0.54 cfs @ 12.00 hrs, Volume= 0.036 af, Depth= 3.18"
 Routed to Pond P : Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 Type III 24-hr CT 2 year Rainfall=3.41"

Area (sf)	CN	Description
5,850	98	Roofs, HSG B
5,850		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.1	35	0.2000	9.08		Shallow Concentrated Flow, Paved Kv= 20.3 fps

Summary for Subcatchment E: Exist

Runoff = 0.62 cfs @ 12.24 hrs, Volume= 0.066 af, Depth= 0.90"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 Type III 24-hr CT 2 year Rainfall=3.41"

Area (sf)	CN	Description
4,800	98	Paved parking, HSG B
16,700	69	50-75% Grass cover, Fair, HSG B
16,920	60	Woods, Fair, HSG B
38,420	69	Weighted Average
33,620		87.51% Pervious Area
4,800		12.49% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.3	140	0.0140	0.16		Sheet Flow, LAWN Grass: Short n= 0.150 P2= 3.40"
1.3	150	0.1400	1.87		Shallow Concentrated Flow, WOODS Woodland Kv= 5.0 fps
15.6	290	Total			

Summary for Subcatchment L: Lawn

Runoff = 0.18 cfs @ 12.21 hrs, Volume= 0.022 af, Depth= 0.53"
 Routed to Reach R3 : Combine

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 Type III 24-hr CT 2 year Rainfall=3.41"

23260 Phongsa 2024-06-18

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Drainage Model for Phongsa

Type III 24-hr CT 2 year Rainfall=3.41"

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Area (sf)	CN	Description
21,710	61	>75% Grass cover, Good, HSG B
21,710		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.8	200	0.1200	0.28		Sheet Flow, Grass: Dense n= 0.240 P2= 3.40"

Summary for Subcatchment N: North Parking

Runoff = 0.61 cfs @ 12.01 hrs, Volume= 0.041 af, Depth= 3.18"
 Routed to Reach R1 : Pipe North

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 Type III 24-hr CT 2 year Rainfall=3.41"

Area (sf)	CN	Description
6,680	98	Water Surface, HSG B
6,680		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.9	108	0.0100	2.03		Shallow Concentrated Flow, paved Paved Kv= 20.3 fps

Summary for Subcatchment S: South Parking

Runoff = 0.38 cfs @ 12.01 hrs, Volume= 0.025 af, Depth= 3.18"
 Routed to Reach R2 : Pipe South

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 Type III 24-hr CT 2 year Rainfall=3.41"

Area (sf)	CN	Description
4,180	98	Paved parking, HSG B
4,180		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.0	142	0.0150	2.49		Shallow Concentrated Flow, parking Paved Kv= 20.3 fps

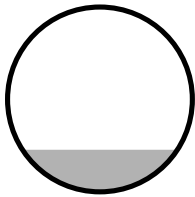
Summary for Reach R1: Pipe North

Inflow Area = 0.153 ac, 100.00% Impervious, Inflow Depth = 3.18" for CT 2 year event
Inflow = 0.61 cfs @ 12.01 hrs, Volume= 0.041 af
Outflow = 0.60 cfs @ 12.02 hrs, Volume= 0.041 af, Atten= 1%, Lag= 0.4 min
Routed to Pond P : Pond

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Max. Velocity= 4.50 fps, Min. Travel Time= 0.5 min
Avg. Velocity= 1.40 fps, Avg. Travel Time= 1.6 min

Peak Storage= 18 cf @ 12.02 hrs
Average Depth at Peak Storage= 0.23' , Surface Width= 0.84'
Bank-Full Depth= 1.00' Flow Area= 0.8 sf, Capacity= 5.33 cfs

12.0" Round Pipe
n= 0.020 Corrugated PE, corrugated interior
Length= 132.0' Slope= 0.0530 '/
Inlet Invert= 343.00', Outlet Invert= 336.00'

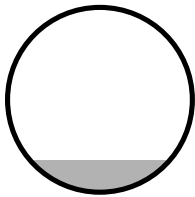
**Summary for Reach R2: Pipe South**

Inflow Area = 0.096 ac, 100.00% Impervious, Inflow Depth = 3.18" for CT 2 year event
Inflow = 0.38 cfs @ 12.01 hrs, Volume= 0.025 af
Outflow = 0.38 cfs @ 12.02 hrs, Volume= 0.025 af, Atten= 0%, Lag= 0.1 min
Routed to Pond P : Pond

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Max. Velocity= 4.16 fps, Min. Travel Time= 0.1 min
Avg. Velocity= 1.29 fps, Avg. Travel Time= 0.4 min

Peak Storage= 3 cf @ 12.02 hrs
Average Depth at Peak Storage= 0.17' , Surface Width= 0.76'
Bank-Full Depth= 1.00' Flow Area= 0.8 sf, Capacity= 5.79 cfs

12.0" Round Pipe
n= 0.020 Corrugated PE, corrugated interior
Length= 32.0' Slope= 0.0625 '/
Inlet Invert= 338.00', Outlet Invert= 336.00'



Summary for Reach R3: Combine

Inflow Area = 0.882 ac, 43.49% Impervious, Inflow Depth = 0.30" for CT 2 year event
 Inflow = 0.18 cfs @ 12.21 hrs, Volume= 0.022 af
 Outflow = 0.18 cfs @ 12.21 hrs, Volume= 0.022 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Summary for Pond P: Pond

Inflow Area = 0.384 ac, 100.00% Impervious, Inflow Depth = 3.18" for CT 2 year event
 Inflow = 1.49 cfs @ 12.01 hrs, Volume= 0.102 af
 Outflow = 1.48 cfs @ 12.02 hrs, Volume= 0.102 af, Atten= 1%, Lag= 0.4 min
 Discarded = 1.48 cfs @ 12.02 hrs, Volume= 0.102 af
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
 Routed to Reach R3 : Combine

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 Peak Elev= 332.28' @ 12.02 hrs Surf.Area= 120 sf Storage= 33 cf

Plug-Flow detention time= 0.4 min calculated for 0.102 af (100% of inflow)
 Center-of-Mass det. time= 0.4 min (751.0 - 750.6)

Volume	Invert	Avail.Storage	Storage Description
#1	332.00'	616 cf	Custom Stage Data (Irregular) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
332.00	114	570.0	0	0	114
334.00	156	1,310.0	269	269	110,838
336.00	192	2,440.0	347	616	448,069

Device	Routing	Invert	Outlet Devices
#1	Discarded	332.00'	6.000 in/hr Exfiltration over Wetted area Conductivity to Groundwater Elevation = 326.00'
#2	Primary	335.60'	8.0' long + 0.5 ' SideZ x 8.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.43 2.54 2.70 2.69 2.68 2.68 2.66 2.64 2.64 2.64 2.65 2.65 2.66 2.66 2.68 2.70 2.74

23260 Phongsa 2024-06-18

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Drainage Model for Phongsa

Type III 24-hr CT 2 year Rainfall=3.41"

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Discarded OutFlow Max=1.47 cfs @ 12.02 hrs HW=332.28' (Free Discharge)

↑**1=Exfiltration** (Controls 1.47 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=332.00' (Free Discharge)

↑**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

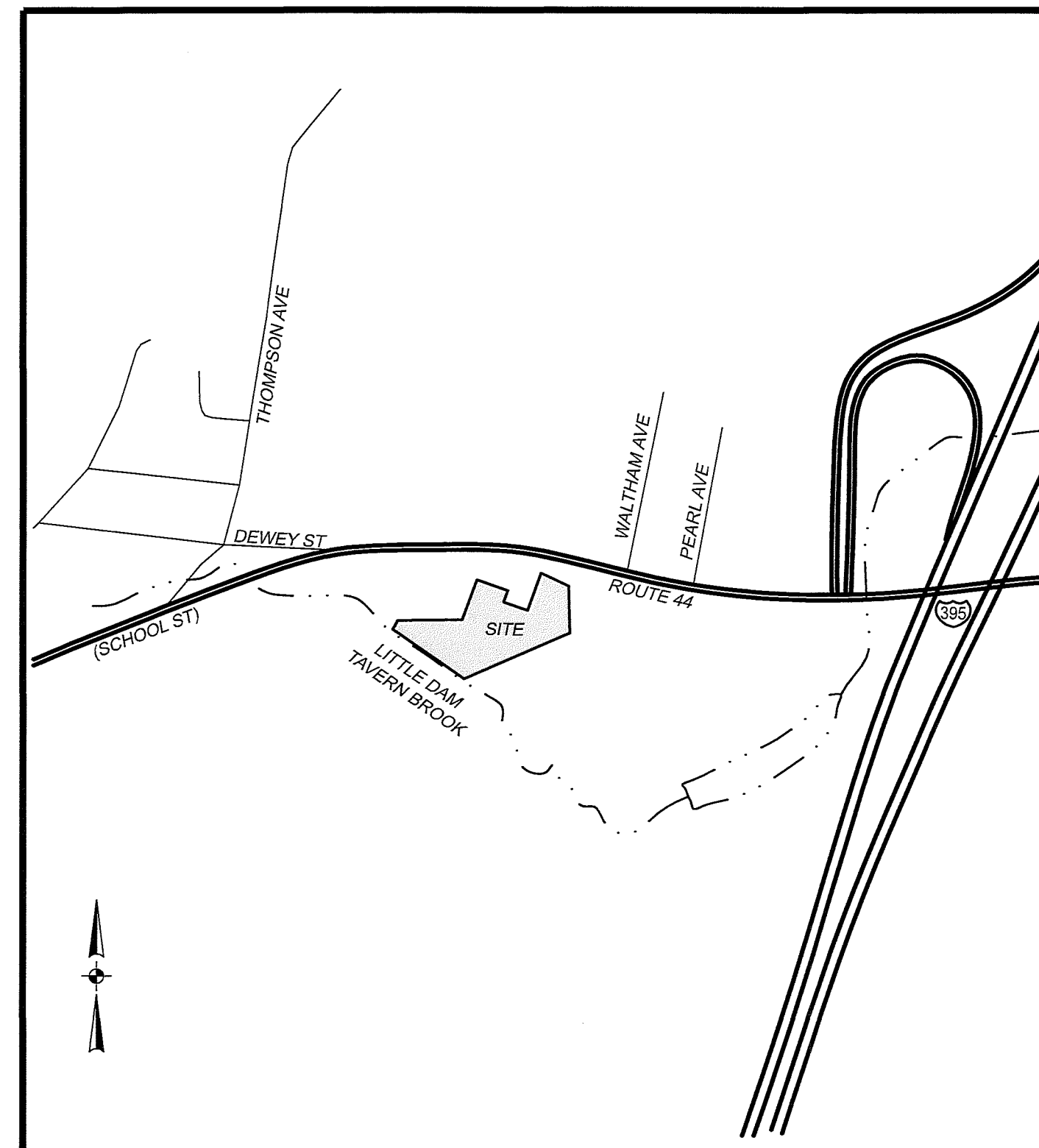
SITE DEVELOPMENT PLAN
FOR
PROPOSED GROCERY STORE
AND RESTAURANT
611 SCHOOL STREET - PUTNAM CT

DATED: MARCH 6, 2025
REVISED: N/A

OWNER AND APPLICANT:
SUKPASEUTH &
KHAMPHANH PHONGSA
15 WOLF DEN ROAD,
POMFRET CT, 06259

INDEX OF DRAWINGS

- | | |
|---|--------------------------|
| 1 | COVER |
| 2 | EXISTING CONDITIONS PLAN |
| 3 | SITE DEVELOPMENT PLAN |
| 4 | NOTES AND DETAILS |



LOCATION MAP
1" = 500'

ZONING COMPLIANCE

ZONE: HIGHWAY COMMERCIAL DISTRICT

<u>ITEM</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
FRONTAGE	60 FEET	125 FEET
LOT COVERAGE	<40%	15%
FRONT SETBACK	20 FEET	63 FEET
SIDE SETBACK	10 FEET	23 FEET
REAR SETBACK	20 FEET	68 FEET
LOT SIZE	10,000 SF	125,270 SF
HEIGHT	35 FEET	< 35 FEET
PARKING	18 SPACES	23 SPACES

TOWN OF PUTNAM
RECEIVED FOR RECORDING

PERMIT APPROVED
PUTNAM ZONING COMMISSION

PERMIT APPROVED
INLAND WETLAND COMMISSION

TOWN CLERK DATE TIME MAP #

CHAIRMAN

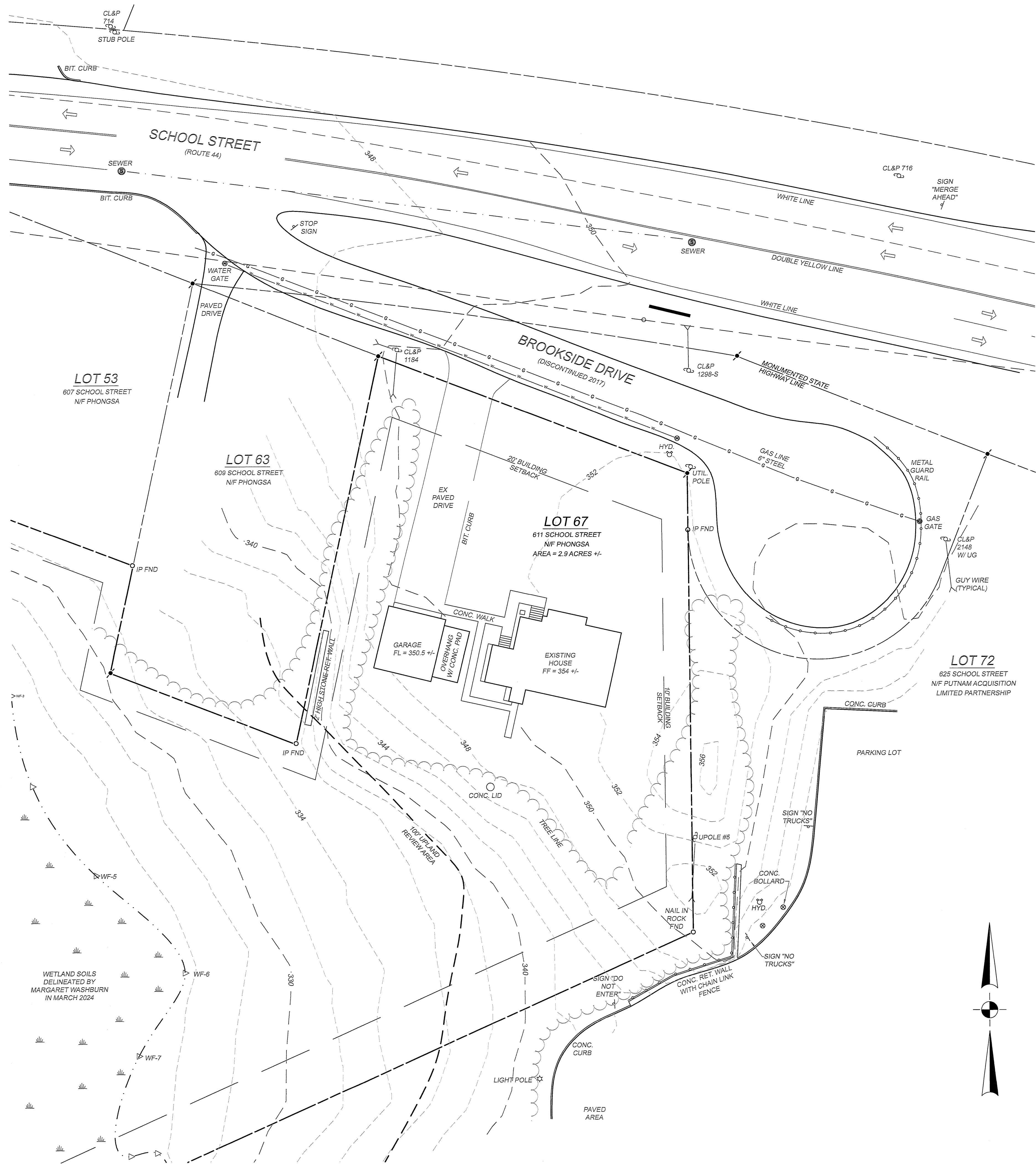
DATE

CHAIRMAN

DATE



J&D SITE
DESIGNS LLC
401 RAVENELLE ROAD
N. GROSVENORDALE, CT 06255
860-923-2920
JDSITEDESIGNS.COM



SURVEY NOTES

1. THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARD FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.

SURVEY TYPE: GENERAL LOCATION & TOPOGRAPHIC

ACCURACY: CLASS B, CLASS T2

BOUNDARY DETERMINATION CATEGORY: N/A

PROPERTY LINES DO NOT EXPRESS A BOUNDARY OPINION

PURPOSE: TO OBTAIN PERMITS FOR CONSTRUCTION

2. REFERENCE PLANS:
(A) "PARKING IMPROVEMENTS FOR 601, 603, AND 604 SCHOOL STREET, PUTNAM CT FOR KHAMPHANH PHONGSA." BY CLA ENGINEERS INC. REVISED THROUGH MAY 25, 2023.

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

[Signature] 3/1/25 31338
DANIEL BLANCHETTE DATE LICENSE #

THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE
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PROPERTY OWNER
SUKPASEUTH & KHAMPHANH PHONGSA

REFERENCE DEED
2023 LAND RECORDS VOL. 859 PG. 745

ASSESSORS REFERENCE
MAP 26 LOT 53

ZONING INFORMATION:
ZONE: HC - WITH SEWERS
MAXIMUM LOT COVERAGE: 40%
MINIMUM LOT AREA: 10,000 S.F.
MINIMUM FRONTAGE: 60'
MINIMUM FRONT YARD: 20'
MINIMUM SIDE YARD: 10'
MINIMUM REAR YARD: 20'

LEGEND	
	PROPERTY LINE
	BUILDING SETBACK LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED CONTOUR LINE
	STONEWALL
	UTILITIES
	TREELINE
	EROSION CONTROL DEVICES
	LEACHING TRENCH
	TEST PIT

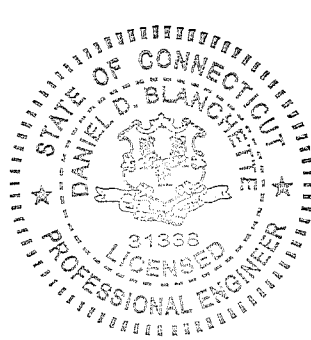
SITE DEVELOPMENT PLAN
PREPARED FOR
SUKPASEUTH PHONGSA
611 SCHOOL STREET, PUTNAM CT
MAP 26 LOT 67

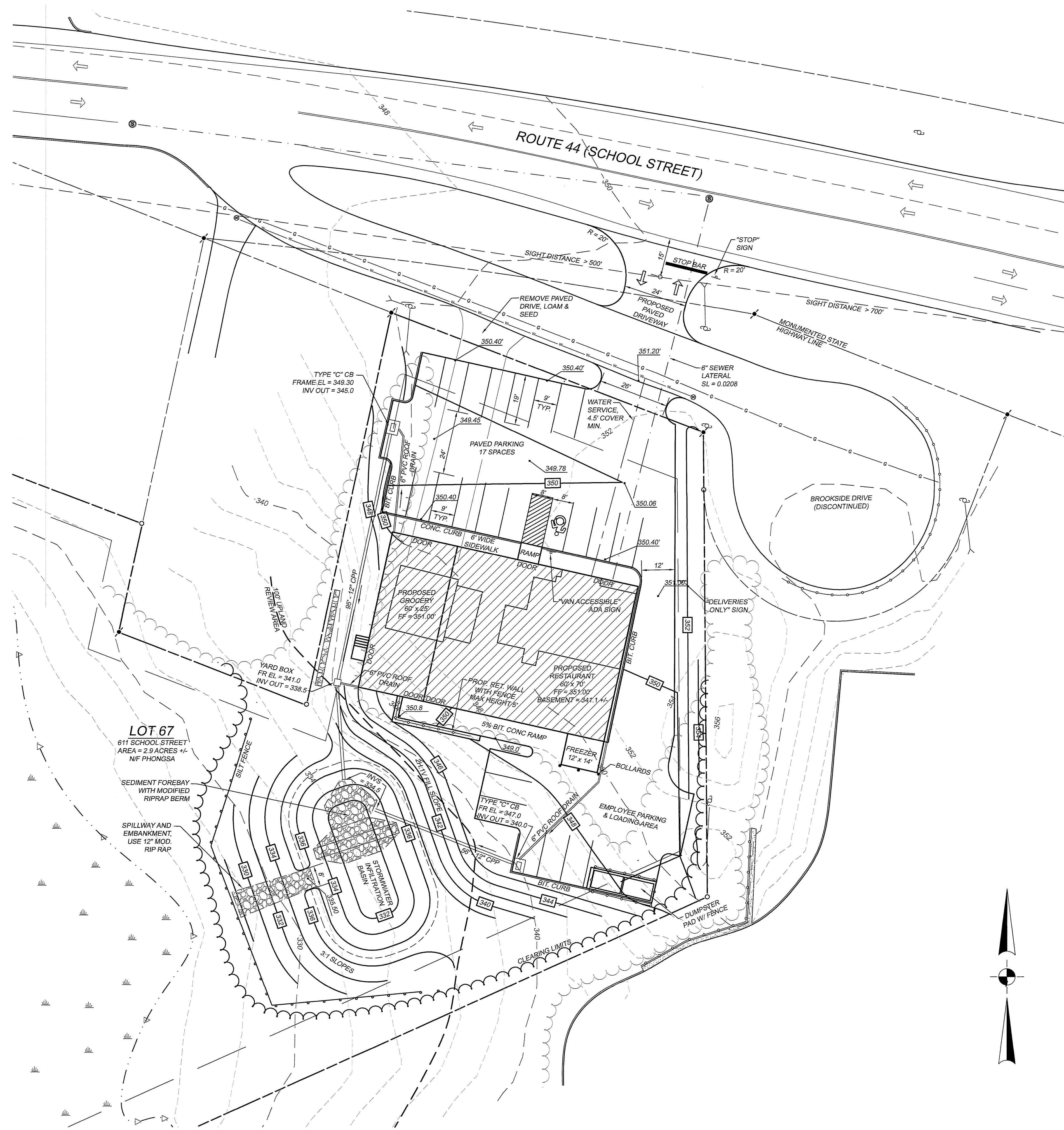


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401 RAVENELLE ROAD
N. GROSVENORDALE, CT 06255
860-923-2920
JDSITEDESIGNS.COM



JOB NO: 25016 SCALE: 1" = 20'
DATE: MARCH 6, 2025 SHEET: 2 OF 4
REVISIONS:





SURVEY NOTES

1. THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARD FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.

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

[Signature] 3/6/25 31338
DANIEL BLANCHETTE DATE LICENSE #

THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE
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PROPERTY OWNER
SUKPASEUTH & KHAMPHANH PHONGSA

REFERENCE DEED
2023 LAND RECORDS VOL. 859 PG. 745

ASSESSORS REFERENCE
MAP 26 LOT 53

ZONING INFORMATION:
ZONE: HC - WITH SEWERS
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MINIMUM LOT AREA: 10,000 S.F.
MINIMUM FRONTAGE: 60'
MINIMUM FRONT YARD: 20'
MINIMUM SIDE YARD: 10'
MINIMUM REAR YARD: 20'

- LEGEND**
- PROPERTY LINE
 - BUILDING SETBACK LINE
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - PROPOSED CONTOUR LINE
 - STONEWALL
 - UTILITIES
 - TREELINE
 - EROSION CONTROL DEVICES
 - LEACHING TRENCH
 - TEST PIT

SITE DEVELOPMENT PLAN
PREPARED FOR
SUKPASEUTH PHONGSA
611 SCHOOL STREET, PUTNAM CT
MAP 26 LOT 67



J&D SITE DESIGNS LLC
401 RAVENELLE ROAD
N. GROSVENORDALE, CT 06255
860-923-2420
JDSITEDESIGNS.COM

0' 20' 40' 60'	
GRAPHIC BAR SCALE	
JOB NO: 25036	SCALE: 1" = 20'
DATE: MARCH 6, 2025	SHEET: 3 OF 4
REVISIONS:	

