

Planning & Zoning Commission Hybrid Meeting Agenda
April 16, 2025 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street
Putnam, CT 06260

Roll Call:

Agenda

Public hearing on Docket # 2025-01 112 Old Road LLC request for a Zone Change from Residential to Industrial. Property located at 112 Old Road, Town Assessors Map 45, Lot 39, Zoned Residential. VOTE REQUIRED

Public hearing on Docket # 2025-02 Ryan Sullivan request for a home occupation permit to operate a business for the sale of farm produce products. Property located at 727 Providence Pike, Town Assessors Map 29, Lot 67, Zoned AG-2. VOTE REQUIRED

Regular Meeting:

Review the minutes of the March 19, 2025 meeting. VOTE REQUIRED

Correspondence:

Unfinished Business:

New Business: VOTE REQUIRED

Docket # 2025-01 112 Old Road LLC -112 Old Road - Zone Change from Residential to Industrial

Docket # 2025-02 Ryan Sullivan - 727 Providence Pike -Home Occupation Permit to operate a business for the sale of farm produce products.

Other Business:

Accepting of New Applications for public hearing on May 21, 2025, meeting if applicable. VOTE REQUIRED

Adjournment.

P & Z Commission Zoom meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/87123257544?pwd=qDYUQwhyKvr8MhYcwTDkAX4JUxXbZ7.1>

Meeting ID: 871 2325 7544

Passcode: 5fne2Y

By Phone

• +1 929 205 6099 US (New York)

Meeting ID: 871 2325 7544

Passcode: 062766

Find your local number: <https://us06web.zoom.us/j/87123257544?pwd=qDYUQwhyKvr8MhYcwTDkAX4JUxXbZ7.1>

Planning & Zoning Commission Hybrid Meeting Minutes

March 19, 2025, 7:00 P.M.

Putnam Municipal Complex

Room 201 Second Floor

200 School Street

Putnam, CT 06260

Present: Patricia Hedenberg-Chairman, Douglas Taylor, Elizabeth Thompson, Lisa-Jean Clifford

Absent: Nick Huston

Agenda

Review the minutes of the February 19, 2025, meeting.

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

Correspondence:

Unfinished Business:

New Business:

Town 5-year CIP

Elaine Sistare reviewed the 5-year plan. Elaine Sistare explained that she is also looking for support for an additional \$300,000 for the EMS building at 191 Church Street to be added to the plan pending Board of Finance approval.

Motion by Lisa-Jean Clifford to give a positive recommendation with a special notation regarding EMS financing pending the Board of Finance approval, second by Douglas Taylor. ALL WERE IN FAVOR.

Other Business:

Preliminary discussion on the possibility of a zone change for property located at 573 Pomfret St, from AG-2 Agricultural to R-20 Residential.

Motion by Lisa-Jean to deny, second by Douglas Taylor. ALL WERE IN FAVOR

A discussion was generated on the upcoming POCD and promoting agricultural uses in the AG-Zones. Lisa-Jean Clifford suggested the placement of homesteading in the regulations to either be allowed by right or a special permit. Motion by Lisa-Jean Clifford to receive updates from John Guskowski of Tyche Planning & Policy Group who is working on the Plan of Conservation and Development, second by Elizabeth Thompson. ALL WERE IN FAVOR.

Discussion on private wayfinding signs:

Bruce Fitzback explained to the Commission how he was contacted by an area business about placement of wayfinding signs. The signs would match the other wayfinding signs in Town and there would be a possible yearly fee.

A brief discussion was generated on the creation of a Hospitality Overlay District

Accepting of New Applications for public hearing on April 16, 2025, meeting if applicable. VOTE REQUIRED

Ryan Sullivan - 727 Providence Pike - Home Occupation for the sale of farm produce products.

Motion by Lisa-Jean Clifford to accept the application for public hearing, second by Douglas Taylor. ALL WERE IN FAVOR.

Motion by Elizabeth Thompson to adjourn at 8:09 P.M., second by Lisa-Jean Clifford. ALL WERE IN FAVOR.

Respectfully submitted by Brenda Roy.

Docket# 2025-02 Home Occupation permit for 727 Providence Pike

From eartiaco@atlanticbb.net <eartiaco@atlanticbb.net>

Date Thu 4/3/2025 4:05 PM

To Bruce Fitzback <Bruce.Fitzback@putnamct.us>

Bruce,

We are not against this application for this home occupation, but when reviewing this application, please take into consideration the safety of motorists at this already dangerous intersection. There have been several accidents at this location, some of them resulting in critical injuries. When cars are traveling from east to west on RTE 44 and coming over the hill and a car is stopped waiting to turn into this new business, there is very little reaction time to stop.

As conditions for this permit:

1. Customers should not be allowed to park on RTE 44 or East Putnam Road.
2. A sign for the business should be in a location that does not obstruct the line of sight for traffic pulling out of East Putnam Road.

Sincerely,

Edward and Carol Artiaco



TOWN OF PUTNAM

ZONING COMMISSION

Check One:

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

Docket No. _____

Date 2-25-2025

Fee: 100.00 cash

Amount - Check No. _____

- 1.) Name of Applicant: Ryan Sullivan
Address, Telephone No., & Email Address 727 Providence Pike Putnam, CT 06260
401-284-8818 ryansullivan59@yahoo.com
- 2.) Owner of Land Ryan Sullivan
Address, Telephone No., & Email Address 727 Providence Pike Putnam, CT 06260
401-284-8818 ryansullivan59@yahoo.com
- 3.) Location of Property 727 Providence Pike Putnam, CT 06260 Zone _____
Street Address
Assessor's Map No. 029/057/000 Lot No. 057

- 4.) State the 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.

I am requesting a home occupation license to operate my business out of a pre-existing building on my property. My property is zoned AG2 which allows for a farmstand on the property. I was given Section 706 p. 139 of the regulations that states that I need a home occupation license to operate the business. I plan to sell goat meat from goats that I raise, processed in a USDA facility, and goat milk soap using milk from my goats.

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

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

[Signature] 2/24/25
Signature of Applicant Date

Date Accepted _____

Date Rejected _____

Signature of Chairperson Date

Putnam, CT

Sullivan Ryan

<search results

Next >

Parcel #: 029-057-000



Documents

Building Photo

CAI Property Card

Vision_Property_Card

Tax Map

Assessment

ID : 2573

PropertyAddress : 727 PROVIDENCE PIKE

PropertyStreet : PROVIDENCE PIKE

MapSheet : 029

OwnerName : SULLIVAN RYAN

CoOwnerName :

OwnerAddress : 727 PROVIDENCE PIKE

0

100 ft

171'

Providence Pike

44

HOUSE

BARN

SHOP

This structure
is the one
intended for
the farm stand.

727

57°

1.4 AC

West Putnam Road

264.9

x:-71.817885, y:41.917149



727 Providence Pike

Putnam, CT

1 inch = 40 Feet



March 4, 2025

www.cai-tech.com



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



100 feet Abutters List Report

Putnam, CT
February 25, 2025

Subject Property:

Parcel Number: 029-057
CAMA Number: 029-057-000
Property Address: 727 PROVIDENCE PIKE

Mailing Address: SULLIVAN RYAN
727 PROVIDENCE PIKE
PUTNAM, CT 06260

Abutters:

Parcel Number: 029-037
CAMA Number: 029-037-000
Property Address: 736 PROVIDENCE PIKE

Mailing Address: GOULD JOHN M TR
736 PROVIDENCE PIKE
PUTNAM, CT 06260

Parcel Number: 029-038
CAMA Number: 029-038-000
Property Address: 744 PROVIDENCE PIKE

Mailing Address: HAGGE SUSAN M
744 PROVIDENCE PIKE
PUTNAM, CT 06260

Parcel Number: 029-042
CAMA Number: 029-042-000
Property Address: 728 PROVIDENCE PIKE

Mailing Address: MENARD SCOTT
728 PROVIDENCE PIKE
PUTNAM, CT 06260

Parcel Number: 029-063
CAMA Number: 029-063-000
Property Address: 765 PROVIDENCE PIKE

Mailing Address: DESOUZA TIFFANY & DEREK
765 PROVIDENCE PIKE
PUTNAM, CT 06260

Parcel Number: 029-064
CAMA Number: 029-064-000
Property Address: 271 EAST PUTNAM RD

Mailing Address: ARTIACO CAROL A & EDWARD A
271 EAST PUTNAM RD
PUTNAM, CT 06260

Parcel Number: 034-002
CAMA Number: 034-002-000
Property Address: 250 EAST PUTNAM RD

Mailing Address: EAST PUTNAM COMM CHURCH INC
250 EAST PUTNAM RD
PUTNAM, CT 06260



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2/25/2025

Page 1 of 1



TOWN OF PUTNAM

ZONING COMMISSION

Check One:

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

Docket No. _____

Date _____

Fee: _____

Amount - Check No. _____

- 1.) Name of Applicant: Don DiCostanzo (112 Old Road, LLC)
Address, Telephone No., & Email Address 379 New Sweden Road, Woodstock, CT 06281
860-465-7735 donnydwoodstock@att.net
- 2.) Owner of Land 112 Old Road, LLC
Address, Telephone No., & Email Address 379 New Sweden Road, Woodstock, CT 06281
860-465-7735 donnydwoodstock@att.net
- 3.) Location of Property 112 Old Road **Zone** R-40
Street Address
Assessor's Map No. 45 **Lot No.** 39
- 4.) State the 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.

Applicant requests to change the Zone of the property from R-40 to Industrial in order to develop the parcel into General Warehousing & Storage, Open Lot Storage of Building Materials & Machinery, Open Storage of Earth Material, and Heavy Truck & Tractor Trailer Repair. See Plan Set for details.

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 _____

Signature of Chairperson _____ Date _____

Owner Name	Co_Owner Name	Owner Address	Owner Address 2	Owner City	Owner State	Owner Zip
BELLERIVE GERALD P LU	CJJ ADVENTURE LLC	1225 SE 27TH ST		CAPE CORAL	FL	33904
CONNECTICUT LIGHT AND POWER COMPANY	ATTN: PROPERTY TAXES	P O BOX 270		HARTFORD	CT	06141
CONNECTICUT LIGHT AND POWER COMPANY	ATTN:PROPERTY TAXES	P O BOX 270		HARTFORD	CT	06141
CONNECTICUT STATE OF		79 ELM ST		HARTFORD	CT	06106
DCH VENTURE LLC		379 NEW SWEDEN RD		WOODSTOCK	CT	06281
JOSHUA TREE ASSOCIATES LLC		PO BOX 872590		VANCOUVER	WA	98687
PUTNAM TOWN OF	WATER TANK	200 SCHOOL ST		PUTNAM	CT	06260



TOWN OF PUTNAM

ZONING COMMISSION

Check One:

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

Docket No. _____

Date _____

Fee: _____

Amount - Check No. _____

- 1.) Name of Applicant: Don DiCostanzo (112 Old Road, LLC)
Address, Telephone No., & Email Address 379 New Sweden Road, Woodstock, CT 06281
860-465-7735 donnydwoodstock@att.net
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Street Address
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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.

Don DiCostanzo 3-6-25
Signature of Applicant Date

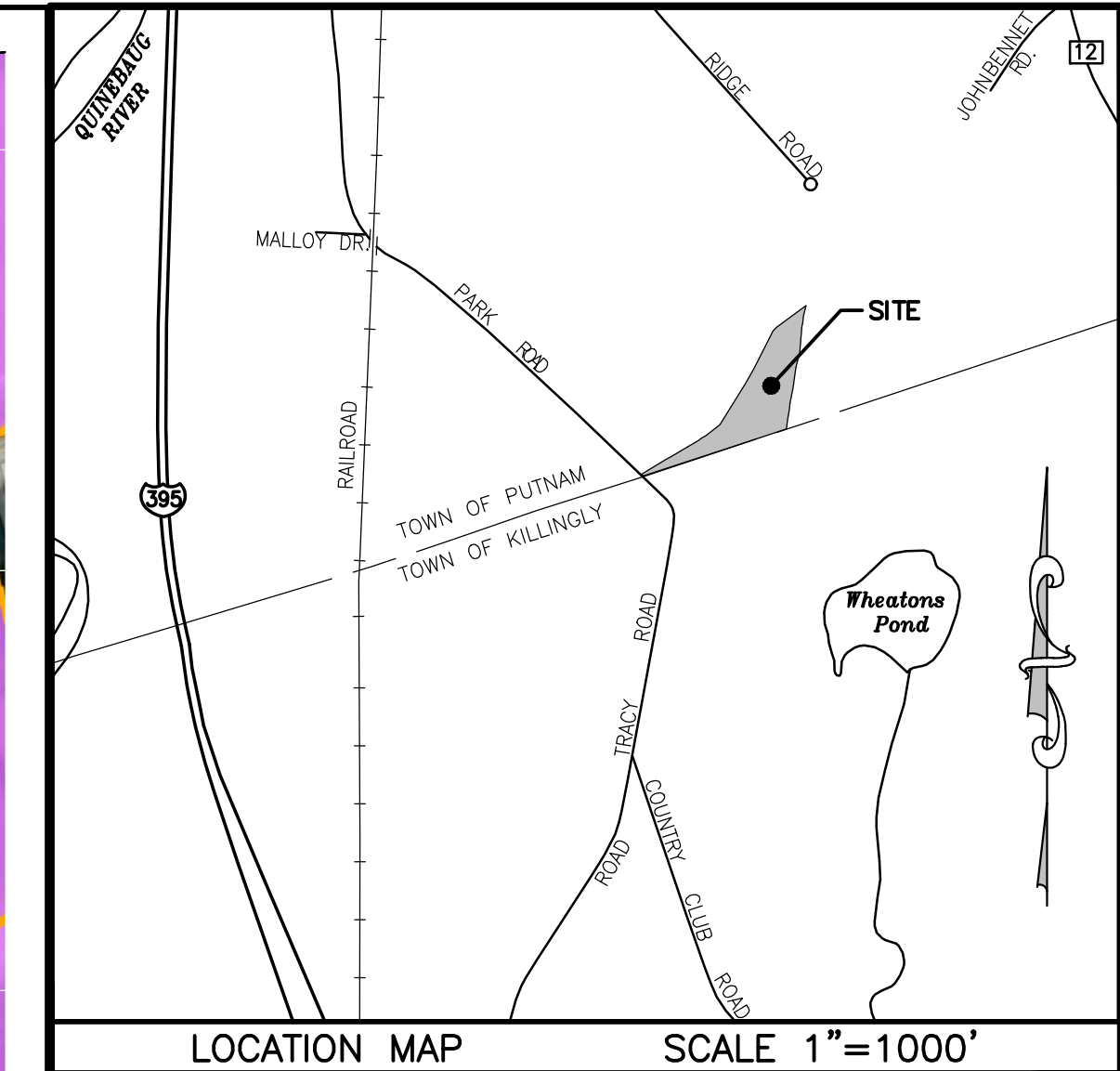
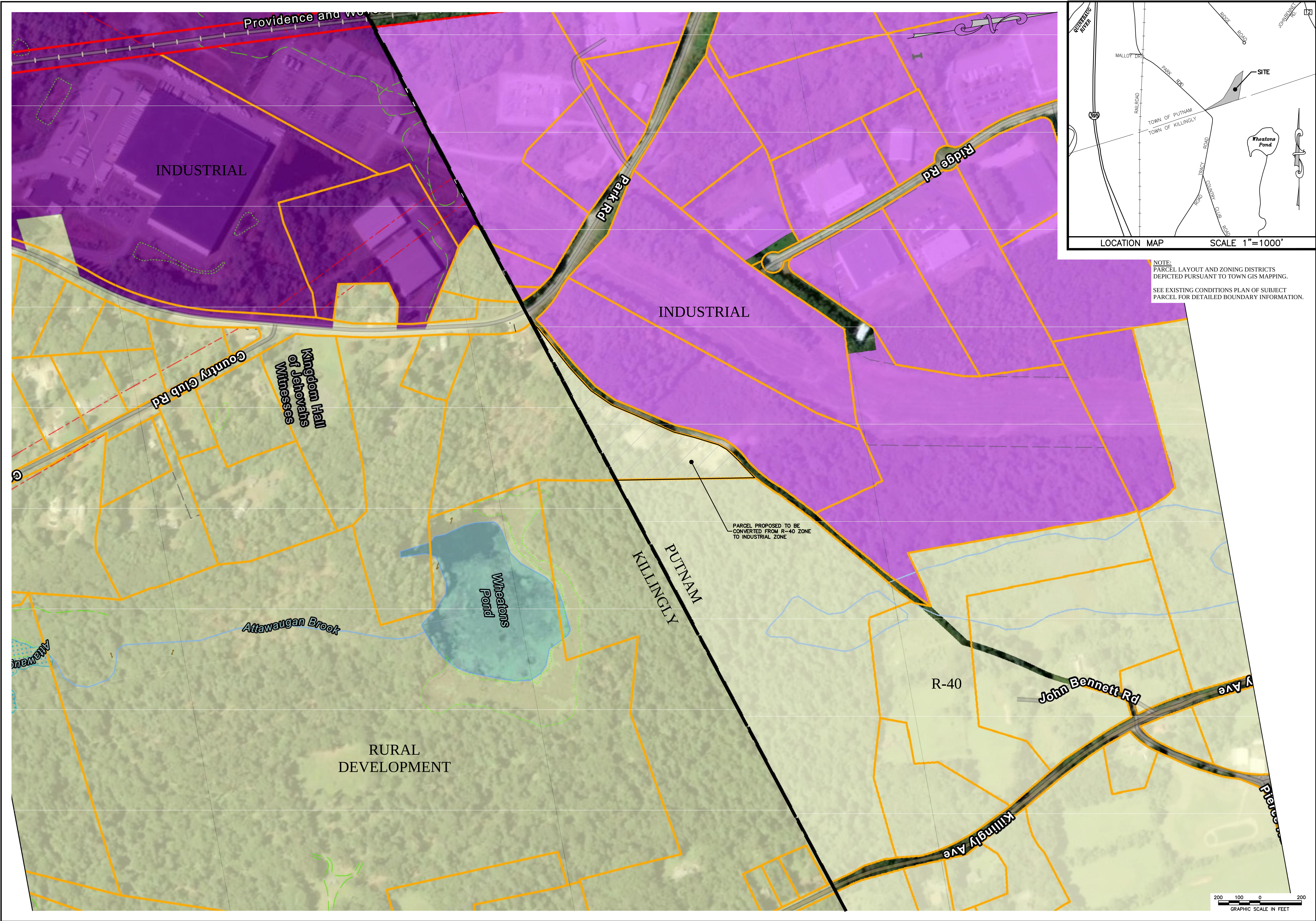
Date Accepted _____

Date Rejected _____

Signature of Chairperson Date

WWW.PUTNAMCT.US

File: V:\PROJECTS\WNY\K7\092428\000\09 DESIGN DRAWINGS\01 SHEETS\092428 ZONE CHANGE.DWG



NOTE:
PARCEL LAYOUT AND ZONING DISTRICTS
DEPICTED PURSUANT TO TOWN GIS MAPPING.

SEE EXISTING CONDITIONS PLAN OF SUBJECT
PARCEL FOR DETAILED BOUNDARY INFORMATION.

Drawing Copyright © 2025

400 Capital Boulevard, Suite 301
Rocky Hill, CT 06067
860-257-4557 | www.chacompanies.com

SITE DEVELOPMENT PLAN
PREPARED FOR

112 OLD ROAD LLC
112 OLD ROAD
PUTNAM, CT

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE
ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL
ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND
SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE
STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING
ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND
SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE
NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE
DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION
OF THE ALTERATION.

No.	Submittal / Revision	App'd.	By	Date

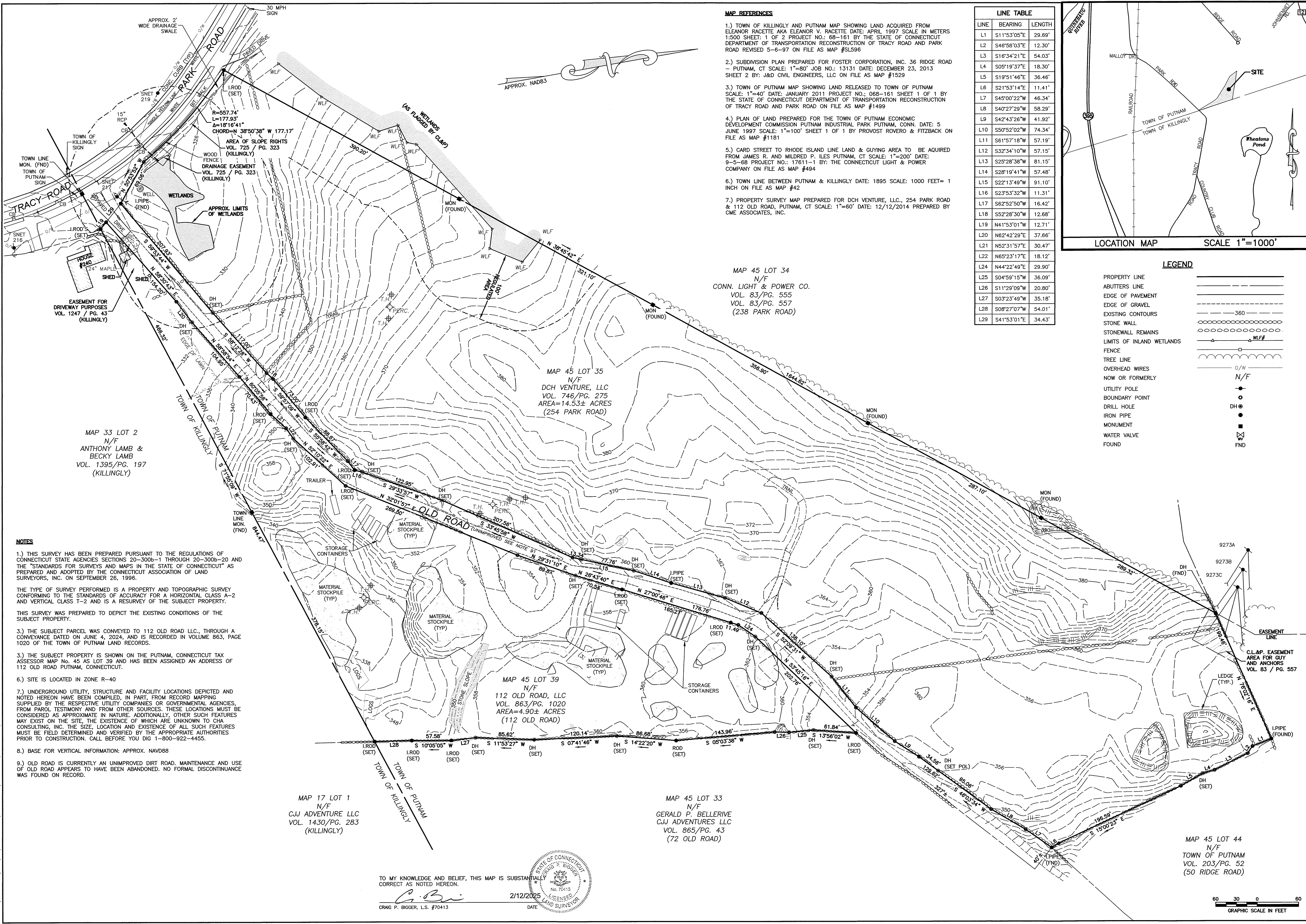
PROPOSED
ZONE CHANGE

Designed By: PMP	Drawn By: PMP	Checked By:
Issue Date: 02/14/2025	Project No: 092428	Scale: 1" = 200'

Drawing No.:

SHEET 1

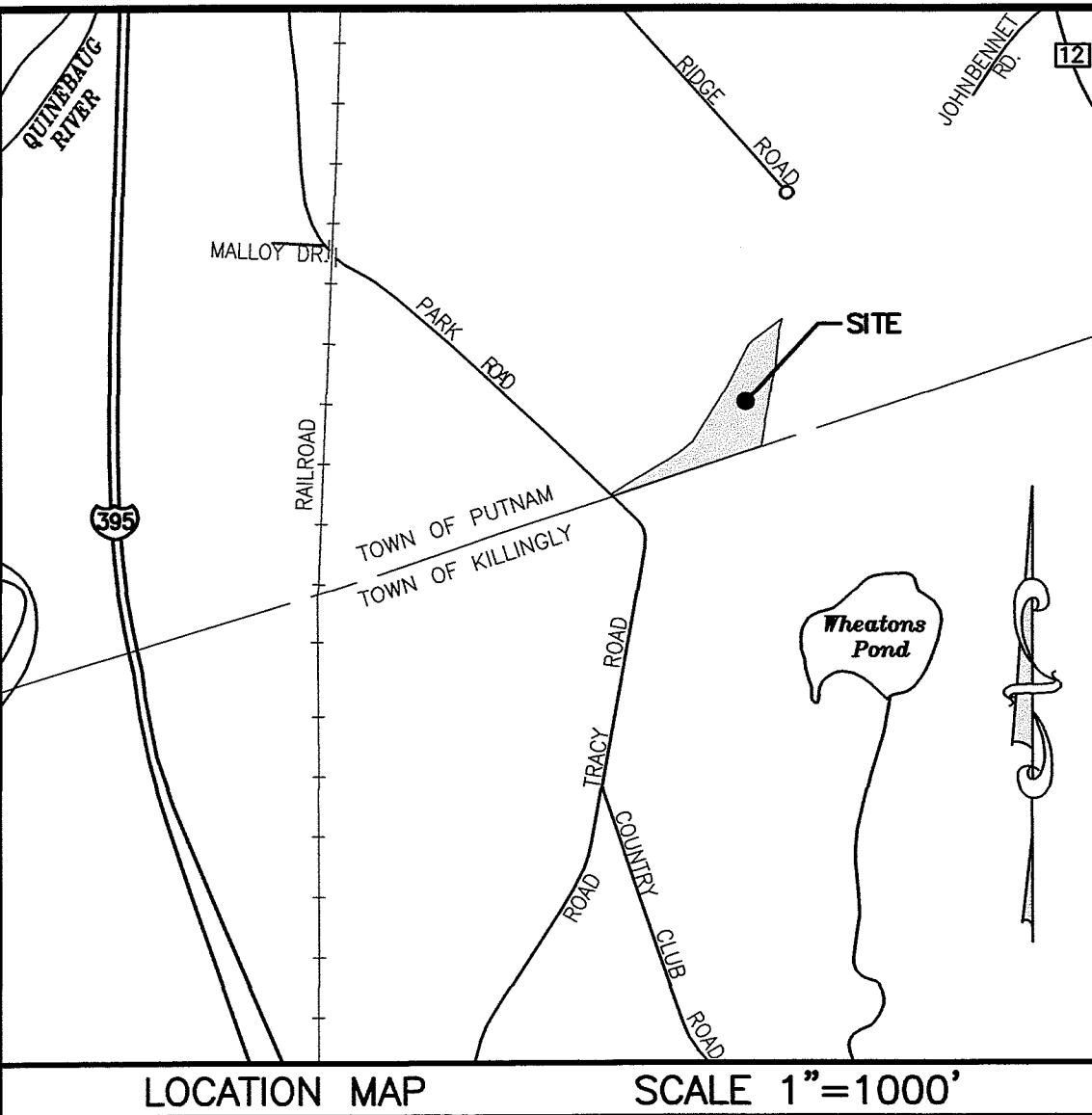
File: V:\PROJECTS\ANY\K7 092428.000_09_DESIGN\DRAWINGS\01_SHEETS\092428_TPO.DWG



MAP REFERENCES

- 1.) TOWN OF KILLINGLY AND PUTNAM MAP SHOWING LAND ACQUIRED FROM ELEANOR RACETTE AKA ELEANOR V. RACETTE DATE: APRIL 1997 SCALE IN METERS 1:500 SHEET: 1 OF 2 PROJECT NO.: 68-161 BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION RECONSTRUCTION OF TRACY ROAD AND PARK ROAD REVISED 5-6-97 ON FILE AS MAP #SL596
- 2.) SUBDIVISION PLAN PREPARED FOR FOSTER CORPORATION, INC. 36 RIDGE ROAD - PUTNAM, CT SCALE: 1"=80' JOB NO.: 13131 DATE: DECEMBER 23, 2013 SHEET 2 BY: J&D CIVIL ENGINEERS, LLC ON FILE AS MAP #1529
- 3.) TOWN OF PUTNAM MAP SHOWING LAND RELEASED TO TOWN OF PUTNAM SCALE: 1"=40' DATE: JANUARY 2011 PROJECT NO.: 068-161 SHEET 1 OF 1 BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION RECONSTRUCTION OF TRACY ROAD AND PARK ROAD ON FILE AS MAP #1499
- 4.) PLAN OF LAND PREPARED FOR THE TOWN OF PUTNAM ECONOMIC DEVELOPMENT COMMISSION PUTNAM INDUSTRIAL PARK PUTNAM, CONN. DATE: 5 JUNE 1997 SCALE: 1"=100' SHEET 1 OF 1 BY PROVOST ROVERO & FITZBACK ON FILE AS MAP #1181
- 5.) CARD STREET TO RHODE ISLAND LINE LAND & GUYING AREA TO BE ACQUIRED FROM JAMES R. AND MILDRED P. ILES PUTNAM, CT SCALE: 1"=200' DATE: 9-5-68 PROJECT NO.: 17611-1 BY: THE CONNECTICUT LIGHT & POWER COMPANY ON FILE AS MAP #494
- 6.) TOWN LINE BETWEEN PUTNAM & KILLINGLY DATE: 1895 SCALE: 1000 FEET= 1 INCH ON FILE AS MAP #42
- 7.) PROPERTY SURVEY MAP PREPARED FOR DCH VENTURE, LLC., 254 PARK ROAD & 112 OLD ROAD, PUTNAM, CT SCALE: 1"=60' DATE: 12/12/2014 PREPARED BY CME ASSOCIATES, INC.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S11°53'05"E	29.69'
L2	S46°58'03"E	12.30'
L3	S16°34'21"E	54.03'
L4	S05°19'37"E	18.30'
L5	S19°51'46"E	36.46'
L6	S21°53'14"E	11.41'
L7	S45°00'22"W	46.34'
L8	S40°27'29"W	58.29'
L9	S42°43'26"W	41.92'
L10	S50°52'02"W	74.34'
L11	S61°57'18"W	57.19'
L12	S32°34'10"W	57.15'
L13	S25°28'38"W	81.15'
L14	S28°19'41"W	57.48'
L15	S22°13'49"W	91.10'
L16	S23°53'32"W	11.31'
L17	S62°52'50"W	16.42'
L18	S52°28'30"W	12.68'
L19	N41°53'01"W	12.71'
L20	N62°42'29"E	37.66'
L21	N52°31'57"E	30.47'
L22	N65°23'17"E	18.12'
L24	N44°22'49"E	29.90'
L25	S04°59'15"W	36.09'
L26	S11°29'09"W	20.80'
L27	S03°23'49"W	35.18'
L28	S08°27'07"W	54.01'
L29	S41°53'01"E	34.43'



LEGEND

- PROPERTY LINE
- ABUTTERS LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- EXISTING CONTOURS
- STONE WALL
- STONEWALL REMAINS
- LIMITS OF INLAND WETLANDS
- FENCE
- TREE LINE
- OVERHEAD WIRES
- NOW OR FORMERLY
- UTILITY POLE
- BOUNDARY POINT
- DRILL HOLE
- IRON PIPE
- MONUMENT
- WATER VALVE
- FOUND

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CHA

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Rocky Hill, CT 06067
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SITE DEVELOPMENT PLAN
PREPARED FOR

112 OLD ROAD LLC
112 OLD ROAD
PUTNAM, CT

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR, TO ALTER OR MODIFY ANY PART OF THIS DRAWING. IF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION ALTERED BY FOLLOWED BY THEIR SIGNATURE, TITLE, DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

No.	Submitted / Revision	App'd	By	Date

EXISTING CONDITIONS

Designed By: PMP	Drawn By: PMP	Checked By:
Issue Date: 02/14/2025	Project No: 092428	Scale: 1" = 60'

Drawing No.:

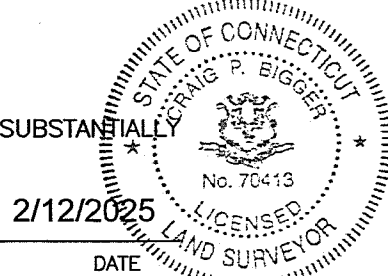
SHEET 1

NOTES

- 1.) THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
- 2.) THE TYPE OF SURVEY PERFORMED IS A PROPERTY AND TOPOGRAPHIC SURVEY CONFORMING TO THE STANDARDS OF ACCURACY FOR A HORIZONTAL CLASS A-2 AND VERTICAL CLASS T-2 AND IS A RESURVEY OF THE SUBJECT PROPERTY.
- 3.) THIS SURVEY WAS PREPARED TO DEPICT THE EXISTING CONDITIONS OF THE SUBJECT PROPERTY.
- 3.) THE SUBJECT PARCEL WAS CONVEYED TO 112 OLD ROAD LLC., THROUGH A CONVEYANCE DATED ON JUNE 4, 2024, AND IS RECORDED IN VOLUME 863, PAGE 1020 OF THE TOWN OF PUTNAM LAND RECORDS.
- 3.) THE SUBJECT PROPERTY IS SHOWN ON THE PUTNAM, CONNECTICUT TAX ASSESSOR MAP No. 45 AS LOT 39 AND HAS BEEN ASSIGNED AN ADDRESS OF 112 OLD ROAD PUTNAM, CONNECTICUT.
- 6.) SITE IS LOCATED IN ZONE R-40
- 7.) UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO CHA CONSULTING, INC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.
- 8.) BASE FOR VERTICAL INFORMATION: APPROX. NAVD83
- 9.) OLD ROAD IS CURRENTLY AN UNIMPROVED DIRT ROAD. MAINTENANCE AND USE OF OLD ROAD APPEARS TO HAVE BEEN ABANDONED. NO FORMAL DISCONTINUANCE WAS FOUND ON RECORD.

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

CRAIG P. BIGGER, L.S. #70413



MAP 45 LOT 33
N/F
GERALD P. BELLERIVE
CJJ ADVENTURES LLC
VOL. 865/Pg. 43
(72 OLD ROAD)

MAP 17 LOT 1
N/F
CJJ ADVENTURE LLC
VOL. 1430/Pg. 283
(KILLINGLY)

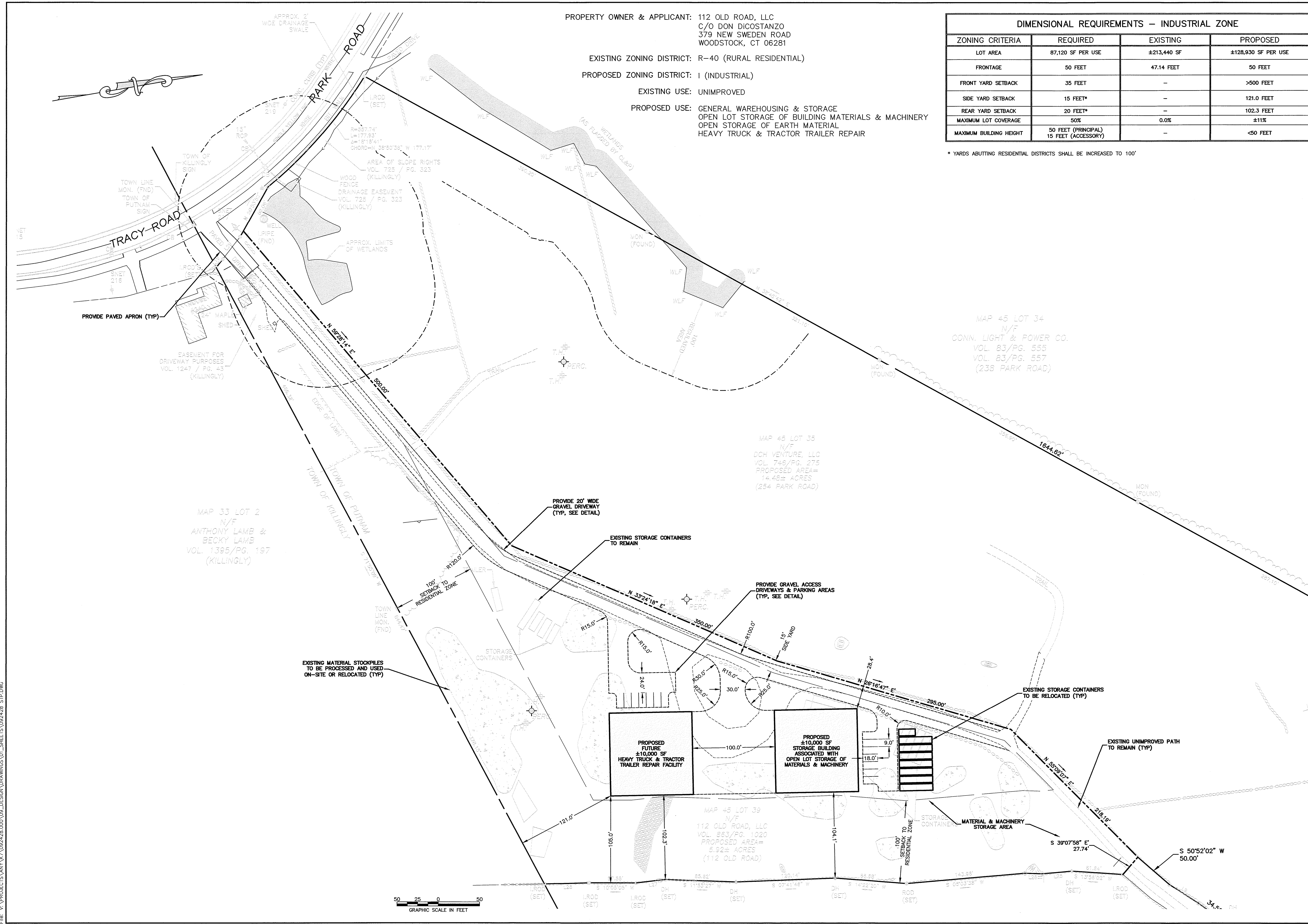
MAP 45 LOT 39
N/F
112 OLD ROAD, LLC
VOL. 863/Pg. 1020
AREA=4.90± ACRES
(112 OLD ROAD)

MAP 45 LOT 35
N/F
DCH VENTURE, LLC
VOL. 746/Pg. 275
AREA=14.53± ACRES
(254 PARK ROAD)

MAP 45 LOT 34
N/F
CONN. LIGHT & POWER CO.
VOL. 83/Pg. 555
VOL. 83/Pg. 557
(238 PARK ROAD)

MAP 45 LOT 44
N/F
TOWN OF PUTNAM
VOL. 203/Pg. 52
(50 RIDGE ROAD)

File: V:\PROJECTS\ANY\092428\000\09 DESIGN\DRAWINGS\01_SHEETS\092428 STD.DWG



PROPERTY OWNER & APPLICANT: 112 OLD ROAD, LLC
C/O DON DICOSTANZO
379 NEW SWEDEN ROAD
WOODSTOCK, CT 06281

EXISTING ZONING DISTRICT: R-40 (RURAL RESIDENTIAL)

PROPOSED ZONING DISTRICT: I (INDUSTRIAL)

EXISTING USE: UNIMPROVED

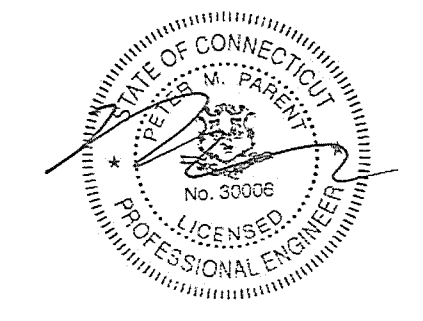
PROPOSED USE: GENERAL WAREHOUSING & STORAGE
OPEN LOT STORAGE OF BUILDING MATERIALS & MACHINERY
OPEN STORAGE OF EARTH MATERIAL
HEAVY TRUCK & TRACTOR TRAILER REPAIR

DIMENSIONAL REQUIREMENTS – INDUSTRIAL ZONE			
ZONING CRITERIA	REQUIRED	EXISTING	PROPOSED
LOT AREA	87,120 SF PER USE	±213,440 SF	±128,930 SF PER USE
FRONTAGE	50 FEET	47.14 FEET	50 FEET
FRONT YARD SETBACK	35 FEET	–	>500 FEET
SIDE YARD SETBACK	15 FEET*	–	121.0 FEET
REAR YARD SETBACK	20 FEET*	–	102.3 FEET
MAXIMUM LOT COVERAGE	50%	0.0%	±11%
MAXIMUM BUILDING HEIGHT	50 FEET (PRINCIPAL) 15 FEET (ACCESSORY)	–	<50 FEET

* YARDS ABUTTING RESIDENTIAL DISTRICTS SHALL BE INCREASED TO 100'

SITE DEVELOPMENT PLAN
PREPARED FOR

112 OLD ROAD LLC
112 OLD ROAD
PUTNAM, CT



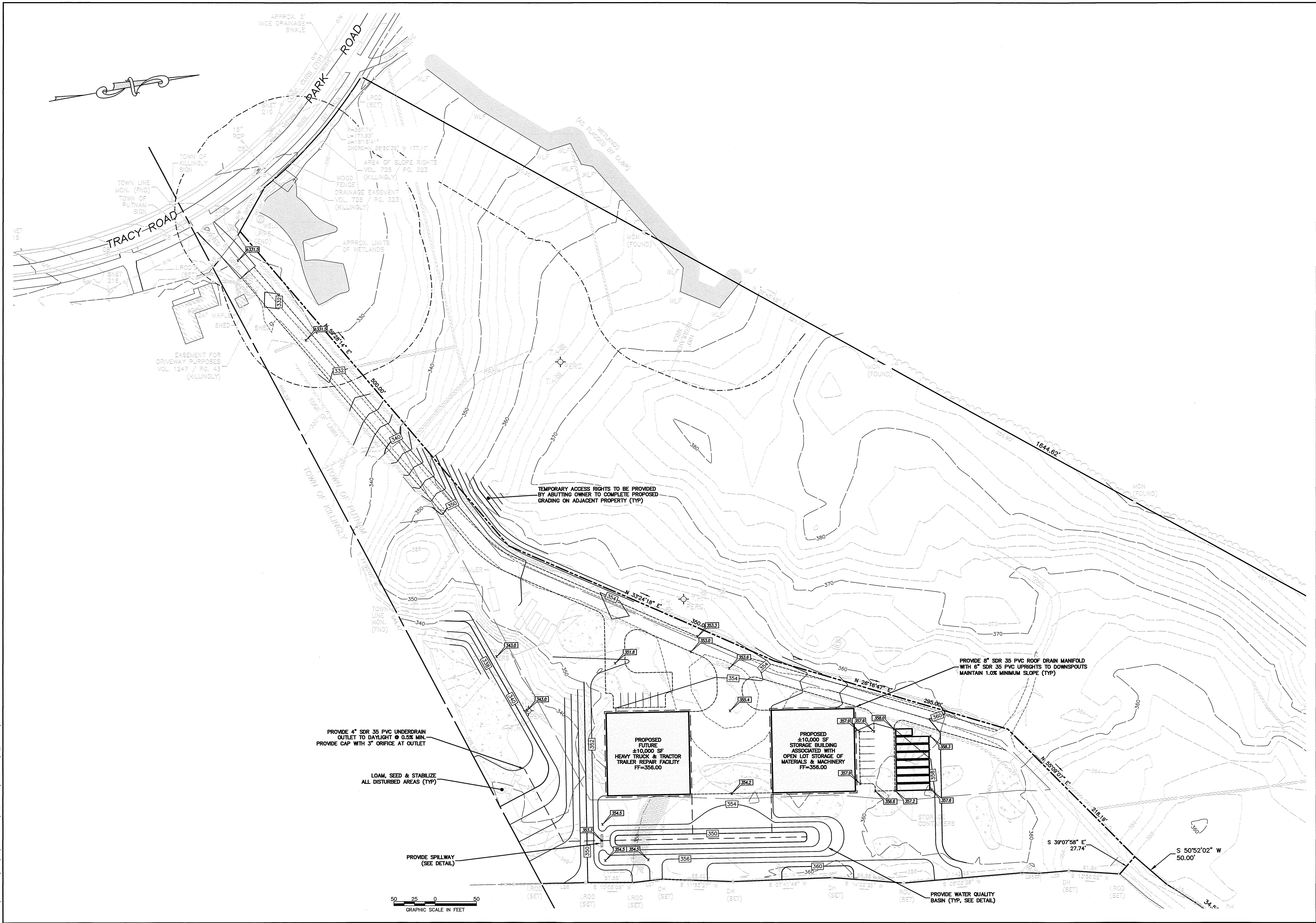
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ATTACHED TO ANY OTHER DOCUMENT. ANY PERSON WHO VIOLATES THIS SECTION SHALL BE SUBJECT TO THE PENALTIES OF THE PROFESSIONAL ENGINEERING ACT, THE PROFESSIONAL ARCHITECTURE ACT, THE LANDSCAPE ARCHITECTURE ACT, OR THE LAND SURVEYING ACT, AS APPLICABLE. THE DATE OF SUCH A VIOLATION AND A SPECIFIC DESCRIPTION OF THE VIOLATION.

No.	Submital / Revision	App'd. By	Date

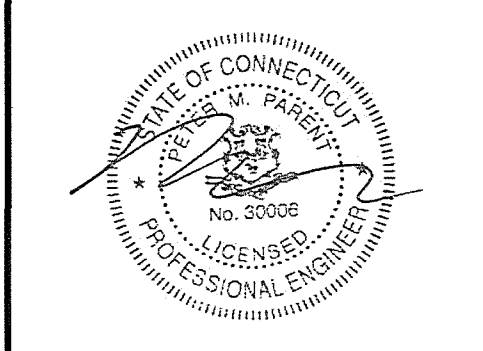
SITE
LAYOUT
PLAN

Designed By: PMP	Drawn By: PMP	Checked By:
Issue Date: 02/14/2025	Project No: 092428	Scale: 1" = 50'

Drawing No.:
SHEET 3



SITE DEVELOPMENT PLAN
PREPARED FOR
112 OLD ROAD LLC
112 OLD ROAD
PUTNAM, CT



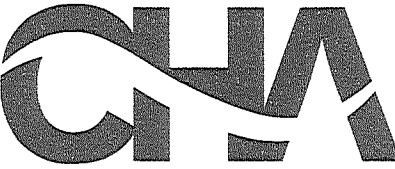
IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER IN ANY MANNER ANY ITEM BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR. ANY SUCH ALTERATION SHALL BE CONSIDERED A VIOLATION OF THE PROFESSIONAL ENGINEERING ACT, AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

No.	Submittal / Revision	App'd.	By	Date

SITE
GRADING & DRAINAGE
PLAN

Designed By: PMP	Drawn By: PMP	Checked By:
Issue Date: 02/14/2025	Project No: 092428	Scale: 1" = 50'

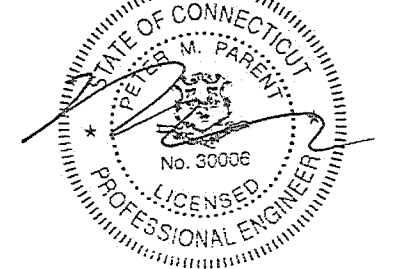
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SITE DEVELOPMENT PLAN
PREPARED FOR

112 OLD ROAD LLC
112 OLD ROAD
PUTNAM, CT



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ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND
SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE
STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING
PERSON(S) MUST BE IDENTIFIED AND THE DATE OF SUCH ALTERATION
AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

No.	Submittal / Revision	App'd.	By	Date

SITE
LANDSCAPE
PLAN

Designed By: PMP	Drawn By: PMP	Checked By:
Issue Date: 02/14/2025	Project No: 092428	Scale: 1" = 50'

Drawing No.:

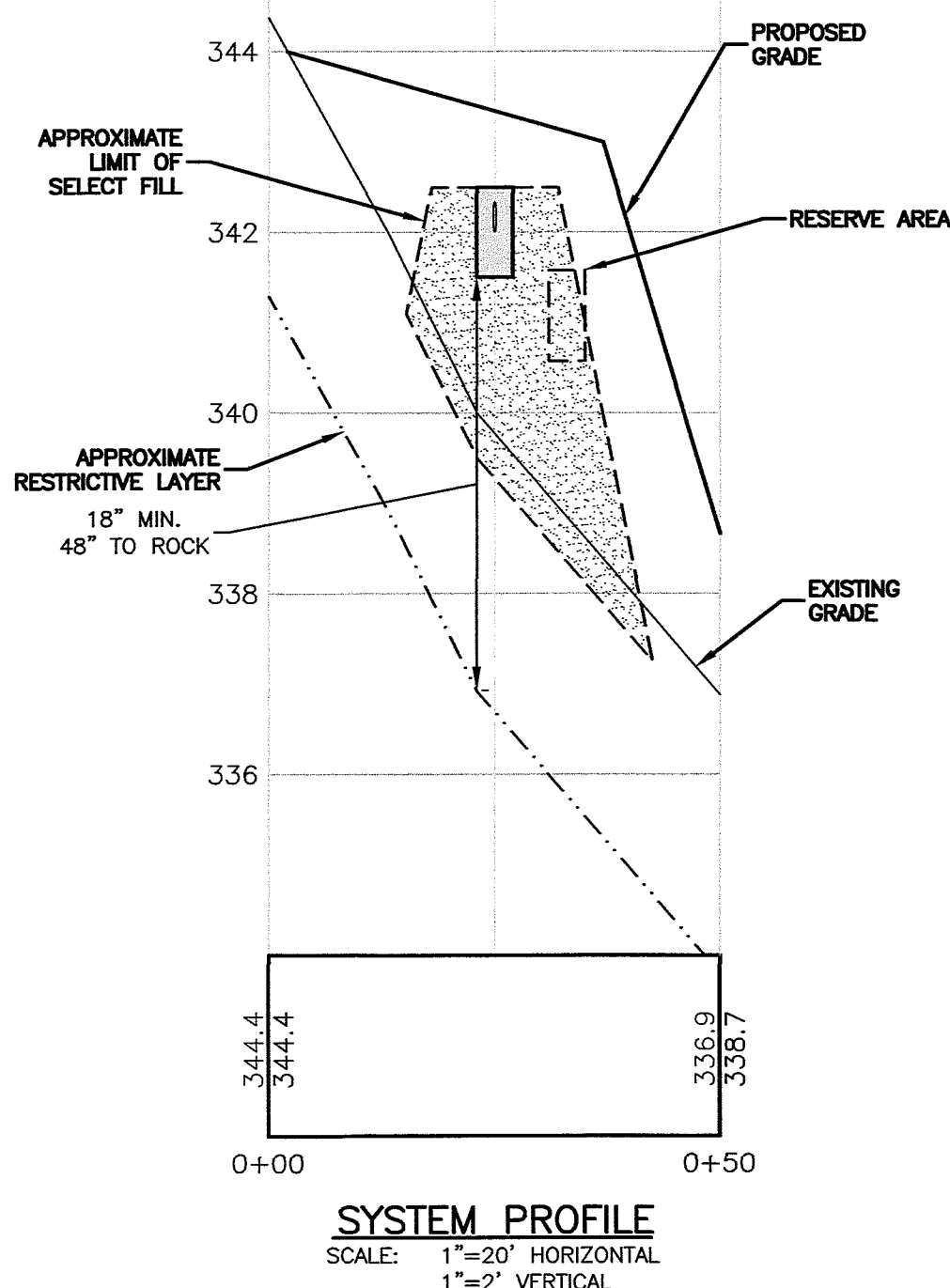
SHEET 5

SEPTIC SYSTEM FILL MATERIAL SPECIFICATIONS

- 1.) THE FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN THREE(3) INCHES.
- 2.) UP TO 45% OF THE DRY WEIGHT OF THE REPRESENTATIVE SAMPLE MAY BE RETAINED ON THE #4 SIEVE (THIS IS THE GRAVEL PORTION OF THE SAMPLE).
- 3.) THE MATERIAL THAT PASSES THE #4 SIEVE IS THEN REWEIGHED AND THE SIEVE ANALYSIS STARTED.
- 4.) THE REMAINING SAMPLE SHALL MEET THE FOLLOWING GRADATION CRITERIA.

SIEVE SIZE	PERCENT PASSING	
	WET SIEVE	DRY SIEVE
#4	100%	100%
#10	70%-100%	70%-100%
#40	10%-50% *	10%-75%
#100	0%-20%	0%-5%
#200	0%-5%	0%-2.5%

*NOTE: PERCENT PASSING THE #40 SIEVE CAN BE INCREASED TO NO GREATER THAN 75% IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10% AND THE #200 DOES NOT EXCEED 5%



TEST HOLE DATA

05/07/2014
OBSERVED BY LYNETTE SWANSON, RS (NDH)

TEST HOLE #1 (DOWN GRADIENT)
0'-7" TOPSOIL
7"-37" YELLOW BROWN FINE SANDY LOAM
37"-59" GRAY VERY FINE SANDY LOAM, MOTTLED
59"-88" DARK GRAY COMPACT FINE LOAMY SAND

MOTTLING OBSERVED @ 37"
NO GROUNDWATER ENCOUNTERED
NO LEDGE ENCOUNTERED

TEST HOLE #2 (UP GRADIENT)
0'-6" TOPSOIL WITH ORGANICS
6"-44" REDDISH BROWN FINE SANDY LOAM
44"-86" GRAY VERY FINE SANDY LOAM, MOTTLED

MOTTLING OBSERVED @ 44"
NO GROUNDWATER ENCOUNTERED
DECOMPOSING "ROTTEN" ROCK AT 34"

PERC TEST A
DEPTH 23"
PRESOAK @ 09:40
10:45 - 6.25"
11:15 - 19.25"
10:48 - 9.75"
10:55 - 12.75"
11:09 - 17.25"
11:28 - 20.50"
11:35 - DRY

PERC RATE = 8 MIN/IN
APPLICATION RATE 1.5 G/D/SF

SEPTIC SYSTEM DESIGN

PERCOLATION RATE = 0-10.0 MINUTES/INCH
PER TABLE 8 - APPLICATION FACTOR = 1.5
240 GPD DESIGN FLOW REQUIRES 160 SF OF LEACHING AREA
PROVIDE ONE 75' LONG ROW OF 4"x12" LEACHING TRENCH
EFFECTIVE LEACHING AREA = 225 SF
PROVIDE 1,000 GALLON 2-COMPARTMENT TANKS

MINIMUM LEACHING SYSTEM SPREAD - MLSS

FLOW FACTOR = 0.8 (240 GPD DESIGN FLOW/300)
PERC FACTOR = 1.0 (0-10.0 MIN/IN)
DEPTH TO RESTRICTIVE LAYER = 34" (TP 2)
SLOPE = ±2.8%
HYDRAULIC FACTOR = 34
MLSS = FF x PF x HF = 27.2' REQUIRED
LENGTH PROVIDED = 75'

CONSTRUCTION SCHEDULE FOR SEPTIC SYSTEM

1. REMOVE AND STOCKPILE TOPSOIL.
2. SCARIFY SUBSOIL.
3. PLACE SELECT FILL ACCORDING TO CT. STATE HEALTH CODE REQUIREMENTS.
4. EXCAVATE 4' WIDE TRENCHES AND PREPARE SURFACE.
5. FILL TRENCHES WITH APPROVED AGGREGATE TO HEIGHT OF PIPE. INVERTS PLACE PIPE IN TRENCH, AND FILL TO 2" OVER TOP OF PIPE.
6. CAP ENDS OF PIPES.
7. PLACE A 4' WIDE STRIP OF NON-WOVEN FILTER FABRIC ON TOP OF THE ENTIRE LENGTH OF THE SYSTEM), AND BACKFILL WITH NATIVE MATERIAL.
8. REPLACE TOPSOIL, SEED & MULCH.

CONSTRUCTION NOTES FOR SEPTIC SYSTEM

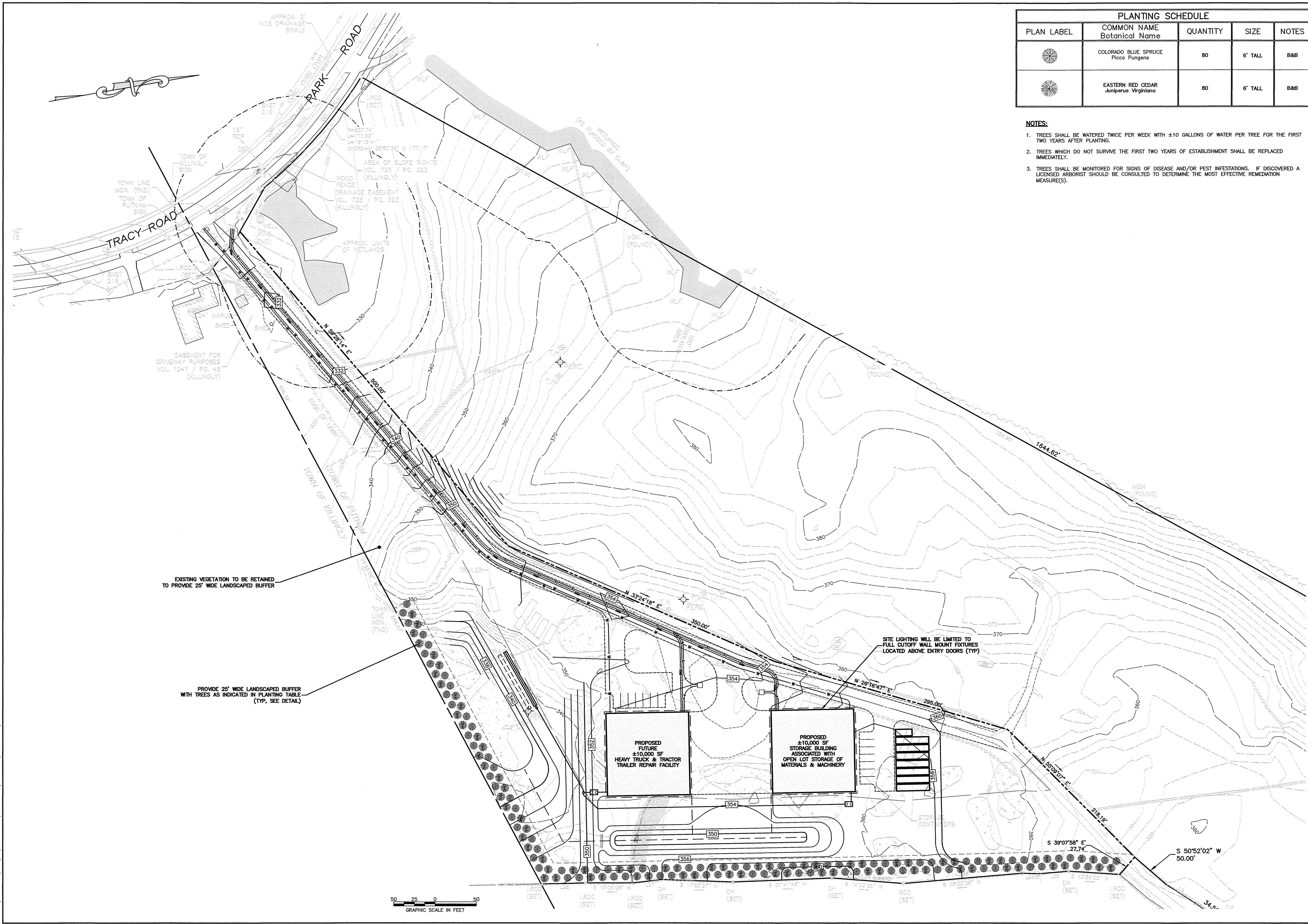
1. BOTTOM OF ALL LEACHING SYSTEMS SHALL BE LEVEL THROUGHOUT.
2. PIPE BETWEEN BUILDING AND THE SEPTIC TANK SHALL BE SCHED. 40 ASTM D 1785 PVC. THIS PIPE SHALL HAVE A MINIMUM SLOPE OF 0.25" PER 1'.
3. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH CT. STATE HEALTH CODE, REVISED JAN. 2024.
4. ANY FILL MATERIAL FOR SEPTIC AREA IS TO BE SELECT FILL PER CT. STATE HEALTH CODE SPECIFICATIONS.
5. SEPTIC TANK SHALL BE PLACED ON 6" COMPACTED GRAVEL BASE.

GENERAL NOTES

1. AT THE REQUEST OF THE HEALTH DEPARTMENT, THE SEPTIC SYSTEM IS TO BE STAKED BY A LICENSED LAND SURVEYOR OR ENGINEER.
2. THIS PLAN IS VOID AND THE ENGINEER SHALL BE HELD HARMLESS IF THE PROJECT IS CONSTRUCTED BY A CONTRACTOR, NOT PROPERLY LICENSED BY STATE AND LOCAL AUTHORITIES TO PERFORM THE WORK.
3. THE CONTRACTOR IS TO VERIFY INVERT ELEVATIONS AND NOTIFY THE ENGINEER OF ANY DESIGN CONFLICTS PRIOR TO INSTALLATION OF ANY PART OF THE SEPTIC SYSTEM.
4. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY, FIELD MEASUREMENTS AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO CHA. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CONTACT "CALL BEFORE YOU DIG" 1-800-922-4455 TWO (2) WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.

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GRAPHIC SCALE IN FEET

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PLANTING SCHEDULE				
PLAN LABEL	COMMON NAME Botanical Name	QUANTITY	SIZE	NOTES
	COLORADO BLUE SPRUCE <i>Picea pungens</i>	80	6' TALL	B&B
	EASTERN RED CEDAR <i>Juniperus Virginiana</i>	80	6' TALL	B&B

- NOTES:**
- TREES SHALL BE WATERED TWICE PER WEEK WITH ±10 GALLONS OF WATER PER TREE FOR THE FIRST TWO YEARS AFTER PLANTING.
 - TREES WHICH DO NOT SURVIVE THE FIRST TWO YEARS OF ESTABLISHMENT SHALL BE REPLACED IMMEDIATELY.
 - TREES SHALL BE MONITORED FOR SIGNS OF DISEASE AND/OR PEST INFESTATIONS. IF DISCOVERED A LICENSED ARBORIST SHOULD BE CONSULTED TO DETERMINE THE MOST EFFECTIVE REMEDIATION MEASURE(S).

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SITE DEVELOPMENT PLAN
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112 OLD ROAD
PUTNAM, CT

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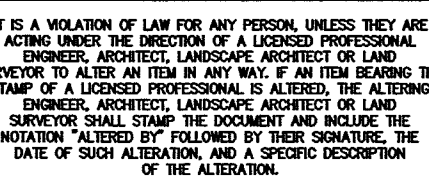
No.	Submital / Revision	App'd.	By	Date

SITE
LANDSCAPE
PLAN

Designed By:	Drawn By:	Checked By:
PMP	PMP	PMP
Issue Date:	Project No:	Scale:
02/14/2025	092428	1" = 50'

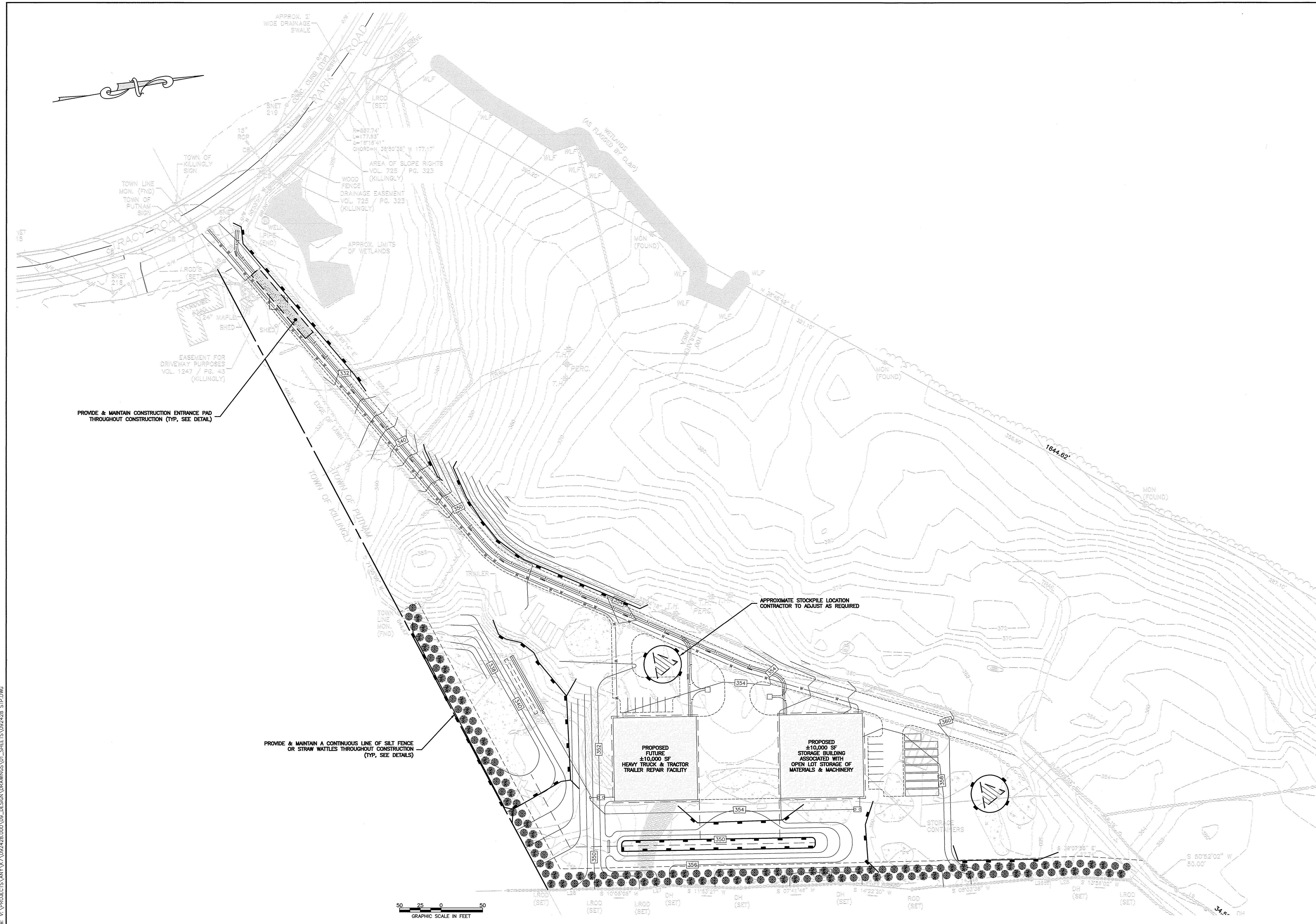
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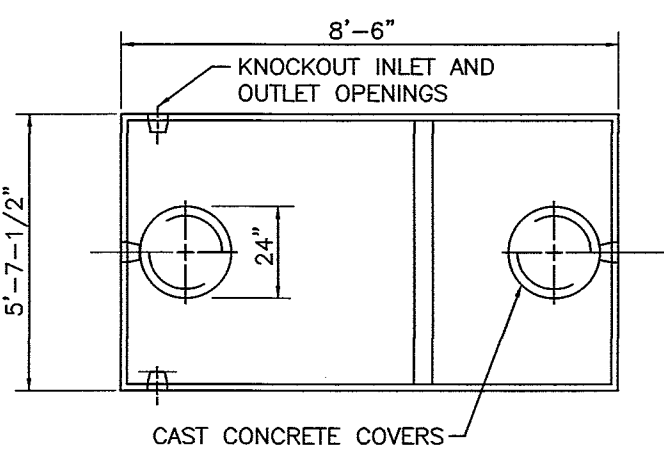
SHEET 6

E&S CONTROL PLAN

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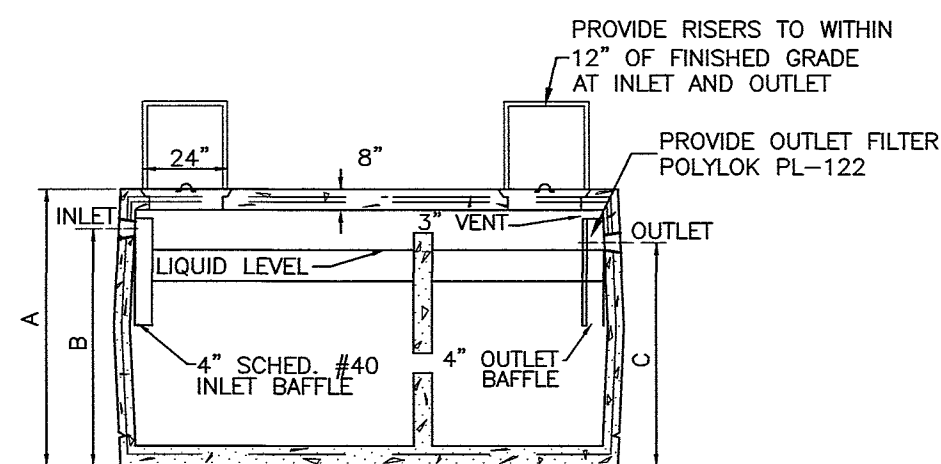
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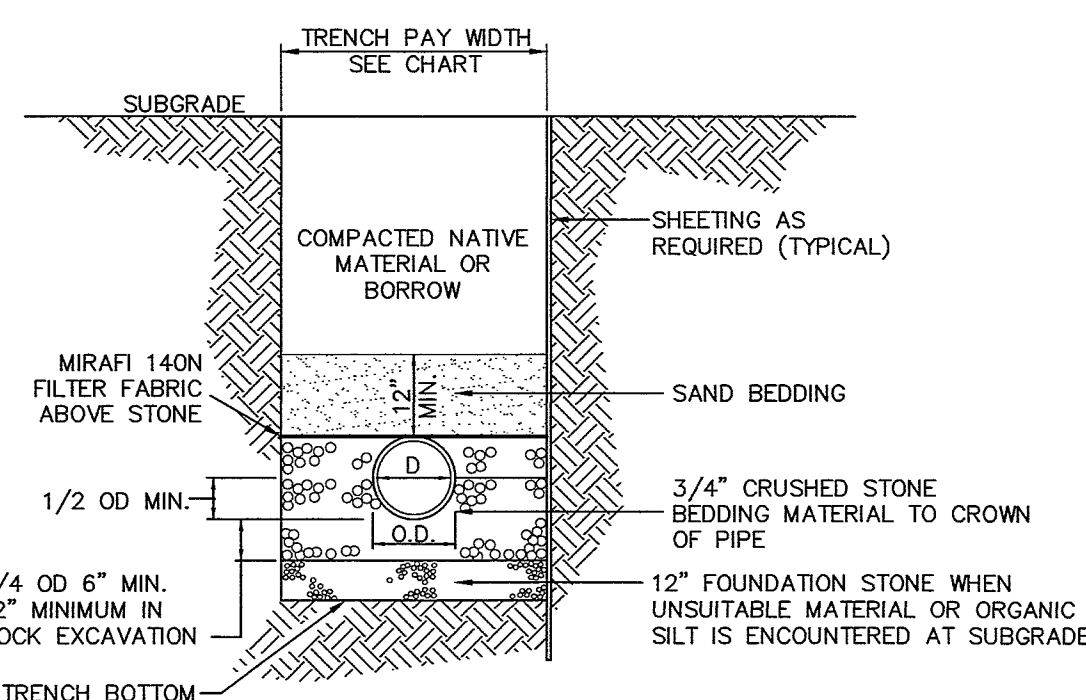
PLAN

CAPACITIES	A	B	C
1000 GAL	74"	57"	54"

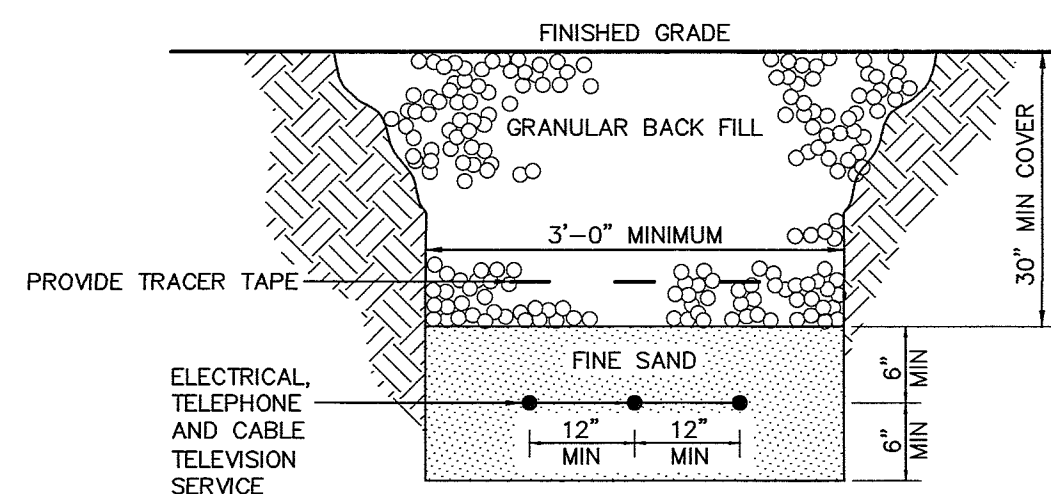


CROSS SECTION

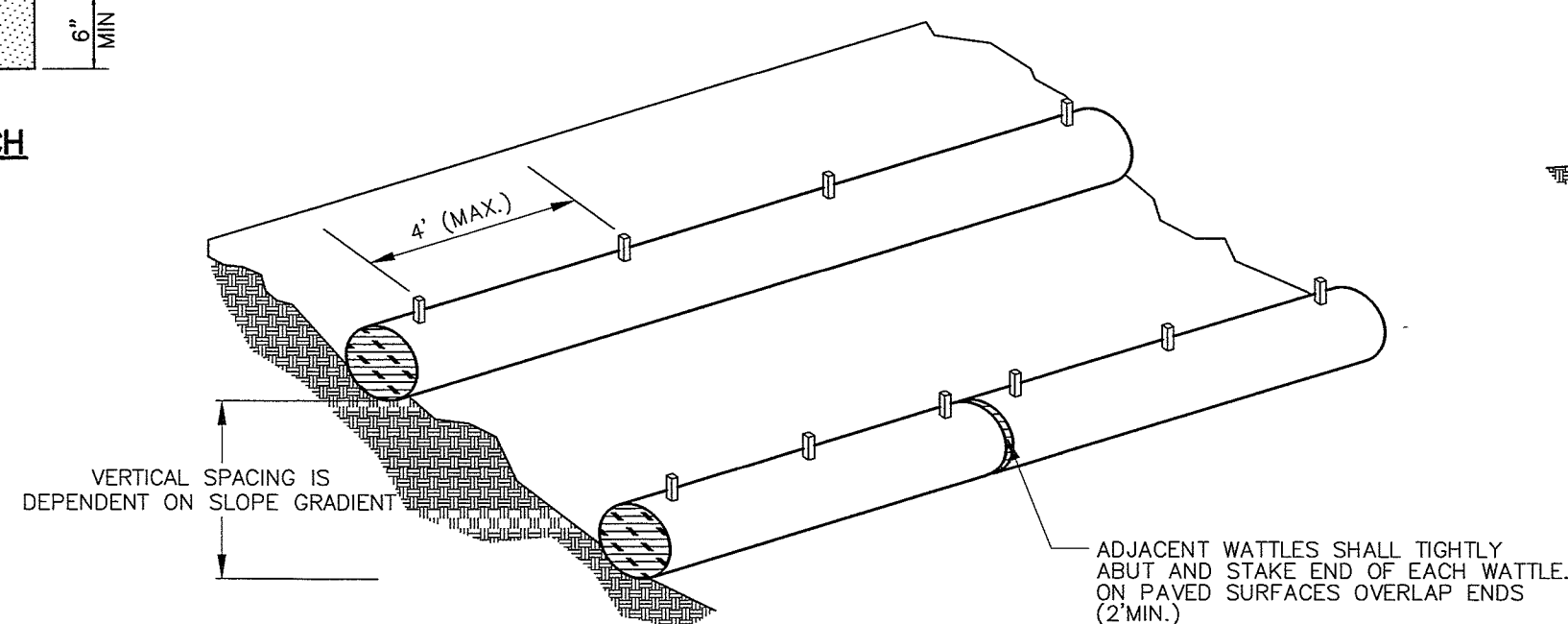
1000 GALLON
2 COMPARTMENT H-20 SEPTIC TANK
NOT TO SCALE



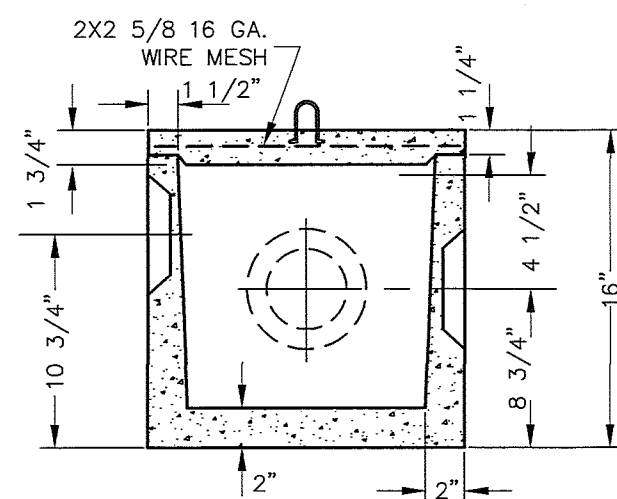
TRENCH SECTION FOR SANITARY SEWER
NOT TO SCALE



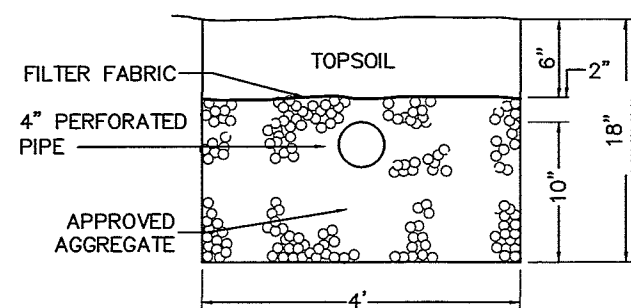
BURIED CABLE TRENCH
CROSS SECTION
NOT TO SCALE



TYPICAL WATTLE INSTALLATION GUIDE



STANDARD D-BOX
NOT TO SCALE

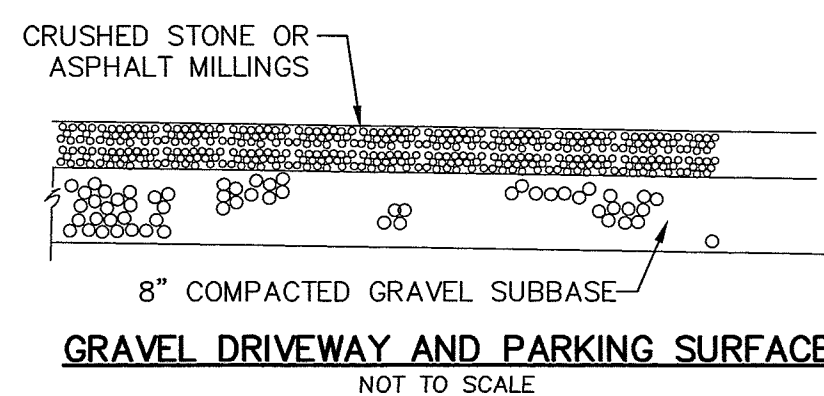


SEPTIC LEACHING TRENCH
NOT TO SCALE

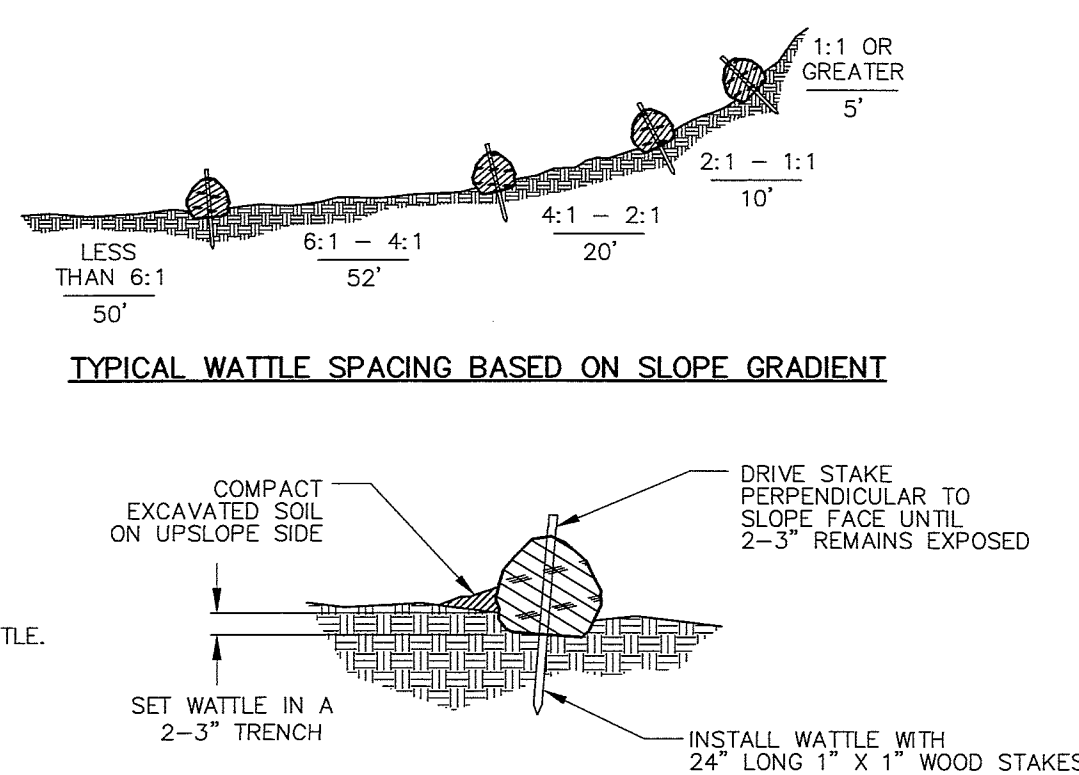
PIPE DIAMETER	MAXIMUM TRENCH WIDTH
≤6"	2'-6"
8"	3'-0"
10"	3'-0"
12"	3'-0"
15"	3'-3"
18"	3'-6"
21"	4'-0"
24"	4'-6"
30"	5'-0"

TRENCH SECTION FOR TYPICAL WATER TRENCH
NOT TO SCALE

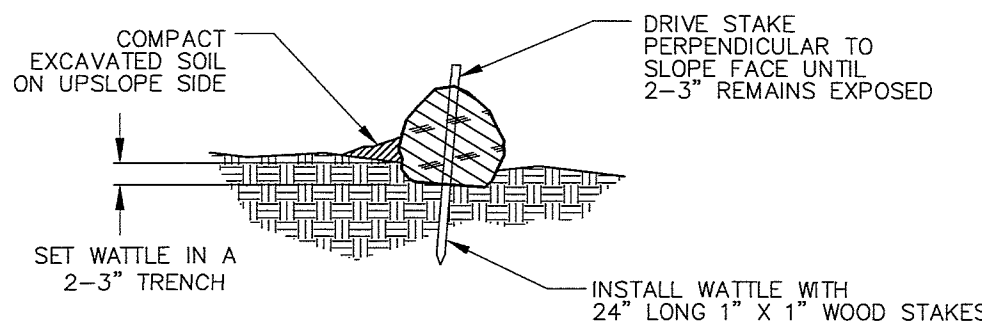
NOTE: BACKFILL MATERIAL TO BE PLACED IN 12" MAXIMUM LIFTS & COMPACTED TO 95% MAXIMUM DRY DENSITY (AS DETERMINED BY THE MODIFIED PROCTOR METHOD)



GRAVEL DRIVEWAY AND PARKING SURFACE
NOT TO SCALE

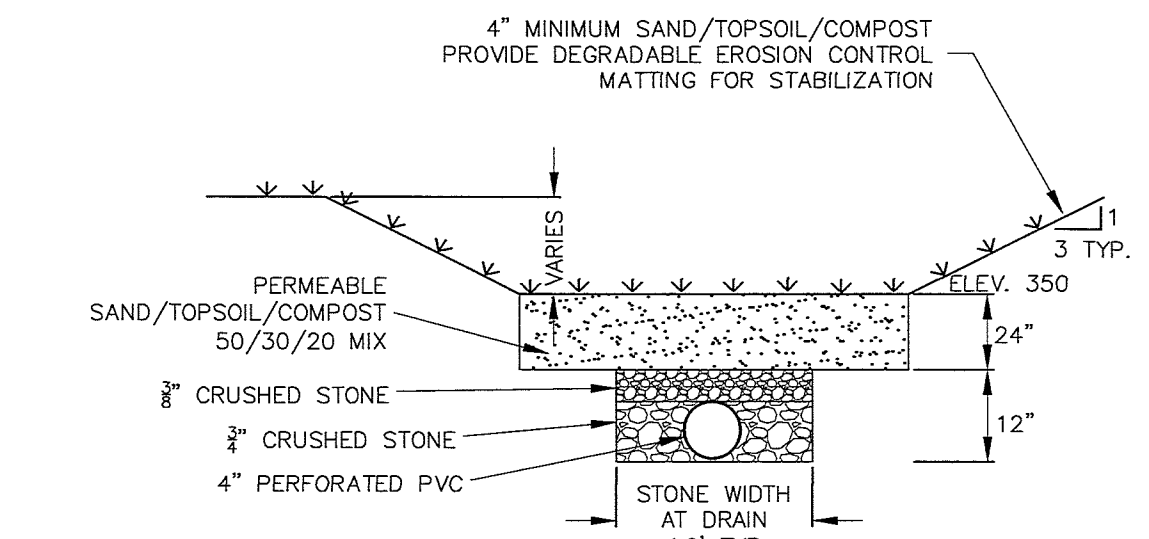


TYPICAL WATTLE SPACING BASED ON SLOPE GRADIENT



ENRICHMENT DETAIL

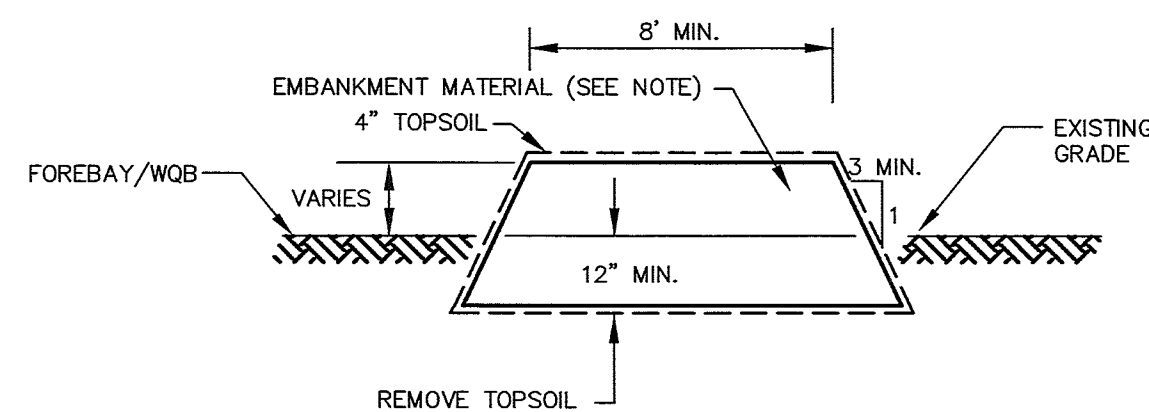
STRAW WATTLE INSTALLATION
NOT TO SCALE



NOTES:

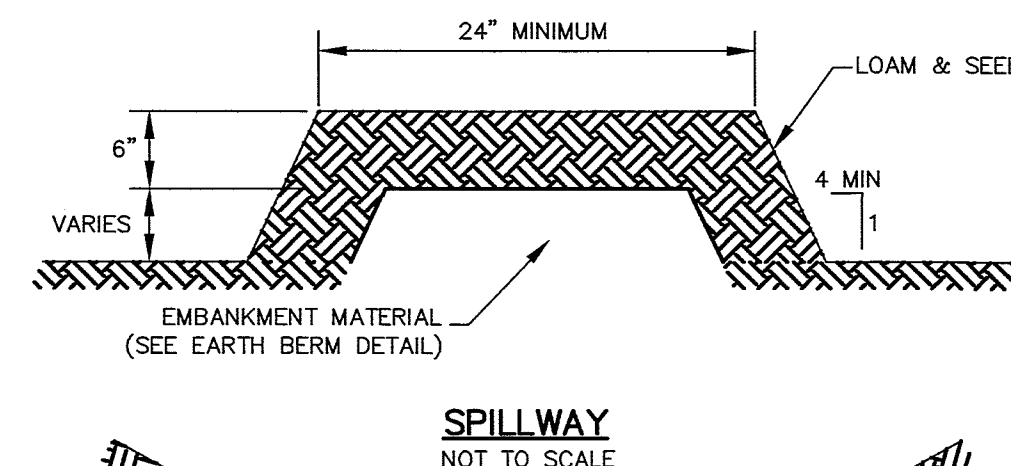
- 1.) SAND/TOPSOIL/COMPOST MIXTURE SHALL BE PLACED OVER THE ENTIRE WATER QUALITY BASIN FLOOR.
- 2.) SAND/TOPSOIL/COMPOST MIXTURE SHALL NOT BE COMPACTED AND THE ENTIRE WATER QUALITY BASIN SHALL BE PROTECTED FROM HEAVY EQUIPMENT TRAFFIC THROUGHOUT CONSTRUCTION.
- 2.) THE CONTRACTOR SHALL BE LIABLE FOR THE REPLACEMENT OF THE SAND/TOPSOIL/COMPOST MIXTURE IF E&S CONTROLS ARE NOT INSTALLED & MAINTAINED AS INDICATED.

WATER QUALITY BASIN
NOT TO SCALE



NOTE: EMBANKMENT MATERIAL SHALL CONTAIN AT LEAST 15% PASSING THE #200 SIEVE AND NOT MORE THAN 50% PASSING THE #40 SIEVE. NO STONES LARGER THAN 6 INCHES SHALL BE ALLOWED WITHIN THE COMPACTED EMBANKMENT. WITHIN TWO FEET OF ANY STRUCTURE, THE MAXIMUM SIZE SHALL BE 3 INCHES. CONSTRUCTION SHALL NOT TAKE PLACE DURING COLD PERIODS WHERE TEMPERATURES ARE CONSISTENTLY LOWER THAN 40 DEGREES FAHRENHEIT. EMBANKMENT MATERIAL TO BE COMPACTED IN LIFTS TO 95% MAXIMUM DRY DENSITY.

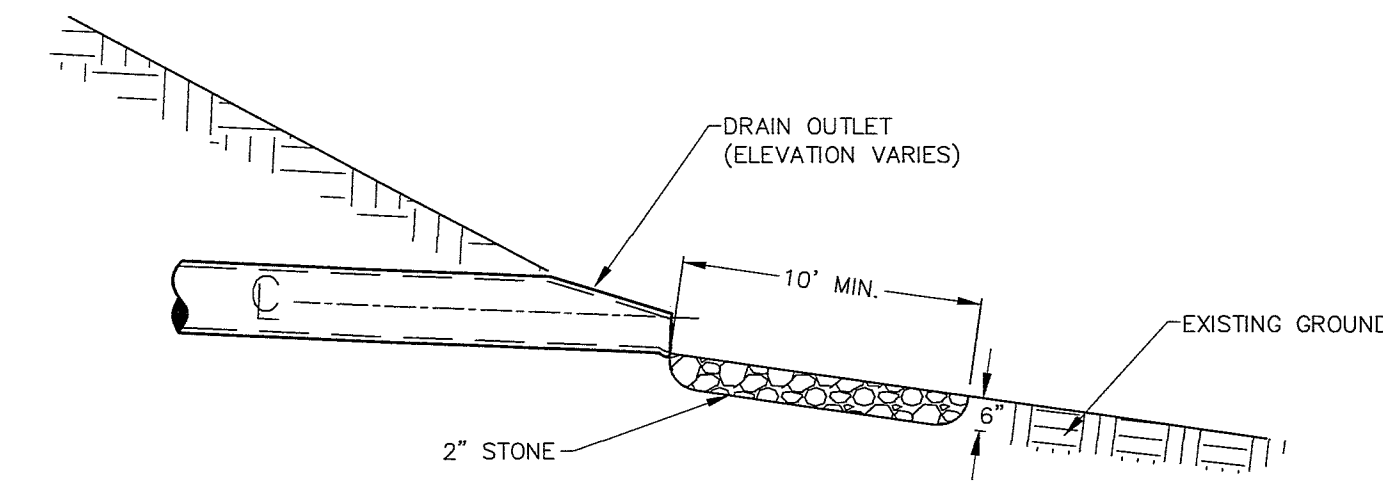
EARTH BERM DETAIL
NTS



SPILLWAY CROSS SECTION
NOT TO SCALE

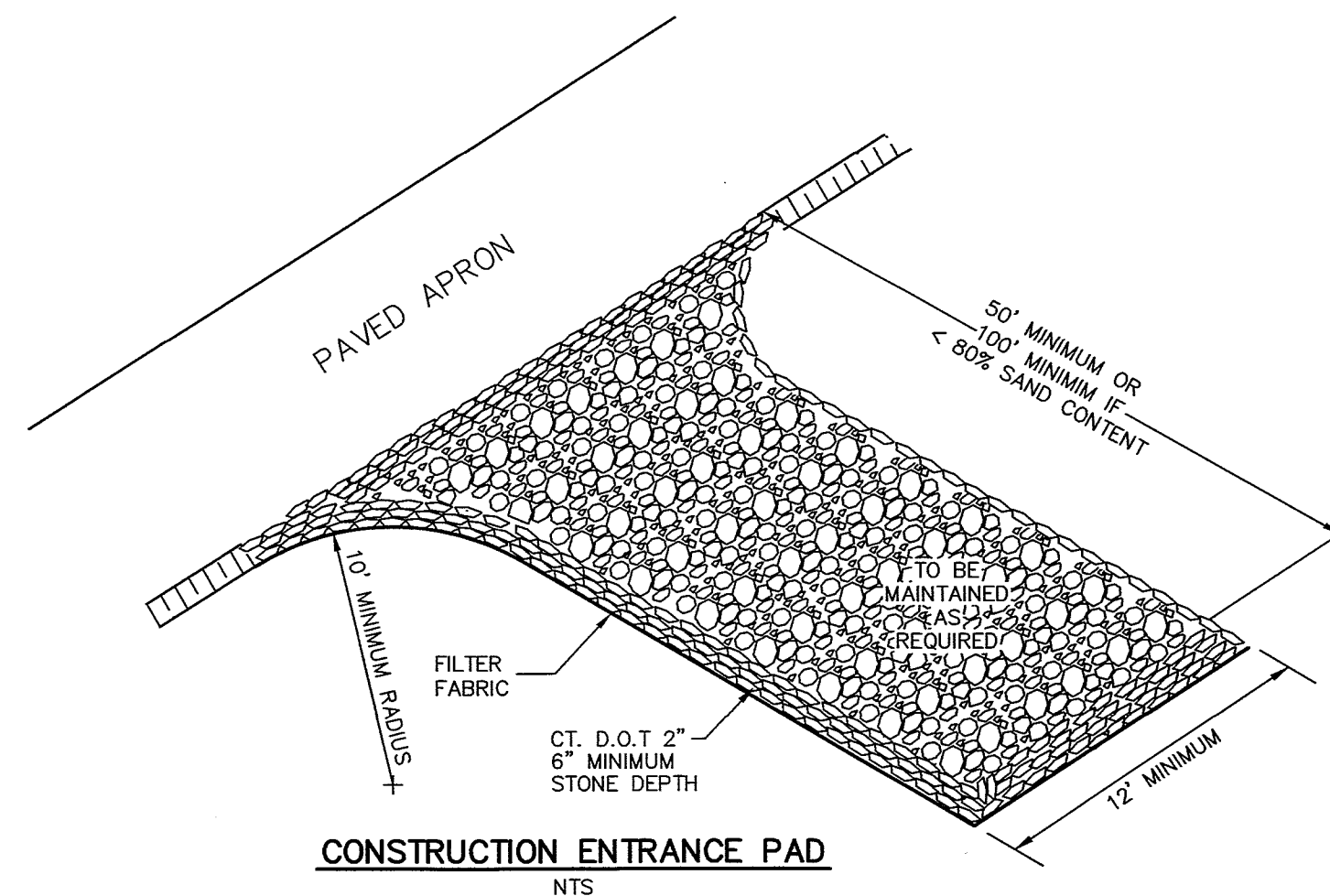
STRAW WATTLE NOTES:

1. BEGIN AT THE LOCATION WHERE THE WATTLE IS TO BE INSTALLED BY EXCAVATING A 2-3" DEEP BY 9" WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE. EXCAVATED SOIL SHOULD BE PLACED UP-SLOPE FROM THE ANCHOR TRENCH.
2. PLACE THE WATTLE IN THE TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT THE SOIL FROM THE EXCAVATED TRENCH AGAINST THE WATTLE ON THE UPSLOPE SIDE. ADJACENT WATTLES SHOULD TIGHTLY ABUT.
3. SECURE THE WATTLE WITH 24" LONG STAKES EVERY 3-4' WITH A STAKE ON EACH END. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLES LEAVING 2-3" OF STAKE EXTENDING ABOVE THE WATTLE STAKES SHOULD BE DRIVEN PERPENDICULAR TO THE SLOPE FACE.
4. SECURE WATTLES PLACED ON PAVED SURFACES WITH SANDBAGS SPACED AT AN INTERVAL SUFFICIENT TO PREVENT MOVEMENT OF WATTLE AND TO ENSURE THAT ENDS OF ADJACENT WATTLES REMAIN TIGHTLY ABUTTED.

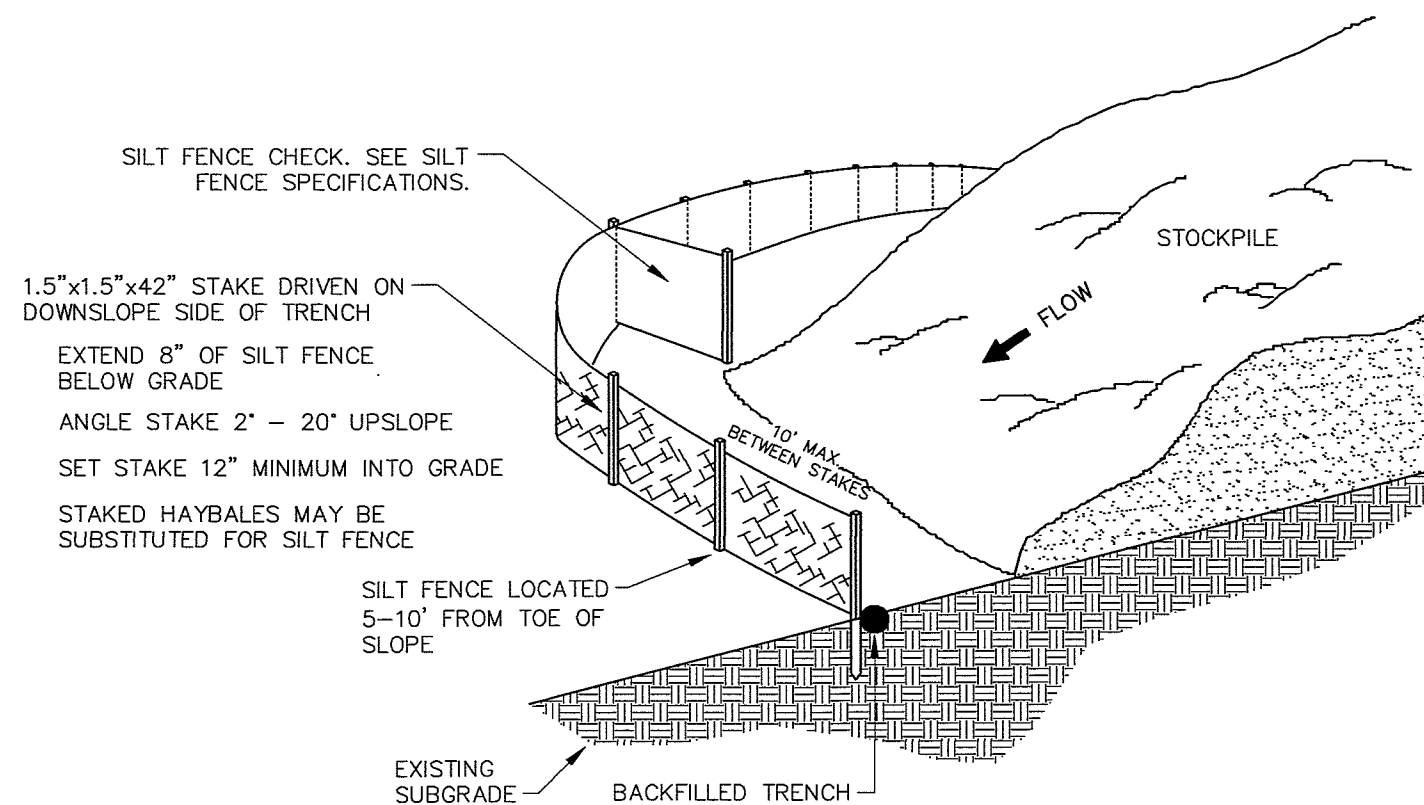


- NOTES:
1. OUTLETS TO BE 2' MIN. WIDE AT CULVERT & 12' MIN. AT END OF PAD.
 2. INSTALL STAINLESS STEEL ANIMAL GUARD (AGRI-DRAIN OR EQUAL) AT OUTLET

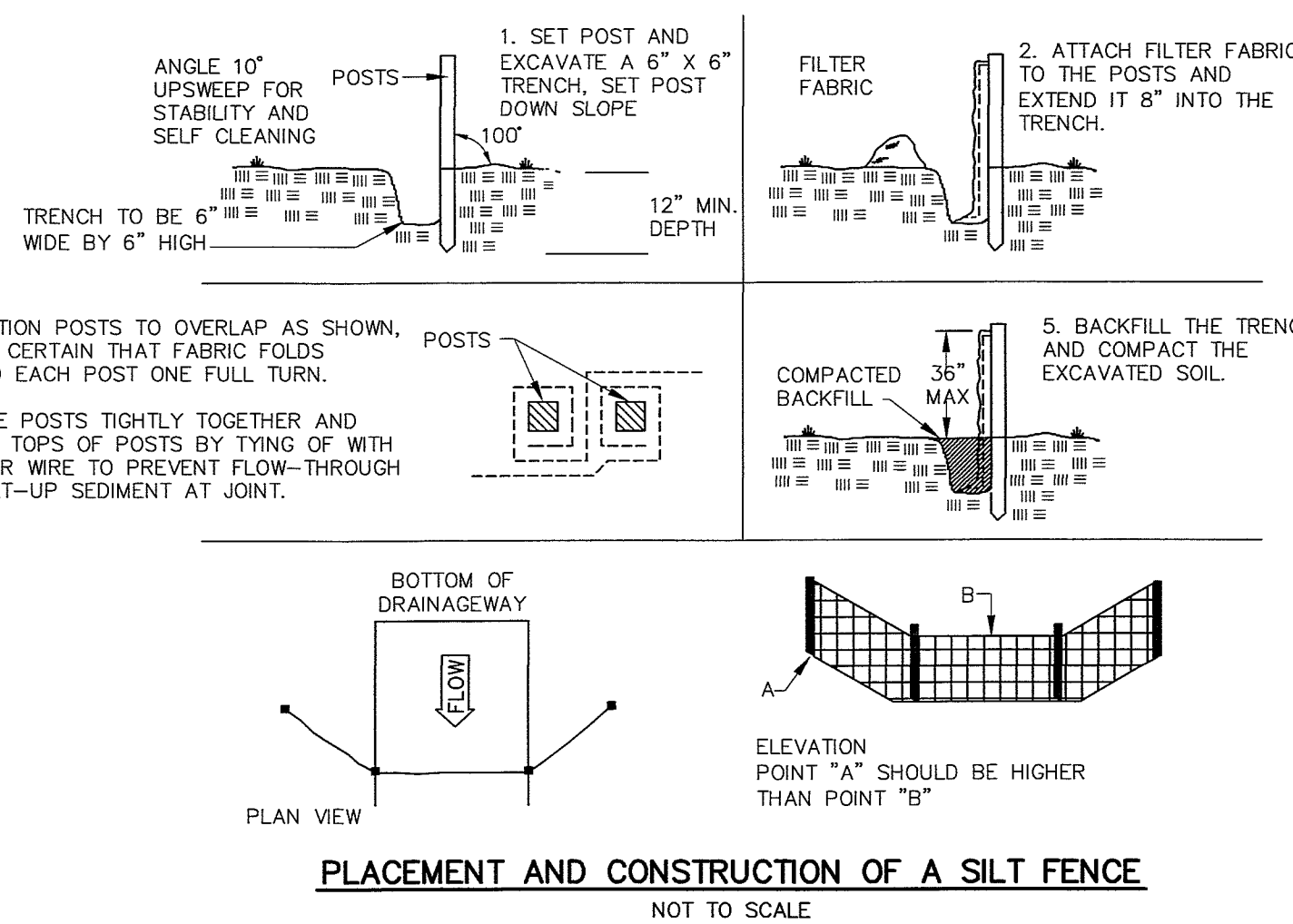
STONE OUTLET PAD
NOT TO SCALE



CONSTRUCTION ENTRANCE PAD
NTS



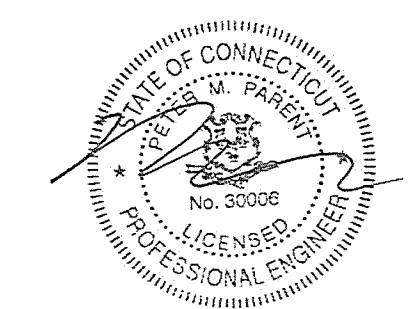
SILT FENCE AT TOE OF SLOPE APPLICATION
NOT TO SCALE



PLACEMENT AND CONSTRUCTION OF A SILT FENCE
NOT TO SCALE

SITE DEVELOPMENT PLAN
PREPARED FOR

112 OLD ROAD LLC
112 OLD ROAD
PUTNAM, CT



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No.	Submital / Revision	App'd.	By	Date
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CONSTRUCTION
DETAILS

Designed By: PMP	Drawn By: PMP	Checked By:
Issue Date: 02/14/2025	Project No: 092428	Scale: AS NOTED

Drawing No.:
SHEET 8

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PROJECT NARRATIVE

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF TWO NEW BUILDINGS & MATERIALS STORAGE AREAS ON ±4.9 ACRES IN THE TOWN OF PUTNAM, CONNECTICUT. THE LOCATION OF THE SITE IS ON THE NORTHEAST SIDE OF PARK ROAD AT THE KILLINGLY TOWN LINE. THIS PROJECT WILL CONSIST OF GRAVEL PARKING, STORMWATER MANAGEMENT SYSTEMS, AND UNDERGROUND UTILITIES.

IT IS ANTICIPATED THAT APPROXIMATELY 4.5 ACRES OF THE 4.9 ACRE SITE WILL BE DISTURBED DURING THE CONSTRUCTION OF THE FACILITY.

THE PROJECT SHALL BE DEVELOPED IN A SINGLE PHASE. HOWEVER, DISTURBED AREAS SHALL BE STABILIZED AT MILESTONE POINTS DURING CONSTRUCTION. ALL WORK SHALL BE SCHEDULED SUCH THAT STABILIZATION COINCIDES WITH THE ABILITY TO VEGETATE DISTURBED AREAS, APRIL 1 THROUGH JUNE 15 AND AUGUST 15 THROUGH OCTOBER 1.

THIS PROJECT REQUIRES THE FOLLOWING PERMITS:
DISCONTINUANCE OF ABANDONED TOWN ROAD "OLD ROAD"
INLAND WETLANDS PERMIT
PLANNING & ZONING SPECIAL PERMIT
BUILDING PERMIT

ESTIMATED CONSTRUCTION SCHEDULE

- A. INSTALL EROSION AND SEDIMENT CONTROL SYSTEMS – APRIL 2025
- B. ROUGH GRADE SITE – APRIL 2025 THRU JUNE 2025
- C. CONSTRUCT BUILDING STRUCTURES – APRIL 2025 THRU NOVEMBER 2025
- D. INSTALL STORMWATER AND UTILITY SYSTEMS – MAY/JUNE 2025
- E. CONSTRUCT ACCESS ROADWAYS & PARKING – JULY/AUGUST 2025
- F. FINISH GRADE SITE AND INSTALL LANDSCAPING – SEPTEMBER 2025

GENERAL NOTES

- A. ALL UTILITIES SHALL BE APPROVED BY LOCAL UTILITY COMPANIES PRIOR TO CONSTRUCTION; ALL UTILITIES SHALL BE CONSTRUCTED TO UTILITY COMPANY SPECIFICATIONS.
- B. ALL CONSTRUCTION SHALL BE TO TOWN SPECIFICATIONS & REGULATIONS.
- C. NO CHANGES CAN BE MADE TO THESE PLANS WITHOUT THE DESIGN ENGINEER'S APPROVAL.
- D. CONTRACTOR SHALL OBTAIN ALL REQUIRED LOCAL & STATE PERMITS PRIOR TO BEGINNING ANY CONSTRUCTION.
- E. FIELD CHANGES SHALL HAVE PRIOR APPROVAL OF THE TOWN.
- F. UNLESS OTHERWISE NOTED OR SPECIFIED, ALL ROADWAYS & STORM DRAINAGE SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE STATE OF CONNECTICUT, D.O.T. "STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, AND INCIDENTAL CONSTRUCTION, FORM 819" AND ALL SUPPLEMENTS THERETO. SIMILARLY PERTINENT CONSTRUCTION DETAILS THAT ARE NOT INCLUDED WITH THESE DRAWINGS SHALL CONFORM TO THE STATE OF CONNECTICUT, D.O.T. STANDARD ROADWAY DRAWINGS.
- G. CONTRACTOR SHALL NOTIFY THE TOWN OF CONSTRUCTION SCHEDULE SO THAT INSPECTION MAY BE PROVIDED.
- H. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED ON PLANS HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PATROL TESTIMONY, FIELD MEASUREMENTS AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO CHA. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.
- I. CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 TWO (2) WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.

SEEDING SPECIFICATIONS

- A. IF GROUND HAS BEEN PREVIOUSLY MULCHED, MULCH MUST BE REMOVED OR ADDITIONAL NITROGEN MUST BE ADDED.
- B. REMOVE ALL SURFACE STONES 2" OR LARGER AS WELL AS ALL DEBRIS SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, CLUMPS, OR OTHER UNSUITABLE MATERIAL.
- C. APPLY FERTILIZER AT 7.5 POUNDS PER 1,000 SQUARE FEET AND LIME AT 200 POUNDS PER 1,000 SQUARE FEET UNLESS SOIL TESTING FOR REQUIREMENTS IS PERFORMED.
- D. NO MOWING IS TO BE UNDERTAKEN UNTIL THE MAJORITY OF THE VEGETATION IS AT LEAST 6" HIGH. MOWING SHOULD CUT THE TOP 1/3 OF VEGETATION. DO NOT UNDER ANY CIRCUMSTANCES CUT VEGETATION BELOW 3".
- E. DO NOT APPLY ANY FORM OF WEED CONTROL UNTIL GRASS HAS BEEN MOWED AT LEAST 4 TIMES.
- F. THESE SEEDING MEASURES ARE NOT TO BE USED ON SLOPES IN EXCESS OF 2:1 GRADING.
- G. PERMANENT SEEDING MEASURES ARE TO BE USED INSTEAD OF TEMPORARY SEEDING MEASURES WHERE WORK IS TO BE SUSPENDED FOR A PERIOD OF TIME LONGER THAN 1 YEAR.
- H. IF THERE IS NO EROSION, BUT SEED SURVIVAL IS LESS THAN 100 PLANTS PER SQUARE FOOT AFTER 4 WEEKS OF GROWTH, RE-SEED AS PLANTING SEASON ALLOWS.
- I. ALL DISTURBED AREAS OUTSIDE THE PAVEMENT AREA, WITHIN AND OUTSIDE THE ROAD RIGHT OF WAY, SHALL BE RESTORED IN ACCORDANCE WITH THE TOWN SUBDIVISION REGULATIONS.

CONSTRUCTION SEQUENCE

- A. STAKEOUT LIMIT OF DISTURBANCE.
 - B. HOLD A PRECONSTRUCTION MEETING.
 - C. CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 TWO (2) WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.
 - D. INSTALL THE CONSTRUCTION ENTRANCE.
 - E. PRIOR TO INSTALLATION OF SURFACE WATER CONTROLS SUCH AS TEMPORARY DIVERSIONS AND STONE DIKES, INSPECT EXISTING CONDITIONS TO ENSURE DISCHARGE LOCATIONS ARE STABLE. IF NOT STABLE, REVIEW DISCHARGE CONDITIONS WITH THE DESIGN ENGINEER AND IMPLEMENT ADDITIONAL STABILIZATION MEASURES PRIOR TO INSTALLING WATER SURFACE CONTROLS.
 - F. INSTALL PERIMETER FILTER (SILT FENCE OR WATTLES)
 - G. NOTIFY ZONING ENFORCEMENT OFFICER THAT CONTROL MEASURES HAVE BEEN INSTALLED
 - H. PERFORM ALL NECESSARY CLEARING AND GRUBBING OPERATIONS.
 - I. EXCAVATE & DISPOSE OF ALL STUMPS OFF SITE.
 - J. STRIP ALL TOPSOIL WITHIN THE FOOTPRINT OF THE CONSTRUCTION SITE. STOCKPILE ALL TOPSOIL IN AN APPROVED AREA AND SECURE WITH EROSION AND SEDIMENT CONTROLS.
 - K. ROUGH GRADE SITE.
 - L. EXCAVATE STORMWATER BASIN TO FINISH GRADE. LOAM, SEED & STABILIZE SIDE SLOPES.
 - M. DIG FOUNDATIONS AND STOCKPILE MATERIAL AS REQUIRED.
 - N. STABILIZE CUT AND FILL SLOPES.
 - O. CONSTRUCT FOUNDATION AND ERECT STRUCTURES.
 - P. INSTALL SERVICE UTILITIES.
 - Q. FINISH GRADE ACCESS DRIVEWAYS & PARKING AREAS.
 - R. EXCAVATE STORMWATER BASIN BOTTOM AND INSTALL UNDERDRAIN & PERMEABLE SOIL MIXTURE.
 - S. PLACE TOPSOIL WHERE REQUIRED. INSTALL PERIMETER LANDSCAPE PLANTINGS.
 - T. FINISH GRADE SIDE SLOPES, SEED AND MULCH.
 - U. UPON SUBSTANTIAL COMPLETION OF THE BUILDING, COMPLETE THE BALANCE OF SITE WORK AND STABILIZATION OF ALL OTHER DISTURBED AREAS.
 - V. ALL REMAINING EXPOSED AREAS SHALL BE LOAMED, SEEDED AND MULCHED OR SODDED WITHIN 14 DAYS OF FINAL GRADING.
 - W. NOTIFY ZONING ENFORCEMENT OFFICER THAT PROJECT IS COMPLETE AND EROSION AND SEDIMENT CONTROLS ARE TO BE REMOVED
 - X. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS.
 - Y. CONTRACTOR TO REMOVE ANY ACCUMULATED SEDIMENT FROM DRAINAGE STRUCTURES OR BASINS.
- NOTE: SEVERAL OF THE ABOVE ACTIVITIES MAY BE DONE SIMULTANEOUSLY.

SILT FENCE SPECIFICATIONS

- A. SYNTHETIC FILTER FABRIC SHALL BE A PERVIOUS SHEET OF PROPYLENE, NYLON, POLYESTER, ETHYLENE, OR SIMILAR FILAMENTS AND SHALL BE CERTIFIED BY THE MANUFACTURER OR SUPPLIER AS CONFORMING TO THE FOLLOWING MINIMUM REQUIREMENTS:
 - 1. FILTERING EFFICIENCY 75 PERCENT (MIN)
 - 2. GRAB TENSILE STRENGTH 100 POUNDS
 - 3. ELONGATION AT FAILURE 15 PERCENT
 - 4. MULLEN BURST STRENGTH 250 POUNDS PER SQUARE INCH
 - 5. PUNCTURE STRENGTH 50 POUNDS
 - 6. APPARENT OPENING SIZE 0.60mm< X <0.90mm
 - 7. FLOW RATE 0.2 GALLONS PER SQUARE FOOT PER MINUTE
 - 8. PERMITTIVITY 0.05 PER SECOND (MIN)
 - 9. ULTRAVIOLET RADIATION STABILITY 70 PERCENT AFTER 500 HOURS OF EXPOSURE (MIN)
- B. STAKES ARE TO BE MADE OUT OF HARDWOOD WITH A MINIMUM CROSS SECTIONAL AREA OF 1.5 SQUARE INCHES OR STEEL POSTS WITH A MINIMUM WEIGHT OF 0.5 POUNDS PER LINEAR FOOT.
- C. TORN OR PUNCTURED GEOTEXTILES SHALL NOT BE USED.
- D. ON SLOPES WHERE SURFACE FLOW FOLLOWS THE SILT FENCE LINE, PERPENDICULAR SILT FENCE CHECKS SHALL BE INSTALLED AT 50 FOOT INTERVALS.
- E. LINES OF SILT FENCE SHOULD FOLLOW CONTOUR LINES 5-10 FEET DOWN GRADIENT FROM THE SLOPE. WHERE CONTOUR LINES CAN NOT BE FOLLOWED PERPENDICULAR WINGS SHOULD BE PLACED AT 50 FOOT INTERVALS.

EROSION & SEDIMENT CONTROL OPERATIONS AND MAINTENANCE

- A. EROSION AND SEDIMENTATION CONTROL AND RESTORATION MEASURES SHALL CONFORM TO THE "2024 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL", PUBLISHED BY THE CONNECTICUT COUNCIL OF SOIL AND WATER CONSERVATION AND THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION; AND TO TOWN REGULATIONS.
- B. INSTALLATION OF SEDIMENT AND EROSION CONTROLS SUCH AS WATTLES AND SILT FENCES SHALL BE ESTABLISHED PRIOR TO COMMENCING ANY LAND DISTURBANCE ACTIVITIES.
- C. ALL STOCKPILED MATERIAL SHALL BE RINGED WITH WATTLES OR SILT FENCES. ANY MATERIAL TO BE STOCKPILED LONGER THAN 14 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING OR JUTE NETTING.
- D. WATTLES OR SILT FENCE SHALL BE PLACED 5-10 FEET FROM THE TOE OF ALL CRITICAL SLOPES AS SHOWN ON THE PLAN. THESE SHALL BE CHECKED BY THE CONTRACTOR REGULARLY AND REPAIRED WHENEVER THEY FAIL TO ENSURE CLEAN RUN-OFF FROM THE SITE.
- E. ADDITIONAL CONTROL MEASURES IF REQUESTED BY THE TOWN SHALL BE INSTALLED IMMEDIATELY UPON REQUEST.
- F. ALL DISTURBED AREAS SHALL BE PROTECTED WITH A MINIMUM VEGETATION COVER AS SHOWN IN ACCOMPANYING CHART.
- G. THE CONTRACTOR SHALL PLAN ALL LAND DISTURBING ACTIVITIES IN A MANNER AS TO MINIMIZE THE EXTENT OF THE DISTURBED AREAS.
- H. THE CONTRACTOR SHALL MAKE DAILY INSPECTIONS OF THE SITE TO INSURE EFFECTIVENESS OF EROSION AND SEDIMENTATION CONTROL MEASURES AND WILL IMMEDIATELY MAKE NECESSARY REPAIRS IF REQUIRED BY THE TOWN.
- I. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED AT A MINIMUM OF ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.1 INCHES OR GREATER TO DETERMINE MAINTENANCE NEEDS. ACCUMULATED SEDIMENT SHALL BE REMOVED MONTHLY OR WHENEVER SEDIMENT DEPTH REACHES 50% OF AVAILABLE STORAGE.
- J. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE REPLACED WITHIN 24 HOURS OF AN OBSERVED FAILURE.
- K. ALL CONSTRUCTION TRAFFIC SHALL ENTER AND LEAVE BY THE DESIGNATED ENTRANCE. THIS ENTRANCE SHALL BE CONSTRUCTED OF CRUSHED STONE TO HELP FREE TIRES OF SOIL WHEN LEAVING THE SITE. THE CONTRACTOR SHALL INSTRUCT ALL VEHICLE DRIVERS TO CLEAN SOIL MATERIAL FROM TIRES IN FRONT OF THE SITE. ALL SOIL, MISCELLANEOUS DEBRIS, OR OTHER MATERIAL SPILLED, DUMPED OR OTHERWISE DEPOSITED ON PUBLIC STREETS, HIGHWAYS, SIDEWALKS OR OTHER PUBLIC THOROUGHFARES DURING TRANSIT TO OR FROM THE SITE SHALL BE REMOVED PROMPTLY.
- O. THE CONTRACTOR HEREBY ACKNOWLEDGES HIS RESPONSIBILITY TO INSTALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ON THIS SITE AND THAT HIS FAILURE TO INSTALL AND MAINTAIN THESE DEVICES COULD RESULT IN FINES OR SUSPENSION OF WORK BY THE CITY/TOWN.
- P. MINIMIZE OR ELIMINATE ANY UNNECESSARY LAND DISTURBANCE OR CLEARING.

PERSON RESPONSIBLE FOR MAINTAINING CONTROL MEASURES DURING CONSTRUCTION.

NAME _____
ADDRESS _____
TELEPHONE # _____

MAINTENANCE LOG

LOCATION	DESCRIPTION	DATE	INITIALS

PROJECT DATES _____ DATE _____ INITIALS _____
PROJECT GROUND BREAKING _____
FINAL STABILIZATION _____

STORMWATER OPERATION AND MAINTENANCE

STORMWATER FACILITY OPERATION AND MAINTENANCE PLAN:

CONSTRUCTION PHASE

GENERAL PROVISIONS:

- 1. CONTRACTOR TO INSTALL AND MAINTAIN DRAINAGE FACILITIES AS SHOWN ON THE PLAN SET.
- 2. PRIOR TO CONSTRUCTION, ALL EROSION/SILTATION CONTROL DEVICES SHOWN ON ABOVE PLAN SHALL BE INSTALLED. TO PREVENT SILT INTRUSION INTO THE DRAINAGE SYSTEM DURING CONSTRUCTION, THE CONTRACTOR IS TO INSTALL INLET PROTECTION AT ALL CATCH BASINS AND SET SILT FENCE AT ALL SLOPES WHICH MAY ERODE IN THE DIRECTION OF ANY OPEN DRAINAGE FACILITIES. SUCH PREVENTIVE MEASURES ARE TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
- 3. EROSION CONTROLS ARE TO BE INSPECTED ON A DAILY BASIS. UPON DISCOVERY, THE CONTRACTOR SHALL REMOVE ANY SEDIMENT FROM AN EROSION CONTROL STRUCTURE.
- 4. ALL EXPOSED SOILS SHALL BE IMMEDIATELY STABILIZED TO PREVENT EROSION.
- 5. PRIOR TO CONSTRUCTION OF IMPERVIOUS AREAS, ALL DRAINAGE STRUCTURES AND PIPES SHALL BE INSTALLED AND INSPECTED FOR PROPER FUNCTION. DURING CONSTRUCTION OF OTHER SITE FEATURES, DRAINAGE FACILITIES SHALL BE INSPECTED ON A DAILY BASIS AND CLEANED/REPAIRED IMMEDIATELY UPON DISCOVERY OF SEDIMENT BUILD-UP OR DAMAGE.

STORMWATER BASIN:

- 1. STORMWATER BASIN UNDERDRAIN SHALL NOT BE INSTALLED UNTIL CONTRIBUTING DRAINAGE AREAS ARE VEGETATED OR OTHERWISE STABLE & ANY ACCUMULATED SEDIMENT HAS BEEN REMOVED AND DISPOSED OF.
- 2. CONTRACTOR TO INSPECT WEEKLY OR AFTER EACH 0.5 INCH RAIN EVENT.
- 3. INSPECTIONS SHOULD FOCUS ON THE DURATION OF STANDING WATER IN THE BASIN. (PONDING AFTER 48 HOURS INDICATES POSSIBLE CLOGGING OF THE BOTTOM OF THE BASIN)
- 4. CONTRACTOR SHALL CLEAN INSPECT DETENTION SYSTEM AFTER SITE IS COMPLETELY STABILIZED AND PRIOR TO TRANSFER TO OWNER.

POST-DEVELOPMENT PHASE

GENERAL PROVISIONS:

SNOW STOCKPILING:

SNOW ACCUMULATIONS REMOVED FROM STREETS AND PARKING LOTS SHALL BE PLACED IN UPLAND AREAS, WHERE SAND AND DEBRIS WILL REMAIN AFTER SNOW MELT FOR LATER REMOVAL. CARE SHOULD BE TAKEN NOT TO DEPOSIT SNOW IN THE IMMEDIATE VICINITY OF CATCH BASINS, DRAINAGE SWALES, OR SLOPES LEADING TO BODIES OF WATER, AND DRINKING WATER WELL SUPPLIES.

STORMWATER BASIN

STORMWATER BASIN SHALL BE INSPECTED AT LEAST TWICE ANNUALLY AND AFTER ALL MAJOR STORMS TO ENSURE THAT IT IS OPERATING AS INTENDED. PRETREATMENT BMP'S SHALL BE INSPECTED AND CLEANED DURING THE REGULAR BI-ANNUAL INSPECTIONS. POTENTIAL PROBLEMS THAT SHOULD BE CHECKED INCLUDE:

- PONDING
- EROSION
- CLOGGING OF INLET AND OUTLET PIPES

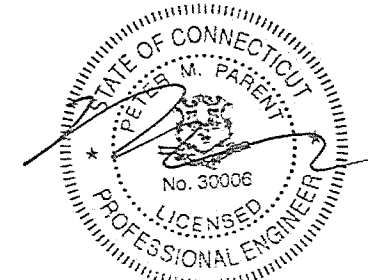
ANY NECESSARY REPAIRS SHALL BE MADE IMMEDIATELY. TRASH SHALL BE REMOVED AND THE BANKS, OF BASINS, MOWED AT LEAST TWICE PER YEAR. (MOWING SHOULD BE PERFORMED WHEN GROUND IS DRY TO AVOID RUTS AND COMPACTION) SEDIMENT SHALL BE REMOVED FROM THE BASIN AND PRETREATMENT AREA AS NECESSARY, AND AT LEAST ONCE EVERY FIVE YEARS.

SUGGESTED SEEDING MIXTURES AND PRACTICES

AREAS WHERE SEED MIX APPLIES	SEEDING MIXTURES BY WEIGHT	RATE PER 1,000 SQ. FT.	SEEDING DATES
ALL LAWN AREAS	RED FESCUES 45% KENTUCKY BLUEGRASS 45% PERENNIAL RYEGRASS 10%	1 LBS.	APRIL 1 – JUNE 15 OR AUG. 15 – OCT. 1
ROAD CUTS, FILLS, DIVERSION DITCHES, & STORMWATER BASINS	KENTUCKY TALL FESCUE 47% REDTOP 6% CREEPING RED FESCUE 47%	0.95 LBS.	APRIL 1 – JUNE 15 OR AUG. 15 – OCT. 1
WHERE TREES ARE TO BE RETAINED, THE SEED MIXTURE SHOULD BE ADAPTED FOR SHADY CONDITIONS.			
TEMPORARY SEEDING	ANNUAL RYEGRASS OR PERENNIAL RYEGRASS	1-1/2 LBS.	WITHIN 7 DAYS AFTER SUSPENSION OF GRADING WORK

SITE DEVELOPMENT PLAN
PREPARED FOR

112 OLD ROAD LLC
112 OLD ROAD
PUTNAM, CT



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR, TO USE AN SEAL OR ANY SEAL, IF AN SEAL BEARING THE SEAL OF A LICENSED PROFESSIONAL IS ALTERED. THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE EXISTING AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A BRIEF DESCRIPTION OF THE ALTERATION.

No.	Submittal / Revision	App'd By	By	Date

E&S CONTROL &
STORMWATER
NOTES

Designed By: PMP
Issue Date: 02/14/2025
Drawn By: PMP
Project No: 092428
Checked By: PMP
Scale: AS NOTED

Drawing No.:

SHEET 9