



TOWN OF PUTNAM

TOWN HALL
200 SCHOOL STREET
PUTNAM, CONNECTICUT 06260

Inland Wetland Commission Meeting Hybrid Meeting
June 11, 2025, 7:00 P.M.
Municipal Complex Room 201
Second Floor

Show Cause Hearing, Cease-and-Correct Order 61 Pitkin Road, Mr. Mariuza Surowaniec
and Mrs. Anna Surowaniec

Agenda:

Call to Order & Roll Call:

Seating of alternate:

Review minutes of the April 9, 2025, meeting. VOTE REQUIRED

Correspondence: None

Public Participation:

New Business: VOTE REQUIRED

2025-04, 39 Ridge Road LLC, ERW/Alinabal, Addition of 40 parking spaces

Other Business: VOTE REQUIRED

Accepting of new applications for the July 9, 2025, meeting:

2025-01 Revised, 465 School St, Homes at School LLC, 40 Unit Muilt-Family

Agent Updates:

Comments by Commissioners

Adjournment.

Wetlands June 11, 2025

Join Zoom Meeting

<https://us06web.zoom.us/j/88455914680?pwd=SsNqEN5OOWK9poeyljj8apmmjXpXtm.1>

Meeting ID: 884 5591 4680

Passcode: 5P6ry9

By Phone

929 205 6099 US (New York)

Meeting ID: 884 5591 4680

Passcode: 846960

Find your local number: <https://us06web.zoom.us/j/88455914680>



TOWN OF PUTNAM

TOWN HALL

200 SCHOOL STREET

PUTNAM, CONNECTICUT 06260

Inland Wetland Commission Meeting Hybrid Meeting Minutes

April 9, 2025, 7:00 P.M.

Municipal Complex Room 201 Second Floor

Agenda:

Present: Adam Paquin-Chairman, Walter Irwin, Cynthia Dunne, Mike Bogdanski (via zoom briefly, due to technical issues within the Town Hall)

Absent: Theodore Altmeier

Review minutes of the March 12, 2025, meeting.

Motion by Cynthia Dunne to accept the minutes, second by Walter Irwin. ALL WERE IN FAVOR.

Correspondence: None

Public Participation: None

New Business:

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

Bruce Fitzback explained to the Commission he received the comments back regarding the review from CD Smith on Monday April 14, 2025 consisting of 2 pages which he supplied to the applicant. With it being received and forwarded 2 days prior to the meeting there would not be enough time for the applicant to address the comments. He reviewed the application time frame with the applicant it was determined that a letter authorizing an extension or withdrawal would be necessary. Bruce Fitzback read the email from the applicant stating that either one would be acceptable. Motion by Cynthia Dunne to withdraw the application and waive the application fee for the resubmittal at a later date, second by Walter Irwin. ALL WERE IN FAVOR.

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

Daniel Blanchette of J & D Site Designs LLC reviewed the updated plans with the Commission. Motion by Walter Irwin to approve contingent on the submittal of a cash bond to cover the cost of the project, second by Cynthia Dunne. ALL WERE IN FAVOR

Other Business: VOTE REQUIRED

Accepting of new applications for the May 14, 2025, meeting: None

Review of Wetlands Commission Bylaws:

A draft copy was distributed to the Commission members with the suggested changes. Motion by Walter Irwin to table, second by Cynthia Dunne. ALL WERE IN FAVOR.

Agent Updates: None

Comments by Commissioners: None

Motion to adjourn at 7:50 P.M., second by Walter Irwin. ALL WERE IN FAVOR.



**TOWN OF
PUTNAM**
TOWN HALL
200 SCHOOL STREET
PUTNAM, CONNECTICUT
06260

June 4, 2025

Mr. Mariuza Surowaniec
Mrs. Anna Surowaniec
61 Pitkin Road
Putnam, CT 06260

**RE: CEASE AND CORRECT ORDER, VIOLATION 2025-002
61 Pitkin Rd Assessor's Map 031, Lot 085)**

Dear Mr. Surowaniec & Mrs. Surowaniec

By this letter you are hereby ordered to immediately cease all regulated activities on your property referred to in the Town of Putnam Tax Assessor's records as "61 Pitkin Road" Assessor's Map 031, Lot 085 which are in violation of section 22a-42a(c)(1) of the Connecticut General Statutes and section 6.1 of the Inland Wetlands and Watercourses Regulations of the Town of Putnam revised June 14, 2007.

NATURE OF VIOLATION:

Conducting a nonpermitted regulated activity; clearing and filling of a wetland.

Based upon the above, you are hereby ordered to Cease and Correct by the following actions:

1. Cease all filling activity
2. Remove all fill material to the original grade or condition, allowing the wetland to restore its natural state.

The timeframe for you to reach compliance as outlined above will expire on August 31, 2025.

You are so ordered based upon the following:

The Putnam Inland Wetlands and Watercourses Commission has the authority and responsibility to regulate inland wetlands and watercourses in Putnam under sections 22a-36 through 22a-45 of the Connecticut General Statutes ("C.G.S.") and the Inland Wetlands and Watercourses Regulations of the Town of Putnam ("the Regulations"). This order is issued in accordance with section 22a-44, C.G.S. and section 14 of the Inland Wetlands and Watercourses Regulations.

SHOW CAUSE HEARING

On **Wednesday June 11, 2025 at 7:00 p.m.** Putnam Inland Wetlands and Watercourses Commission will hold a hearing to provide you with an opportunity to show cause why this order should not remain in effect.

This is a hybrid meeting; in person or via Zoom

Join Zoom meeting

<https://us06web.zoom.us/j/88455914680?pwd=SsNqEN5OOWK9poeylj8apmmjXpXtm.1>

Meeting ID: 884 5591 4680

Passcode: 5P6ry9

Please also be advised that this order is an addition to and not in lieu of other statutory remedies available to me and the town. Those remedies include commencement of a civil action or initiation of a prosecution before the Connecticut Superior Court under Conn. Gen. Stat. Section 22a-44 (b) and (c). That statute provides that any person who commits, takes part in, or assists in any violation of any provision of the Connecticut Inland Wetlands and Watercourses Act or the Putnam Inland Wetlands and Watercourses Regulations shall be assessed a civil penalty of not more than one thousand dollars for each offense. Each violation is considered a separate and distinct offense, and, in the case of a continuing violation, each day's continuance thereof shall be deemed to be a separate and distinct offense. Further, the statute provides that any person who willfully or knowingly violates the act or regulations shall be fined not more than one thousand dollars for each day during which such violation continues or be imprisoned for not more than six months or both. The court is also empowered to grant orders to cease violations of the act and regulations and to restore the property impacted by the violator. The court is also required to include all costs, fees and expenses in connection with the action taken by me or the town shall be assessed as damages against a violator together with reasonable attorney's fees. And you should also be advised that penalties assessed by the court under that statute are not dischargeable in bankruptcy. *In re Jimmo*, 204 B.R. 655 (Bankr. D. Conn. 1997).

Sincerely,



Bruce Fitzback, LS, CZEO
Putnam Wetlands Agent

Order VIOLATION 25-02

Via: Certified Mail # 9589 0710 5270 0995 4683 01
Regular mail





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 ERW/Alinabal (Andrew Whittenburg, Vice President)

Applicant's Address 91 Highland Drive - Putnam, CT 06260

Phone # 860-928-1199

Owner of Land 39 Ridge Road Owner LLC

Owner's Address 251 Little Falls Drive, Wilmington, Delaware 19808

Location and description of proposed activity: Add 40 paved parking spaces to 39 Ridge Road in the Putnam Industrial Park. All of the work will be within an upland review area of wetlands on the property.

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) ERW Waterjet Facility Parking expansion

Estimate of Linear Footage affecting Wetlands 620 ft

Affected number of acres in which Wetlands are part of
the impacted area for Multi-Family, Condos and
Commercial Development limit of disturbance = 0.45 acres

TO BE COMPLETED BY THE COMMISSION

Application Number 2025-04 Date of Receipt 5-1-2025 *ck #57585*

Application Approved (date) _____ *\$470-*

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.

JOB NO. 25024
DATE 4/29/25
BY UJB
CH'D BY _____

J & D CIVIL
ENGINEERS LLC
401 Ravenelle Road
North Grosvenordale, CT 06255
(860) 923-2920 | www.jdcivilengineers.com

SHEET NO. 1
JOB PARKING LOT
SUBJECT STORMWATER
CLIENT ERW

STORMWATER QUALITY CALCULATIONS

DETERMINE WATER QUALITY VOLUME AS PER 2023
STORMWATER QUALITY MANUAL USING 1.3" RAIN

$$WQV = \frac{PRA}{12}$$

$$P = 1.3 \text{ IN RAIN}$$

$$R = 0.05 + 0.009(I)$$

$$I = \% \text{ IMP}$$

$$A = \text{DRAINAGE AREA}$$

1) 28 SPACE LOT:

$$A = 9275 \text{ FT}^2$$

$$\text{IMP AREA} = 6788 \text{ FT}^2$$

$$\% \text{ IMP} = 73\%$$

$$R = 0.05 + 0.66 = 0.71$$

$$WQV = 713 \text{ FT}^3 \text{ (REQ'D)}$$

- FOR THE PROVIDED WQV ADD SURFACE STORAGE TO VOID SPACE IN STONE IN TRENCH. VOID SPACE = 36%

$$\text{SURFACE} = 5'(1')(123') = 615 \text{ FT}^3$$

$$\text{VOID SPACE} = 0.36(3)(3)(123') = 399 \text{ FT}^3$$

$$\therefore \underline{\underline{WQV \text{ PROVIDED} = 1013 \text{ FT}^3 \therefore \text{GOOD}}}$$

2) 12 NEW SPACES:

$$A = 2625 \text{ FT}^2$$

$$\text{IMP AREA} = 2215 \text{ FT}^2$$

$$\% \text{ IMP} = 84\%$$

$$R = 0.05 + 0.76 = 0.81$$

JOB NO. 25024
DATE 4/29/25
BY JJB
CH'D BY _____

J & D CIVIL
ENGINEERS LLC
401 Ravenelle Road
North Grosvenordale, CT 06255
(860) 923-2920 | www.jdcivilengineers.com

SHEET NO. 2
JOB PARKING LOT
SUBJECT STORM WATER
CLIENT ERW

$$WQV = \frac{1.3 (0.81) (2625)}{12} = 230 \text{ FT}^3$$

PROVIDED WQV: USE Voids IN CRUSHED STONE
FILTER STRIP

$$WQV \text{ PROVIDED} = 0.36 (3') (2.3') (109') = \\ = 271 \text{ FT}^3 \therefore \text{GOOD}$$

WASHBURN WETLAND CONSULTING LLC

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

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

Daniel and Janet Blanchette
J&D Site Designs
401 Ravenelle Rd.
North Grosvenordale, CT 06255

April 13, 2025

Dear Daniel and Janet,

At your request, on April 5, 6 and 13, 2025, I conducted a site investigation at 39 Ridge Road in Putnam, CT. The purpose of the site investigation was to delineate the portion of the wetlands on the subject property that you indicated on the plan entitled "Preliminary Parking Plan prepared for ERW Waterjet Facility 39 Ridge Road – Putnam, CT Map 45 Lot 20". I did not investigate the entire parcel for wetlands. However, I delineated some wetlands to the south of the existing building that were not indicated on the plan, because they are near the proposed parking expansion.

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, a plan mentioned above, and GIS maps. The wetlands were delineated using consecutively numbered lengths of orange surveyors' ribbon. There are two series of wetland flags (WF), numbered WF1 – WF17 and WF18 – WF28. WF 17 connects to WF28. Please refer to the attached site sketch for further details.

In accordance with Map Sheet 26 of the *Soil Survey*, in the area of the wetlands delineation, the upland soils consist of very rocky Charlton-Hollis fine sandy loams and Sutton extremely stony fine sandy loam. The site investigation confirmed this mapping.

Map Sheet 26 of the *Soil Survey* shows the wetlands soils in the area of the delineated wetlands as Sutton extremely stony fine sandy loam. The site investigation revealed that the wetlands soils consist of poorly drained Leicester soils.

The soils on the subject property in the area of the wetlands delineation have been extensively disturbed, filled and excavated in the past.

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

ERW LLC

Date

04/30/2025

Invoice

043025

GL Acct

2000

Gross

\$470.00

Discount

\$0.00

Net

\$470.00

57585

Check: 57585

Date: 04/30/2025

Vendor: Town of Putnam

Totals:

\$470.00

\$0.00

\$470.00

ERW LLC
P. O. BOX 431
PUTNAM, CT 06260

FIRST NATIONAL BANK
SEWICKLEY, PA 15143

57585

60-1809/433

DATE

CHECK AMOUNT

AMOUNT 57585

\$

Four Hundred Seventy Dollars and Zero Cents

PAY
TO THE
ORDER
OF:

Town of Putnam
200 School Street
Putnam, CT 06260

04/30/2025

*****\$470.00


AUTHORIZED SIGNATURE

Photo Safe Deposit

Details on Back.



SOIL EROSION AND SEDIMENT CONTROL NARRATIVE

THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT 40 PARKING SPACES. SITE WORK WILL INCLUDE CONSTRUCTION OF PAVING, PAVEMENT MARKINGS, GUIDE RAIL, AND A STORMWATER INFILTRATION TRENCH FOR RUNOFF.

THE CONSTRUCTION SITE IS SURROUNDED BY WETLANDS SO PROPER INSTALLATION AND MAINTENANCE OF EROSION CONTROL DEVICES IS CRITICAL. NO ERODED SEDIMENTS SHALL BE PERMITTED TO FLOW INTO THE DOWNSTREAM WETLANDS. IF FIELD CONDITIONS WARRANT IT OR THE TOWN REQUESTS IT, ADDITIONAL E & S CONTROL MEASURES, BEYOND WHAT IS SHOWN ON THE PLAN, SHALL BE INSTALLED.

SEDIMENT AND EROSION CONTROL DEVICES WILL BE INSTALLED AS DETAILED ON THIS SHEET AND CHECKED REGULARLY FOR REPLACEMENT AND AFTER EVERY RAIN FOR REMOVAL OF DEPOSITED MATERIALS. RESPONSIBILITY FOR COMPLIANCE WITH THIS PLAN SHALL BELONG TO THE CONTRACTOR. THE CONTRACTOR SHALL BE THE DESIGNATED ON-SITE AGENT RESPONSIBLE FOR ENSURING TO THE TOWN THAT E & S CONTROL MEASURES ARE STRICTLY ENFORCED.

SEEDING DATES FOR PERMANENT VEGETATION ARE APRIL 1 - JUNE 15 AND AUGUST 15 - SEPTEMBER 15. SEEDING DATES FOR TEMPORARY VEGETATION ARE MARCH 1 - OCTOBER 15. OUTSIDE OF THESE DATES TEMPORARY MULCH CONSISTING OF STRAW OR HAY APPLIED AT THE RATE OF 95 LB/1000 SQUARE FEET SHALL BE USED. HYDROSEEDING WILL BE PERMITTED WHERE SLOPES ARE NO STEEPER THAN 2 TO 1 AND SEEDING RATES WILL BE INCREASED BY 10%.

OPERATIONS AND MAINTENANCE

- ALL PROPOSED WORK SHALL CONFORM TO "2023 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL OF SOIL AND WATER CONSERVATION AND TOWN REGULATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE GOALS OF THIS EROSION CONTROL PLAN ARE MET BY WHATEVER MEANS ARE NECESSARY. THE CONTRACTOR SHALL PLAN ALL LAND DISTURBING ACTIVITIES IN A MANNER AS TO MINIMIZE THE EXTENT OF DISTURBED AREAS.
- PRIOR TO CONSTRUCTION OR EXCAVATION, SEDIMENT BARRIERS SHALL BE INSTALLED IN LOCATIONS AS SHOWN ON THE PLAN OR AS REQUIRED BY THE TOWN AND MAINTAINED THROUGHOUT CONSTRUCTION.
- UPON FINAL GRADING, DISTURBED AREAS SHALL COVERED WITH PAVEMENT, RIPRAP, OR LOAMED AND SEEDED AS SPECIFIED FOR THE PROJECT.
- DAILY INSPECTIONS SHALL BE MADE OF EROSION AND SEDIMENT CONTROL MEASURES TO INSURE EFFECTIVENESS AND IMMEDIATE CORRECTIVE ACTION SHALL BE TAKEN IF FAILURE OCCURS. ADDITIONAL EROSION CONTROL MEASURES BEYOND WHAT IS SHOWN ON THE PLAN MAY BE NECESSARY.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS HAVE BEEN STABILIZED AND VEGETATIVE COVER HAS BEEN ESTABLISHED, AT WHICH TIME THEY SHALL BE REMOVED.
- SITE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION AND MAINTENANCE OF THIS EROSION AND SEDIMENT CONTROL PLAN.

MANAGING RUNOFF

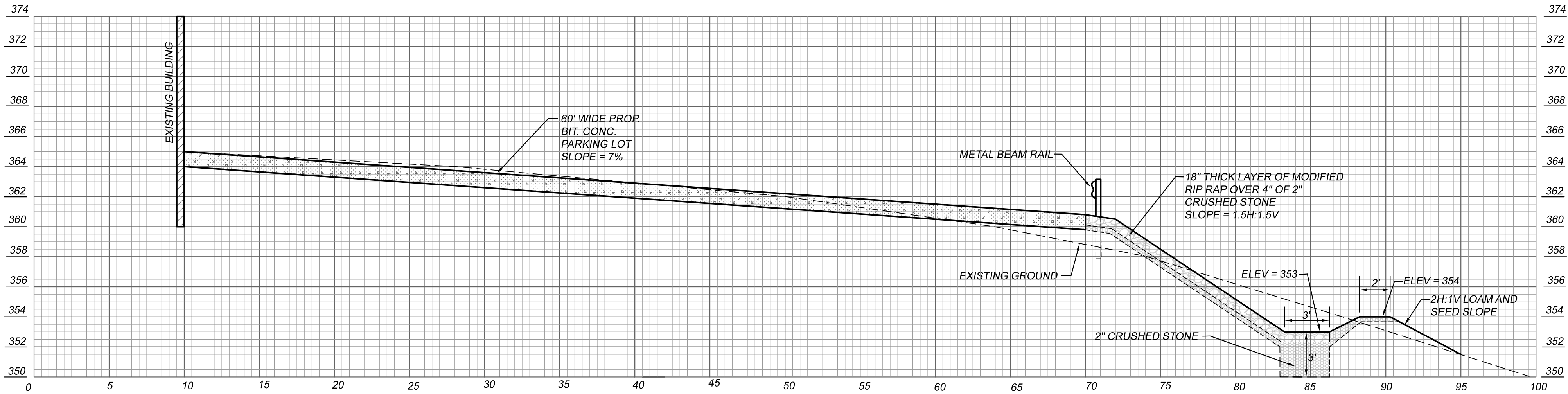
- USE DIVERSIONS, STONE DIKES, SILT FENCES AND SIMILAR MEASURES TO BREAK FLOW LINES AND DISSIPATE STORM WATER ENERGY.
- AVOID DIVERTING ONE DRAINAGE SYSTEM INTO ANOTHER WITHOUT CALCULATING THE POTENTIAL FOR DOWNSTREAM FLOODING OR EROSION.
- CLEAN RUNOFF SHOULD BE KEPT SEPARATED FROM SEDIMENT LADEN WATER AND SHOULD NOT BE DIRECTED OVER DISTURBED AREAS WITHOUT ADDITIONAL CONTROLS. ADDITIONALLY, PREVENT THE MIXING OF CLEAN OFF-SITE GENERATED RUNOFF WITH SEDIMENT LADEN RUNOFF GENERATED ON-SITE UNTIL AFTER ADEQUATE INFILTRATION OF ON-SITE WATERS HAS OCCURRED.

INTERNAL EROSION CONTROLS

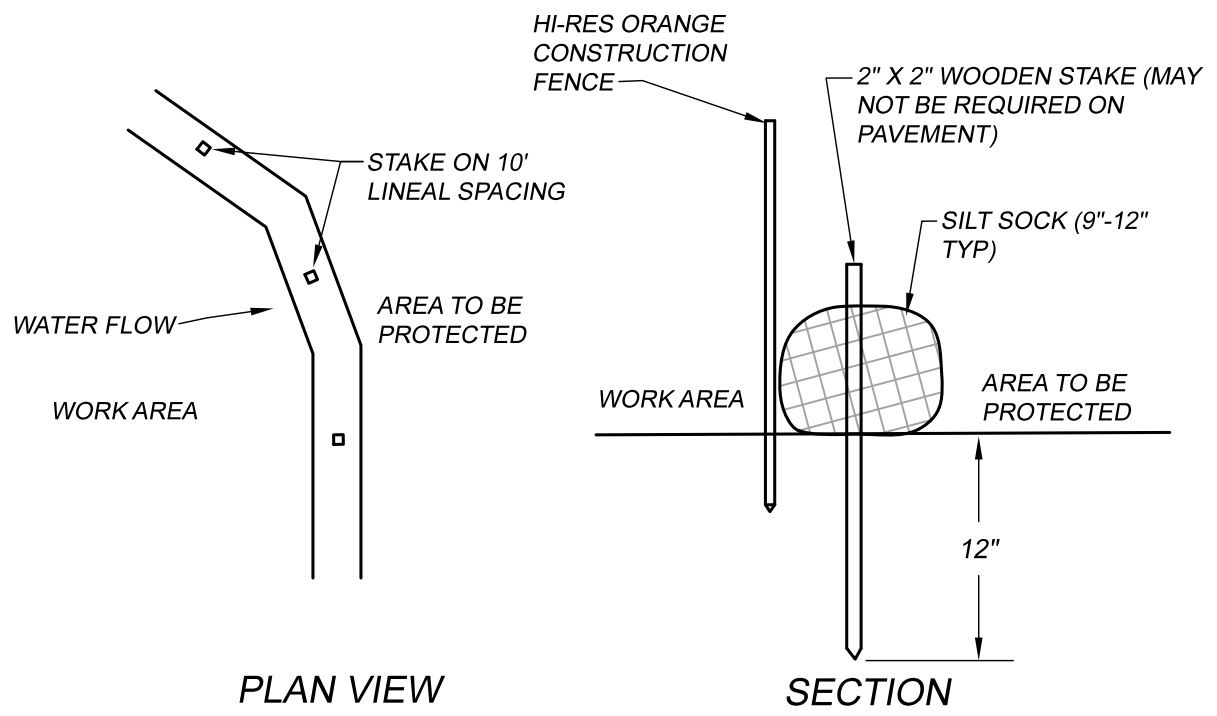
- DO NOT RELY EXCLUSIVELY ON PERIMETER EROSION CONTROL DEVICES.
- CONTROL EROSION AND SEDIMENTATION BY INSTALLING INTERNAL EROSION CONTROL IN THE SMALLEST DRAINAGE AREA POSSIBLE.
- DIRECT RUNOFF FROM SMALL DISTURBED AREAS TO ADJOINING UNDISTURBED VEGETATED AREAS.
- CONCENTRATED RUNOFF SHOULD BE CONVEYED TO SEDIMENT TRAPS OR BASINS AND STABLE OUTLETS USING RIP RAPPED CHANNELS, STORM DRAINS OR SIMILAR MEASURES.

GENERAL SEEDING NOTES

- TEMPORARY SEEDING NOTES - SITE PREPARATION: APPLY 1-2 TON /ACRE AGRICULTURAL GRADE LIMESTONE AND 10-10-10 FERTILIZER AT A RATE OF 300 LBS /ACRE AND WORK IN WHERE POSSIBLE. REFER TO FIGURE TS-2 IN THE 2002 CT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL FOR APPROPRIATE SEEDING MIXES AND RATES. MULCH SEEDED AREAS IMMEDIATELY AFTER SEEDING.
- PERMANENT SEEDING NOTES - SITE PREPARATION: GRADE AS NECESSARY TO BRING THE SUBGRADE TO A TRUE, SMOOTH SLOPE PARALLEL TO AND SIX INCHES BELOW FINISHED GRADE. PLACE TOPSOIL OVER SPECIFIED AREAS TO A DEPTH SUFFICIENTLY GREATER THAN SIX INCHES SO THAT AFTER SETTLEMENT AND LIGHT ROLLING THE COMPLETE WORK WILL CONFORM TO LINES, GRADES AND ELEVATIONS SHOWN.
- APPLY 4 TONS/ACRE AGRICULTURAL GRADE LIMESTONE AND 10-10-10 FETILIZER AT A RATE OF 300 LBS/AC OR AS PER SOIL TEST. LIMESTONE AND FERTILIZER MAY NOT BE REQUIRED IN AGRICULTURAL FIELDS.
- FERTILIZER AND AGRICULTURAL LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL BY ROTOTILLING OR OTHER METHOD TO A MINIMUM DEPTH OF FOUR INCHES. THE ENTIRE SURFACE SHALL BE DONE IN TWO SEPARATE OPERATIONS. THE SECOND SEEDING SHALL BE DONE IMMEDIATELY AFTER THE FIRST AND AT RIGHT ANGLES TO THE FIRST SEEDING AND LIGHLY RAKED INTO THE SOIL. MULCH SEEDED AREAS IMMEDIATELY AFTER SEEDING.



PARKING LOT CROSS SECTION A-A
1" = 5'



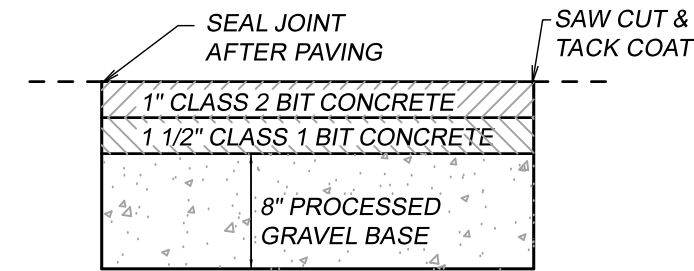
PLAN VIEW

SECTION

NOTES

- SILT SOCK MANUFACTURER SHALL BE SILT SOXX OR ENGINEER APPROVED EQUAL
- ALL MATERIAL TO MEET MANUFACTURER'S SPECIFICATIONS
- SEDIMENT SILT SOCK TO BE FILLED WITH LEAF COMPOST AND/OR WOODY MULCH PER MANUFACTURER'S REQUIREMENTS.
- FOLLOWING CONSTRUCTION AND SITE STABILIZATION, COMPOST MATERIAL SHALL BE REMOVED OR DISPERSED ON SITE, AS APPROVED BY THE ENGINEER.

SILT SOCK DETAIL
NOT TO SCALE

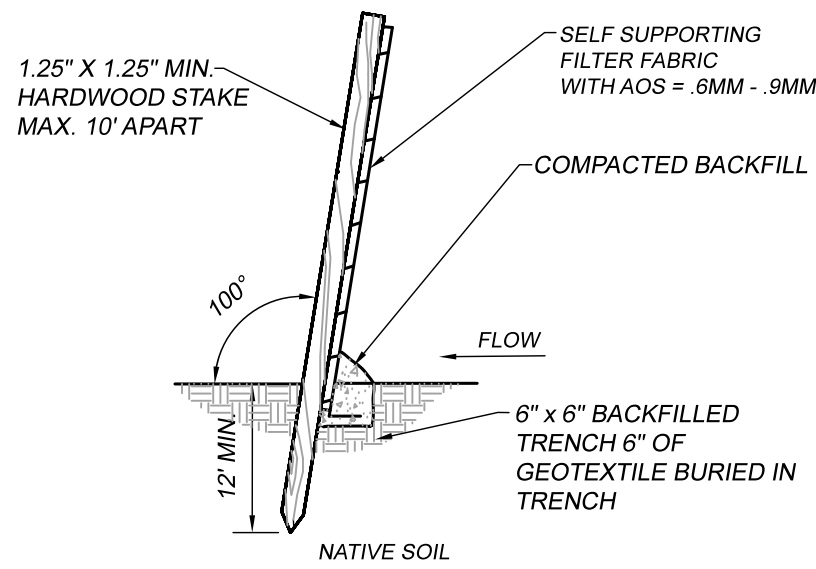


BITUMINOUS PAVEMENT SECTION
NOT TO SCALE

SEQUENCE OF CONSTRUCTION :

CONSTRUCTION ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. CONSTRUCTION OF THIS PROJECT SHALL TAKE NO LONGER THAN THREE WEEKS TO MINIMIZE THE LENGTH OF TIME THAT ERODABLE SOILS ARE EXPOSED.

- HOLD PRE-CONSTRUCTION MEETING WITH OWNER, SITE CONTRACTOR, AND DESIGN ENGINEER.
- EXCAVATING CONTRACTOR SHALL NOTIFY CALL BEFORE YOU DIG AS REQUIRED, AND IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL BURIED UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
- STAKE OUT CLEARING LIMITS.
- CLEARING AND GRUBBING
- ROUGH GRADING - SITE CUTS AND FILLS.
- EXCAVATE STORMWATER INFILTRATION TRENCH, FILL WITH CRUSHED STONE, AND COVER WITH LANDSCAPE FABRIC TO PROTECT FROM SILTATION.
- FINE GRADING AND COMPACTION.
- SPREAD CRUSHED STONE AND RIPRAP ON PARKING LOT SLOPE.
- PAVING.
- INSTALL GUIDERAIL.
- SPREAD TOPSOIL AND SEED ON DISTURBED AREAS NOT COVERED BY RIPRAP OR PAVING.
- FINAL SITE STABILIZATION AND CLEANUP.
- AFTER PERMANENT STABILIZATION OF THE SITE THE TEMPORARY EROSION AND SEDIMENTATION CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING THE REMOVAL OF THE CONTROLS SHALL BE RESTABILIZED.



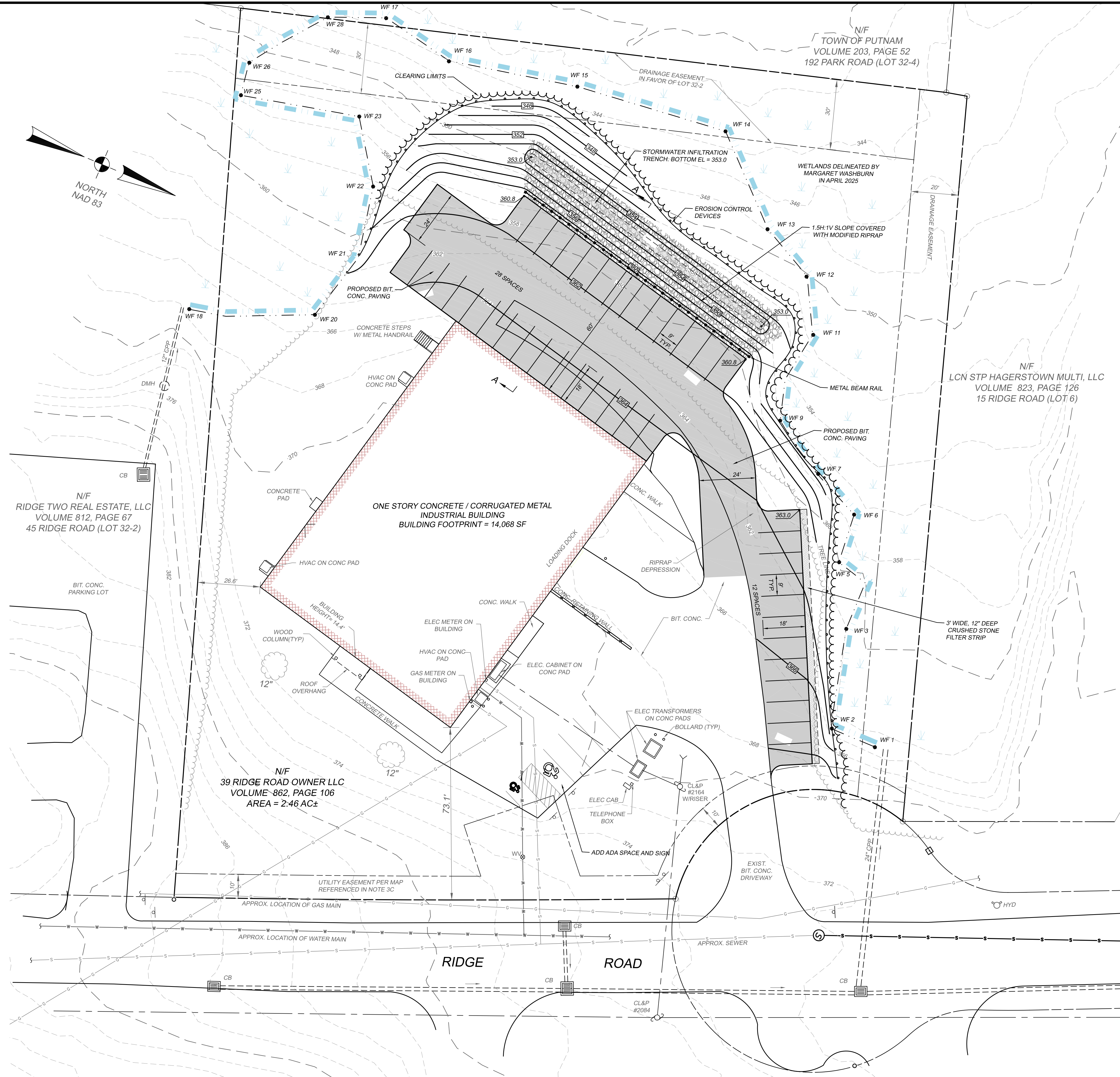
SILT FENCE INSTALLATION
NOT TO SCALE

CONSTRUCTION DETAILS
PREPARED FOR
ERW WATERJET FACILITY
39 RIDGE ROAD - PUTNAM, CT
MAP 45 LOT 20



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

JOB NO: 25024	SCALE: AS NOTED
DATE: APRIL 27, 2025	SHEET: 2 OF 2
REVISIONS:	



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 "STANDARDS AND SUGGESTED METHODS AND PROCEDURES 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

PURPOSE: SITE DEVELOPMENT PLAN FOR PARKING LOT

HORIZONTAL ACCURACY: B
TOPOGRAPHIC ACCURACY IN CONSTRUCTION AREA: T-2
HORIZONTAL DATUM: NAD 83
VERTICAL DATUM: NAVD 88

PROPERTY LINES DO NOT EXPRESS A BOUNDARY OPINION. THIS MAP WAS PREPARED FROM RECORD RESEARCH, OTHER MAPS, LIMITED FIELD MEASUREMENTS AND OTHER SOURCES. IT IS NOT TO BE CONSTRUED AS A PROPERTY/BOUNDARY OR LIMITED PROPERTY/BOUNDARY SURVEY AND IS SUBJECT TO SUCH FACTS AS SAID SURVEYS MAY DISCLOSE.

2. REFERENCE PLAN:

ALTA/NSPS LAND TITLE SURVEY/BOUNDARY SURVEY, LAND OF HIGHLAND DRIVE PROPERTIES, LLC, 39 RIDGE ROAD, TOWN OF PUTNAM, WINDHAM COUNTY, CONNECTICUT, SCALE 1"=30' DATED JANUARY 30, 2024. PLAN PREPARED BY LRC GROUP.

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

DANIEL D. BLANCHETTE	DATE	31338 LICENSE NUMBER
THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE © 2025 J&D SITE DESIGNS LLC		

ZONING INFORMATION:
ZONE: INDUSTRIAL
MINIMUM LOT AREA: 87,120 S.F.
MINIMUM FRONTAGE: 50'
MINIMUM FRONT YARD: 35'
MINIMUM SIDE YARD: 15'
MINIMUM REAR YARD: 20'

PROPERTY OWNER
39 RIDGE ROAD OWNER LLC

REFERENCE DEED
VOL. 862 PG. 106

ASSESSORS REFERENCE
MAP 45 LOT 20

LEGEND	
	EXISTING IRON ROD OR DRILL HOLE
	EXISTING MONUMENT
	EXISTING PROPERTY LINE
	ABUTTING PROPERTY LINE
	EDGE OF EASEMENT
	STONE WALL
	TREELINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED CONTOUR LINE
	UTILITIES
	EROSION CONTROL DEVICES

PROPOSED PARKING LOT PLAN
PREPARED FOR
ERW WATERJET FACILITY
39 RIDGE ROAD - PUTNAM, CT
MAP 45 LOT 20

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

0' 20' 40' 60'

GRAPHIC BAR SCALE

JOB NO: 25024

DATE: APRIL 27, 2025

REVISIONS:

SCALE: 1" = 20'

SHEET: 1 OF 2

4/29/25



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 - Property address: 465 School Street	
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	<i>Site: 465 SCHOOL ST</i>

Location and description of proposed activity: 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 residnenial 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 REVISED

Date of Receipt 4-29-2025

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*

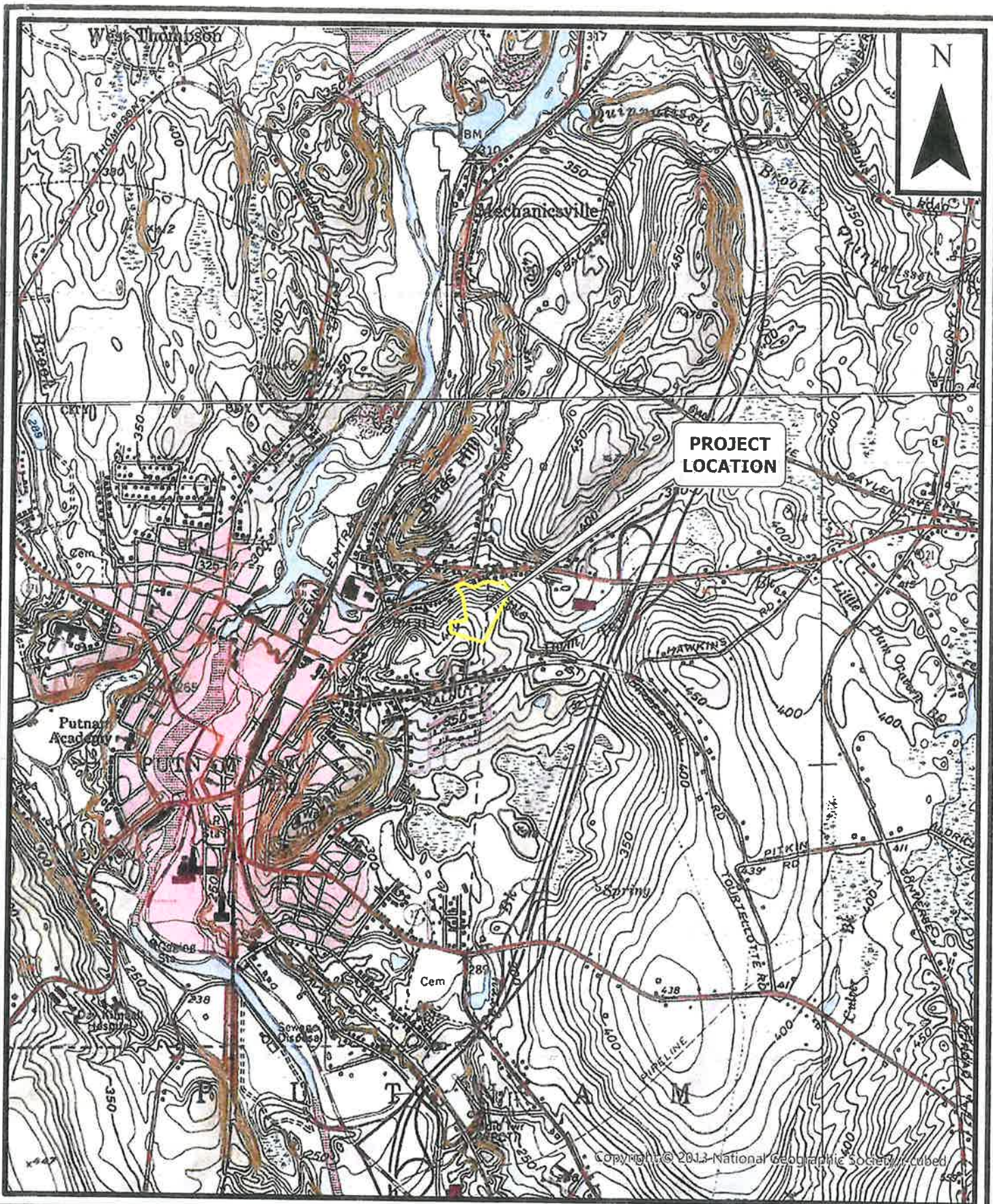
Application Procedure

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.



CLA Engineers, Inc.
CIVIL • STRUCTURAL • SURVEYING

317 Main Street Norwich, Connecticut
(800) 886-1986 Fax (800) 886-9185
e-mail: cla@claengineers.com

USGS Topographic Map

Putnam CT
465 School Street
GSD 71

FIGURE

SK-1

DATE: 4/29/2025

SCALE: 1"=2,000'

**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



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

Check Date:

15746

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

Y:\PROJECTS\71-Putnam Housing\Drawings\GSD-71 - 465 School St Putnam v10.dwg, 6/4/2025 2:40:23 PM

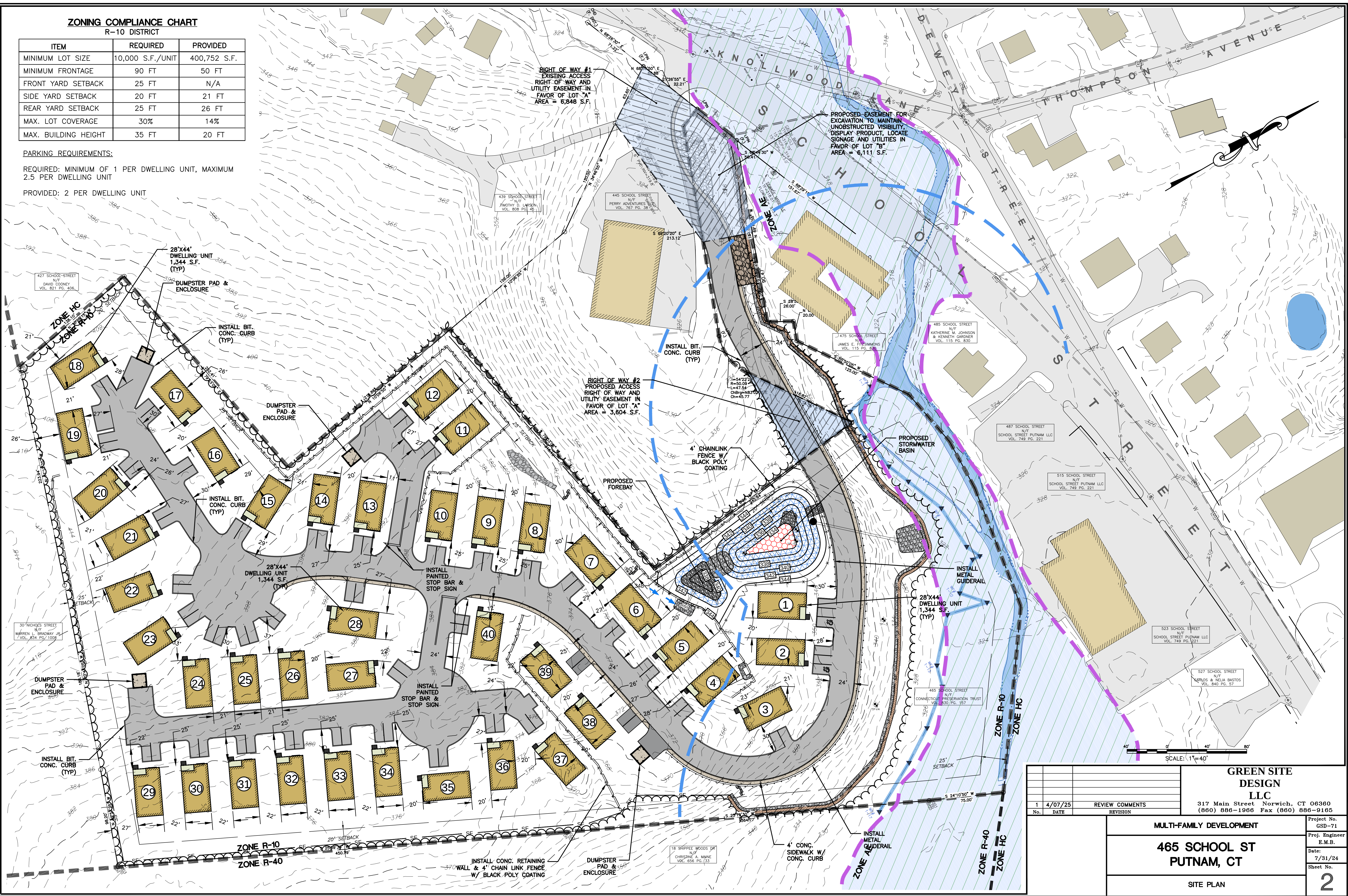
ZONING COMPLIANCE CHART
R-10 DISTRICT

ITEM	REQUIRED	PROVIDED
MINIMUM LOT SIZE	10,000 S.F./UNIT	400,752 S.F.
MINIMUM FRONTAGE	90 FT	50 FT
FRONT YARD SETBACK	25 FT	N/A
SIDE YARD SETBACK	20 FT	21 FT
REAR YARD SETBACK	25 FT	26 FT
MAX. LOT COVERAGE	30%	14%
MAX. BUILDING HEIGHT	35 FT	20 FT

PARKING REQUIREMENTS:

REQUIRED: MINIMUM OF 1 PER DWELLING UNIT, MAXIMUM 2.5 PER DWELLING UNIT

PROVIDED: 2 PER DWELLING UNIT



1		4/07/25	REVIEW COMMENTS
No.	DATE		REVISION
GREEN SITE DESIGN LLC			
317 Main Street Norwich, CT 06360			
(860) 886-1966 Fax (860) 886-9165			
MULTI-FAMILY DEVELOPMENT			Project No. GSD-71
465 SCHOOL ST PUTNAM, CT			Proj. Engineer E.M.B.
SITE PLAN			Date: 7/31/24
			Sheet No. 2