

Date of Submission 12/30/2020
Fee \$ 285-

Date of Receipt 1/13/2021
Date Paid 12/30/2020

GUILFORD INLAND WETLANDS COMMISSION
APPLICATION FOR
INLAND WETLANDS AND WATER COURSES ACT – PUBLIC ACT 155

#18474

Submit FOUR copies of application and accompanying documents

1. Location of property: 1206 Durham Road

Assessor's Map # 91 Lot # 003 Zone: R-5

Matthew Davison
Print Applicant's Name
1206 Durham Road
Applicant's Address
860-836-6576
Applicant's Phone Number
Applicant's Fax Number
matt@davisonenvironmental.com
Applicant's E-mail

Matthew Davison
Print Owner's Name
1206 Durham Road
Owner's Address
860-836-6576
Owner's Phone Number
Owner's Fax Number
matt@davisonenvironmental.com
Owner's E-mail

2. THIS APPLICATION IS FOR:

- Permit to conduct regulated activity
- After the Fact regulated activity
- Site Plan Referral
- Special Permits/Exceptions/Exemptions
- Subdivision Referral
- Amend regulations
- Boundary clarification
- Renewal/Modification/Extension of Permit/Transfers
- Permitted Use As Of Right
- Non Regulated Use
- Significant Activity
- No Regulated Activity
- No Regulated Activity Section to be amended



3. Description of Project:
Construction of in-ground pool, patios, walkways, and landscaping surrounding the residence

4. Description of Regulated Activity:
Portions of the project located to the rear of the residence are within the 100' Upland Review Area

5. General Information:
Total area of site: 1.5 acres Upland review area to be altered: Approx. 1,750 sqft
Wetland area to be altered: 0 Watercourse area to be altered: 0
Vernal Pool Review Area to be altered: 0

6. Applicant's interest in the land: Owner

7. Additional Information: All of the following may require notification or application for permit to other municipal, state, and/or federal agencies. This is the sole responsibility of the applicant or agent.

Check those that apply:

- Any portion of the property on which the regulated activity is proposed is located within five hundred (500) feet of an adjoining municipality; or traffic, sewer, water runoff and/or water drainage will impact an adjoining municipality. (See Section 7.6 of the regulations)
- The property is within a water company watershed or aquifer protection zone and a copy of the letter notifying the proper water company of the application is enclosed.
- The property is within a floodplain or floodway
- The property contains tidal wetlands regulated by the CT DEP (See Section 5 of the regulations)
- The property contains rivers or watercourses regulated by the Army Corps of Engineers
- The property contains conservation restriction and/or preservation restriction

8. This application shall also include:


- A map showing: geographical location of the property; inland wetlands and watercourses boundaries marked with flag numbers; areas of wetlands and watercourses and upland review area disturbances; soil types; and vegetation. (see attached checklist)
- A site plan showing existing and proposed conditions in relation to wetlands and watercourses. (see attached checklist)
- Alternatives considered and reasons why the proposed activity was chosen.
- Names and addresses of adjacent property owners
- Any other information the Commission deems necessary to the understanding of the proposed activity.


If the proposed activity involves a significant activity, additional information may be required. (See Section 7.5 of the regulations)

This application gives the Commission and its agents authority to inspect the property at reasonable times, both before and after a final decision has been issued.

The applicant warrants the truth of all statements contained herein and in all supporting documents according to the best of his/her knowledge and belief.

The applicant understands that this application is to be considered complete only when all information and documents required by the Guilford Inland Wetlands Commission have been submitted.


12-30-20
Applicant's Signature & Date


12-30-20
Owner's Signature & Date

Please attach a sheet listing any and all additional property owners and letters of authorization from each.

Sheet attached with additional property owners

Letter(s) of authorization from additional property owners attached

Contact person/agent other than applicant: John Cunningham, TEC Landscape Design

Contact Person's Address 62 Wall Street, Madison, CT 06443

Phone Number: 203-245-4295 Fax Number: _____

E-mail: jwcattec@sbcglobal.net



Biodiversity Studies • Wetland Delineation & Assessment • Habitat Management • GIS Mapping • Permitting • Forestry

December 30, 2020

Guilford Inland Wetlands Commission
50 Boston Street
Guilford, CT 06437

RE: Proposed In-ground Pool, Patio, and Landscaping

Guilford Inland Wetlands Commission,

Matthew Davison & Miyoung Chang are pleased to submit this letter in support of a Guilford Inland Wetland Commission Application for a proposed in-ground pool, and associated pool deck (patio), walkway, pool equipment, and landscaping at 1206 Durham Road. Due to the location of the West River, and its associated bordering floodplain wetland, much of the property including the proposed activities are located within the regulated 100-foot upland review area. The following supporting materials are attached for reference:

- A. TEC Landscape Plan
- B. Site Photos
- C. Survey Map (#4175), Russ Waldo, December 4, 1995
- D. Guilford GIS Aerial Map & Aerial Map, with FEMA Floodplains

The wetland boundary depicted on the TEC Landscape Plan is approximate and based on the original 1995 Russ Waldo survey. However, the wetland boundary has been re-flagged by Matthew Davison, Professional Soil Scientist. The distances from the wetland boundary to the proposed work areas shown on the plan were field measured from the delineated wetland boundary for accuracy. The wetland boundary is the floodplain of the West River and is characterized by a complex of poorly, and moderately well-drained alluvial soils. The majority of the wetland area is characterized by emergent vegetation including goldenrods, asters, skunk cabbage, tussock sedge, but also includes shrub species such as silky dogwood, and spicebush. The tree canopy is primarily sycamore, with white ash trees dying or in decline. This wetland area had previously been dominated by invasive species such as Japanese knotweed, multiflora rose, and bush honeysuckle which was successfully eradicated years ago as a part of a previous wetland permit.

Approximately 1,750 sqft of upland review area activities are proposed, including 1,050 sqft of pervious patio, 450 sqft of pool area, and 250 sqft of landscaping. Virtually all of the proposed upland review area work (the only exception is the perimeter fence) will be located within areas that are currently maintained lawn. No increase in stormwater runoff is proposed, as the only impervious area will be the pool. The proposed pool deck will be pervious, infiltrating stormwater to recharge groundwater.

The project also includes the construction of a rain garden, which is designed to capture stormwater runoff from upgradient areas, including the existing driveway as well as the adjacent property to the southeast that drain onto the subject property. While infrequent, during several very large storm events over the 12 years that I have occupied the property, runoff from these areas caused erosion on the side slope above the wetland. The basin is intended to mitigate for this condition, by capturing, detaining, and infiltrating runoff. Excess runoff beyond the basin's capacity would be discharged in a controlled manner via a stone outlet.

If you have any questions please feel free to contact me.

Respectfully submitted,



Matthew Davison, PWS, PSS, CPESC, CT Forester

ATTACHMENT B – SITE PHOTOS



Photo 1: View of proposed patio extent (wood stakes) looking north



Photo 2: View of proposed patio extent related to floodplain wetland looking north

ATTACHMENT A – TEC LANDSCAPE PLAN

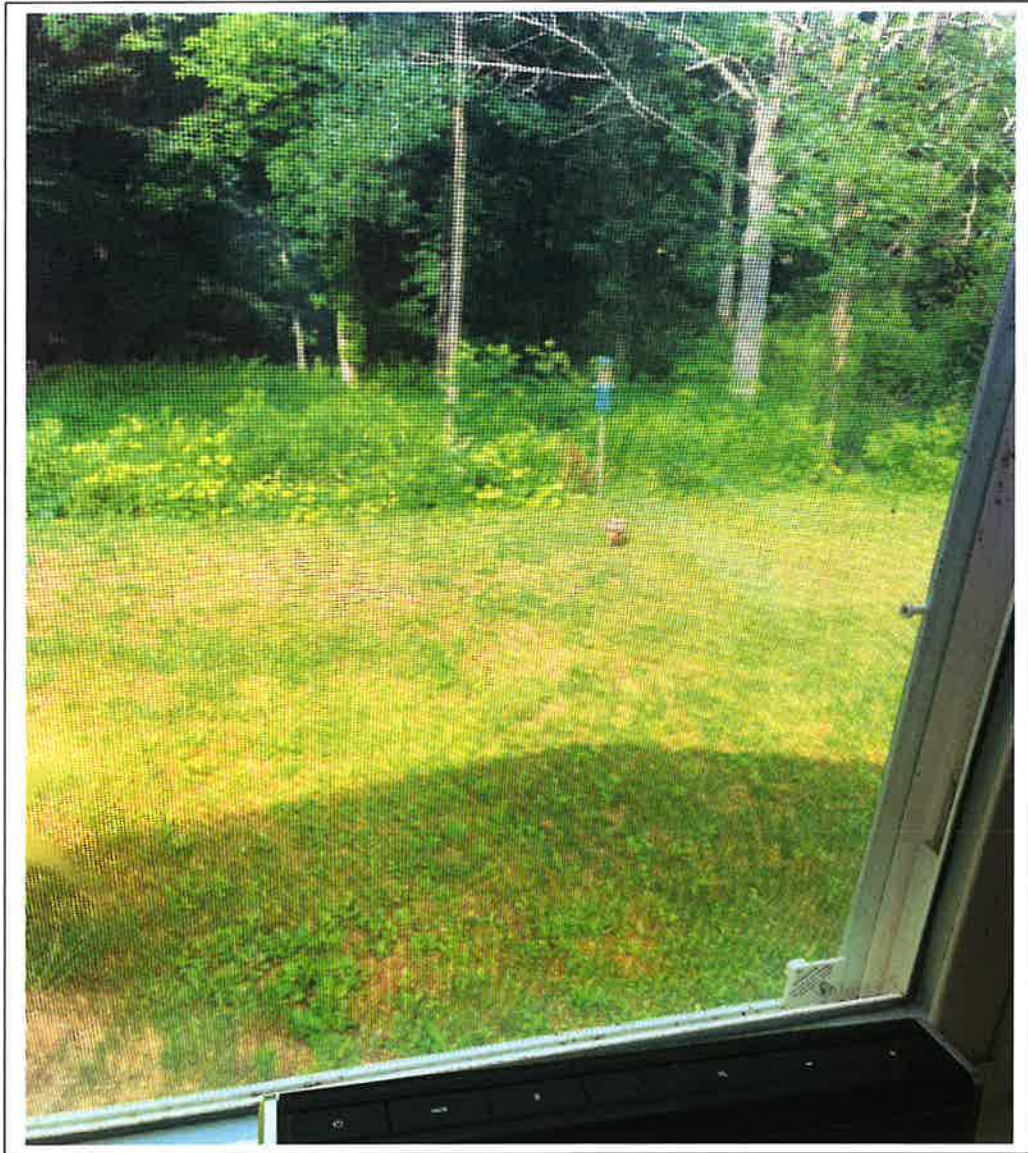


Photo 3: View of floodplain wetland from sunroom showing characteristics of the wetland during growing season (July 2020)

ATTACHMENT C - SURVEY MAP (#4175), RUSS WALDO, DECEMBER 4, 1995

**ATTACHMENT D - GUILFORD GIS AERIAL MAP & AERIAL MAP WITH FEMA
FLOODPLAIN**

Town of Guilford

Geographic Information System (GIS)



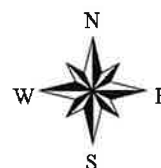
Date Printed: 11/28/2020



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Guilford and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 75 feet



Town of Guilford

Geographic Information System (GIS)



Date Printed: 11/28/2020



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