

**COVER SHEET TO BE LEGIBLY COMPLETED AND SUBMITTED ALONG WITH ALL OTHER APPLICATION MATERIALS (Parts I, II, II and IV as applicable)**

1. **Applicant's name:** Dependable Construction LLC
2. **Title of project:** Stallion Ridge Subdivision
3. **Address or descriptive location of proposed project or regulated activity:**  
524 Bell Street, Glastonbury, CT

4. **Please check/indicate all that apply with regard to the application being submitted:**

Circumstance	check	requirements
• application for only a regulated activity	<u>  x  </u>	complete Part I
• application also involves a proposed subdivision, special permit or planned area development	<u>  x  </u>	complete Part II
• application also involves a "significant" impact activity (see definition)	<u>      </u>	complete Part III
• application for renewal or time extension for or amendment to an issued permit	<u>      </u>	complete Part IV

5. **Certification by applicant**

By my signature I hereby certify that:

- i. the applicant is familiar with all of the information provided in the application and is aware of the penalties for obtaining a permit by deception or by inaccurate or misleading information; and
- ii. the Agency members and their designated agents are authorized to inspect the property, at reasonable times, both before and after a final decision has been issued, and after completion of the project.

**Signature(s) of Applicant(s):**

**Date:**

  
\_\_\_\_\_  
Daniel B. Gassner

  9/14/2020    
\_\_\_\_\_

**TOWN OF GLASTONBURY - OFFICE OF COMMUNITY DEVELOPMENT  
STATE OF CONNECTICUT SIXTY DOLLAR (\$60.00) ADDITIONAL FEE REQUIRED**

In accordance with Public Act 09-03 the State of Connecticut requires that any person, firm or corporation making application for approval of land use applications pay a sixty dollar (\$60.00) fee, in addition to any other fee which is required for application.

The following applications require submission of fee:

- Special Permits
- Subdivision and Resubdivision
- Change of Zone
- Planned Area Development Final Development Plan
- Inland Wetlands and Watercourses Permit
- Special Exceptions and Variances

Such fee shall be collected by the Town. Of the sixty dollars (\$60.00) collected; two dollars (\$2.00) shall be retained by the Town to cover administrative costs; and fifty-eight dollars (\$58.00) shall be deposited in the "Environmental Quality Fund established pursuant to Section 22a-27g" of the Connecticut General Statutes.

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Please provide the following information and submit this form and the sixty dollar (\$60.00) fee to the Office of Community Development and/or Building Department upon submission of each application.

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Name of Applicant	Dependable Construction LLC
Address	1 River Park Drive
	Cromwell, CT 06416
Name of Project	Stallion Ridge Subdivision
Address	524 Bell Street, Glastonbury, CT

Type of Application:

Special Permit Section Number	
Subdivision and Resubdivision	
Change of Zone	
Planned Area Development	
Final Development Plan and/or Zone Change	
Inland Wetlands and Watercourses Permit	x
Special Exceptions and Variances	

Date Fee Received \_\_\_\_\_ By \_\_\_\_\_

Project Number \_\_\_\_\_

PART I

- A. Applicant: Dependable Construction LLC  
Daniel B. Gassner, Managing Member  
1 River Park Drive, Cromwell, CT 06416  
(860) 918-4271
- B. Landowner: same as applicant
- C. Dependable Construction LLC is the owner, applicant and developer of this project.
- D. A USCGS map is attached, which identifies the geographical location of the subject land.
- E. The property at 524 Bell Street is approximately 36.2 acres and is located on the easterly side of Bell Street and approximately 750 feet south of the Manchester town line. The northeasterly portion of the property contains approximately 2.3 acres of inland wetlands and the southerly area contains 3.7 acres. There are 6 acres of wetlands on the property in total. There are no watercourses. There are approximately 9.08 acres of upland review area.

The submitted site plans propose an activity involving 121,983 square feet (2.80 acres) of upland review area. There are no proposed direct impacts to the wetlands. A report dated October 23, 2017, prepared by Cynthia Rabinowitz of the Hidden Harden and Connsoil, LLC, is attached to this application.

- F. The applicant is seeking to develop a 29-lot subdivision for single family homes, with some fronting on Bell Street and the rest along a cul-de-sac. Sanitary sewer is available and the MDC will extend water service to the site. The regulated activity is for the following:

Activity #1: 23,200 sq. ft. / 0.53 acres for the grading of the rear yards and construction of rain gardens on Lots #25 to 28

Activity #2: 20,800 sq. ft. / 0.48 acres for clearing, grading and the construction of detention basin and outlet

Activity #3: 36,300 sq. ft. / 0.83 acres for grading of rear yards for Lots #17 to 19

Activity #4: 17,800 sq. ft. / 0.41 acres for the grading of rear yards for Lots #20 and 21

Activity #5: 2,783 sq. ft. / 0.06 acres for construction of a drainage swale

Activity #6: 21,100 sq. ft. / 0.48 acres for grading of rear yards for Lots #6 to 9

Total area of activity in 100' upland review area is 121,983 sq. ft. or 2.80 acres.

- G. The proposed erosion and sedimentation controls are shown on Sheets #11 -13. These sheets detail the locations of these controls, their control objection, inspection and maintenance requirements, failure indicators, and guidelines for removal. The specific controls to be utilized include sediment filter fencing, construction entrance, inlet protection on catch basins and yard drains, stone check dams and temporary sediment traps.

Roof leaders for lots #1-5 will discharge to underground infiltration systems to promote groundwater recharge. Lots #25-29 will have rain gardens for roof leader discharge, which will also promote groundwater recharge.

- H. The submitted civil plans contain information regarding site topography, adjacent lands and adjacent regulated areas, existing and proposed property line, roads and drives, existing and proposed buildings, utilities, soil types, limits of inland wetlands and upland review areas, existing and proposed open space, and vegetative cover.
- I. The Subdivision Plan (Sheets #5 and #6) show that the applicant is proposing conservation easements on 25 of the 29 lots. A total of 662,386 sq. ft. of land is proposed to be encumbered, or approximately 44% of the entire parcel area. A table showing each lot's proposed conservation area is included on Sheet #5.
- J. The submitted site plans detail the existing and proposed impervious surfaces and the management practices that mitigate the effects of the impervious surfaces.
- K. The submitted site plans detail the proposed activity and existing and proposed conditions related to the regulated areas.
- L. Each of the sheets submitted includes a title block, legend of symbols used, name of plan or drawing, preparation and revision dates, and scale.
- M. Sheet #1 (Overall Site Plan) and Sheets #2-4 (Property/Topography Survey) contain the names and address of the abutting property owners.
- N. The applicant hereby certifies that he is familiar with all the information provided in this application and is aware of the penalties for obtaining a license or permit through deception or through inaccurate or misleading information.
- O. The proposal contains no direct wetlands impacts. The "Open Space" concept was chosen over a traditional subdivision because it would result in less impact to the 100-foot upland review area. Attached is a conceptual plan prepared by Dutton Associates, LLC, showing a traditional subdivision layout of 29 full-sized (40,000+ sq. ft.) lots. See the attached Memorandum from Andrea Gomes and Matt Ranelli of Shipman & Goodwin LLP dated June 27, 2019.

P.

Total square feet of wetlands on the property: 260,061

Total square feet of regulated area to be disturbed = 121,983

Q. The property owner hereby authorizes the members and designated agents of the Glastonbury Inland Wetlands & Watercourses Agency to inspect the subject land, at reasonable times, during the pendency of this application and for the life of the license or permit.

R. A completed CT DEEP Reporting Form is attached to this application.

S. The appropriate filing fee of \$1,539.89 is being submitted hereto.

260,061 sq. ft. of wetlands / 1,000 x \$1.00 = \$260.06

121,983 sq. ft. of disturbance / 1,000 x \$10.00 = \$1,219.83

State of Connecticut fee = \$60.00

T. The applicant hereby certifies that:

- a. No portion of the property on which a regulated activity is proposed is located within 500 feet of the boundary of an adjoining municipality.
- b. No traffic attributable to the completed project on this site will use streets within the adjoining municipality to enter or exit the site.
- c. No sewer or water drainage from the project site will flow through and impact the sewage or drainage system within the adjoining municipality; and
- d. No water runoff from the improved site will impact streets or any other property within the adjoining municipality.

U. The applicant acknowledges financial responsibility for any peer review deemed warranted by the Inland Wetlands & Watercourses Agency, as well as the possible requirement of depositing a filing fee with the Agency to cover the costs of reviewing and acting upon the application and the peer review fee.

V. While it is the applicant's good faith belief that the application being submitted is complete, he agrees to provide any other information deemed necessary by the Agency.

## PART II

- A. The wetland boundaries were identified and located in the field in accordance with the stated requirements. See Sheets #2, 3, and 4 of the submitted site plans.
- B. There are no watercourses located on the property.
- C. Wetlands are located on the property and the wetlands identification process (Part II-A) applies.
- D. A written report dated October 23, 2017 has been prepared by Cynthia Rabinowitz of the Hidden Harden and Connsoil, LLC, and is being submitted as part of this application.
- E. See the written report referenced in “D” above.
- F. See the written report referenced in “D” above.
- G. A site plan has been prepared and submitted as part of this application and contains:
  - 1. The location and limit of all wetlands, watercourses and upland review areas on Sheets #2, 3, and 4.
  - 2. The proposed alterations and uses of the upland review areas are shown on Sheet #1.
  - 3. All proposed activities on shown on the submitted site plans.
  - 4. Land contours are shown on Sheets #2, 3 and 4.
  - 5. The locations of prominent or noteworthy features are shown on Sheets #2, 3, and 4.
  - 6. The boundaries of land ownership and names of abutting property owners are shown on Sheets #1, 2, 3 and 4.
- H. The alternative to this project would be to have developed it as a conventional subdivision, which has been diagrammed and is attached.
- I. See the written report referenced in “D” above.
- J. See the written report referenced in “D” above.
- K. The proposed fill will be on-site material.
- L. The proposed development avoids direct impact to the wetlands. The open space development minimizes impact to the regulated area.
- M. This proposal meets the following goals of the Glastonbury Plan of Conservation and Development. By developing the tract as an open space subdivision, rather than a traditional subdivision, large tracts of land are preserved (See Open Space “C” and Housing “A”). The

development avoids all direct impacts on the wetlands, providing a buffer from those environmentally sensitive areas. The plans contain notes on monitoring for and removing invasive species (see Open Space "E").

- N. The applicant acknowledges that the Agency may require him to develop and implement a water quality testing program as described herein.



## Statewide Inland Wetlands & Watercourses Activity Reporting Form

*Please complete and mail this form in accordance with the instructions on pages 2 and 3 to:*

*DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3<sup>rd</sup> Floor, Hartford, CT 06106*

*Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.*

### PART I: Must Be Completed By The Inland Wetlands Agency

- DATE ACTION WAS TAKEN: year: \_\_\_\_\_ month: \_\_\_\_\_
- ACTION TAKEN (see instructions, only use one code): \_\_\_\_\_
- WAS A PUBLIC HEARING HELD (check one)? yes  no
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:  
(print name) \_\_\_\_\_ (signature) \_\_\_\_\_

### PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

- TOWN IN WHICH THE ACTION IS OCCURRING (print name): Glastonbury  
does this project cross municipal boundaries (check one)? yes  no   
if yes, list the other town(s) in which the action is occurring (print name(s)): \_\_\_\_\_
- LOCATION (see instructions for information): USGS quad name: Glastonbury or number: 53  
subregional drainage basin number: 4006
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Dependable Construction LLC
- NAME & ADDRESS / LOCATION OF PROJECT SITE (print information): Stallion Ridge Subdivision, 524 Bell Street  
briefly describe the action/project/activity (check and print information): temporary  permanent  description: \_\_\_\_\_  
29 lot open space subdivision
- ACTIVITY PURPOSE CODE (see instructions, only use one code): B
- ACTIVITY TYPE CODE(S) (see instructions for codes): 12, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_
- WETLAND / WATERCOURSE AREA ALTERED (must provide acres or linear feet):  
wetlands: 0 acres open water body: 0 acres stream: 0 linear feet
- UPLAND AREA ALTERED (must provide acres): 2.8 acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0 acres

DATE RECEIVED:

### PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO