

TOWN OF WESTBROOK
APPLICATION FOR PERMISSION TO CONDUCT A REGULATED
ACTIVITY WITHIN AN INLAND WETLAND OR WATERCOURSE

1. Name of Applicant Paul Zable for Bassett Charters LLC
Address 177 Boston Post Road, Westbrook, CT 06498
Telephone Numbers 413-246-6315
E-Mail Address paul@bassettboat.com

2. Applicant's interest in the Property: Owner Lessee Lessor Other

3. Name of Property Owner (if not applicant) Bassett Charters LLC
Address 883 Alden St, Springfield MA 01109
Telephone Numbers 413-246-6315

4. I (owner) give consent to Paul Zable (name of applicant) to carry out the activity proposed in this application.

(signed by property owner).

5. Location of the property where proposed activity is to occur.
A. Street Address 177 Boston Post Road, Westbrook, CT
B. Attach assessor's map of the area with Map # 187, Lot # 001
C. Is any portion of property on which regulated activity is proposed located within 500 feet of boundary of adjoining municipality? No

6. Description of Property – Submit a detailed drawing of the area, showing the geographical location of the property which is to be affected by the proposed activity, including a description of the land in sufficient detail to allow identification of the inland wetlands & watercourses, areas of wetland or watercourse disturbance, soil types and vegetation.

7. Purpose and Description of Activity – Submit a written description (on a separate sheet) of regulated activity and a site plan showing existing conditions and proposed activities in relation to wetlands and watercourses. **See Attached**

8. Acreage of wetlands and watercourses altered:
A. Soil types (if available) 0.095 acres.

B. If soil type not available, specify area altered as follows:
 Swamp Acres Bog Acres
 Marsh Acres Open Water Acres
 Other Acres

C. Acreage of wetlands or watercourses created 0 acres.

D. Lineal feet of stream alteration 0

E. Total land area of project 0.96 acres.

- F. Activity purpose (check main purpose);
- Residential improvements by homeowner
 - Agriculture/forestry/conservation
 - New residential development
 - Wetland creation/restoration
 - Commercial/industrial uses
 - Storm water/flood control
 - Municipal improvements
 - Recreation/boating/navigation
 - Utility Co. improvements
 - Routine maintenance

G. List (on a separate sheet) alternatives which have been considered and why the alternatives are not feasible or prudent. See Attached

H. Submit any other information necessary to the understanding of what is being proposed.

9. Names and addresses of adjacent property owners (separate sheet). See Attached

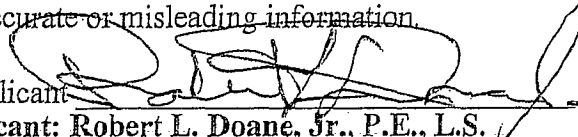
10. The signature on this application authorizes members and staff of the Town of Westbrook Inland Wetlands Agency to conduct a site walk(s) of the property for the purposes of understanding existing property conditions, which may be necessary in order to make a decision on this application. Such site walk(s) will be conducted at reasonable times.

11. Ten (10) copies of all application materials shall be submitted to comprise a complete application, or as is otherwise directed in writing by the commission.

12. Fees (All checks to be made out to the Town of Westbrook) in a single check:
 \$75.00 & \$60.00 CT DEEP fee - \$135.00 to be paid when filing application for residential;
 \$400.00 & \$60.00 CT DEEP fee - \$460.00 to be paid when filing for commercial/industrial;
 If the IWWC deems this is a significant activity, there will be an additional \$300.00 fee.
 After-the-fact fee is an additional \$150.00.

ALL FILING FEES TO BE PAID BEFORE APPLICATION IS SUBMITTED.
 ALL NECESSARY FEES MUST BE PAID BEFORE PERMIT IS ISSUED.

The undersigned swears that the information supplied in the completed application is accurate to the best of his knowledge and belief, and is aware of the penalties for obtaining a permit through deception or inaccurate or misleading information.

Signature of Applicant  Date Filed 2/24/21
Agent for Applicant: Robert L. Doane, Jr., P.E., L.S.
 Application with fee received by Inland Wetlands agent: _____
 signature _____ date _____

Under provisions of Inland Wetlands & Watercourses Public Act 87-338 and 87-533 and updated amendments.

TOWN OF WESTBROOK
APPLICATION FOR PERMISSION TO CONDUCT A REGULATED
ACTIVITY WITHIN AN INLAND WETLAND OR WATERCOURSE

Paul Zable
177 Boston Post Road

Item 7- Purpose and Description of Activity:

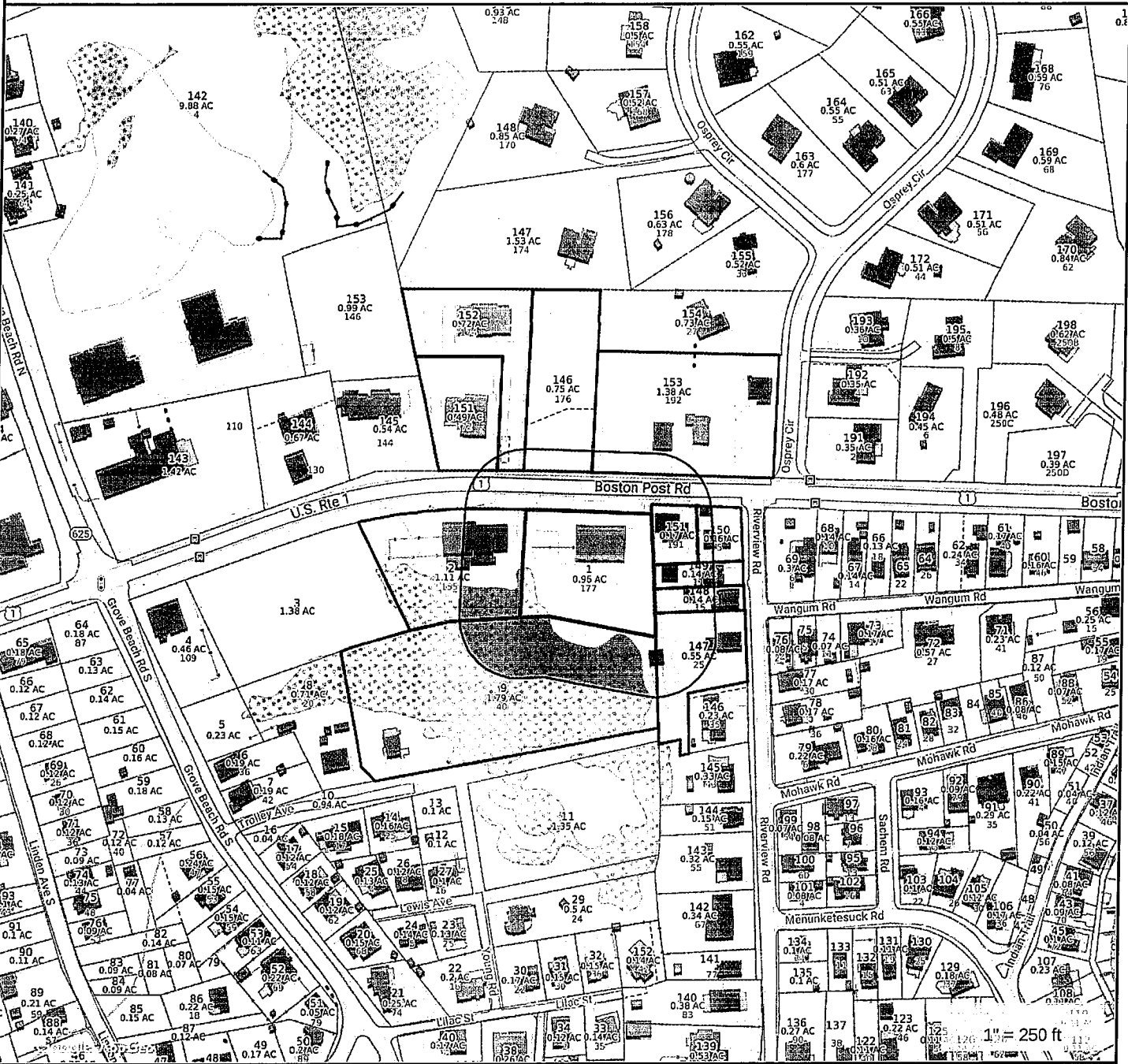
During the past year, the property at 177 Boston Post Road was filled and graded pursuant to a previous zoning and wetlands permit. The contractor exceeded the permitted limits of clearing and grading and placed fill in the wetlands on the subject property and the adjoining property. A total area of 4,138 sf of wetlands was filled 2,175 sf on the adjoining property and 1,963 sf on the subject property. It is proposed to rectify the encroachment into the wetlands and into the adjoining property by removing the fill from the wetland area to the original surface of the wetlands. The fill will be carefully removed by an excavator to not disturb the root mat that is the original surface of the wetlands. The fill material shall be pulled back onto the uplands soils of the site and placed in the stockpile area shown on the attached site plan. The fill should be pulled back so that the toe of the remaining fill is approximately 5 feet from the wetlands shown on the site plan. The limits of the fill will coincide with the proposed chainlink fence or stockade fence shown on the site plan. The proposed toe of slope shall be staked in the field by a licensed land surveyor to verify that the limits shown on the plan are established. The wetland area and the 5 foot buffer in the upland area on the subject property and the adjoining property shall be replanted with herbaceous wetland plants as directed by Richard Snarski, Certified Soil Scientist. Plantings will be monitored for 1 year and replanted as required to establish a permanent wetland buffer and restored wetlands area. Once the site is planted, the chainlink fence or stockade fence shall be installed in the location shown on the plan.

Item G - Alternatives:

There are no alternatives for the restoration of the wetlands and adjoining upland buffer.

177 Boston Post Road Adjainers

ID	Site Address	Owner Name	Owner Address	Owner City	State	Owner Zip
187/009	40 TROLLEY AVE	MURPHY GEORGE	PO BOX THREE	OLD SAYBROOK	CT	06475-1908
188/151	191 BOSTON POST RD	DSMO LLC	120 OXFORD ST	HARTFORD	CT	06105
188/148	15 RIVERVIEW RD	PALMIERI BONNIE & JOSEPH M	15 RIVERVIEW RD	WESTBROOK	CT	06498
188/149	11 RIVERVIEW RD	BLACK TIMOTHY J & JOANNE E	11 RIVERVIEW RD	WESTBROOK	CT	06498
188/150	5 RIVERVIEW RD	RASEMUS RANDY J & RICKY E	8 FIR RIDGE RD	CLINTON	CT	06413
187/002	155 BOSTON POST RD	REDWAY ALBERT W III & TRACI M	144 BOKUM RD	OLD SAYBROOK	CT	06475
188/153	192 BOSTON POST RD	SANSTROM DORIS S	8595 COLLIER BLVD S 107 PMB53	NAPLES	FL	34114-3556
188/147	25 RIVERVIEW RD	WHITE SHARON R & RICHARD J	25 RIVERVIEW RD	WESTBROOK	CT	06498
187/146	176 BOSTON POST RD	JUST CLEAN REALTY LLC	174 BOSTON POST RD	WESTBROOK	CT	06498
187/151	172 BOSTON POST RD	JG PROPERTIES LLC	19 STONY HILL RD	BETHEL	CT	06801
187/152	174 BOSTON POST RD	JUST CLEAN REALTY LLC	174 BOSTON POST RD	WESTBROOK	CT	06498



Property Information

Property ID 187/001
 Location 177 BOSTON POST RD
 Owner BASSETT CHARTERS LLC



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

Town of Westbrook, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated October 2018
 Data updated 11/19/2018

**CHECK LIST FOR APPLICATIONS TO THE
INLAND WETLANDS & WATERCOURSES COMMISSION**

Title of project or sub-division and name of property owner. ✓

Name, address, telephone number, State Seal of project engineers and soil scientist. ✓

Location map of site, index map of project if more than one (1) drawing, date of drawings. ✓

North arrow, scale of site plan, scale of all detail drawings, cross-sections or road profiles.

Names of all abutting property owners within 100' of the parcel for which an application is being made. ✓

Rights-of-way, easement lines, existing edges of pavements indicated, nearest intersection, street names. ✓

Locations and sizes of existing and proposed storm drain lines, ditches, drain basins, manholes, head walls, curbs and gutters. ✓

Invert or flow line elevations at pipe ends, head walls, gutter, ditches, or water bodies. *TBD when excavated*

All nearby or on-site water courses, bodies of water, springs, sink holes, natural retention basins. If none of the above touch directly on the project property, the engineer shall show estimates of distance to such. ✓

Line reflecting the 100 foot upland review area. ✓

Existing and proposed contour lines at an interval of two (2) feet. ✓

Calculations for drainage system based on use of the Rational Formula for 100-year storm. *NA*

Final application drawings shall be submitted in ten (10) copies. ✓

The Commission reserves the right to ask for additional information prior to rendering an approval decision.

APPLICANTS SHOULD BE PREPARED TO ANSWER THESE QUESTIONS

1. Has your property been flagged by a certified soil scientist? *Yes*
2. Have you shown the 100' upland review area line on your site plan? The IWWC will evaluate whether the proposed activity in this area may have an impact on wetlands and/or watercourses. *Yes*
3. What is the distance of the closest point of activity to the wetland/watercourse including soil disturbance and vegetation removal? *Activity in wetlands*
4. Have you shown erosion measures on your site plan (i.e. silt fence, haybales)? *yes*
5. If installing a pool, what types of chemicals will you be using in the pool, where will they be stored, and how do you plan on draining the pool at the end of the season? *NA*
6. Do you have an alternate plan for your project? Why is the alternative plan not feasible or prudent? *No feasible alternative*
7. What is the timeframe for your project? *Upon approval + approximately one month*



Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete this form in accordance with the instructions on pages 2 and 3 and mail to:
DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3rd 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 - one code only): _____
- 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 ACTIVITY IS OCCURRING (print name): Westbrook
does this project cross municipal boundaries (check one)? yes no
if yes, list the other town(s) in which the activity is occurring (print name(s)): _____
- LOCATION (see instructions for information): USGS quad name: Essex or number: 99
subregional drainage basin number: _____
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Paul Zable for Bassett Charters LLC
- NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): 177 Boston Post Road, Westbrook
briefly describe the action/project/activity (check and print information): temporary permanent description: Remove fill from wetlands and replant for restoration
- ACTIVITY PURPOSE CODE (see instructions - one code only): D
- ACTIVITY TYPE CODE(S) (see instructions for codes): 2, 12, _____, _____
- WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):
wetlands: 0.095 acres open water body: 0 acres stream: 0 linear feet
- UPLAND AREA ALTERED (must provide acres): 0.05 acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0.095 acres

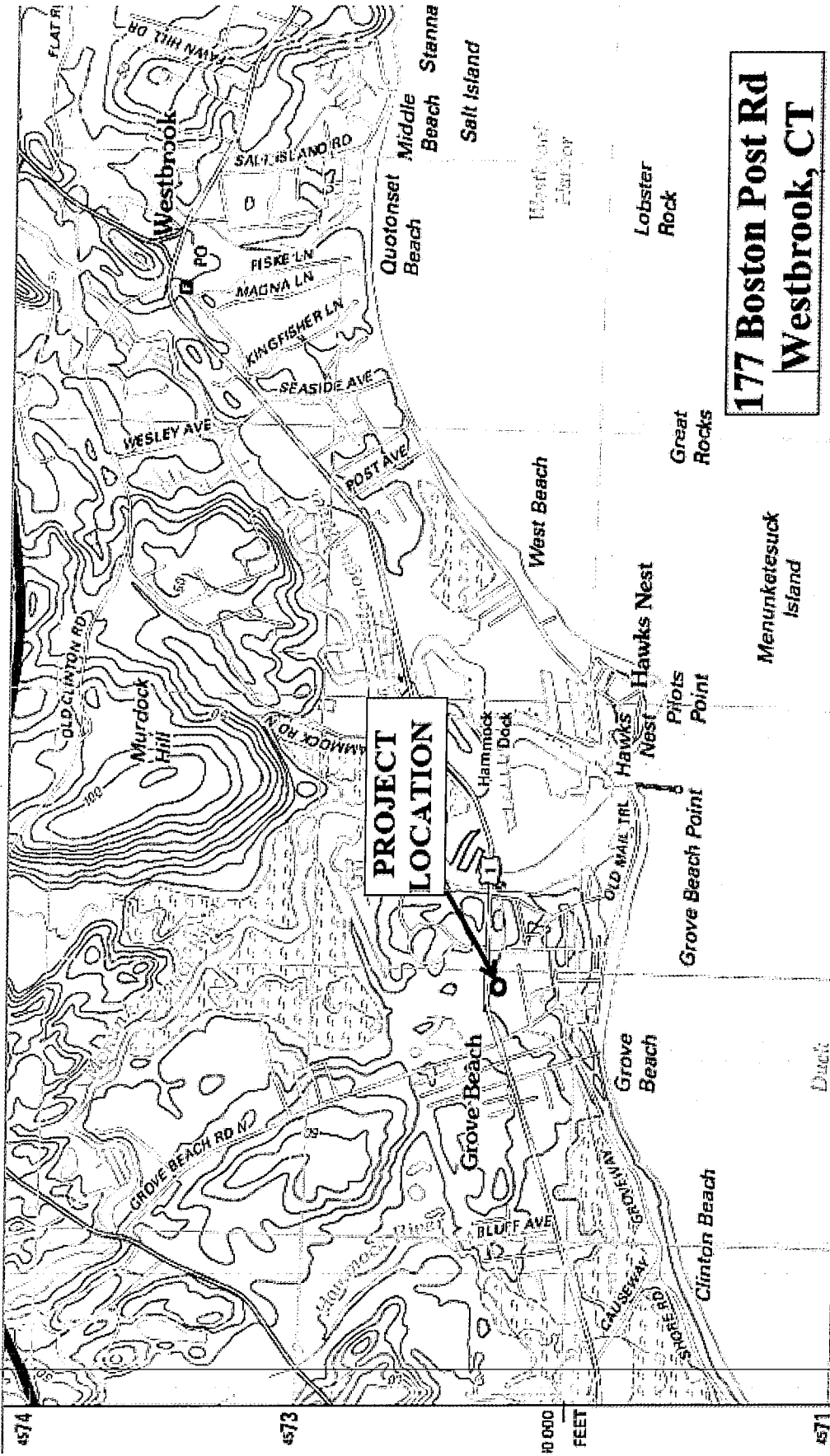
DATE RECEIVED:

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO



177 Boston Post Rd
Westbrooke, CT

**PROJECT
LOCATION**