



CLOUTIER & CASSELLA.LLC
ATTORNEYS AT LAW

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July 28, 2021

Ms. Heidi Wallace
Inland Wetland Agent
Town of Westbrook
866 Boston Post Road
Westbrook, CT 06498

Re: *Bocca-Des Properties, LLC*
Application for 1935 Boston Post Road and 120 Waldron Drive

Dear Heidi:

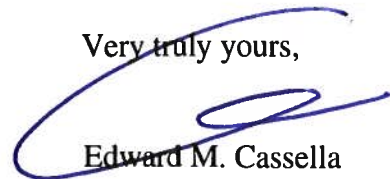
Enclosed please find an original and ten (10) copies of the Inland Wetlands and Watercourses Application together with a list of adjacent property owners and the site plan provided by Indigo Land Design.

Also enclosed, please find application fees totaling \$135.00.

We look forward to this matter being received at the Commission's meeting on August 3rd, 2021.

Thank you for your consideration in this matter.

Very truly yours,



Edward M. Cassella

EMC/spp
Enclosures

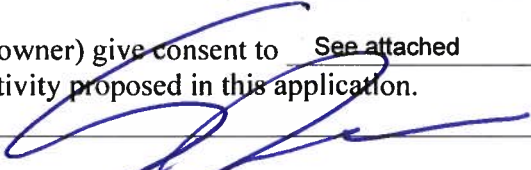
NA\IN\WORD\Land Use\Letters\Wallace, Heidi - Letters\Bocca-Des Properties.doc

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

1. Name of Applicant Bocca-Des Properties, LLC
Address 41 Attawanhood Trail, Old Saybrook, CT 06475
Telephone Numbers 860-662-2412
E-Mail Address _____

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

3. Name of Property Owner (if not applicant) See attached
Address _____
Telephone Numbers _____

4. I (owner) give consent to See attached (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 1935 Boston Post Road, (188/114); 43 Chapman Beach Rd. (180/112); 120 Waldron Dr. (118/117)
B. Attach assessor's map of the area with Map # _____, Lot # _____
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.

8. Acreage of wetlands and watercourses altered:
A. Soil types (if available) Timakawa and Natchaug 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 0.114 acres.
D. Lineal feet of stream alteration 0
E. Total land area of project 0.114 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.

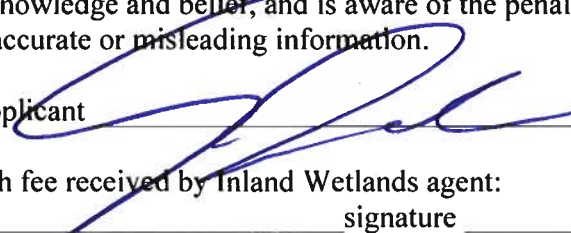
H. Submit any other information necessary to the understanding of what is being proposed.

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

7/29/21

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.

**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.

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.

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?
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.
3. What is the distance of the closest point of activity to the wetland/watercourse including soil disturbance and vegetation removal?
4. Have you shown erosion measures on your site plan (i.e. silt fence, haybales)?
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?
6. Do you have an alternate plan for your project? Why is the alternative plan not feasible or prudent?
7. What is the timeframe for your project?

Bocca-Des Properties, LLC
Application for Permission to Conduct a Regulated Activity Within an
Inland Wetland or Watercourse

Property Owners

1935 Boston Post Road (118/114)

Bocca Des Properties
95 Main Street
Norwalk, CT 06851
(203) 515-5146

43 Chapman Beach Road (180/112)

Damian J. Ranelli
43 Chapman Beach Road
Westbrook, CT 06498
(860) 395-8924

120 Waldron Drive (118-117)

Clara Crawford
120 Waldron Drive
Westbrook, CT 06498
(860) 227-4920

Bocca-Des Properties, LLC
1935 Boston Post Road
120 Waldron Drive
43 Chapman Beach Road

Purpose and Description of Activity

This project involves 1935 Boston Post Road is the property with the new residential development known as Settlers Place. At the time of the Settlers Place approvals, there were substantive discussions with Damien Ranelli, owner of 43 Chapman Beach Road, and Clara Crawford, owner of 120 Waldron Drive, regarding storm water impacts on their properties from the Settlers Landing development (1961 Boston Post Road) and the proposed Settlers Place development. At that time, Bocca-Des Properties agreed to file an application with the Inland Wetlands Commission requesting permission to fill certain areas of the Crawford and Ranelli properties and create corresponding additional wetlands on the Bocca-Des property. As shown on the site plan provided, the total area being filled on the Crawford and Ranelli properties is 4,997 s.f. and the total new wetland is 4,997 on the Bocca-Des property. The new wetland areas on the Bocca-Des property will be enhanced with the proposed landscaping approved previously by the Commission.

**Application for Permission to Conduct a Regulated Activity Within an
Inland Wetland or Watercourse**

**1935 Boston Post Road
120 Waldron Drive
43 Chapman Beach Road**

Name of Applicant: Bocca-Des Properties, LLC

I, Clara Crawford, hereby consent to the Application filed by Bocca-Des Properties, LLC regarding my property at 120 Waldron Drive, Westbrook, CT.


Clara Crawford

**Application for Permission to Conduct a Regulated Activity Within an
Inland Wetland or Watercourse**

**1935 Boston Post Road
120 Waldron Drive
43 Chapman Beach Road**

Name of Applicant: Bocca-Des Properties, LLC

I, Damian J. Ranelli, hereby consent to the Application filed by Bocca-Des Properties, LLC regarding my property at 43 Chapman Beach Road, Westbrook, CT.



Damian J. Ranelli

7/27/21

Bocca-Des Properties, LLC
Adjacent Property Owners

1935 Boston Post Road (118/114)
43 Chapman Beach Road (180/112)
120 Waldron Drive (118-117)

Abidin Cecunjanin
10 Pine Street
Old Saybrook, CT 06475

Leroy Holdmeyer
47 Deer Lane
Ivoryton, CT 06442

Trolley Square LLC
c/o John Cacase
22 Main Street
Essex, CT 06426

Andrea Barouh
16 Village Green Drive
Port Jefferson Sta., NY 11776

Settlers Landing Association
1961 Boston Post Road
Westbrook, CT 06498

John L. Pellico
28 Chapman Beach Road
Westbrook, CT 06498

Donna Lubrano-ODonnell
103 Waldron Drive
Westbrook, CT 06498

Bryan A. and Maureen A. Coppes
37 Otter Cove Drive
Old Saybrook, CT 06475

Ted Zito
7 Laurel Brook Trail
Old Saybrook, CT 06475

Michael J. Zubretsky
Lea Z. Duchette
30 Windshire Drive
South Windsor, CT 06074

Frank P. and Kathy M. Magnani
42 Chapman Beach Road
Westbrook, CT 06498

1935 BOSTON POST RD

Location 1935 BOSTON POST RD

Mblu 180 / / 114 / /

Acct# M0223500

Owner BOCCA-DES PROPERTIES, LLC

Assessment \$204,240

Appraisal \$291,770

PID 2301

Building Count 1

Current Value

| Appraisal | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2016 | \$0 | \$291,770 | \$291,770 |
| Assessment | | | |
| Valuation Year | Improvements | Land | Total |
| 2016 | \$0 | \$204,240 | \$204,240 |

Owner of Record

Owner BOCCA-DES PROPERTIES, LLC
Co-Owner
Address 95 MAIN ST
 NORWALK, CT 06851

Sale Price \$650,000
Certificate
Book & Page 332/565
Sale Date 12/22/2014
Instrument 14

Ownership History

| Ownership History | | | | | |
|-------------------------------------|-------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| BOCCA-DES PROPERTIES, LLC | \$650,000 | | 332/565 | 14 | 12/22/2014 |
| AMERICAN EAGLE FEDERAL CREDIT UNION | \$0 | | 330/483 | | 07/28/2014 |
| 1935 BOSTON POST RD LLC | \$1,360,000 | | 325/127 | 14 | 08/05/2013 |
| AMERICAN EAGLE FEDERAL CREDIT UNION | \$0 | | 322/531 | | 04/02/2013 |
| 1935 BOSTON POST RD LLC | \$870,500 | | 287/525 | 25 | 03/10/2008 |

Building Information

Building 1 : Section 1

Year Built: 2020
Living Area: 289

Vision Government Solutions
 Replacement Cost: \$25,380

Building Percent Good: 0

Replacement Cost

Less Depreciation: \$0

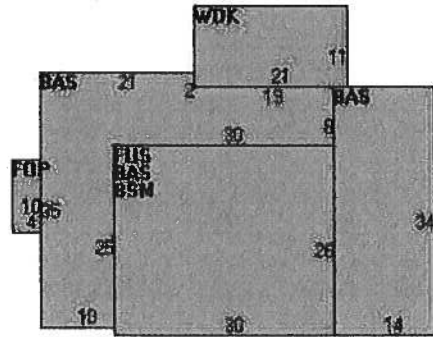
| Building Attributes | |
|---------------------|-------------|
| Field | Description |
| Style: | Mixed Use |
| Model | Comm/Ind |
| Grade | C |
| Stories: | 2 |
| Occupancy | 4.00 |
| Exterior Wall 1 | Clapboard |
| Exterior Wall 2 | |
| Roof Structure | Gable |
| Roof Cover | Asphalt |
| Interior Wall 1 | Drywall |
| Interior Wall 2 | Panel |
| Interior Floor 1 | Carpet |
| Interior Floor 2 | Hardwood |
| Heating Fuel | Natural Gas |
| Heating Type | Hot Water |
| AC Percent | 0 |
| Foundation | Stone/Brick |
| Bldg Use | Commercial |
| Total Rooms | 0 |
| Total Bedrms | 0 |
| Total Fixtures | 3 |
| % Sprinklers | 0 |
| 1st Floor Use: | |
| Heat/AC | Typical |
| Frame Type | WOOD FRAME |
| Baths/Plumbing | AVERAGE |
| Ceiling/Wall | Typical |
| Rooms/Prtns | AVERAGE |
| Wall Height | 0.00 |
| % Comn Wall | |

<http://gis.vgsi.com/westbrookct/Parcel.aspx?Pid=2301>
Building Photo



(<http://images.vgsi.com/photos2/WestbrookCTPhotos/default.jpg>)

Building Layout



(http://images.vgsi.com/photos2/WestbrookCTPhotos/Sketches/2301_2301.jpg)

| Building Sub-Areas (sq ft) | | | Legend |
|----------------------------|-------------|------------|-------------|
| Code | Description | Gross Area | Living Area |
| BAS | First Floor | 289 | 289 |
| BSM | Basement | 289 | 0 |
| | | 578 | 289 |

Extra Features

Extra Features

Legend

No Data for Extra Features

Land Use

Use Code 201
Description Commercial
Zone NCD
Neighborhood BP
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 1.47
Depth
Assessed Value \$204,240
Appraised Value \$291,770

Outbuildings

| Outbuildings | <u>Legend</u> |
|--------------------------|---------------|
| No Data for Outbuildings | |

Valuation History

| Appraisal | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2019 | \$500,510 | \$291,770 | \$792,280 |
| 2018 | \$500,510 | \$291,770 | \$792,280 |
| 2017 | \$500,510 | \$291,770 | \$792,280 |

| Assessment | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2019 | \$350,340 | \$204,240 | \$554,580 |
| 2018 | \$350,340 | \$204,240 | \$554,580 |
| 2017 | \$350,340 | \$204,240 | \$554,580 |

120 WALDRON DR

Location 120 WALDRON DR

Mblu 180 / 117 / /

Acct# C0078000

Owner CRAWFORD CHARLOTTE P

Assessment \$226,600

Appraisal \$323,720

PID 832

Building Count 1

Current Value

| Appraisal | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2016 | \$146,120 | \$177,600 | \$323,720 |

| Assessment | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2016 | \$102,280 | \$124,320 | \$226,600 |

Owner of Record

Owner CRAWFORD CHARLOTTE P
Co-Owner
Address 120 WALDRON DR
 WESTBROOK, CT 06498

Sale Price \$0
Certificate
Book & Page 0271/0848
Sale Date 04/24/2006
Instrument 25

Ownership History

| Ownership History | | | | | |
|----------------------|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| CRAWFORD CHARLOTTE P | \$0 | | 0271/0848 | 25 | 04/24/2006 |
| CRAWFORD THOMAS V | \$0 | | 0090/0289 | 25 | 01/01/1901 |

Building Information

Building 1 : Section 1

Year Built: 1980
Living Area: 1,672
Replacement Cost: \$169,907
Building Percent Good: 86
Replacement Cost
Less Depreciation: \$146,120

Building Attributes

| Field | Description |
|------------------|--------------|
| Style | Cape |
| Model | Residential |
| Grade: | C |
| Stories | 1.75 |
| Occupancy | 1 |
| Exterior Wall 1 | Vinyl Siding |
| Exterior Wall 2 | |
| Roof Structure | Salt Box |
| Roof Cover | Asphalt |
| Interior Wall 1 | Drywall |
| Interior Wall 2 | |
| Interior Flr 1 | Hardwood |
| Interior Flr 2 | Ceramic Tile |
| Heat Fuel | Electric |
| Heat Type: | Radiant |
| AC Type: | None |
| Total Bedrooms: | 3 |
| Full Bthrms: | 2 |
| Half Baths: | 0 |
| Extra Fixtures | 0 |
| Total Rooms: | 6 |
| Bath Style: | Average |
| Kitchen Style: | Average |
| Extra Kitchens | 0 |
| Fireplace(s) | |
| Gas Fireplace(s) | 0 |
| Stacks | 0 |
| Bsmt Garage(s) | 0 |
| Callback | |
| Fireplaces | |
| Fin Bsmnt | 0.00 |
| Fin Bsmnt Qual | |
| Bsmt Heat | |
| Int Vs Ext | Same |
| Fndtn Cndtn | |
| Basement | |

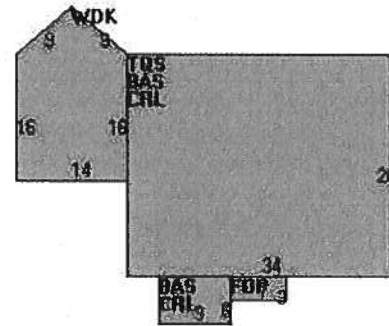
Extra Features

Building Photo



(<http://images.vgsi.com/photos2/WestbrookCTPhotos/A00\00\76\17.jpg>)

Building Layout



(http://images.vgsi.com/photos2/WestbrookCTPhotos/Sketches/832_832.jpg)

| Building Sub-Areas (sq ft) | | | Legend | |
|----------------------------|---------------------|------------|-------------|--|
| Code | Description | Gross Area | Living Area | |
| BAS | First Floor | 1,006 | 1,006 | |
| TQS | Three Quarter Story | 952 | 666 | |
| CRL | Crawl Space | 1,006 | 0 | |
| FOP | Open Porch | 21 | 0 | |
| WDK | Deck | 266 | 0 | |
| | | 3,251 | 1,672 | |

No Data for Extra Features

Land

Land Use

Use Code 101
Description Res Dwelling
Zone HDR
Neighborhood 0500
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.23
Depth
Assessed Value \$124,320
Appraised Value \$177,600

Outbuildings

| Outbuildings | | | | | | | Legend |
|--------------|-----------------|----------|-----------------|-----------|-------|--------|------------------------|
| Code | Description | Sub Code | Sub Description | Size | Value | Bldg # | Comment |
| SHD0 | Small Shed - NC | | | 0.00 S.F. | \$0 | 1 | |

Valuation History

| Appraisal | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2019 | \$146,120 | \$177,600 | \$323,720 |
| 2018 | \$146,120 | \$177,600 | \$323,720 |
| 2017 | \$146,120 | \$177,600 | \$323,720 |

| Assessment | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2019 | \$102,280 | \$124,320 | \$226,600 |
| 2018 | \$102,280 | \$124,320 | \$226,600 |
| 2017 | \$102,280 | \$124,320 | \$226,600 |

43 CHAPMAN BEACH RD

Location 43 CHAPMAN BEACH RD

Mblu 180 / 112 / 1

Acct# L0216500

Owner RANELLI DAMIAN J

Assessment \$197,770

Appraisal \$282,540

PID 2223

Building Count 1

Current Value

| Appraisal | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2016 | \$88,950 | \$193,590 | \$282,540 |

| Assessment | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2016 | \$62,260 | \$135,510 | \$197,770 |

Owner of Record

Owner RANELLI DAMIAN J
Co-Owner
Address 43 CHAPMAN BEACH RD
 WESTBROOK, CT 06498

Sale Price \$0
Certificate
Book & Page 0317/1128
Sale Date 08/28/2012

Ownership History

| Ownership History | | | | |
|-----------------------------|------------|-------------|-------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Sale Date |
| RANELLI DAMIAN J | \$0 | | 0317/1128 | 08/28/2012 |
| RANELLI DAMIAN J | \$0 | | 0317/1038 | 08/20/2012 |
| RANELLI DAMIAN J & NOREEN M | \$0 | | 0195/0678 | 02/26/1999 |

Building Information

Building 1 : Section 1

Year Built: 1925
Living Area: 1,338
Replacement Cost: \$129,128
Building Percent Good: 67
Replacement Cost Less Depreciation: \$86,520

Building Attributes

| Field | Description |
|------------------|----------------|
| Style | Bungalow |
| Model | Residential |
| Grade: | C |
| Stories | 1.9 |
| Occupancy | 1 |
| Exterior Wall 1 | Vinyl Siding |
| Exterior Wall 2 | |
| Roof Structure | Gable |
| Roof Cover | Asphalt |
| Interior Wall 1 | Wall Board |
| Interior Wall 2 | Drywall |
| Interior Flr 1 | Linoleum |
| Interior Flr 2 | Carpet |
| Heat Fuel | Oil |
| Heat Type: | Forced Hot Air |
| AC Type: | None |
| Total Bedrooms: | 4 |
| Full Bthrms: | 1 |
| Half Baths: | 1 |
| Extra Fixtures | 1 |
| Total Rooms: | 6 |
| Bath Style: | Average |
| Kitchen Style: | Average |
| Extra Kitchens | 0 |
| Fireplace(s) | 1 |
| Gas Fireplace(s) | 0 |
| Stacks | 1 |
| Bsmt Garage(s) | 0 |
| Callback | |
| Fireplaces | |
| Fin Bsmnt | 0.00 |
| Fin Bsmnt Qual | |
| Bsmt Heat | |
| Int Vs Ext | Same |
| Fndtn Cndtn | |
| Basement | |



(<http://images.vgsi.com/photos2/WestbrookCTPhotos/\00\00\69\06.jpg>)

Building Layout



(http://images.vgsi.com/photos2/WestbrookCTPhotos//Sketches/2223_2223.jpg)

| Building Sub-Areas (sq ft) | | | Legend |
|----------------------------|--------------------|------------|-------------|
| Code | Description | Gross Area | Living Area |
| BAS | First Floor | 704 | 704 |
| FNS | Finished 90% Story | 704 | 634 |
| CRL | Crawl Space | 704 | 0 |
| FSP | Screened Porch | 126 | 0 |
| WDK | Deck | 216 | 0 |
| | | 2,454 | 1,338 |

Extra Features

No Data for Extra Features

Land

Land Use

Use Code 101
Description Res Dwelling
Zone HDR
Neighborhood 0500
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 0.95
Depth
Assessed Value \$135,510
Appraised Value \$193,590

Outbuildings

| Outbuildings | | | | | | | Legend |
|--------------|-------------|----------|-----------------|-------------|---------|--------|------------------------|
| Code | Description | Sub Code | Sub Description | Size | Value | Bldg # | Comment |
| FGR1 | Garage | | | 324.00 S.F. | \$2,430 | 1 | |

Valuation History

| Appraisal | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2019 | \$88,950 | \$193,590 | \$282,540 |
| 2018 | \$88,950 | \$193,590 | \$282,540 |
| 2017 | \$88,950 | \$193,590 | \$282,540 |

| Assessment | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2019 | \$62,260 | \$135,510 | \$197,770 |
| 2018 | \$62,260 | \$135,510 | \$197,770 |
| 2017 | \$62,260 | \$135,510 | \$197,770 |