

10/21/20  
Fee Waived  
Town Project

# TOWN OF SOUTHWINGTON Conservation Commission

MUNICIPAL CENTER, 196 NORTH MAIN STREET, SOUTHWINGTON, CT 06489  
PHONE (860) 276-6248 FAX (860) 628-3511



IW # 1284

FEE: See fee schedule

## APPLICATION TO CONDUCT REGULATED ACTIVITY WITHIN INLAND WETLAND OR WATERCOURSE

(In accordance to Connecticut General Statutes Section 22a-36 to 22a-45 inclusive, authorized by the Council of the Town of Southington  
in accordance with an ordinance adopted March 25, 1974.)

Owner Name: SUN Forest Hill LLC Telephone: (877) 335-1962  
Last First

Owner Address: SUN Communities, Southfield, MI 48034  
Street # Street Name Town State Zip Code

Owner Email Address: MKANE@SUNCOMMUNITIES.COM

Applicant Name: TOWN OF Plainville (John R. Bossi) Telephone: (860) 793-0221 Ext 7171  
Last First

Applicant Address: ONE CENTRAL SQUARE, Plainville, CT, 06062  
Street # Street Name Town State Zip Code

Applicant Email Address: BOSSI@PLAINVILLE-CT.GOV

**LOCATION OF PROPOSED ACTIVITY:**

Street Address: 246 Redstone St Total Area of Property: 39.9 acres

Assessor Map # 204 Parcel # \_\_\_\_\_ Lot # 001 Assessor ID #: 204001

Is activity associated with a proposed subdivision? Y  N  Subdivision #: N/A

Is any portion of this property within 500 feet of a Town Boundary? N  Y  Town: Plainville

REQUESTING PERMISSION TO: See Attachment

PROPOSED WETLAND AND BUFFER IMPACTS				Please Circle Units
	<i>Existing</i>	<i>Filled or Disturbed</i>	<i>Proposed Mitigation</i>	<i>Net Change (Existing-Disturbed+Mitigation)</i>
Wetland Area	385 SF	385 SF	0	385 SF
Buffer Area	0	0	N/A	0
<b>TOTAL AREA</b>	<b>385 SF</b>	<b>385 SF</b>	<b>0</b>	<b>385 SF</b>

**For Official Use Only** IW # \_\_\_\_\_

Date of official referral to Conservation Commission \_\_\_\_\_ Fee Received: \_\_\_\_\_

Stipulations of Conservation Commission: \_\_\_\_\_

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Action of Agency: \_\_\_\_\_ Date of Action: \_\_\_\_\_

**Detailed Activity Information:**

a. Material to be deposited and/or excavated (maximum slope of 2 horizontal / 1 vertical):

Area of fill: \_\_\_\_\_ acres 385 square feet

Volume of fill: \_\_\_\_\_ acres 2025 cubic feet

Physical composition (texture, components) of material to be deposited:  
\_\_\_\_\_

b. Data for existing water body(ies) located on parcel:

1. Size of ponds or lakes: N/A acres N/A square feet

2. Maximum depth and, if possible, volume of water:

Depth: N/A feet Volume: N/A cubic feet

c. Location of discharges (if applicable):

Type: stormwater / Ground Water

Frequency: constant

Volume: Varies cubic feet see Hydraulic Report

Chemical composition: Storm runoff / Ground Water

d. Wetland Soil Identification (Please include a detailed map of soil locations): See Attachment

Soil type: \_\_\_\_\_ Area on site: \_\_\_\_\_ acres \_\_\_\_\_ square feet

Soil type: \_\_\_\_\_ Area on site: \_\_\_\_\_ acres \_\_\_\_\_ square feet

Soil type: \_\_\_\_\_ Area on site: \_\_\_\_\_ acres \_\_\_\_\_ square feet

Signature of Soil Scientist: \_\_\_\_\_ Date: \_\_\_\_\_

**Measures proposed to protect regulated area from:**

a. Erosion and sedimentation: See Attachment  
\_\_\_\_\_  
\_\_\_\_\_

b. Leaching of pollutants: See Attachment  
\_\_\_\_\_  
\_\_\_\_\_

Measures proposed to protect regulated area from: (continued)

c. Direct discharge of pollutants: see Attachment

d. Increased flooding and surface runoff hazards: See Attachment

**Surety Bond:**

Permit approval granted under these regulations, may require the applicant to submit a surety bond with the Agency in a form satisfactory to the Town Attorney and in an amount recommended by the Town Engineer and approved by the Agency as sufficient to guarantee completion of those items specified by the Agency and in conformity with the provisions of these regulations. Such bond shall not be released by the Agency until written certification from the Town Engineer has been received that all of the requirements of these regulations and the Agency have been fully satisfied.

NOTE: Activities affecting a wetland and/or a watercourse may also require a permit from the Army Corps of Engineers. Before beginning activities, it is recommended that the applicant check with this Agency:

U.S. Army Corps of Engineers  
New England District-Regulatory Division  
696 Virginia Road  
Concord, MA 01742-2751  
1-800-343-4798

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

The applicant understands town officials may require access to said property to review proposed activity prior to, during the activity, and after the activity has concluded.

Applications shall be submitted to the Agency at least fourteen (14) days prior to its regular meeting in order for the application to be included on the agenda.

The official date of receipt of this application shall be the next regularly scheduled Conservation Commission meeting following the date of submission, provided such meeting is no earlier than three (3) business days after the receipt or thirty-five (35) days after submission, whichever is sooner.

Applicant must complete attached State of Connecticut reporting form.

The undersigned warrants the truth of all statements contained herein and in all supporting documents according to the best of their knowledge and belief.

Signature of Applicant/Owner/Agent: John R. Bossi Date: 10/20/2020

### **REQUESTING PERMISSION TO:**

The Town of Plainville seeks permission to install a twin thirty-six (36") inch culvert extending approximately twelve (12') feet from the Street line/Town Boundary on Townline Road. The work activities will be within a regulated inland wetland area as designated by the Town of Southington's Inland Wetland Map. The construction activities would include the placement of pipe bedding, (3/4" traprock stone), installation of reinforced concrete pipe, placement of bank run gravel backfill to create a 2:1 slope and rip rap to protect the newly formed slope). The total impacted area is estimated to be 385 square feet. The estimated volume of fill material proposed to be placed in the regulated inland wetland area is estimated to be fifty, (50 cy), cubic yards.

### **Wetland Soil Identification:**

No Soil Scientist was retained to identify the inland wetland boundaries. The inland wetland boundaries were determined by transposing the boundaries identified on the Town of Southington's Inland Wetland Map. All the proposed construction activities are to occur within the streambed or within close proximity, thus, it is reasonable to concede the entire work limits are in the regulated area.

### **Measures Proposed to Protect Regulated Area From**

**Erosion and Sedimentation:** The proposed design incorporates a perimeter silt fence system to prevent impacts to inland wetland areas and buffer areas outside the construction limits. Additionally, the perimeter silt fence system will stop any sediment from outside the impacted areas from entering the impacted area. The installation of the silt fence system shall be inspected by the engineer prior to the contractor initiating culvert construction.

Culvert construction activities would be restricted to occur only during those times when precipitation is historically at its lowest levels, summer months.

A check dam will be constructed at the upstream limits of the culvert construction. The purpose of this check dam would be to direct stream flows toward the easterly most culvert until the proposed culvert system is completely installed. The check dam will also slow and filter upstream flow.

If stream dewatering is required, the intake will be position in a location that is outside the area disturb by construction. The outflow discharge would be located outside the construction activity. An energy dissipater constructed of ¾ inch stone will be constructed at the discharge outflow.

Construction sequencing would be organized to minimize stream flow from coming in contact with unstabilized surfaces. The stream flow would be directed toward the easterly most existing pipe until the proposed twin culvert is completely installed.

Upon completion of the proposed twin culvert, stream flow would be directed toward the westerly most pipe before demolition of the existing culvert begins. Immediately after the southerly flared ends are installed, a silt fence shall be installed at the toe of the newly created slope. This silt fence shall be maintained until the Engineer deems the slope stabilized.

Silt curtains will be installed in the stream at the southerly limits of the project.

The contractor and the project inspector will review the condition of the erosion control devices at a minimum weekly, (Friday) and the day before any predicted rain event. Notes of their findings and corrective measures shall be noted in the inspector's field notes.

Material collected by the erosion control system shall be removed before the erosion control system is dismantled.

Leaching of Pollutants: The storage and use of any materials which may pollute the stream flow shall be limited to those materials specifically needed to complete the proposed work. Equipment repair and refueling shall be forbidden in the impacted area plus a buffer of a hundred (100') foot radius. The contractor shall have on site a spill kit containing the likely materials necessary to contain an accidental spill.

The contractor shall exercise care and follow the manufacturer's recommended practices when using materials that may potentially pollute the stream flow or wetland soils. Should an accidental spill occur, the contractor shall immediately contain the spill and notify the Engineer and CTDEEP.

Direct Discharge of Pollutants: The proposed construction activities during and after installation would not result in any direct discharge of pollutants.

Increased Flooding and Surface Runoff Hazards: A hydraulic Analysis conducted by the Connecticut Department of Transportation indicates there would be no increased flooding or surface runoff hazards. Please refer to the Hydraulic Analysis Report submitted.

**246 REDSTONE ST (TP)**

Location 246 REDSTONE ST (TP)

Mblu 204 / 001 / /

Acct# 6018

Owner SUN FOREST HILL LLC

Assessment \$2,822,960

Appraisal \$4,032,780

PID 17288

Building Count 2

**Current Value**

Appraisal			
Valuation Year	Improvements	Land	Total
2016	\$2,949,270	\$1,083,510	\$4,032,780

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$2,064,500	\$758,460	\$2,822,960

**Owner of Record**

Owner SUN FOREST HILL LLC  
 Co-Owner  
 Address C/O SUN COMMUNITIES  
 ATTN: ACCTS PAYABLE - FHL  
 SOUTHFIELD, MI 48034

Sale Price \$0  
 Certificate  
 Book & Page 1464/597  
 Sale Date 11/07/2019  
 Instrument 29

**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SUN FOREST HILL LLC	\$0		1464/597	29	11/07/2019
SUN JENSEN LLC	\$0		1464/585	25	11/07/2019
JENSENS INC	\$0		1440/0522	29	12/06/2018
JENSENS RESIDENTIAL COMMUNITIES LLC	\$0		0694/0395	29	03/25/1998

**Building Information**

**Building 1 : Section 1**

Year Built: 1990  
 Living Area: 9,361  
 Building Percent Good: 86

**Building Photo**

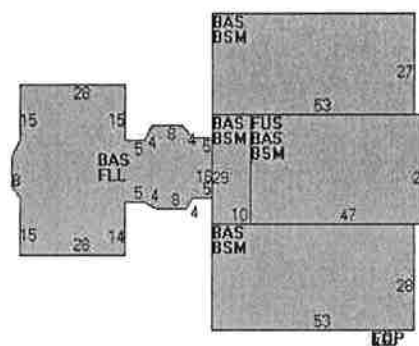
Building Attributes	
Field	Description

STYLE	Office Bldg
MODEL	Ind/Comm
Grade	C
Stories:	1
Occupancy	1.00
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Asphalt Shingl
Interior Wall 1	Average
Interior Wall 2	
Interior Floor 1	Average
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Hot Air
AC Type	Central
Struct Class	
Bldg Use	General Office
Total Bedrooms	
Total Baths	
Usrflid 217	0
Wet Sprinkler	0
Dry Sprinkler	0
1st Floor Use:	
Heat/AC	Heat/AC Pkgs
Frame Type	Wood Frame
Baths/Plumbing	Average
Ceiling/Wall	Typical
Rooms/Prtns	Average
Wall Height	8.00
Usrflid 214	0.00



(<http://images.vgsi.com/photos2/SouthingtonCTPhotos/A00102168187.jpg>)

### Building Layout



(<http://images.vgsi.com/photos2/SouthingtonCTPhotos/Sketches/1728E>)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	6,283	6,283	
FLL	Finished Lower Level	1,715	1,715	
FUS	Finished Upper Story	1,363	1,363	
BSM	Basement	4,568	0	
FOP	Open Porch	24	0	
		13,953	9,361	

### Building 2 : Section 1

Year Built: 1996  
 Living Area: 3,536  
 Building Percent Good: 88

Building Attributes : Bldg 2 of 2	
Field	Description
STYLE	Club House
MODEL	Ind/Comm
Grade	C-
Stories:	1
Occupancy	1.00

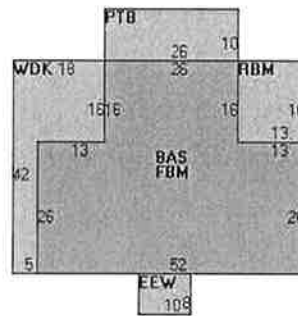
### Building Photo

Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Asphalt Shingl
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Average
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Hot Air
AC Type	Central
Struct Class	
Bldg Use	General Office
Total Bedrooms	
Total Baths	
Usrflid 217	0
Wet Sprinkler	0
Dry Sprinkler	0
1st Floor Use:	
Heat/AC	Heat/AC Pkgs
Frame Type	Wood Frame
Baths/Plumbing	Average
Ceiling/Wall	Typical
Rooms/Prtns	Average
Wall Height	9.00
Usrflid 214	0.00



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

### Building Layout



(<http://images.vgsi.com/photos2/SouthingtonCTPhotos/Sketches/17288>)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,768	1,768
FBM	Finished Bsmt	1,768	1,768
EEW	Enclosed Entry Way	80	0
PTB	Patio - Brick	260	0
RBM	Raised Basement	208	0
WDK	Deck	418	0
		4,502	3,536

### Extra Features

Extra Features	Legend
No Data for Extra Features	

### Land

#### Land Use

Use Code 360  
Description Mobile Home Park

#### Land Line Valuation

Size (Acres) 39.9  
Depth



Zone I-1  
 Alt Land Appr No  
 Category

**Outbuildings**

Outbuildings					Legend
Code	Description	Sub Code	Sub Description	Size	Bldg #
PDK	Pool Deck			3800.00 S.F.	2
SPL1	Inground Pool - Typical	HT	Heated	968.00 S.F.	2
SHD1	Shed	FR	Frame	96.00 S.F.	2
CNP	Canopy			264.00 S.F.	2
MH3	M.H. Park IMP. AV			188.00 Units	1
PAV1	Paving	AS	Asphalt	14150.00 S.F.	1

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$2,949,150	\$1,083,510	\$4,032,660
2017	\$2,949,150	\$1,083,510	\$4,032,660
2016	\$2,949,150	\$1,083,510	\$4,032,660
2015	\$2,949,150	\$1,083,510	\$4,032,660
2014	\$2,068,290	\$1,108,500	\$3,176,790

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$2,064,410	\$758,460	\$2,822,870
2017	\$2,064,410	\$758,460	\$2,822,870
2016	\$2,064,410	\$758,460	\$2,822,870
2015	\$2,064,410	\$758,460	\$2,822,870
2014	\$1,447,810	\$775,950	\$2,223,760

246 REDSTONE ST (TP)

Search Results

Parcel Details

[Return To Search Results](#)

**246 REDSTONE ST (TP)**



**SUN FOREST HILL LLC**

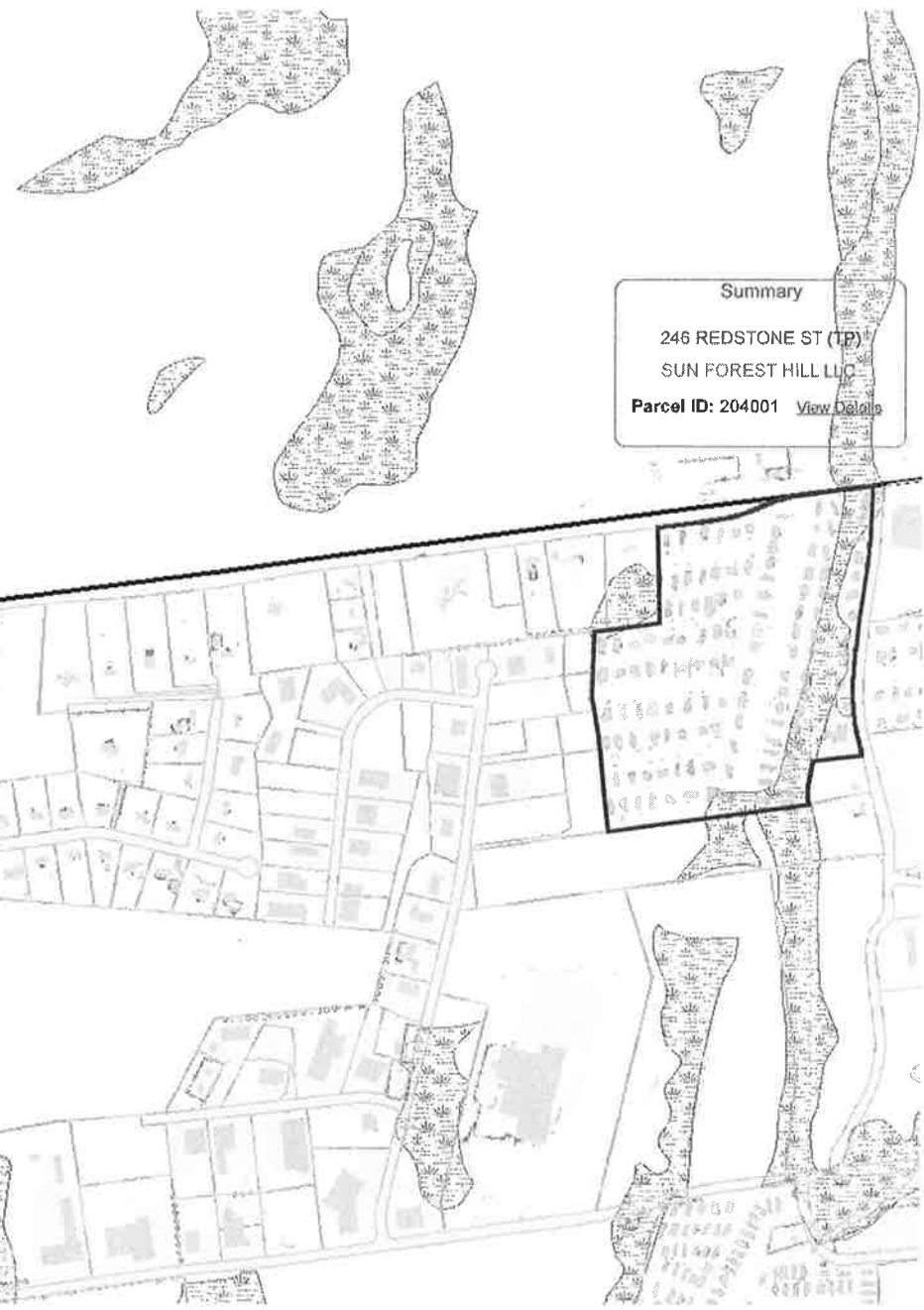
C/O SUN COMMUNITIES  
SOUTHFIELD, MI 48034

Parcel ID: 204001  
Lot Size: 39.9 Ac  
Sale Date: 11/7/2019 12:00:00 AM

- Links
- Parcel Details
- Photo
- Google Map
- Abutter Distance:
- Adjacent
- Adjacent
- 50 ft
- 100 ft
- 200 ft
- 250 ft
- 500 ft
- Address: REDSTONE ST (TP)
- 500 ft
- Current Address: 246 REDSTONE ST (TP)
- Find Abutters
- Size Legend
- Owner: SUN FOREST HILL LLC
- Building Assessment: 581330
- Total Assessment: 2822960
- Use Code: 360
- Use Code Description: Mobile Home Park
- Zone: I-1

[Email Map Link](#)

Identify  
Layers  
About



**Summary**

246 REDSTONE ST (TP)  
SUN FOREST HILL LLC

Parcel ID: 204001 [View Details](#)

Copy and paste the following string into an email to link to the current map view:

\_\_\_\_\_



[Print Map](#)

Size:

Scale: 1" =  ft. Title: