

Town of Chester
203 Middlesex Avenue
Chester Connecticut 06412



telephone: 860-526-0013
facsimile: 860-526-0004
web page: chesterct.org

INLAND WETLANDS AND WATERCOURSES AGENCY
APPLICATION FOR PERMIT

(Ten [10] copies required with application)

Owner of Record lafrate, Anthony and Steele, Vicki L.

Home Address 26 Spring Street Chester, CT 06412

Mailing Address Same

E-Mail Address tonyeye42@gmail.com vsteele0928@gmail.com

Day Phone: (203) 921-5331 Evening and/or cell phone: _____

Applicant's Name (if other than owner) John R. Schroeder, AIA LLC

Home Address 69-2 Main Street Chester, CT 06412

Mailing Address Same

E-Mail Address jrshroeder@jrjaia.com

Day Phone: (860) 526-5838 Evening and/or cell phone: _____

Applicant's interest in the land if the applicant is not the property owner

Architect

Authorization Signature of Property Owner *A Lafrate* Date 5/29/20

OK *Laura West First Selectman* 9/30/20

Location of Property by Street Address 26 Spring Street

Assessor's Map Number: 14 Lot Number 340

State the names of all property owners adjacent to the subject property (also including properties across the street):

Name of Adjacent Property Owner	Street Address (include mailing address if different)
(see attached)	

For large properties, please attach another sheet if necessary.

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ACTIVITY LOCATION (Map with sufficient detail must be submitted as a part of the application) Attach a site plan showing existing and proposed conditions in relation to wetlands and watercourses. Site plan(s) must indicate which direction is north, direction(s) of drainage, wetland areas, soil types and vegetation.

Approximate number of acres of wetlands (or portion thereof) on the property _____

Approximate area of inland wetlands to be altered _____

If known, are vernal pools or tidal wetlands located on the property? No

If yes, where and how many acres (or portion thereof) on the property? _____

Has a licensed soil scientist flagged the wetlands and/or watercourses on this property? No

If yes, who and when _____

If known, are inland wetlands and/or watercourses located on abutting properties? Yes

If yes, state the name and address(es) of the property owner(s)

See attached

Check applicable activities occurring within 100 feet of wetlands and/or watercourses:

Vegetation Removal	<input checked="" type="checkbox"/>	Vegetation Restoration	<input checked="" type="checkbox"/>	Grading	<input type="checkbox"/>
Paving	<input type="checkbox"/>	Soil Removal	<input type="checkbox"/>	Filling	<input type="checkbox"/>
Surface Water Discharge/Diversion	<input type="checkbox"/>				

Discharge - Specify Type

Sub-Surface

Other - Specify Type

Trench and french drains to brook

Explain in detail the extent of any activity checked above, the type of material, and

the equipment to be used to complete project. (use additional sheets if necessary)

Selective removal of existing dead, dying, and misshaped mature trees (including Ash). Selective removal of existing overgrown and ill-placed smaller trees and shrubs around front of house. New planting plan per Christine Darnell. Installation of new trench and French drains at existing driveway/garage juncture and along juncture of lawn and wooded hillsides. Construction of new Mudroom and Portico additions. Removal of existing brick walkways and replacement with new decorative gravel and/or concrete paver walkways. Raised grading at existing gravel driveway. See further explanation from Christine Darnell (attached).

Estimated time for completion

November 2020

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Explain what alternatives have been considered in connection with this application to avoid altering inland wetlands and/or watercourses? (use additional sheets if necessary)

N/A

Applicant to complete Part II of the Statewide Inland Wetlands & Watercourses Activity Reporting Form (attached).

ADDITIONAL INFORMATION MAY BE REQUIRED DEPENDING UPON THE COMPLEXITY OF THE PROJECT.

CERTIFICATION:

- The undersigned swears that the information supplied in the completed application is accurate, to the best of his/her knowledge and belief. The undersigned is familiar with all the information provided in the application and is aware of the penalties for obtaining a permit through deception or through inaccurate or misleading information.
- The undersigned hereby consents to necessary and proper inspections of the above mentioned property by Agents of the Chester Inland Wetlands & Watercourses Agency at reasonable times, both before and after a final decision has been issued by the Agency.
- The undersigned certifies that a copy of the Notice of Application has been mailed postage prepaid to all adjacent property owners, including those across streets or rights of way.
- If any portion of the property is located within 500 feet of the boundary with an adjacent town, the applicant certifies that he/she has given written notice of the proposed activity, by certified mail, return receipt requested, to the wetland agency in the adjacent town on the same day of filing for an Inland Wetland Permit with the Chester Inland Wetlands & Watercourses Agency.
- If upon receipt of the application, the Chester Inland Wetlands & Watercourses Agency determines that the proposed activities constitute a significant activity, as defined by the Inland Wetland Regulations, the applicant shall notify adjacent property owners of the time and location of that hearing at least 15 days prior to the date of the public hearing.

Signature of Owner: *A. J. J. J.*

Date 5/29/20

Signature of Applicant:
(if other than owner) *J. J. J.*

Date 9/29/20

*OK - owner Town of Chester
Doreen Hill
First Selectman 9/30/2020*

LIST OF ACTIVITIES:

WETLANDS APPLICATION for a PERMIT for ACTIVITY within a WATERCOURSE:

New French Drain / Pattaconk Brook:

New French Drain (see plan) to empty into Pattaconk Brook, installed to catch and direct water coming down driveway and the wooded hillside area.

Existing Retaining Wall:

Is in very good shape, and nothing will be done to undermine it or disturb it in terms of structure in any way.

The interior existing retaining wall

Along the driveway area will be added to and raised to meet height requirements, and a hedge will be planted in front of it on driveway side as an additional buffer to the existing drop off.

New railing to mimic existing railing on house porch, immediately outside house and gravel back courtyard.

Removing invasive plants along the retaining wall:

Within the immediate area of the back of the house are two existing Barberry and a small (invasive willow) tree. The homeowner would like to remove the Barberry, and cut down the tree (not remove stump) and replace with a line of *Clethra alnifolia*. ('Ruby Spice' or 'Hummingbird').

Remove the cut logs opposite the bridge, near the brook edge, and cleaning up that immediate area.

Ultimately, the homeowner would like to approach the adjacent neighbor to share the cost of removing some of the invasives along the area opposite their house, and trimming things back a bit and cleaning the area up of the wood debris.

The goal is to plant only natives in their stead. (We are looking at a three-foot border here, along the existing retaining wall across the bridge, across from the house. *Nothing* non-native, or invasive will be planted in this area.)

Homeowner is considering *Ilex glabra*, or Inkberry, and some flowering / insect friendly shrubs, the result being that it looks a bit more maintained.

New Mud Room Addition:

Gutters

Rain Garden / Wet Area Plantings on Hillside:

Even with the French drain installed, we expect runoff from the street to continually invade the hillside, and that there will always be a large very wet area. Accordingly,

we plan to install a substantial "rain garden" of sorts, with plants that take very wet roots, and will thrive in continually wet conditions.

The homeowner would like to remove one tall tree in this area, and keep the plantings to small shrubs and perennials. Among suggested plantings:

Cephalanthus occidentalis (Buttonbush), *Cornus mas* (Cornelian Cherry), *Ilex* (Holly), and *Fothergilla* (Witch Alder) for shrubs, as well as, various ferns, *Carex lurida* (Shallow Sedge), *Carex radiata* (Eastern Star Sedge), *Eupatorium purpureum* (Sweet Joe-Pye Weed), *Chelone glabra* (White Turtlehead), *Chelone lyonii* 'Hot Lips' (Pink Turtlehead), *Iris versicolor* (Northern Blue Flag), *Iris virginica* (Virginia Iris), *Packera aurea* (Golden ragwort), and *Caltha palustris* (Marsh Marigold) for perennials.

Grassy area (off the new small gravel "courtyard" off eastern side of the house:

Hopefully this area will become drier with the French drain, but stepping-stones of some sort will most likely be installed here, as that is how the homeowner walks to the existing bridge.

Septic:

Will be undisturbed, and a reserve area is sited on the plan.

Removal of existing Bamboo:

No planting here planned, gravel area refreshed.

Overall Hillside:

Phased plantings, strategic screening trees and shrubbery added, and a small stone seating area will be house in the hillside in the flattest area. Homeowner is removing dead Ash trees, and thinning out saplings on the hillside.

Seating Area in Hillside:

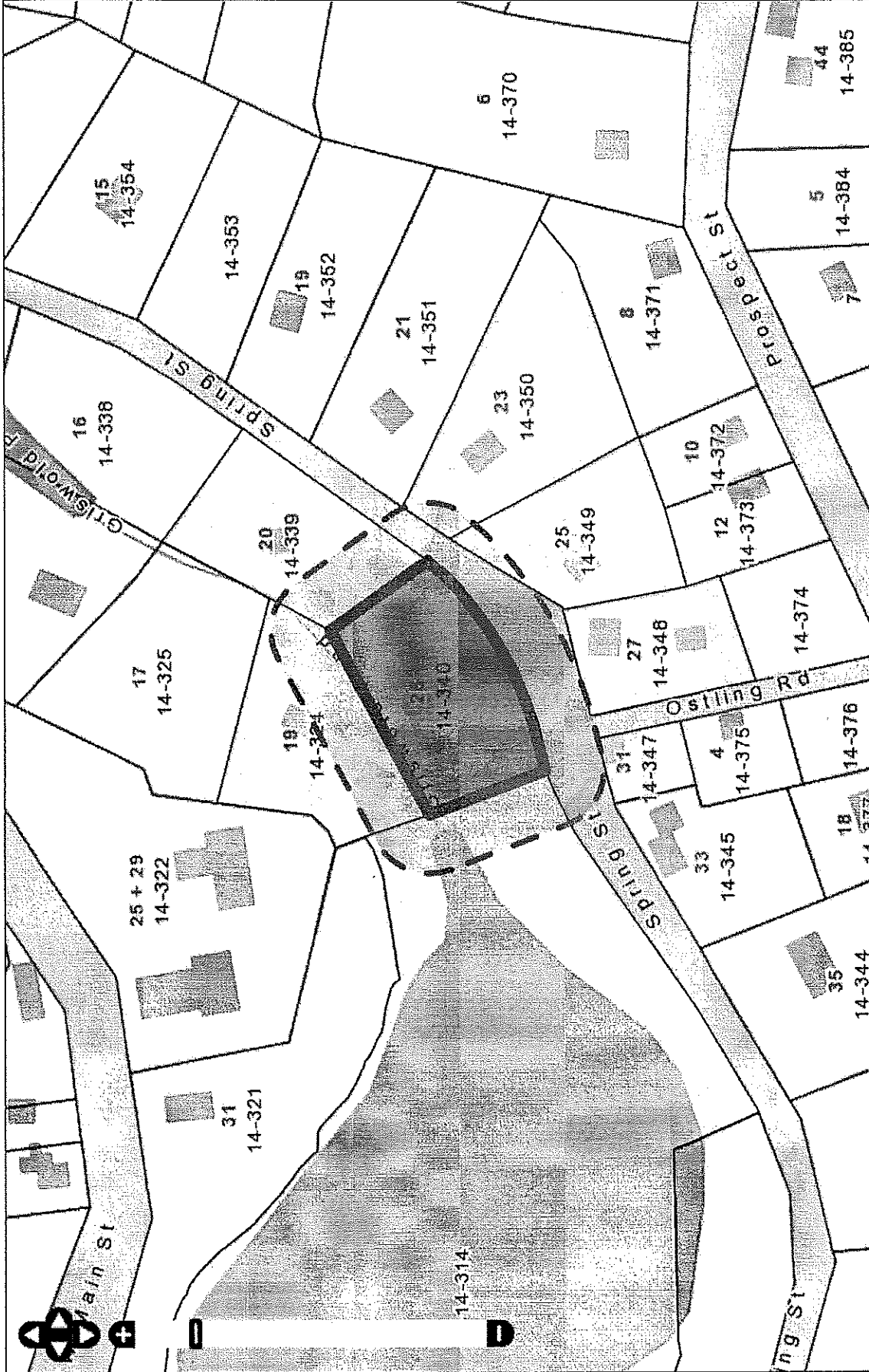
Nestled into the hillside toward the southeastern corner of the property is a space that piques interest as a seating area as it features flat terrain, as well as views of the waterway and home. In order to accomplish this, it would be necessary to involve a retaining wall.

Landscaping Near House:

Large trees towards the front of the house in close proximity to the structure are to be removed.

Additional Tree Plantings:

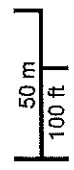
The hillside is to be dotted with specimen trees according to the existing conditions.



Town of Chester, Connecticut

Selected Parcel: 26 SPRING ST ID: 14-340

Printed 5/27/2020 from <http://www.mainstreetmaps.com/ct/chester/public.asp>



MainStreetMaps
MainStreetGIS, LLC
www.mainstreetgis.com

This map is for informational purposes only. It is not for appraisal of, or conveyance of land. The Town of Chester, Connecticut and MainStreetGIS, LLC assume no legal responsibility for the information contained herein.

Parcel ID: 14-314
CHESTER TOWN OF
203 MIDDLESEX AVE
CHESTER CT 06412

Parcel ID: 14-324
LUCIEN SENIEL
19 W MAIN ST
CHESTER CT 06412

Parcel ID: 14-339
MILLER DAVID P & MILLER CAROLINE
E
20 SPRING ST
CHESTER CT 06412

Parcel ID: 14-340
IAFRATE ANTHONY AND STEELE
VICKIL
26 SPRING ST
CHESTER CT 06412

Parcel ID: 14-347
FUNSTEN EDWARD S III +
31 SPRING ST
CHESTER CT 06412

Parcel ID: 14-348
GRUNBECK ANN MARIE
27 SPRING ST
CHESTER CT 06412

Parcel ID: 14-349
LANE ROGER STEPHEN TRUSTEE &
MURRAY LANE
MARIE BARBARA TRUSTEE
25 SPRING ST
CHESTER CT 06412

Parcel ID: 14-350
MURPHY CHARLES M JR & MURPHY
SUSAN D
23 SPRING ST
CHESTER CT 06412