

\_\_\_\_\_  
Date of Receipt  
\_\_\_\_\_  
Fee and Date Paid

\_\_\_\_\_  
File Number  
\_\_\_\_\_  
Approval Date

TOWN OF NORTH HAVEN  
INLAND WETLANDS COMMISSION  
**APPLICATION FORM**

**#97 Defco Park Road**

**IL-80**

**80,916**

(ADDRESS OF BUILDING AND BLOCK MAP, BLOCK & LOT NUMBER)

ZONE

TOTAL SQ. FEET

**Please submit 14 plans – 24" x 36"**

**THIS APPLICATION IS FOR:**

- ☒ Permit to conduct a Regulated Activity (submit 14 copies of certified plan, 2 copies of bond estimate form and comply with Inland Wetland regulations for submission of an application)  
Cite regulation that permits proposed activity \_\_\_\_\_ Significant impact (Yes or No)  
\_\_\_\_\_  
Site Plan referral (Per Section 8-3 State statutes) \_\_\_\_\_ (Permits to conduct regulated activity (Yes or No)  
(Submit 14 Copies of plan and 2 copies of bond form) \_\_\_\_\_ Significant Impact (Yes or No)  
\_\_\_\_\_  
Subdivision referral (Per Section 8-26 State Statutes) \_\_\_\_\_ No regulated activity proposed  
(Submit 14 copies of plan and 2 copies of bond form) \_\_\_\_\_ Permits to conduct regulated activity  
\_\_\_\_\_  
Amend wetland boundary (Submit 14 copies of certified location map and 14 copies of soil scientist report)

TITLE OF PLAN: **Proposed Site Plan, Proposed location at #97 Defco Park Road**  
**North Haven, Connecticut**

Scale: **1"=30'**

Date and most current revision date of plan: **4/27/2021**

Plan certified by: **James Pretti Jr., P.E., L.S., Criscuolo Engineering, LLC**

\_\_\_\_\_  
Amend regulations \_\_\_\_\_ Section to be amended (Submit 14 copies of proposed amendment)

**ANSWER ALL QUESTIONS APPLICABLE TO THE PROPERTY OR WRITE N/A:**

- \_\_\_\_\_  
Lie within 500' of an adjoining municipality or will traffic or water drainage impact an adjoining municipality  
\_\_\_\_\_  
Lie within the Aquifer Protection Zone (Must be shown on certified plan)  
\_\_\_\_\_  
Lie within the Channel Encroachment Zone (Must be shown on certified plan)  
☒ Lie within the floodplain or floodway (Must be shown on certified plan)  
\_\_\_\_\_  
Contain a river or watercourse regulated by army  
\_\_\_\_\_  
Contain tidal wetlands (regulated by Department of Environmental Protection)  
\_\_\_\_\_  
Involve filling or excavation of 1000 cy or more (Regulated by P & Z and Army Corps)

James Pretti, Jr., /Criscuolo Engineering LLC  
203-481-0807 Fax: 203-488-5729

ENGINEER'S NAME PHONE NO. FAX NO.

Davison Environmental – 860-836-6576

SOIL SCIENTIST'S NAME & PHONE NO.

This application gives the Commission and its agents authority to inspect the property.

John Cifarelli

Print Applicant's Name

John Cifarelli

Print Owner's Name

P O Box 920 North Haven, CT 06473

Applicant's address

P O Box 920 North Haven, CT 06473

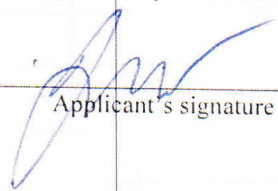
Owner's address

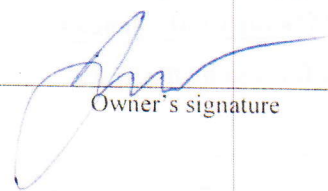
203-410-4921 Office: 203-752-9558

Applicant's phone number

203-410-4921 Office: 203-752-9558

Owner's phone number

  
Applicant's signature

  
Owner's signature

Submit Form In Duplicate

TOWN OF NORTH HAVEN

BOND ESTIMATE FORM

☐ PLANNING & ZONING COMMISSION  
MEETING DATE

☐ INLAND WETLAND COMMISSION  
MEETING DATE

APPLICANT: John Cifarelli  
ENGINEER: James Pretti, Jr.  
TEL: 203-481-0807  
PROJECT NAME: 97 Defco Park Road  
PROJECT LOCATION: 97 Defco Park Road  
North Haven, CT

\* APPLICATION NO.: \_\_\_\_\_  
\* FILE NO.: \_\_\_\_\_  
DATE: \_\_\_\_\_

\*BOND RECOMMENDATION

	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	COST	Comments by Town Eng.	
						Unit Price*	Cost*
1.	Clearing & Grubbing	L.S.					
2.	Paving Overlay	S.F.					
3.	New Pave. (Incl. Base)	S.F.					
4.	Storm Sewers (Incl. Struct.)	L.F.					
5.	Large Culverts/Structures	L.F.					
6.	San. Sewers (incl. Structures)	L.F.					
7.	Conc. Walks	S.F.					
8.	Water Mains	L.F.					
9.	Survey Monumentation	L.S.					
10.	Curbing	L.F.					
11.	Landscaping	L.S.					
12.	Trees	EA.					
13.	Grading (Fill/Excav.)	C.Y.					
14.	Street signs/line striping	L.S.					
15.	Siltation control	L.S.					
16.	Loam & Seeding	S.F.					
17.	Other						
(+ ) 15% for Contingencies							
* To be filled in by the Town							
Total Cost =						*	

Submitted by: \_\_\_\_\_  
Approved by: \_\_\_\_\_

Total costs as determined by the Town Engineer if different from the total furnished by the applicant, will be recommended to the applicable Commission. It should be noted that unit prices should be a realistic amount assuming a Municipal Bid arrangement.





Biodiversity Studies • Wetland Delineation & Assessment • Habitat Management • GIS Mapping • Permitting • Forestry

April 7, 2021

Mr. James Pretti, P.E., L.S.  
Criscuolo Engineering, LLC  
420 East Main Street  
Building 1, Suite 9  
Branford, Connecticut 06405

RE: Wetland Delineation, 97 Defco Park Road, North Haven

Mr. Pretti,

At your request, I conducted an inspection on the above-referenced property on March 31, 2021. The purpose of the inspection was to delineate Connecticut jurisdictional wetlands and watercourses on the south side of the property adjacent to an existing parking area to the rear of the on-site commercial building. The inspection was conducted by a soil scientist according to the requirements of the Connecticut Inland Wetlands and Watercourses Act (P.A. 155).

Inland wetlands include soil types designated as poorly drained, very poorly drained, alluvial, and floodplain by the National Cooperative Soils Survey as may be amended from time to time, of the National Resources Conservation Service (NRCS). Watercourses means rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent. Intermittent watercourses shall be delineated by a defined permanent channel and bank and the occurrence of two or more of the following characteristics: (A) Evidence of scour or deposits of recent alluvium or detritus, (B) the presence of standing or flowing water for a duration longer than a particular storm incident, and (C) the presence of hydrophytic vegetation.

Wetlands were delineated by examining the upper 20" of the soil profile with a spade and auger. Those areas meeting the requirements noted above were marked with pink wire stake flags and flagging tape and numbered with the following sequence: WF 1 – 11. The delineated wetland is the floodplain of the Quinnipiac River. This area appears to have been subject to historic disturbance associated with an underground gas line, as well as stormwater discharges from the adjacent commercial development (see Photo 1). Currently, untreated stormwater is conveyed to this wetland area from the parking area via a paved leak-off. Under proposed conditions, a 4'-deep sump hooded catch basin will capture stormwater at the leak-off location and discharge to concrete galleries located along the edge of the parking area, where stormwater will be infiltrated. These measures represent a significant improvement over existing conditions.

Digitally available updated soil survey information was obtained from the Natural Resources Conservation Service (refer to NRCS Soil Map, attached). No wetland soils were identified within the inspection area. The following is a description of upland soil types.

#### Wetland Soil Types

Wetland soils are characterized as Bash silt loam. The Walpole series consists of very deep, poorly drained sandy soils formed in water-sorted glacial outwash and stratified drift. They are nearly level to gently sloping soils in low-lying positions on terraces and plains. Walpole soils have a water table within 1' of the soil surface much of the year.

#### Upland Soil Types

The non-wetland soils were not examined in detail, except as was necessary to identify the wetland boundary. Upland soils are characterized as Udorthents, and Urban land. Udorthents is a miscellaneous land type used to denote moderately well to excessively drained earthen material which has been so disturbed by cutting, filling, or grading that the original soil profile can no longer be discerned.

Urban land is a miscellaneous land type consisting mostly of buildings, paved roads and parking lots. Typically included with this unit are small, intermingled areas disturbed by cutting, filling, or grading such that the original soil profile can no longer be discerned.

If you have any questions regarding these findings, please feel free to contact me.

Respectfully submitted,

A handwritten signature in blue ink that reads "Matthew Davison". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Matthew Davison, PWS, PSS, CPESC, CT Forester

Enclosures: Site Photographs  
Soil Map





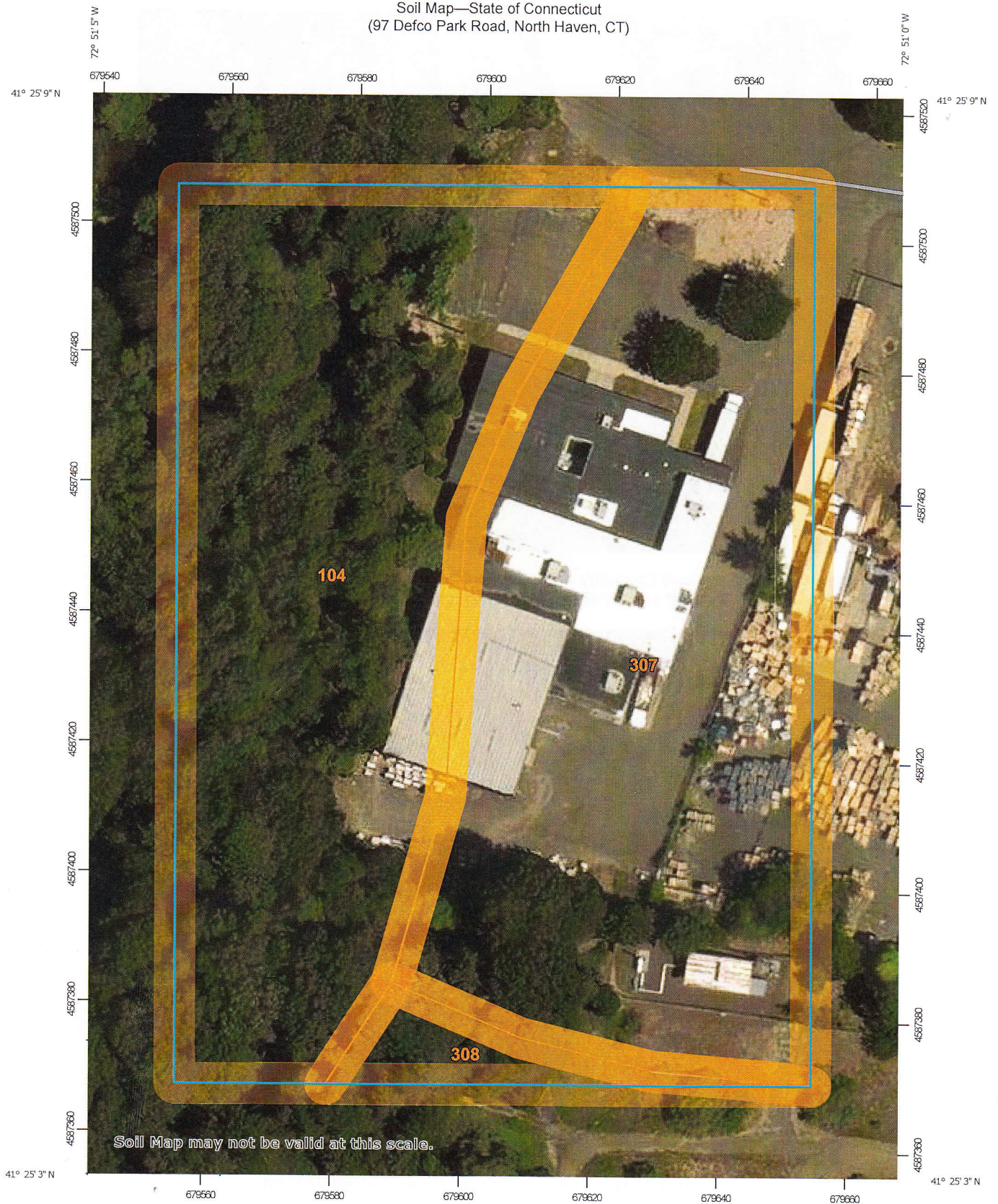
Photo 1: View of wetland boundary and commercial building from inside the wetland. Note leak-off and erosional feature which extends to the river.



Photo 2: View of the river from within delineated wetland



Soil Map—State of Connecticut  
(97 Defco Park Road, North Haven, CT)



Soil Map may not be valid at this scale.

Map Scale: 1:811 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

4/4/2021  
Page 1 of 3



## MAP LEGEND

<b>Area of Interest (AOI)</b>		<b>Area of Interest (AOI)</b>	
<b>Soils</b>		<b>Soils</b>	
<b>Soil Map Unit Polygons</b>		<b>Soil Map Unit Polygons</b>	
<b>Soil Map Unit Lines</b>		<b>Soil Map Unit Lines</b>	
<b>Soil Map Unit Points</b>		<b>Soil Map Unit Points</b>	
<b>Special Point Features</b>		<b>Special Point Features</b>	
<b>Water Features</b>		<b>Water Features</b>	
<b>Streams and Canals</b>		<b>Streams and Canals</b>	
<b>Transportation</b>		<b>Transportation</b>	
<b>Interstate Highways</b>		<b>Interstate Highways</b>	
<b>US Routes</b>		<b>US Routes</b>	
<b>Major Roads</b>		<b>Major Roads</b>	
<b>Local Roads</b>		<b>Local Roads</b>	
<b>Aerial Photography</b>		<b>Aerial Photography</b>	
<b>Background</b>		<b>Background</b>	
<b>Blowout</b>		<b>Blowout</b>	
<b>Borrow Pit</b>		<b>Borrow Pit</b>	
<b>Clay Spot</b>		<b>Clay Spot</b>	
<b>Closed Depression</b>		<b>Closed Depression</b>	
<b>Gravel Pit</b>		<b>Gravel Pit</b>	
<b>Gravelly Spot</b>		<b>Gravelly Spot</b>	
<b>Landfill</b>		<b>Landfill</b>	
<b>Lava Flow</b>		<b>Lava Flow</b>	
<b>Marsh or swamp</b>		<b>Marsh or swamp</b>	
<b>Mine or Quarry</b>		<b>Mine or Quarry</b>	
<b>Miscellaneous Water</b>		<b>Miscellaneous Water</b>	
<b>Perennial Water</b>		<b>Perennial Water</b>	
<b>Rock Outcrop</b>		<b>Rock Outcrop</b>	
<b>Saline Spot</b>		<b>Saline Spot</b>	
<b>Sandy Spot</b>		<b>Sandy Spot</b>	
<b>Severely Eroded Spot</b>		<b>Severely Eroded Spot</b>	
<b>Sinkhole</b>		<b>Sinkhole</b>	
<b>Slide or Slip</b>		<b>Slide or Slip</b>	
<b>Sodic Spot</b>		<b>Sodic Spot</b>	

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut  
Survey Area Data: Version 20, Jun 9, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 27, 2014—Jul 22, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

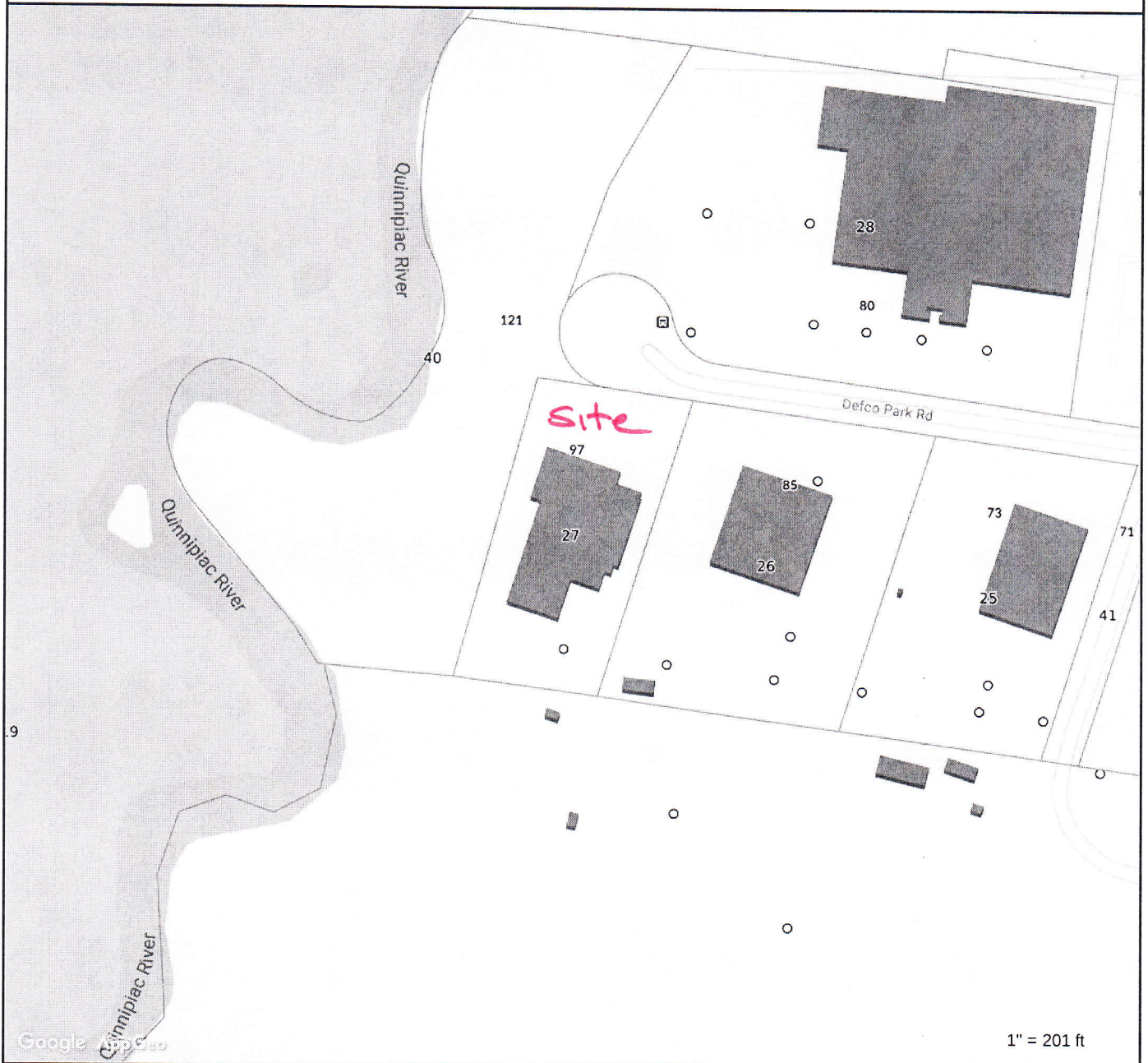
## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
104	Bash silt loam	1.6	46.1%
307	Urban land	1.7	50.7%
308	Udorthents, smoothed	0.1	3.2%
Totals for Area of Interest		3.4	100.0%



ID	Site Address	Owner Name	Owner Address	Owner City	Owner Sta	Owner Zip
090 006	409 WASHINGTON AVE	MDC COASTAL 9 LLC	11995 EL CAMINO REAL	SAN DIEGO	CA	92130
095 028	80 DEFCO PARK RD	80 DEFCO PARK LLC	610 WASHINGTON AVE	NORTH HAVEN	CT	06473
095 026	85 DEFCO PARK RD	C J REALTY COMPANY	85 DEFCO PARK RD	NORTH HAVEN	CT	06473
095 040	121 DEFCO PARK RD	NORTH HAVEN TOWN OF	18 CHURCH ST	NORTH HAVEN	CT	06473

# 97 Defco Park Road



## MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

Town of North Haven, 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 3/24/2021  
Data updated daily





## 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, 3rd Floor, Hartford, CT 06106  
Incomplete or incomprehensible forms will be mailed back to the municipal inland wetlands agency.

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

1. DATE ACTION WAS TAKEN: year: Click Here for Year month: Click Here for Month
2. CHOOSE ACTION TAKEN (see instructions for codes): Click Here to Choose a Code
3. WAS A PUBLIC HEARING HELD (check one)? yes ☐ no ☐
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:  
(type name) \_\_\_\_\_ (signature) \_\_\_\_\_

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

5. TOWN IN WHICH THE ACTION IS OCCURRING (type name): North Haven  
does this project cross municipal boundaries (check one)? yes ☐ no ☒  
if yes, list the other town(s) in which the action is occurring (type name(s)): \_\_\_\_\_, \_\_\_\_\_
6. LOCATION (click on hyperlinks for information): USGS quad map name: \_\_\_\_\_ or quad number: 81  
subregional drainage basin number: 5200
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (type name): John Cifarelli
8. NAME & ADDRESS / LOCATION OF PROJECT SITE (type information): 97 Defco Park Road  
briefly describe the action/project/activity (check and type information): temporary ☐ permanent ☒ description: \_\_\_\_\_  
filling to change loading dock height doors into drive-in doors & drainage improvements
9. ACTIVITY PURPOSE CODE (see instructions for codes): D
10. ACTIVITY TYPE CODE(S) (see instructions for codes): 1, 12, 14, NA
11. WETLAND / WATERCOURSE AREA ALTERED (type acres or linear feet as indicated):  
wetlands: 0 acres open water body: 0 acres stream: 0 linear feet
12. UPLAND AREA ALTERED (type acres as indicated): 0 acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (type acres as indicated): 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