

APPLICATION FOR PERMIT FOR USE OF
INLAND WETLANDS AND WATERCOURSES OR UPLAND REVIEW/BUFFER AREAS
Lisbon, Connecticut

NAME OF APPLICANT:

Today's Realty, LLC

(Keith Mackin - Owner)

To be completed by Commission:

Application No.: _____

Date of Receipt: _____

Application Fee: _____

ADDRESS OF APPLICANT:

Home: _____

Business: 185 Old Canterbury Turnpike - Norwich, Connecticut 06360

NAME OF PROPERTY OWNER: Today's Realty, LLC

ADDRESS: 240 Paper Mill Road - Lisbon, Connecticut 06351

TELEPHONE: Applicant (860) 334-2898 Owner _____

**Written consent must be attached if Applicant is not the property owner.

**Written description of functions of Wetlands and Watercourses must be attached as per Section of 7.4.4.

PURPOSE AND DESCRIPTION OF PROPOSED ACTIVITY, INCLUDING ANTICIPATED COMPLETION DATE: (Use additional sheet if needed)

Today's Realty, LLC proposes to build a 9,400± SF metal frame contractor maintenance and office facility, including a paved parking are, associated utilities, external bulk storage and processing areas, and a cut/fill balance of the southerly third of the property for material processing. Additional project items include planting street trees along Paper Mill Road and the construction of a concrete block retaining wall with chain link fencing to facilitate material processing.

Construction is expected to be completed in Spring 2022.

GEOGRAPHICAL LOCATION OF PROPERTY TO BE AFFECTED BY PROPOSED ACTIVITY, INCLUDING, BUT NOT LIMITED TO, A DESCRIPTION OF THE LAND IN SUFFICIENT DETAIL TO ALLOW IDENTIFICATION OF THE INLAND WETLANDS AND WATERCOURSES AND UPLAND REVIEW/BUFFER AREA: (Use additional sheet if needed)

The proposed commercial building, parking lot and associated activities shall be located on the Northern portion of 240 Paper Mill Road, while the majority of the gravel surface material processing and storage areas shall be located on the Southern portion. Portions of the Processing & Storage Areas fall within the Upland Review Area. Inland wetland delineation was completed on-site as performed by Ian T. Cole, R.S.S. during the month of June 2021.

I hereby certify that I am familiar with all the information provided in this application, and I am aware of the penalties for obtaining a permit through deception or through inaccurate or misleading information.

Signed: _____
(Applicant)

Date: 9/10/21

LIST ALTERNATIVES TO APPLICATION PROPOSAL WHICH WERE CONSIDERED AND WHY THE APPLICATION PROPOSAL WAS CHOSEN: (Use additional sheet if needed)

No alternatives to the application proposal were considered.

ACREAGE OF WETLANDS AND WATERCOURSES ALTERED:

A. Soil type(s) (if available) [0.0 ACRES]

ACREAGE OF WETLANDS OR WATERCOURSES CREATED: . . . [0.0 ACRES]

LINEAL FEET OF STREAM ALTERATION. [0.0 FEET]

TOTAL AREA OF WETLANDS ON PROJECT SITE. [1.600± ACRES]

TOTAL AREA OF UPLAND REVIEW/BUFFER ON SITE. [1.805± ACRES]

TOTAL LAND AREA OF PROPERTY [6.857± ACRES]

ATTACH SITE PLAN AS PRESCRIBED IN SECTION 7

I, the property owner, hereby grant permission to the Inland Wetlands Commission and its designated agents to access the property involved in this application during its consideration and during the implementation of any resulting permit.

Signed: _____ Date: 9/10/21
(Property Owner)

(To be completed by the Commission)

Application Approved: Date: _____

Conditions of Approval, if any: _____

Expiration Date: _____

Extension Date: _____

Date of Review of Completed Work: _____

Application Denied: Date: _____

Reasons for Denial: _____

Signature of Chairman or Secretary of Commission



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 inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

1. DATE ACTION WAS TAKEN: year: _____ month: _____
2. ACTION TAKEN (see instructions, only use one code): _____
3. WAS A PUBLIC HEARING HELD (check one)? yes ☐ no ☐
4. 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

5. TOWN IN WHICH THE ACTION IS OCCURRING (print name): Lisbon
does this project cross municipal boundaries (check one)? yes ☐ no ☐
if yes, list the other town(s) in which the action is occurring (print name(s)): _____
6. LOCATION (see instructions for information): USGS quad name: Norwich or number: 72
subregional drainage basin number: 3805
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Today's Realty, LLC
8. NAME & ADDRESS / LOCATION OF PROJECT SITE (print information): 240 Paper Mill Road - Lisbon, Connecticut 06351
briefly describe the action/project/activity (check and print information): temporary ☐ permanent ☒ description: Construction of 9,400 SF office & maintenance facility with associated parking, utilities and external storage areas
9. ACTIVITY PURPOSE CODE (see instructions, only use one code): D
10. ACTIVITY TYPE CODE(S) (see instructions for codes): 12, _____, _____, _____
11. WETLAND / WATERCOURSE AREA ALTERED (must provide acres or linear feet):
wetlands: 0.0 acres open water body: 0.0 acres stream: 0.0 linear feet
12. UPLAND AREA ALTERED (must provide acres): 0.450± acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0.0 acres

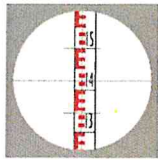
DATE RECEIVED:

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO



08 August 2021

Mr. Robert D. Adams – Chairman
Town of Lisbon Planning & Zoning Commission
1 Newent Road
Lisbon, Connecticut 06351

RE: Application for Site Plan Review – Supplemental Application Information – Lisbon, Connecticut

Dear Mr. Adams:

Following is additional information provided in support of the application for site plan review for the property owned by Today's Realty, LLC.

Application Information

Applicant / Owner

Today's Realty, LLC
185 Old Canterbury Turnpike
Norwich, Connecticut 06360

Project Site

240 Paper Mill Road
Lisbon, Connecticut 06351

Project Narrative

The project development comprises of a single metal frame office and equipment maintenance facility and various associated activities for the sole use of Today's Realty, LLC at 240 Paper Mill Road. The property is located on a vacant lot zoned Industrial (IP-1), along the eastern side of Paper Mill Road, across from land owned by Sprague Paperboard, Inc. The subject has an interior lot also owned by Sprague Paperboard, Inc. along its frontage, and has delineated inland wetlands and watercourses along the northeastern portion of the site.

The applicant seeks to construct a 9,400± SF metal frame office and enclosed equipment maintenance facility, and a paved parking lot with access to Paper Mill Road on the norther portion of the property. Due to the unique geometry and hardships of the site, variances of the following Section of the Zoning Regulations have been requested: Section 8.5 – Yard Requirements, Section 13 – Parking and Loading, and Section 14 - Landscaping.

In addition to the facility and parking lot, the majority of the remaining buildable land will be a gravel surface used for material processing and storage, with a cut/fill balance requiring a concrete block retaining wall in the southern third of the property. The gravel surface shall be used for the breakdown and storage of concrete, asphalt and woody debris into crushed concrete, ground asphalt and wood chips.

The existing vegetation along the northern edge of the site will be left to retain the natural screening between the adjacent property and the development activities. Existing vegetation and land at the southern portion of the site, however, will be cleared in order to facilitate the construction of the retaining wall and fill that will be the area of material processing and storage.

A subsurface septic area is included in the submission, to be detailed and submitted at a later date to the Uncas Health District upon approval.

Due to the small scale of this commercial building and associated activities, there is no staging or phasing proposed for the development of the site.

There are no Flood Hazard areas on or adjacent to the site, as depicted by the Federal Emergency Management Agency (FEMA), Map No. 09011C0206G, effective date: 18 July 2011. Additionally, there are no significant risks of degradation of surface or ground water supplies within this project.

A review by the Connecticut Department of Transportation (CONNDOT) is not required for this project, and an encroachment permit is not required as Paper Mill Road is not a State Highway. According to the CONNDOT posted speed limit (30 MPH), the 85th percentile 250LF, which can be achieved without additional improvements within the Right of Way.

Due to the nature of the submittal, no estimate of costs for improvements shown on the site plan will be calculated until approval, in order to encompass any and all modifications required by the Planning and Zoning Commission.

The majority of the site is being designed as a porous material surface, and will have no significant increases to runoff rates, and no adverse impacts to the adjoining property owners for any downstream drainage systems and watercourses. The small paved parking lot area will gravity drain towards Paper Mill Road, which has an existing drainage system that will deal with any excess runoff. No additional drainage systems are being included in the design of the maintenance facility and associated activities.

No easements or dedications are proposed or required for this project.

Regulated Wetlands:

The minimum building distance to a delineated inland wetland area is one hundred and ninety feet, and all other site activities maintain a minimum distance of fifty feet at closest approach. These activities include the aforementioned gravel surface for the processing and storage areas, vegetation removal and the subsurface septic area. Between the delineated inland wetlands and any site activities is an approximately eighteen foot slope, which shall remain. Site inland wetlands were field delineated by Ian Cole, R.S.S. during June 2021.

Site Plan Review Information

Site Amenities:

There will be six parking spots (including one handicap accessible spot) for use by employees. Due to it not being retail in nature, the required parking for the building can be reduced.

There will be one site identification sign affixed to the concrete block retaining wall in the southern portion of the site to notify oncoming traffic of the office and maintenance facility ahead. The facility does not have any retail aspect to it and no customers for wholesale material purchasing, so it does not require advertising.

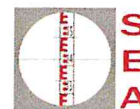
At this time, all utility and service structures are located within the office and maintenance facility.

Site Lighting will be limited to building mounted down light fixtures serving the adjacent parking facility and pedestrian walkways adjacent to the building. Therefore, no lighting plan is included in the submittal.

Due to the unique geometry and hardships of the site, a variance has been requested to minimize the amount of street trees and landscaping in order to allow the parking lot and retaining wall areas fit within the site. In reducing the amount of street trees, it is not required to have a full plan prepared by a professional Landscape Architect.

Architectural Drawings/Elevations:

Floor plans and elevations for the proposed metal frame office and maintenance facility have been provided by C.E.D.S, copies of which are included in the attached plans.



CURRENT OWNER										CURRENT ASSESSMENT									
TODAYS REALTY LLC										Code Appraised Assessed									
185 OLD CANTERBURY TPKE										Description Code Appraised Assessed									
NORWICH CT 06360										VAC CM LN 5-2 143400 100,380									
Alt Parcel ID										Total 143,400 100,380									
Census										PREVIOUS ASSESSMENTS (HISTORY)									
P.Property										Year Code Assessed Year Code Assessed									
Call Back										2020 5-2 83,650 2019 5-2 111,540 5-2 111,540									
I&E received										Total 83650 Total 83650 Total 111540									
TC Map										This signature acknowledges a visit by a Data Collector or Assessor									
Gis ID										Total 83650 Total 83650 Total 111540									
ASSOC PID#										APPRaised VALUE SUMMARY									
TODAYS REALTY LLC										Appraised Bldg. Value (Card)									
JOHNSON DENNIS										Appraised XF (B) Value (Bldg)									
FUSION PAPERBOARD CONNECTICUT LLC										Appraised OB (B) Value (Bldg)									
CASCADES BOX BOARD GROUP CT LLC										Appraised Land Value (Bldg)									
SPRAGUE PAPERBOARD INC										Special Land Value									
										Total Appraised Parcel Value									
										Valuation Method									
										Exemption									
										Adjustment									
										Total Appraised Parcel Value									
										143,400									
										VISIT / CHANGE HISTORY									
										Date Type Cd Result									
										04-28-2021 Field Review 50									
										03-12-2020 BAA Change 20									
										09-14-2018 Misc Assessor change 23									
										08-18-2016 Vacant Land Insp. 11									
										06-09-2016 Vacant Land Insp. 11									
										19GL- BAA REDUCTION 25%									
										18GL- NO OBS ON SITE									

