

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

NAME OF APPLICANT:

Joseph A. DiRoma & Sandra C. DiRoma

To be completed by Commission:

Application No.: 22-05
Date of Receipt: 9/20/2022
Application Fee: \$600.00

ADDRESS OF APPLICANT:

Home: 18 Strawberry Street, Lisbon, CT 06351

Business: _____

NAME OF PROPERTY OWNER: Joseph A. DiRoma & Sandra C. DiRoma

ADDRESS: 18 Strawberry Street, Lisbon, CT 06351

TELEPHONE: Applicant (860) 213-0395 Owner (860) 213-0395

****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)

Install Erosion & Sediment Controls per plan.
Remediate previously disturbed inland wetlands and adjacent uplands per plan.
Improvements to inlet and outlet of existing 15" culvert and associated grading per plan.
Excavate and backfill stumps in front yard within upland review area.
Plant native shrubs and trees within upland review area.
Repair of bituminous driveway within upland review area.
Existing 12' X 24' storage shed within upland review area that was placed approximately 10-12 years ago.

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)

As depicted on a survey plan entitled "Topographic Survey "Proposed Site Improvement Plan"
Prepared for Joseph A. & Sandra C. DiRoma, 118 Strawberry Street - Lisbon, Connecticut,
Scale: 1"=20', Date: September 2022, Job I.D. No. 22-3125, Sheet No. 1/1 as prepared by
Boundaries, LLC. Plans are submitted herewith.

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: [Signature], Agent Date: 9/20/22
(Applicant) for Boundaries, LLC

764

FORM IWWC07-02 (Page 2)

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

Applicants are under order by the Commission to remediate existing violation(s) and permit previously unpermitted improvements. The plan submitted herewith depicts those activities that are necessary to remediate and permanently stabilize the project area.

ACREAGE OF WETLANDS AND WATERCOURSES ALTERED:

51B-Sutton FSL 0-8% slopes, very stony + 2-Ridgebury FSL 0-3% slopes

A. Soil type(s) (if available) [0.07 ACRES] * Total Activity in Wetlands

ACREAGE OF WETLANDS OR WATERCOURSES CREATED:.. [0.00 ACRES]

LINEAL FEET OF STREAM ALTERATION.....[0.00 FEET]

TOTAL AREA OF WETLANDS ON PROJECT SITE..... [0.43 ACRES] * Estimated

TOTAL AREA OF UPLAND REVIEW/BUFFER ON SITE..... [1.92 ACRES] * Estimated

TOTAL LAND AREA OF PROPERTY [3.12 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: [Signature], Agent Date: 9/20/22
(Property Owner) for Boundaries, LLC

(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: Jewett City or number: 73
subregional drainage basin number: 3700
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Joseph A. & Sandra C. DiRoma
8. NAME & ADDRESS / LOCATION OF PROJECT SITE (print information): 18 Strawberry Street
briefly describe the action/project/activity (check and print information): temporary ☒ permanent ☐ description: Remediation of prior fill in wetlands & adjacent upland, etc.
9. ACTIVITY PURPOSE CODE (see instructions, only use one code): A
10. ACTIVITY TYPE CODE(S) (see instructions for codes): 2, 10, 12, 14
11. WETLAND / WATERCOURSE AREA ALTERED (must provide acres or linear feet):
wetlands: 0.07 acres open water body: 0.0 acres stream: 0.0 linear feet
12. UPLAND AREA ALTERED (must provide acres): 0.17 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

Lisbon Conservation Commission**Application Fee Calculation**

Applicant: Joseph A. & Sandra C. DiRoma

Location: 18 Strawberry Street (MBL# 17/005/0087)

Residential Use Base Fee:	\$100.00
Schedule "A" Fee for 1,000 SF - 5,000SF of Disturbance:	\$200.00
Subtotal:	\$300.00
Double Regular Fee for Regulated Activity Started (\$300 X 2)	\$600.00
+ CT DEEP State Fee	\$60.00
Total Fee:	\$660.00

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT																													
DIROMA JOSEPH A DIROMA SANDRA C 118 STRAWBERRY ST LISBON CT 06351				1 Level	5 Well	6 Septic	1 Paved					Description	Code	Appraised	Assessed	6073 Lisbon, CT																									
											RES LAND	1-1	81900	57,330																											
											RES EXCES DWELLING	1-2	5500	3,850																											
				SUPPLEMENTAL DATA							1-3	391620	274,130																												
											1-4	21970	15,390																												
Alt Parcel ID				ASSOC PID#							Total		500,990	350,700																											
Census				BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)																														
P.Property				91	759	04-10-2000	U	V	323,984	29	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed																						
Call Back											2021	1-1	57,330	2020	1-1	49,910	1-1	49,910																							
I&E received												1-2	3,850		1-2	3,850	1-2	3,850																							
TC Map												1-3	274,130		1-3	218,870	1-3	218,870																							
Gis ID												1-4	15,390		1-4	17,290	1-4	17,290																							
				Total		350,700		Total		289,920	Total		289,920		Total		289,920																								
This signature acknowledges a visit by a Data Collector or Assessor																																									
ASSESSING NEIGHBORHOOD																																									
NBHD		NBHD Name		Street Index Name		Parcel Number		Batch																																	
0001		0001																																							
NOTES																																									
GRAY																																									
TC MAP 10/46																																									
SEE 55/382																																									
9/21 REAR FENCED EST																																									
APPRAISED VALUE SUMMARY																																									
Appraised Bldg. Value (Card)																																									
Appraised XF (B) Value (Bldg)																																									
Appraised OB (B) Value (Bldg)																																									
Appraised Land Value (Bldg)																																									
Special Land Value																																									
Total Appraised Parcel Value																																									
Valuation Method																																									
Exemption																																									
Adjustment																																									
Total Appraised Parcel Value																																									
500,990																																									
VISIT / CHANGE HISTORY																																									
Permit ID		Issue Date		Type		Description		Amount		% Comp		Date Comp		Comments		Date		Type		Cd		Result																			
20-4333		10-05-2020		DECK		DECK		5,077		100				DECK 10X26 SECO POOL;		09-08-2021		Measured		01																					
01-113		02-27-2001		BP		Building Permit		20,350		100						08-20-2021		Field Review		50																					
																04-27-2021		BP Measure No Int.		05																					
																02-22-2021		Data Mailer Sent		12																					
																07-19-2016		Measured		01																					
																07-19-2016		Call Back		02																					
LAND LINE VALUATION SECTION																																									
B		Use co		Description		Zone		D		Fronta		Depth		Units		Unit Price		I. Fact		S.A.		Ac Di		C. Fact		St. Idx		Adj		Notes		Special Pricing		S Adj		Adj Unit		Pric		Land Value	
1		1010		Single Family		R-40								0.920		AC		84,000.00		1.059		8		1.00		500		1.00						0		1,000		81,900			
1		1010		Single Family										2.200		AC		2,500.00		1.000		0		1.00								0		1,000		5,500					
														Total Card		Land Units		3.120		AC		Parcel Total Land Area:		3.120										Total Land Value		87,400					

Property Location 118 STRAWBERRY ST

Account # A0007600

Map ID 17/ 005/ 0087/ /

Bldg # 1

State Use 1010

Print Date 09-21-2022 11:19:03

Card # 1 of 1

Bldg Name Sec # 1 of 1

CONSTRUCTION DETAIL

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade	12	B+			
No. of Stories	2				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure					
Roof Cover	04	Hip			
Interior Wall 1	03	Asphalt Drywall			
Interior Wall 2	05				
Interior Flr 1	12	Hardwood			
Interior Flr 2	11	Tile			
Heat Fuel	02	Oil			
Heat Type	09	Hydro Air			
AC Type	03	Central			
Total Bedrooms	05	5 Bedrooms			
Total Baths	3				
Total Half Baths	0				
Xtra Fixtrs.	0				
Total Rooms	8				
Bath Style	03	Average			
Kitchen Style	03	Average			
Wood Fireplace	1				
Gas Fireplaces					
Rental Unit					
Fin. Basement	608				
Fin. Bsmnt. Qu	02				
Mobile Complex					
Bsmnt Garage	0				
Foundation	03	Concrete			
Int vs Ext	04	Unknown			

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description
MIXED USE		
Code	Description	Percentage
1010	Single Family	100
		0
		0
COST / MARKET VALUATION		
Base Rate	115,000	
Replace Cost	466,211	
Net Other Adj		
Year Built	2000	
Effective Year Built		
Depreciation Code	A	
Remodel Rating		
Year Remodeled	16	
Depreciation %		
Functional Obsol		
Economic Obsol		
Cost Trend Factor	1	
Condition		
% Complete	84	
Deprec Value	391,620	
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	Su	Sub Type	Lan Units	Unit Price	Year	Pct	Depre	Conditio	Qu	Apprais Va
SPL2	Inground Vin			L	752	30.00	2001	50	0.00	A	11,280
PAT2	Patio-Cement			L	1,114	3.00	2001	50	0.00	A	1,710
BTH1	Cabana			L	384	28.00	2003	50	0.00	A	5,380
SHD1	Shed			L	288	25.00	2006	50	0.00	A	3,600
HTUB	Hot Tub			L	1	0.00	2016	50	0.00	A	0

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,223	1,223		0	
BSM	Basement	0	1,192		0	
CDK	Composite Deck	0	762		0	
FGR	Garage	0	850		0	
FHS	Half Story, Finished	425	850		0	
FOP	Open Porch	0	16		0	
FUS	Upper Story, Finished	1,246	1,246		0	
Ttl Gross Liv / Lease Area		2,894	6,139			

CDK 25

10

CDK 32

14

CDK 16

22

FUS 38

BAS

CDK

FUS

22

FHS

FGR

34

25

4

44

FOP

12

7

4

FUS

12

2,674

85

2,83

BAS













