



# Town of Chaplin, Connecticut

Incorporated 1822

495 Phoenixville Road, Chaplin, Connecticut 06235

Website: [www.chaplinct.org](http://www.chaplinct.org) Telephone: (860) 455-0073 Fax: (860) 455-0027

September 22, 2020

To: Chaplin Planning & Zoning Commission  
From: Jay Gigliotti, Zoning Enforcement Officer  
RE: SUB20-133- North Bedlam Rd & Davis Rd Ext. Resubdivision

This application is for a 2-Lot Resubdivision on a property just over 7.5 acres in size in the RAR Zoning District, which has a minimum lot size of 2 acres. The property is known as 195 Davis Rd, Assessor's Map 57-27-1 and has frontage on both North Bedlam Rd and Davis Road Ext. The property contains an existing Single Family Residence, which is accessed from Davis Road Ext. This property was previously subdivided in 2004 to create the property known as 215 North Bedlam Rd. The parcel currently has frontage on both North Bedlam and Davis Rd Ext. with a small band of wetlands located in the southwest corner of the lot. The property has a gradual slope from west side of the property down to North Bedlam Rd.

The resubdivision application is proposing to create one new lot for a family member. The new lot (#3) will front on North Bedlam Rd and be just over 2 acres in size. No wetlands are located on the proposed new lot #3. The proposal is for what appears to be a 3 Bedroom home, to be serviced by a private well and septic system. The proposed driveway extends west off of North Bedlam to access the new lot. A number of trees along North Bedlam are proposed to be removed for sightline of the new driveway. To mitigate the trees to be removed along the road, the applicant is proposing the installation 5 new Red Maple trees, on the new lot #3, adjacent to the town ROW of North Bedlam Rd..

I have reviewed the submitted plan dated April 30, 2020, revised through 9/14/20, I offer the following comments:

1. The removal of trees along North Bedlam Rd in order to achieve sightline for lot 3 shall alter the rural character of North Bedlam Rd. Five red maple trees are being proposed along the east property line (North Bedlam Rd), additional plantings, such as low growing shrubs may help to mitigate the removal of the trees for sightline.
2. It appears the trees to be removed for sightline are located within the town road ROW. These trees must be posted prior to their removal. Please add a note on the plans and contact the Chaplin Tree Warden for posting of the trees.
3. The lot 3 footing drain appears to discharge within 5' of the southern property line. Please revise discharge so as a minimum 20' from the property line.
4. The current zoning setbacks in the RAR Zone are as follows: 40' Front, 20' Side & 30' Rear.
5. Please submit subdivision approval from the Eastern Highlands Health District.

6. Underground utilities are being proposed for lot 3. It appears these utilities shall extend from CL&P 501. Will these utilities be installed under North Bedlam Rd? If not, where will the new pole be installed? Transformer?
7. What type of surface shall the driveway for lot 3 consist of?
8. Please submit approval of the Resubdivision from the Chaplin Inland Wetlands Commission.
9. Please ensure compliance with Section 5.03.5 of the Chaplin Subdivision Regulations

APPLICATION FOR APPROVAL OF SUBDIVISION OR RESUBDIVISION PLAN  
Town of Chaplin, Connecticut

Map No.: \_\_\_\_\_ Date of Submission: \_\_\_\_\_

Date Received by PZC: \_\_\_\_\_

Fee Received: \_\_\_\_\_

To: Secretary, Chaplin Planning & Zoning Commission

Application is hereby made to the Chaplin PZC for approval of the PRELIMINARY or FINAL (circle one)  
SUBDIVISION or RESUBDIVISION (circle one).

Plan entitled: "RESUBDIVISION PLAN PREPARED FOR JEREMY PEARL DAVIS ROAD EXT. & NORTH BEDLAM ROAD

Located: NORTH BEDLAM ROAD in the Town of Chaplin, Connecticut.

Name and address of Developer (s):

JEREMY PEARL KATY E. PEARL

195 Davis ROAD

CHAPLIN, CT 06235

Signature:

(1) R.O. *[Signature]*

(2) R.O. *[Signature]*

(3) \_\_\_\_\_

(Indicate at least one "R.O." for Record Owner.)

Name and address of Site Planner and/or Professional Engineer or Land Surveyor:

BSC GROUP

655 WINDING BROOK DRIVE

GLASTONBURY, CT 06033

DATA SHEET TO BE FILLED OUT BY APPLICANT FOR SUBDIVISION APPROVAL

- 1) TYPE OF ZONING in which the proposed subdivision lies: (If tract lies in more than one zone, state % in each.)

RA RURAL AGRICULTURAL RESIDENCE DISTRICT

2) a) TOTAL AREA OF TRACT: 7.69 acres.

b) AREA BEING SUBDIVIDED: 7.69

3) NUMBER OF LOTS PROPOSED: 1 NEW LOT; 1 EXISTING

4) LENGTH OF NEW, APPROVED STREET(S) PROPOSED: NONE

APPLICATION FOR APPROVAL OF SUBDIVISION OR RESUBDIVISION PLAN  
Town of Chaplin, Connecticut

- 5) LENGTH OF NEW SEWERS PROPOSED: NONE
- 6) TYPE OF WATER SUPPLY: DRILLED WELL
- 7) SEWAGE DISPOSAL:
- A) Will the proposed subdivision be served by an existing public sewage disposal system?  
NO
  - B) If not, what plans are proposed for sewage disposal?  
ON SITE SUBSURFACE DISPOSAL SYSTEM
  - C) Are engineered Sewage Systems required in any of the proposed lots? YES  
If yes, indicate which lot numbers on the preliminary plan map require engineered systems. LOT 3
- 8) IS ANY VARIANCE from the Chaplin Subdivision or Zoning Regulations being requested? If so, submit a letter to the Commission stating the nature and reasons for the variance requested along with the application NO

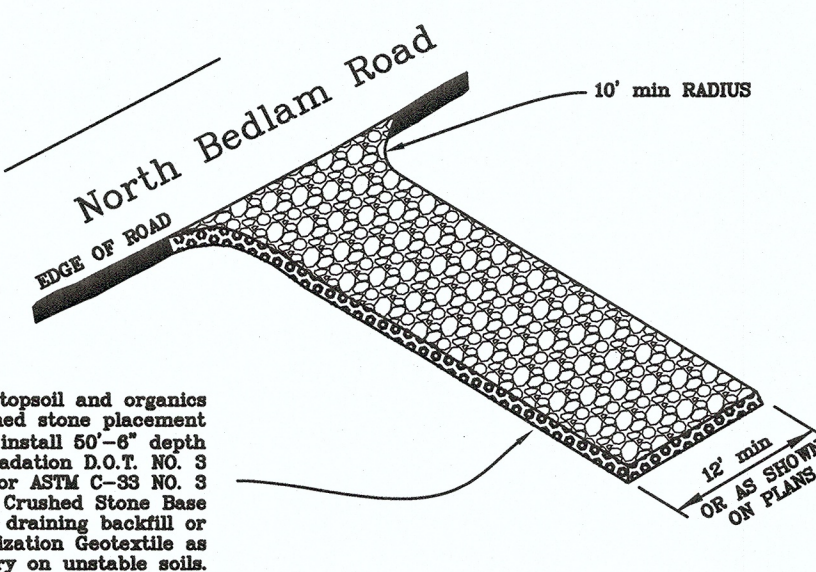
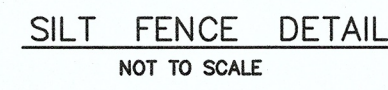
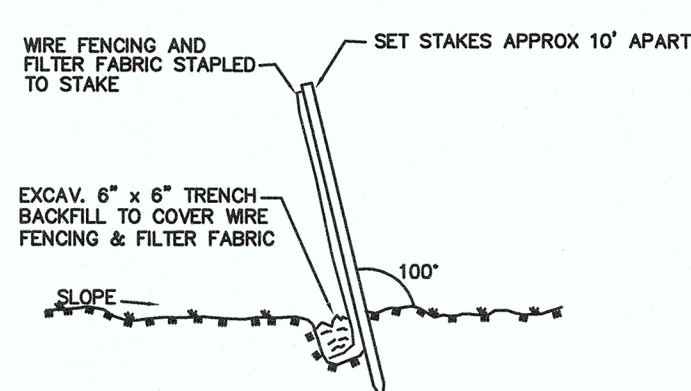


**SURVEY NOTES**

- THIS SURVEY AND MAP HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. THE SURVEY WAS PERFORMED TO THE STANDARDS OF ACCURACY FOR A HORIZONTAL CLASS A-2 BOUNDARY SURVEY. TOPOGRAPHIC ACCURACY CONFORMS WITH 1-2 STANDARDS AND IS BASED ON AN ACTUAL FIELD SURVEY. THIS IS A PROPERTY SURVEY WITH A BOUNDARY DETERMINATION CATEGORY AS FOLLOWS: ORIGINAL SURVEY FOR LOT 3.
- THE INTENT OF THIS SURVEY AND PLAN: RE-SUBDIVISION CREATING LOT THIRD LOT.
- THE FIELD SURVEY WAS PERFORMED ON THE GROUND BY BSC GROUP IN 04/25/2020
- THE VERTICAL DATUM SHOWN IS BASED UPON NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD88). THE REFERENCE MERIDIAN (NORTH ARROW) SHOWN IS BASED UPON PLAN REFERENCE #1 NAD 83
- EXISTING UTILITIES, WHERE SHOWN HEREON, ARE APPROXIMATE. NO GUARANTEE IS IMPLIED OR INTENDED AS TO THE ACCURACY, LOCATION OR THAT ALL UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN. CONSULT WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY PRIOR TO DESIGNING IMPROVEMENTS, COMMENCING DEMOLITION OR CONSTRUCTION. "CALL BEFORE YOU DIG" 1-800-922-4455.
- SPD ENVIRONMENTAL SERVICES, LLC HAS CONDUCTED A WETLAND ASSESSMENT ON JULY 17, 2020 ON THIS PROPERTY.
- THE CREATION OF LOT 3 IS FOR A FAMILY LAND TRANSFER EXEMPT FROM OPEN SPACE SEE SUBDIVISION REGULATIONS SECTION 5.12.13.BB. (PAGE 33)

**MAP REFERENCE**

REFERENCE HAS BEEN MADE TO THE FOLLOWING MAPS AND PLANS:  
 1. "SUBDIVISION PREPARED FOR JEREMY L. PEARL DAVIS ROAD EXT. & NORTH BEDLAM ROAD CHAPLIN, CONNECTICUT" DATE: MAY 20, 2004 SCALE: 1"=50'. PREPARED BY HEALEY & ASSOCIATES, LLC.



**CONSTRUCTION ENTRANCE DETAIL**  
 NOT TO SCALE

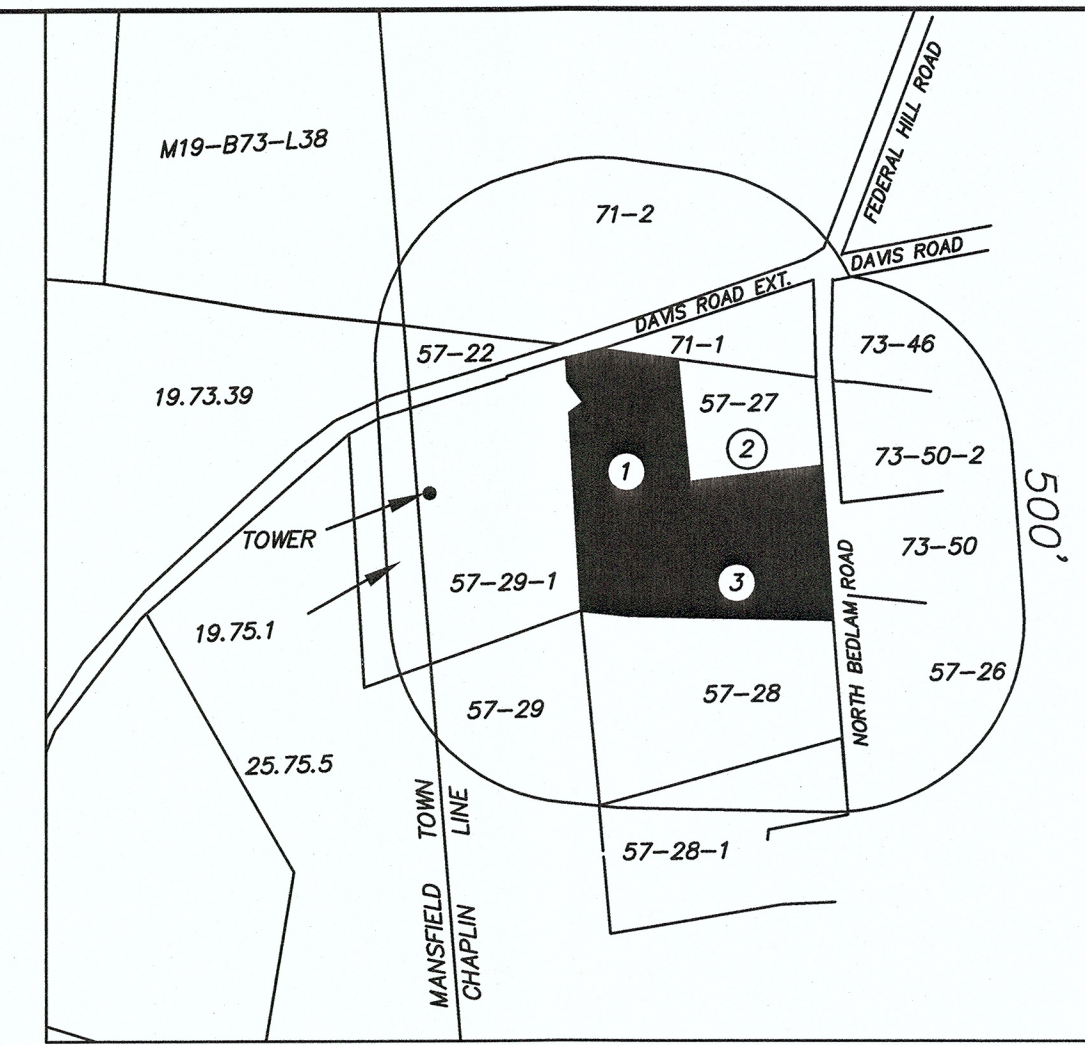
**PLANT SCHEDULE**

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	SIZE	REMARKS
	5	ACER RUBRUM 'ARMSTRONG' ARMSTRONG RED MAPLE	B & B	2" CAL	

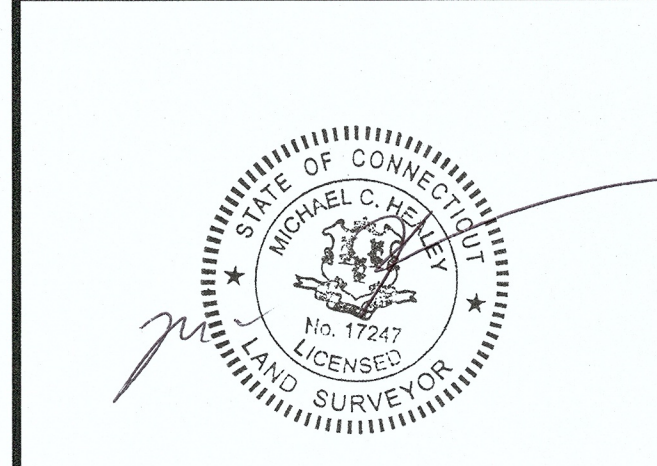
**EROSION AND SEDIMENT CONTROL PROCEDURES** The following protective erosion and sediment control measures, as may also be indicated on the plan, shall be put in place for the development of the lot. Once in place all erosion and sediment control measures shall be continuously maintained throughout the remainder of the construction period. In general, erosion and sediment control measures shall be put in place prior to disturbing the land. After installation of the initially prescribed measures, additional measures may be required to address field conditions as ordered by the Town of Chaplin or its designated Agent(s). All erosion and sediment control measures and construction practices shall be as described herein and further detailed in the "Connecticut Guidelines for Soil Erosion and Sediment Control" (Revised 2002) and amendments, as published by the Connecticut Council on Soil and Water Conservation.

- Install anti-tracking pad construction entrance at start of driveway at North Bedlam Road
- Install staked geotextile silt barrier fencing down gradient of proposed construction activities and/or across natural and temporary drainage paths, prior to beginning any construction activities or disturbance of the existing soil on the lot.
- Construct temporary surface drainage swales as required.
- Install staked hay bale and/or silt fence perimeter barrier around topsoil and subsoil stockpile area(s) immediately after stockpiling occurs.
- Loom, fertilize and seed and/or permanently mulch finished site upon substantial completion of construction and finish grading.
- Install staked hay bale and/or silt fence perimeter barrier around topsoil and subsoil stockpile area(s) immediately after stockpiling occurs.

F) JEREMY PEARL OF DAVIS ROAD EXT. is responsible for the construction and maintenance of E+S control measures on this lot until such time as the lot is re-vegetated or the responsibility is transferred.



ROBERT NEWTON DATE  
 P.E. #20662



MICHAEL C. HEALEY DATE  
 P.L.S. #17327

**RESUBDIVISION PLAN**

PREPARED FOR  
**JEREMY PEARL**  
 DAVIS ROAD EXT.  
 &  
 NORTH BEDLAM ROAD

IN  
**CHAPLIN, CONNECTICUT**

APRIL 30, 2020

REVISIONS:

NO.	DATE	DESC.

PREPARED FOR:  
**JEREMY PEARL**  
 195 DAVIS ROAD  
 CHAPLIN, CT 06235

**BSC GROUP**  
 655 Winding Brook Drive  
 Glastonbury, Connecticut  
 06033  
 860 652 8227

© 2020 BSC Group, Inc.  
 SCALE: 1" = 50'  
 FILE: \83779.00\SURVEY\DRAWINGS  
 DWG: 83779.00\_RESUB SHEET 1 OF 1

**LOT 1 SOIL TEST DATA (5/19/2004)**  
 JOHN VALENTE 5-11-04

- TP #1**  
 0-7" Topsoil  
 7-32" Fine Sandy Loam  
 32-96" HARDPAN  
 No Ledge Observed  
 Ground Water at 28-30"  
 Mottling at 27-29"
- TP #2**  
 0-7" Topsoil  
 7-34" Fine Sandy Loam  
 37-84" HARDPAN
- TP #3**  
 0-7" Topsoil  
 8-36" Sandy Loam  
 36-71" Sandy COMPACT TILL  
 No Ledge Observed  
 Ground Water at 36"  
 Mottling at 36"

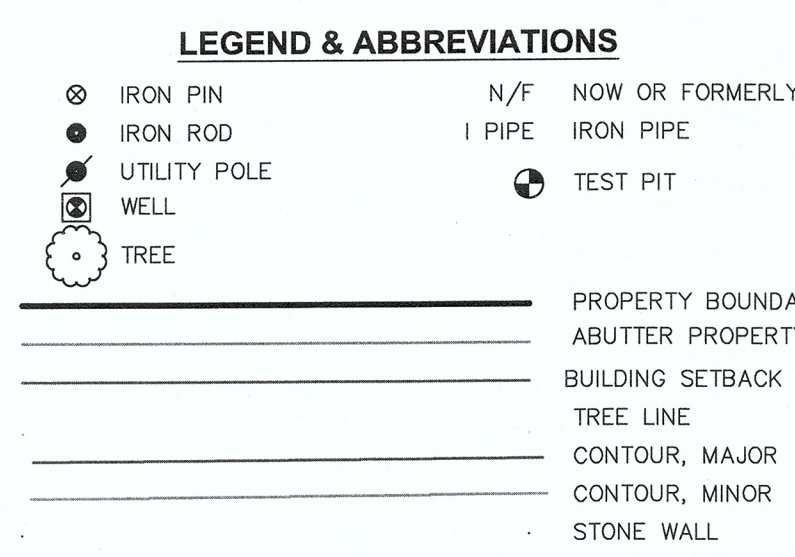
- LOT 3**  
 Test pits observed by Eastern Highlands Health District on June 5, 2020
- Test pit 1  
 0-10 Cultivated Topsoil  
 10-16 Original Topsoil  
 16-29 Brown fine sandy loam  
 29-68 Grey, Compact sandy pan, Mottled  
 68-50 Groundwater  
 Ledge Not observed  
 Mottling 29"  
 Seepage 68"  
 Depth 80"  
 Roots not noted

- Test pit 2  
 0-10 Topsoil  
 10-22 Brown fine sandy loam  
 22-71 Grey, Compact fine sandy loam, few rocks, Mottled  
 71-89 Groundwater  
 Ledge Not observed  
 Mottling 22"  
 Seepage 71"  
 Depth 89"  
 Roots not noted

- Test pit 3  
 0-6 Topsoil  
 6-21 Brown fine sandy loam  
 21-82 Grey, Compact fine sandy loam  
 82-94 Groundwater  
 Ledge Not observed  
 Mottling 21"  
 Seepage 82"  
 Depth 94"  
 Roots not noted

- Test pit 4  
 0-8 Topsoil  
 8-19 Brown fine sandy loam  
 19-28 Grey, Compact fine sandy loam  
 28-71 Grey, Compact sandy pan, Mottled  
 Ledge Not observed  
 Mottling 19"  
 Seepage 71"  
 Depth 71"  
 Roots not noted

- Percolation Test (between TP 3&4)  
 Pre-soak 10:10 depth 19"  
 10:55 - 9:25"  
 11:00 - 9:75"  
 11:05 - 10"  
 11:10 - 10:25"  
 11:15 - 10:5"  
 11:20 - 10:75"  
 11:25 - 11"

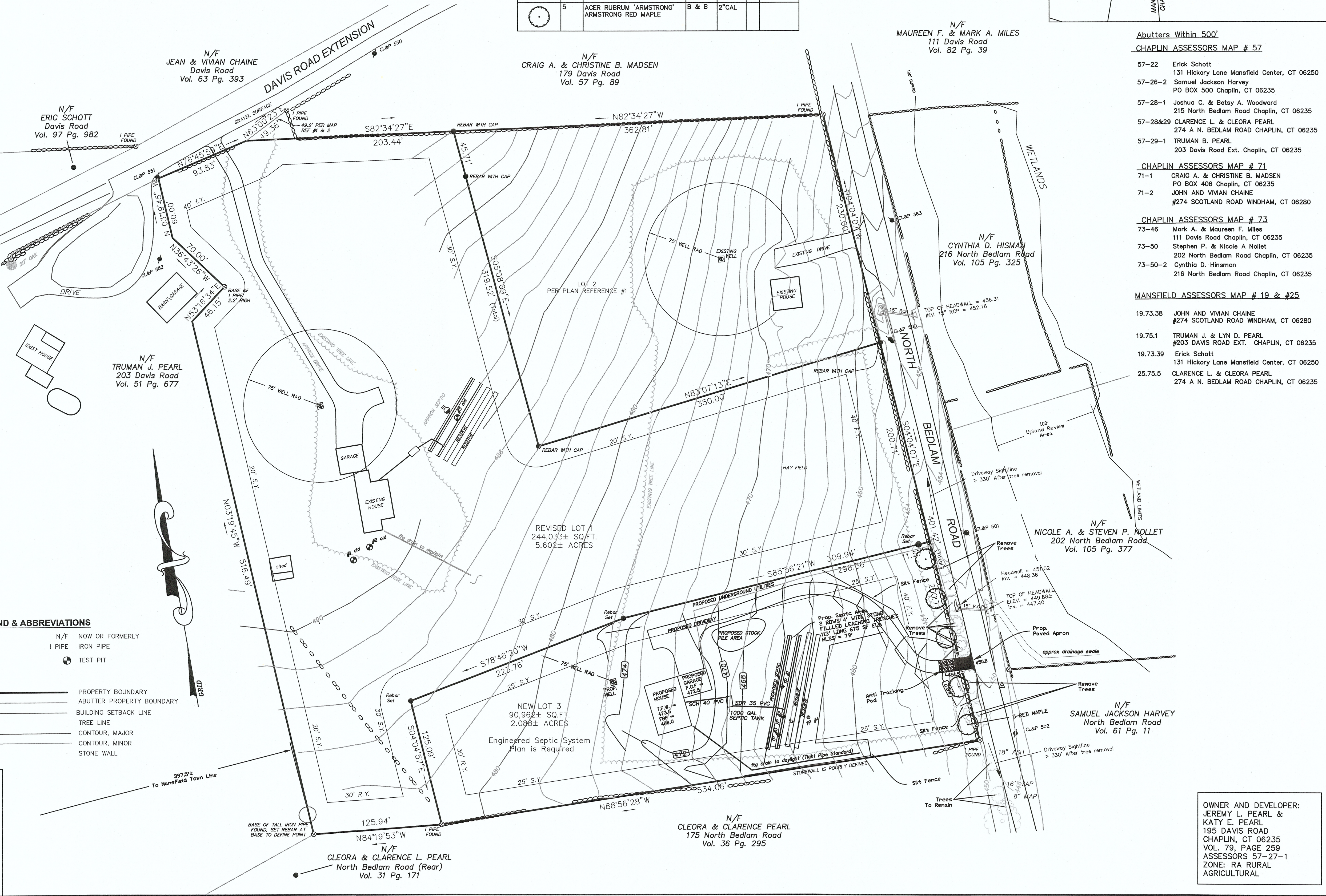


APPROVED BY THE CHAPLIN PLANNING & ZONING COMMISSION

Chairperson/Secretary \_\_\_\_\_ Date \_\_\_\_\_

THE APPROVAL PERIOD EXPIRES ON \_\_\_\_\_

SEE COMMISSION MINUTES OF \_\_\_\_\_ FOR SPECIFIC CONDITIONS OF APPROVAL.





**Notification to the Windham Water Works  
Of Application for a Project Within the  
Willimantic Reservoir Watershed – Required by Public Act 89-301**

P.A. 89-301 "An Act Implementing the Recommendations of the Water Lands Task Force and Concerning Water Diversions and Notification to Water Companies of the Storage of Hazardous Materials," requires applicants to provide a water company written notice of an application, petition, request or plan if the proposed project is located within the watershed of the wetland, zoning or planning and zoning commissions and zoning boards of appeal. **The applicant must mail such notice within seven (7) days of the date of the application, by certified mail, return receipt requested.** This form is furnished by the Windham Water Works to such boards and commissions in its watershed to be used by applicants to meet this requirement. Other forms or letters, as approved by each commission, may be used, but must contain the same information. To determine if a project is within the Willimantic Reservoir Drinking Water Supply Watershed, please consult the map(s) on file with the Commission or Town Clerk. **Failure of an applicant to comply with this law may be grounds for a legal appeal of a decision rendered on the application due to a procedural error. Do not jeopardize your application, send your notification!**

Application Submitted to:       Inland Wetlands Commission  
(Check one or more)             Zoning Commission  
    Planning & Zoning Commission  
    Zoning Board of Appeals

Project is in the Town(s) of:     Ashford                     Pomfret  
(Check one or more)             Chaplin                     Union  
    Eastford                    Willington  
    Hampton                    Windham  
    Mansfield                  Woodstock

Type of Application:     Zone Change             Special Exception/Permit  
                                  Subdivision             Other: (Describe) \_\_\_\_\_  
                                  Variance                    \_\_\_\_\_

Name & Address of Applicant Jeremy L. Pearl & Katy E. Pearl  
195 Davis Road Chaplin, CT 06235

Project Street Location/Nearest Utility Pole CL&P 502

Contact Person Michael Healey, PLS Phone No. 860-377-9901

Brief description of application: (For example: 30 lot subdivision of single family homes on 60,000 square foot lots with on-site septic systems and wells in North Windham)  
Re-subdivision to create one additional building lot for residential purposes with on site septic well on North Bedlam Road

Public Hearing Date: 10/8/2020 Commission Meeting Date 9/10/2020

**Enclose a copy of the application submitted to the Town and a full set of project plans. Mail this completed form or substitute by certified mail, return receipt request to:**

**Windham Water Works – Superintendent  
174 Storrs Road  
Mansfield Center, CT 06250**

September 08, 2020

Dr. Sarah P. Sportman  
Office of State Archeologist  
354 Mansfield Road  
Unit 1176  
Storrs, CT 06269

655 Winding Brook Drive  
Glastonbury, CT 06033

Tel: 860-652-8227

[www.bscgroup.com](http://www.bscgroup.com)

RE: Planning and Zoning application for subdivision  
North Bedlam Road, Chaplin, CT


Dear Dr Sportman,

This letter is to serve as notification Pursuant to the Town of Chaplin Subdivision Regulations amended to May 1, 2010 Section 3.03.1.k. where the applicant is required to inquire with the State Archeologist to determine if there is existing evidence or a reason to believe evidence exists of archaeological significance within the subdivision.

An application has been made to the town of Chaplin Planning and Zoning commission for a subdivision which proposes to create one additional building lot on 7.69 acres of land. Please See attached subdivision plan for specific location.

Please notify the Town if there is any archaeological significance to this property and contact me at 860-652-8227 extension 4553 if you have any questions or comments.

Sincerely,  
**BSC Group – Connecticut, Inc.**  
Michael C. Healey, PLS

  
Manager of Survey – Connecticut

Engineers

Environmental  
Scientists

GIS Consultants

Landscape  
Architects

Planners

Surveyors

7019 1640 0000 3918 8799

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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Storrs, Mansfield, CT 06269

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$11.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
<b>Total Postage and Fees</b>	<b>\$6.95</b>

0133  
06  
SEP 8 - 2020  
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09/08/2020  
U.S. POSTAL SERVICE

**Sent To**

**Street and** Dr. Sarah P. Sportman  
Office of State Archeologist

**City, State** 354 Mansfield Road  
Unit 1176

**PS Form** Storrs, CT 06269 **ctions**



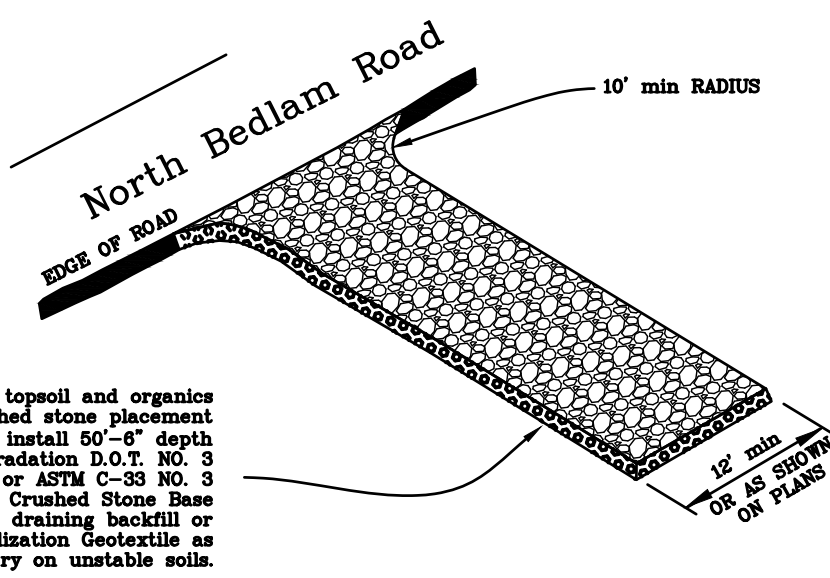
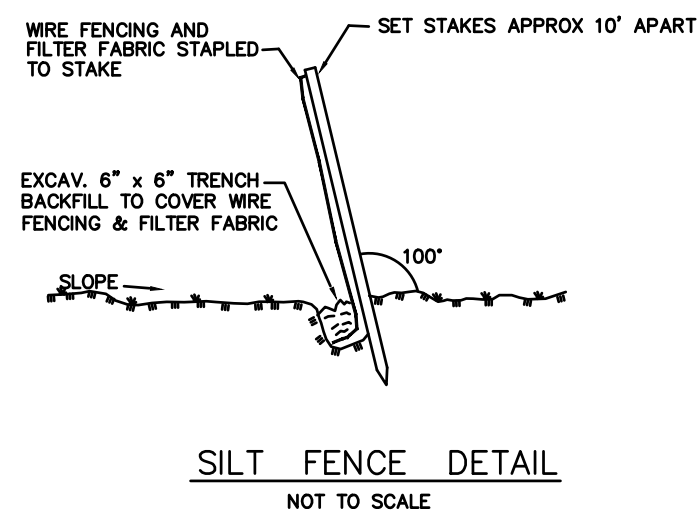
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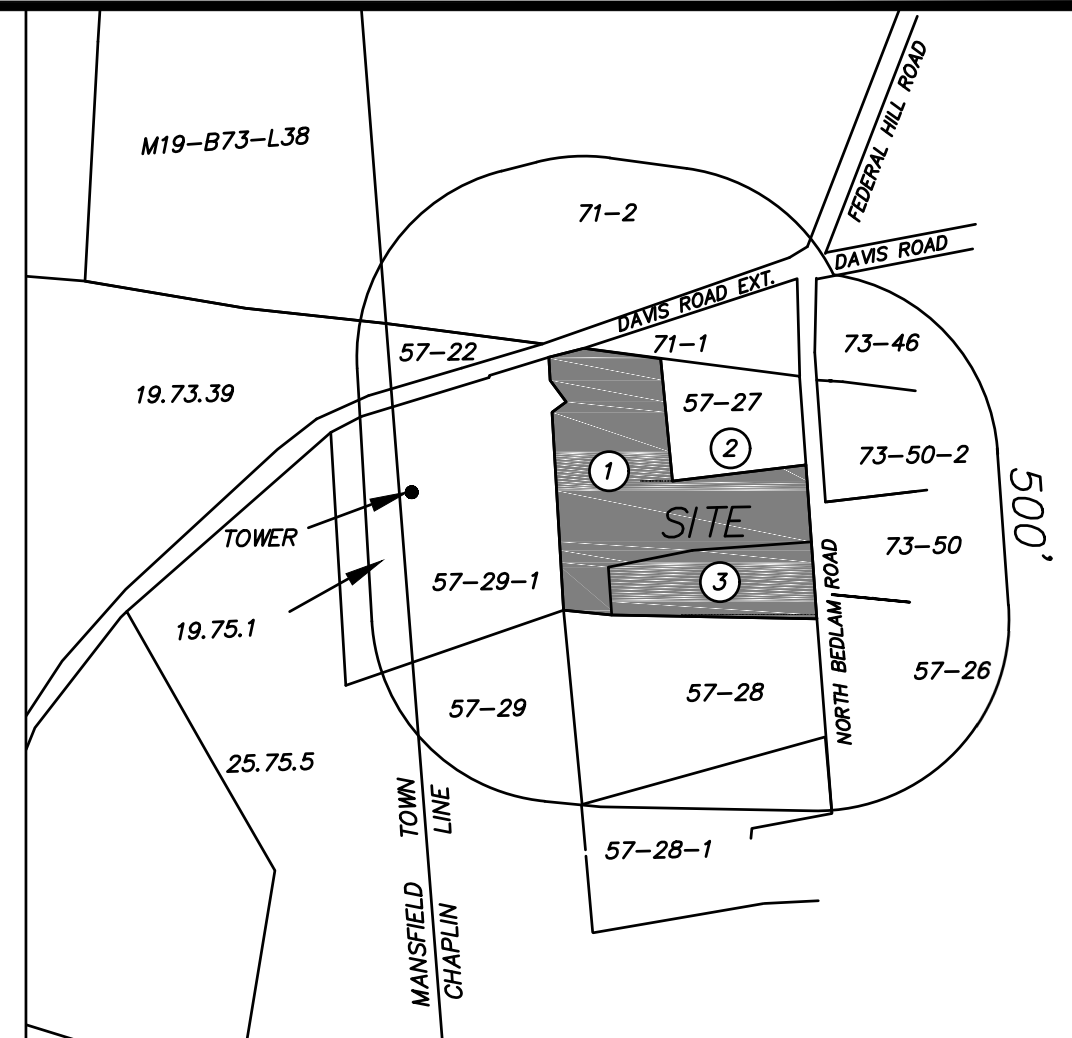


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NOT TO SCALE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	SIZE	REMARKS
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JOHN VALENTE 5-11-04

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Mottling at 27'-29"
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7-34" Fine Sandy Loam  
37-84" HARDPAN
- TP #3**  
0-7" Topsoil  
8-36" Sandy Loam  
36-7" Sandy COMPACT TILL  
No Ledge Observed  
Ground Water at 36"  
Mottling at 36"

**IOT 3**

Test pits observed by Eastern Highlands Health District on June 5, 2020

- Test pit 1  
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10-16 Original Topsoil  
16-29 Brown fine sandy loam  
29-68 Grey, Compact sandy pan, Mottled  
68-50 Groundwater  
Ledge Not observed  
Mottling 29"  
Seepage 68"  
Depth 80"  
Roots not noted

**Test pit 2**

- 0-10 Topsoil  
10-22 Brown fine sandy loam  
22-71 Grey, Compact fine sandy loam, few rocks, Mottled  
71-89 Groundwater  
Ledge Not observed  
Mottling 22"  
Seepage 71"  
Depth 89"  
Roots not noted

**Test pit 3**

- 0-6 Topsoil  
6-21 Brown fine sandy loam  
21-82 Grey, Compact fine sandy loam  
82-94 Groundwater  
Ledge Not observed  
Mottling 21"  
Seepage 82"  
Depth 94"  
Roots not noted

**Test pit 4**

- 0-8 Topsoil  
8-19 Brown fine sandy loam  
19-28 Grey, Compact fine sandy loam  
28-71 Grey, Compact sandy pan, Mottled  
Ledge Not observed  
Mottling 19"  
Seepage 71"  
Depth 71"  
Roots not noted

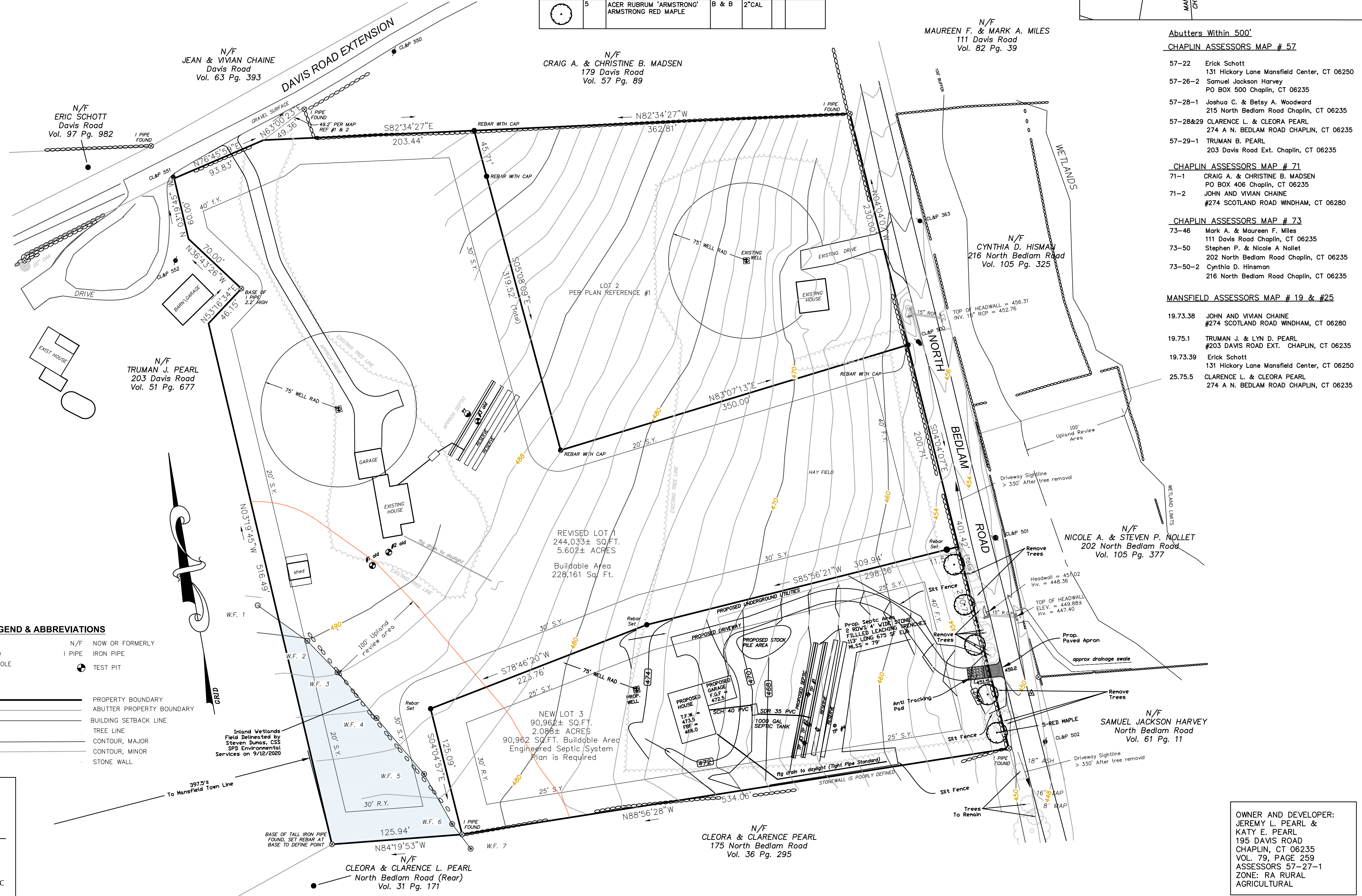
**LEGEND & ABBREVIATIONS**

- IRON PIN
- IRON ROD
- UTILITY POLE
- WELL
- TREE
- N/F NOW OR FORMERLY
- I PIPE IRON PIPE
- TEST PIT
- PROPERTY BOUNDARY
- ABUTTER PROPERTY BOUNDARY
- BUILDING SETBACK LINE
- TREE LINE
- CONTOUR, MAJOR
- CONTOUR, MINOR
- STONE WALL

Percolation Test (between TP 3&4)  
Prensaok 10:10 depth 19"  
10:55 - 9:25"  
11:00 - 9:75"  
11:05 - 10"  
11:10 - 10:25"  
11:15 - 10:5"  
11:20 - 10:75"  
11:25 - 11"

APPROVED BY THE CHAPLIN PLANNING & ZONING COMMISSION

Chairperson/Secretary \_\_\_\_\_ Date \_\_\_\_\_  
THE APPROVAL PERIOD EXPIRES ON \_\_\_\_\_  
SEE COMMISSION MINUTES OF \_\_\_\_\_ FOR SPECIFIC CONDITIONS OF APPROVAL.



ROBERT NEWTON DATE  
P.E. #20662



MICHAEL C. HEALEY DATE  
P.L.S. #17327

**RESUBDIVISION PLAN**

PREPARED FOR  
JEREMY PEARL  
DAVIS ROAD EXT.  
&  
NORTH BEDLAM ROAD

IN  
CHAPLIN,  
CONNECTICUT

APRIL 30, 2020

REVISIONS:

NO.	DATE	DESC.
1.	9/14/20	Wetlands Added.

PREPARED FOR:  
JEREMY PEARL  
195 DAVIS ROAD  
CHAPLIN, CT 06235



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SCALE: 1" = 50'  
0 25 50 100 FEET  
FILE: ..\83779.00\SURVEY\DRAWINGS  
DWG: 83779.00\_RESUB SHEET 1 OF 1  
JOB. NO: 83779.00

OWNER AND DEVELOPER:  
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