

MORRIS PLANNING & ZONING COMMISSION
COMMUNITY HALL • 3 EAST STREET • MORRIS, CONNECTICUT 06763

Regular Meeting Morris Town Hall and Live on Zoom

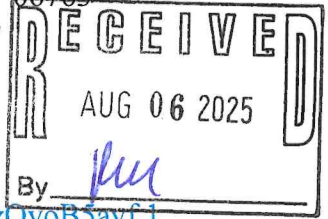
August 7th, 2025 at 7:00 pm

Call in # 1-929-205-6099

<https://us02web.zoom.us/j/89091654083?pwd=eaUmAnlQ7NamKQWlGrPybzQvoB5ayf.1>

Meeting ID: 890 9165 4083

Passcode: 572038



Barbara Bongolotti
Helen White
Veronica Florio
Douglas Barnes (Secretary)

David Wiig Chairman

Dylan Hovey
William Ayles Jr. (Vice-Chairman)
Marc Petzold
Kim Dore
Staff: ZEO Tony Adili
Planner: Janell Mullen

Alternates:
Noah Butler
Geoff Paletsky
Erika Leone

Agenda

1) Call to Order

2) Agenda Review

3) Old Business

4) New Business

a) Application SD 25-01 at 96 Stoddard Road for a 4 Lot Subdivision.

Applicant: Anthony LoFrisco

5) Complaints

a) 95 Thomaston Rd

b) 7 Benton Rd

c) 261 Stoddard Road

d) 191 Island Trail

e) 26 East Street

f) 15 North Street

g) 150 Bantam Lake Road

6) Other Business

- i) June 5th Meeting Minutes**
- ii) June 18th Meeting Minutes**
- iii) June 18th Public Hearing Minutes**
- iv) Grave Mines Discussion**

7) Communications and Bills

- a) ZEO Report**
- b) Executive Session: Delorenzo Pending Litigation**

8) Adjourn

**PLANNING & ZONING APPLICATIONS
TOWN OF MORRIS**

3 East Street, P.O. Box 66, Morris, CT 06763

Date: 7/7/2025	Permit #: SD-25-02
Billing Name: Anthony LaFrisko, Jr.	
Billing Address: 4 Jonathan Lane, Westport, CT 06880	
Property Location In Morris: 96 Stoddard Rd. Morris, CT 06763	
Contact Phone Number	
Contact Cell Number > 203-505-5674	
FEES LISTED ARE THE MINIMUM REQUIRED AND ARE TO BE PAID UPON RECEIPT OF APPLICATION	

Zoning Permit (4500-469-0)	\$ 45.00	45
Site Plan (4502-473-0)	\$ 70.00	70
Special Exception Application Section 52 (4500-469-0) \$140 (excluding Special Exception Applications for towers over 50' below)	\$ 140.00	
Special Exception Application Section 53 (4500-469-0) \$140 (excluding Special Exception Applications for towers over 50' below)	\$ 140.00	
Special Exception Application Section 63 (4500-469-0) \$140 (excluding Special Exception Applications for towers over 50' below)	\$ 150.00	
Special Exception Application (TOWERS) (acct#1-0000-992-0) (for any tower with a top elevation in excess of 50' feet above grade) \$10,000 (Note: Upon final determination of any such Special Exception Tower Application by the Planning & Zoning Comm. Or, if applicable, by final judgment of a court of competent jurisdiction, the remaining balance, if any, of the application fee shall be refunded to the applicant.	\$10,000.00	
Zoning Change Application (4500-476-0) \$150.00	\$ 150.00	150
Subdivision or Re-subdivision (4500-457-0) \$150/lot	\$ \$150/lot	600
Zoning Surcharge (State Fee) (4502-474-0)	\$ 60.00	\$60.00
Consultation Receipts & Engineering Fees * Cost to be estimated and paid in advance of public hearing or meeting (1-0000-990-0)	\$	

Print 3 Copies.

Original to Treasurer with Check or Cash

1 copy to Client, 1 copy to P&Z

GRAND TOTAL:	\$ 775.-
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TOWN OF MORRIS

APPLICATION FOR ZONING PERMIT

Property Location: 96 Stoddard Rd, Morris Date: 7/7/25 Application/Permit #: -

Owner (of Property): Anthony LoFrisco, Jr.

Mailing Address: 4 Jonathan Lane Westport, CT 06880 Phone Number: 203-505-5674

Cell Number: 203-505-5674 Email Address: anthonylofriscojr@gmail.com

The undersigned hereby makes application for a zoning permit under the provisions of the Morris Zoning Regulations of the Town of Morris, Connecticut.

Owner's Signature  Date 7/7/2025

CATEGORY OF APPLICATION

A: Application is made for one or more of the following:

- ☒ use of land
- ☒ change of use of existing building or structure
- ☒ proposed building or structure and use thereof
- ☐ sign
- ☐ certificate for a lawful nonconformity

B: The proposal involves one or more of the following under the requirements of the Zoning Regulations:

- ☐ outside storage area
- ☒ landscaping
- ☒ parking area
- ☒ driveway access
- ☐ loading space
- ☐ flood plain district (see Sec. 53)
- ☐ on-site sewerage and/or water supply

C: The proposal is authorized by the Regulations (under one or more of the following):

- ☒ as a matter of right in the appropriate district
- ☒ subject to approval of a SITE PLAN (see Sec. 51)
- ☐ subject to approval of a SPECIAL EXCEPTION (see Sec. 52)
- ☐ as an extension of use _____ excavation and grading (see Sec. 64)
- ☐ subject to Certificate of Approval of Location from Zoning Board of Appeals
- ☐ other: _____

Location/Address of Property: 96 Stoddard Rd Morris, CT

Map: 15 Block: 690 Lot: 96

The lot has frontage of 200 (feet) on one or more of the following:

- ☒ state highway
☒ accepted town road
☐ in a filed subdivision approved by the Planning Commission with a completion bond in effect
☐ in a filed subdivision approved by the Planning Commission with no completion bond in effect
☐ other, please describe _____

Zoning District: R60 Existing Use of Property/Structure: empty land

Area of Lot: 25 acres

Purpose of Proposed Building/Use Is: 4-lot subdivision

EXISTING STRUCTURES:

There **are** / **are not** (circle one) existing buildings and structures on the lot as indicated below:
(if there are more than 3 existing structures, please provide this information for all additional structures on a separate sheet of paper and attach to this application.)

Structure 1: Type/Use _____ Ground Coverage _____ Total Floor Area _____

No. of Stories: _____ Height: _____

Attached Structures: (Deck, Etc.) Yes ___ NO ___ Ground Coverage (Footprint) _____

Structure 2: Type/Use _____ Ground Coverage _____ Total Floor Area _____

No. of Stories: _____ Height: _____

Attached Structures: (Deck, Etc.) Yes ___ NO ___ Ground Coverage (Footprint) _____

Structure 3: Type/Use _____ Ground Coverage _____ Total Floor Area _____

No. of Stories: _____ Height: _____

Attached Structures: (Deck, Etc.) Yes ___ NO ___ Ground Coverage (Footprint) _____

PROPOSED STRUCTURES:*Attached*

The proposed buildings and structures on the lot as indicated below:

*(if there are more than 3 proposed structures, please provide this information for all additional structures on a separate sheet of paper and attach to this application.)***Structure 1:** Type/Use _____ Ground Coverage _____ Total Floor Area _____

No. of Stories: _____ Height: _____

Attached Structures: (Deck, Etc.) Yes ___ NO ___ Ground Coverage (Footprint) _____

Proposed Use (Cite Appropriate Paragraph #): _____

Description: _____

Type/Use: _____

Structure 2: Type/Use _____ Ground Coverage _____ Total Floor Area _____

No. of Stories: _____ Height: _____

Attached Structures: (Deck, Etc.) Yes ___ NO ___ Ground Coverage (Footprint) _____

Proposed Use (Cite Appropriate Paragraph #): _____

Description: _____

Type/Use: _____

Structure 3: Type/Use _____ Ground Coverage _____ Total Floor Area _____

No. of Stories: _____ Height: _____

Attached Structures: (Deck, Etc.) Yes ___ NO ___ Ground Coverage (Footprint) _____

Proposed Use (Cite Appropriate Paragraph #): _____

Description: _____

Type/Use: _____

ADDITIONAL DATA

This application is accompanied by one or more of the following as required by the Zoning Regulations.

☒ Plan Drawing (entitled: _____)☒ Site Plan☐ Application for Special Exception Use☐ Application for Excavation and Grading☐ Application for Certificate of Approval of Location

PROPOSED STRUCTURES:

The proposed buildings and structures on the lot as indicated below:

Structure 1: Type/Use Residential home Ground Coverage 1,500 Total Floor Area 2,800
No. of Stories: 2 Height: 36 (incl. basement)
Attached Structures: (Deck, Etc.) Yes ☒ NO ☐ Ground Coverage (Footprint) 576 (24x24 garage)
Proposed Use (Cite Appropriate Paragraph #): _____
Description: Single family home
Type/Use: Residential

Structure 2: Type/Use Residential home Ground Coverage 1,500 Total Floor Area 2,800
No. of Stories: 2 Height: 36
Attached Structures: (Deck, Etc.) Yes ☒ NO ☐ Ground Coverage (Footprint) 576 (24x24 garage)
Proposed Use (Cite Appropriate Paragraph #): _____
Description: Single family home
Type/Use: Residential

Structure 3: Type/Use Residential home Ground Coverage 1,500 Total Floor Area 2,800
No. of Stories: 2 Height: 36
Attached Structures: (Deck, Etc.) Yes ☒ NO ☐ Ground Coverage (Footprint) 576 (24x24 garage)
Proposed Use (Cite Appropriate Paragraph #): _____
Description: Single family home
Type/Use: Residential

Structure 4: Type/Use Residential home Ground Coverage 1,440 Total Floor Area 2,880
No. of Stories: 2 Height: 36 (incl. basement/garage)
Attached Structures: (Deck, Etc.) Yes ☒ NO ☐ Ground Coverage (Footprint) 450sf Deck
Proposed Use (Cite Appropriate Paragraph #): _____
Description: Single family home
Type/Use: Residential

I hereby agree to conform to all requirements of the Laws of the State of Connecticut and the Ordinances and Zoning Regulations of the Town of Morris, and to notify the Zoning Officer and the Commission of any alteration in the plans for which this Zoning Permit is being sought.

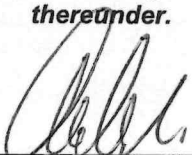
I furthermore agree the above described structure/use is to be located at the proper distance from all street lines as required by the Zoning Regulations or any other applicable local and state ordinances and regulations. It is also understood that the proposed structure/use, upon completion, will be used in compliance with the Zoning Regulations of the Town of Morris.

I hereby apply for Certificate of Use and Compliance for the use of the property as described in the above application. I also understand that the structure/use cannot be used or occupied until a Certificate of Occupancy has been issued by the Morris Building Official.

Furthermore, I hereby note that it is the responsibility of the applicant to notify the Zoning Officer and Commission and arrange an on-site inspection as soon as the foundation is poured for the site plan and placement verification. This notification must take place prior to any construction or framing activity on the foundation.

The undersigned states that he is aware of the applicable provisions of the Zoning Regulations of the Town of Morris, including but not limited to requirements pertaining to performance standards (sec. 61), signs (sec. 63), off-street parking and loading (sec. 62) and earth removal (sec. 64), that if the proposal is authorized under a special exception, site plan, or other action of the Zoning Commission or Zoning Board of Appeals he is aware of any applicable conditions, limitations and stipulations and that approval of this application or issuance of a certificate shall not be considered to constitute compliance with any other regulations, ordinance, or law nor relieve the undersigned from responsibility to obtain any permit thereunder.

7/7/25
date


applicant's signature

date

authorized agent for applicant

This application was received by the Zoning Office on 7-28-25 by Jason Adili.

This application was:

☐ approved
☐ denied

by the:

☐ Zoning Enforcement Officer
☐ Planning and Zoning Commission (Meeting Date: _____)

Explanation: _____

If your Zoning Permit application has been denied by the Zoning Enforcement Officer or the Zoning Commission, the Connecticut General Statutes provides you with the right to appeal the decision of the Zoning Office to the Morris Zoning Board of Appeals. You have thirty (30) days from the denial date to start the appeals process.

Subdivision Plan for 96 Stoddard Road, Morris, CT

The purpose of this subdivision is to create **three new reasonably-priced homes** for local families while enabling me to build a **modest home and sustainable farm** for my family.

The 25-acre parcel at **96 Stoddard Road** is an unusual, L-shaped property made up of two connected sections: a 10-acre portion to the north and east, and a 15-acre section to the south and west that fronts Stoddard Road. The **rear portion of the property** is accessed via a **legal driveway and utility easement** shared by 130 and 132 Stoddard Road. Beyond the shared drive, an existing dirt and gravel road continues into the back of the property. This road will be modified and improved to meet emergency access standards in accordance with town regulations.

I intend to retain the **10-acre back lot** for my family. On this land, I plan to build a **40'x32' garage/barn** with two-bedrooms and two-bathroom on the second level. To comply with Morris zoning regulations, the back lot will also include an extension of land with 350+ feet of frontage on Stoddard Road.

The remaining land along **Stoddard Road will be subdivided into three residential lots**, each designed to meet or exceed zoning requirements for frontage, lot size, access, and buildability. Each lot includes:

- A proposed home location
- Designed septic system
- Driveway, well, and utility locations

These **turnkey lots** offer a rare opportunity for families to build **new, energy-efficient, low-maintenance homes** in Morris—something that has become increasingly difficult in the current housing market. While the homes are intended to be moderately sized and priced, the lot design allows for flexibility in home size to meet the needs of families or developers.

As part of this plan, I will establish a **small farm** on the back lot, including:

- Several dozen **apple and peach trees**
- **Berry bushes** and **vegetable gardens**
- Retained **maple trees** for syrup production
- A small flock of **laying hens** and several **beehives**

At some point in 2026, I hope to construct a **small farm stand** on the southern side of Stoddard Road to sell fresh produce, eggs, honey, syrup, and firewood.

In keeping with the town's conservation values, I also plan to **donate a large portion of the wetlands behind the three homes** for permanent protection. Additionally, I am exploring the feasibility of a **low-impact nature trail** around the perimeter of the property, offering residents a **safe and scenic path to Bantam Lake**.

Owning a small farm and home with some acreage has been a lifelong dream of mine. I believe this plan supports the Town of Morris's goals for responsible development, conservation, and housing opportunity. I respectfully ask for your support and approval.

Subdivision Plan for 96 Stoddard Road, Morris, CT

The purpose of this subdivision is to create three new reasonably-priced homes for local families while enabling me to build a modest home and sustainable farm for my family.

The 25-acre parcel at 96 Stoddard Road is an unusual, L-shaped property made up of two connected sections: a 10-acre portion to the north and east, and a 15-acre section to the south and west that fronts Stoddard Road. The rear portion of the property is accessed via a legal driveway and utility easement shared by 130 and 132 Stoddard Road. Beyond the shared drive, an existing dirt and gravel road continues into the back of the property. This road will be modified and improved to meet emergency access standards in accordance with town regulations.

I intend to retain the 10-acre back lot for my family. On this land, I plan to build a 40'x32' garage/barn with space for cars and farm equipment on the lower levels, and 2-3 bedrooms and two bathrooms on the top level. To comply with Morris zoning regulations, the back lot will also include an extension of land with at least 175 feet of frontage on Stoddard Road.

As part of this plan, I plan to establish a small farm on the back lot that will include several dozen fruit trees, berry bushes, a large vegetable garden, retained maple trees for syrup production, a small flock of laying hens, and several beehives.

At some point in 2026, I hope to construct a small farm stand on the southern side of Stoddard Road to sell fresh produce, eggs, honey, syrup, and firewood.

The remaining land along Stoddard Road will be subdivided into three residential lots, each designed to meet or exceed zoning requirements for frontage, lot size, access, and buildability. Each lot includes:

- A proposed home location
- Designed septic system
- Driveway, well, and utility locations

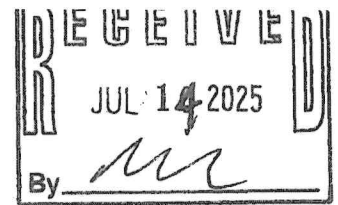
These turnkey lots offer a rare opportunity for families to build new, energy-efficient, low-maintenance homes in Morris – a much needed commodity in today's difficult housing market. While the homes are intended to be moderately sized and priced, the lot design allows for flexibility in home size to meet the specific needs of families or developers.

In keeping with the town's conservation values, I also plan to donate a large portion of the wetlands behind the three homes for permanent protection.

Additionally, I am exploring the feasibility of a low-impact nature trail around the perimeter of the property, offering residents a safe and scenic path to Bantam Lake.

Owning a small farm and home with some acreage has been a lifelong dream of mine. I believe this plan supports the Town of Morris's goals for responsible development, conservation, and housing opportunity. I respectfully ask for your support and approval.

MORRIS INLAND WETLANDS COMMISSION
COMMUNITY HALL
MORRIS, CT 06763



July, 2025

The regular July 10, 2025 meeting was called to order by the chair at 4:10 pm downstairs in the Community Hall. Present were Connie Trolle, Robin Viola, Doreen Gagnon, Clif Wheeler, and Mike Doyle. Also present were Anthony LoFrisco, William Colby, Paul Szymanski, Steven Schneider, and others.

The minutes of the regular June 12, 2025 meeting were accepted as written.

On a motion by Connie Trolle, seconded by Doreen Gagnon, it was **VOTED** unanimously to add to the agenda Permit 21-29 as item one under new business.

New Business

Permit 21-29 for 300-11 Bantam Lake Road was extended for two years in August 2023. They request another two year extension. On a motion by Connie Trolle, seconded by Doreen Gagnon, it was **VOTED** unanimously to approve this extension.

Application 25-08 from Steven and Bonnie Schneider for replacing a house at 231 East Shore was received. Also submitted was a site plan dated June 6, 2025 by Arthur Howland and Associates with three sheets: site plan, details, and sanitary code compliance. Paul Szymanski of Arthur Howland explained that the site plan shows the existing conditions, and the existing with the proposed changes, and the proposed site. The existing house will be removed, and the existing parking area. The house location will be moved slightly away from the side boundary, and the impervious area will be reduced. The roof leaders will direct the roof runoff to 6 Cultec Recharge units, sized for the 100-year storm. The new house will have a full basement with the proposed sewer ejector pump and vault in a sealed pit. An addition will be on a slab. A force main will deliver from the ejector pump to a septic tank above the house and just above the 39' Geomatrix GST 6218 leaching field. A proposed temporary soil stockpile is at the top of the lot below a garage. Silt fence will be placed around the soil stockpile. A double row of silt fence and staked haybales will extend across the bottom of the lot above the lake.

Application 25-09 from Debi Smiley for a new septic system at 227/230 East Shore Road was received. Also submitted was a site plan dated 7-2-25 by Colby Engineering and Consulting with a cover sheet, a sheet of the house lot (227 East Shore), a sheet of the septic lot (230 East Shore), and a sheet of design details. Mr. Colby explained that it is proposed to elevate the existing house and a concrete foundation installed. A soil stockpile will be above the house with silt fence. Silt fence will be installed on both sides and below the house location. The existing septic tank will be crushed and the existing septic field abandoned. A new Lo-boy septic tank and a pump chamber will be installed and a sewer force main 772 feet long will be installed leading to the Geomatrix 6212 leaching fields at the top of Lot 230. A 12' wide temporary drive with a wetlands crossing will be constructed for installing the force main in a 4' deep trench and for installing the leach fields. An 18" pipe will be placed under the drive at the wetland crossing with a haybale check dam at the outlet. 1581 sf of wetlands will be disturbed. Silt fence will be placed down slope of all activity. Two soil stockpiles will be place by the leach field location.



TORRINGTON AREA HEALTH DISTRICT

350 Main Street ♦ Suite A ♦ Torrington, Connecticut 06790
Phone (860) 489-0436 ♦ Fax (860) 496-8243 ♦ E-mail info@tahd.org ♦ Web www.tahd.org

"Promoting Health & Preventing Disease Since 1967"

Borough of Bantam

June 11, 2025

Bethlehem

Inland/Wetland Commission
Planning & Zoning Commission
Town of Morris
3 East Street
Morris, CT 06763

Canaan

Cornwall

Goshen

Re: 96 Stoddard Rd Subdivision

Harwinton

Dear Commission Members:

Kent

Borough of Litchfield

Litchfield

The following correspondence concerns itself with a proposed four-lot subdivision within the town of Morris and located along the east side of Stoddard Road. The parcel, consisting of approximately 25 acres and owned by Anthony Lofrisco, is shown on a map submitted by William G. Colby, PE, dated June 4, 2025. Deep hole data dated December 18, 2024, and March 26, 2025, along with percolation test data dated April 22, 2025, May 2, 2025, and May 14, 2025, were also included. As a result of this material review and field evaluation, the Torrington Area Health District is in agreement with Mr. Colby's assessment that these parcels can satisfactorily accommodate subsurface sewage disposal systems for single family, four-bedroom dwellings with attached garages.

Middlebury

Morris

Norfolk

Ledge and a seasonal high ground water table appear to pose no problems for any of the proposed lots as it pertains to subsurface sewage disposal. Finally, prior to issuance of any septic permit, finalized architectural floorplans and an individual subsurface sewage disposal system design prepared by a professional engineer must be submitted for review and approval to this office. Additionally, the septic systems must be staked prior to construction and an "as-built" drawing prepared after construction by a professional engineer. During the installation of the septic systems a Connecticut Licensed Professional Engineer will have to perform the following: a percolation test in the select fill, a final inspection and submit a letter indicating that the systems were installed according to the approved plan.

North Canaan

Plymouth

Salisbury

Thomaston

If you should have any questions, please do not hesitate to call this office.

Torrington

Respectfully Submitted,

Warren

Brandon W. Jacques, B.S.
Sanitarian

Watertown

Winsted

The Torrington Area Health District is an equal opportunity provider, and employer.
To file a complaint of discrimination write USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C., 20250-9410, or call (800) 795-3272 (voice), or (202) 720-6382 (TDD).

MORRIS, CONNECTICUT

WILLIAM E. CULBERT

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

DES'D BY : WGC
APP'D BY : WGC
DRAWN BY : JMM
SCALE : AS-M
DATE : 07-3
REVISION DATE :

NOTED
80-25

CFC Colby Engineering
and Consulting, LLC
4 BRYNMAOR COURT
GOSHEN, CONNECTICUT 06756
(860) 601-1839

PROJECT LOCATION KEY PLAN

[illegible]

SEDIMENT & EROSION CONTROL PLAN

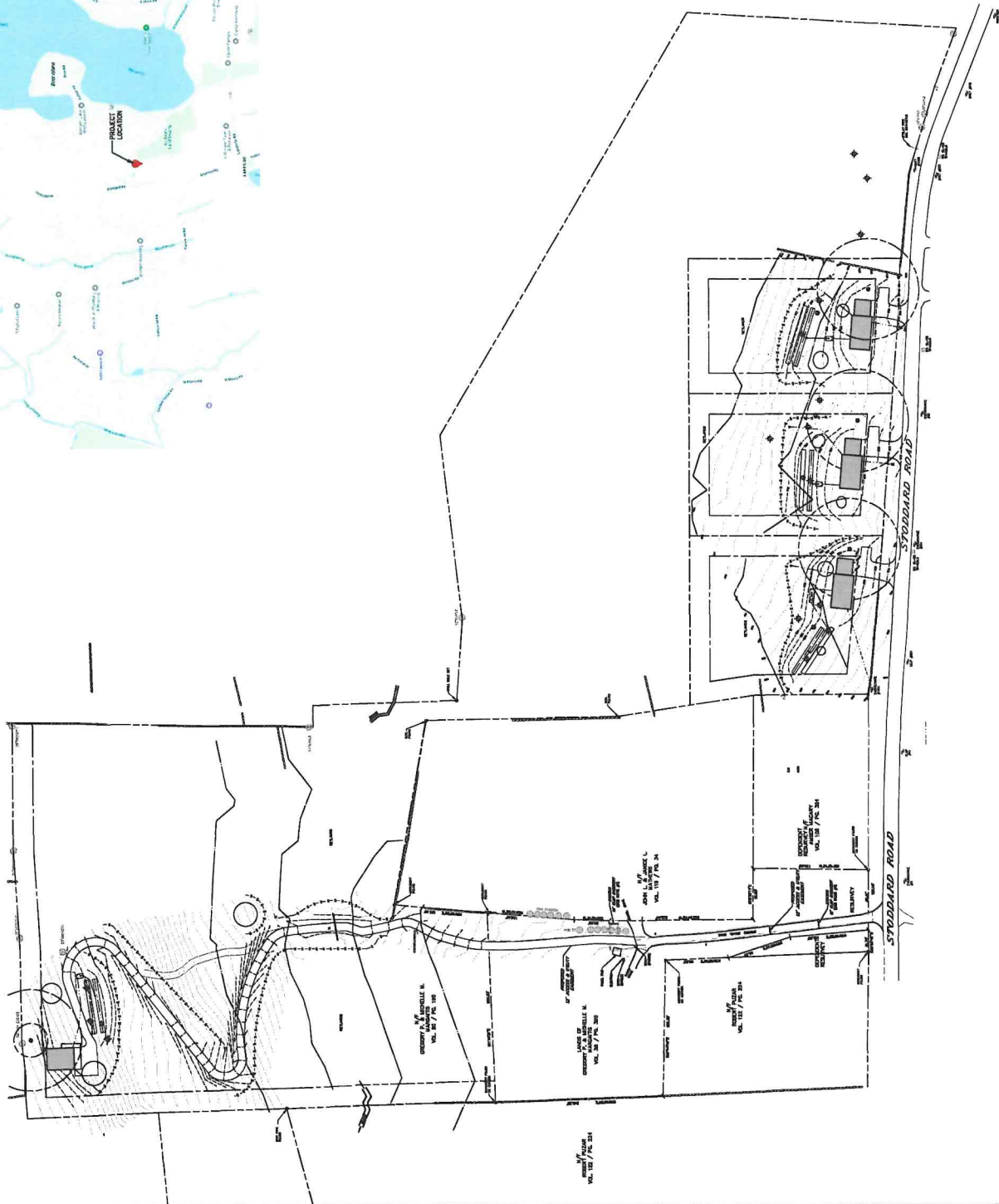
SEDIMENT & EROSION CONTROL PLAN

STORMWATER MANAGEMENT

SEWERS/WATER MANAGEMENT

CONSTRUCTION PHASING SEQUENCE

1. OBTAIN APPROVAL FROM TOWN OF KINGS (BAYS AND WETLANDS, ZONING, BUILDING, ETC.) IN ACCORDANCE WITH THIS PLAN.
2. CLEAR THE LOT IN ACCORDANCE WITH THIS PLAN.
3. INSTALL THE DRAINAGE IN ACCORDANCE WITH THIS PLAN.
4. OBTAIN THE NECESSARY FOUR CORNER TOWNSHIP FOR AGRICULTURAL PLANS.
5. INSTALL FOOTING DRAINS AND ROOF LEAD-PIPE AND EXTEND TO MAIN DRAINAGE.
6. STABILIZE AREA AROUND HOUSE FOUNDATION WITH SEED AND MULCH.
7. UNDERSTAND LOGISTICS (ELECTRIC, CABLE, SLOPE) AS SPECIFIED ON THIS PLAN AND IMMEDIATELY STABILIZE TRENCHES WITH SEED AND MULCH.
8. IMMEDIATELY STABILIZE WITH SEED AND MULCH.
9. INSPECT SITE WEEKLY AND AFTER HEAVY RAIN EXITS AND STABILIZE IMMEDIATELY.
10. MAINTAIN SITE UNTIL ALL DISTURBED AREAS ARE STABILIZED.
11. THE CONTRACTOR SHALL BE PERSONALLY RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF THE SITE. IF THE CONTRACTOR FAILS TO DO SO, THE TOWN OF KINGS WILL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF THE SITE. (TOWN OF KINGS RESOLUTION NO. 90-01-0004)



CEC Colby Engineering
And Consulting, LLC
4 BRYNMAOR COURT
GOSHEN, CONNECTICUT 06756
(860) 501-1839

PP'D BY : WGC	
DRAWN BY : JMM	
SCALE : AS-NOTED	
DATE : 07-30-25	

BOUNDARY LINE	— — — — —
SETBACK LINE	— — — — —
NETLAND LINE	— — — — —
EASTON LINE	— — — — —
EXISTING CONTOURS	— — — — —
PROPOSED CONTOURS	— — — — —
SILT FENCE	— — — — —
UTILITY LINE	— — — — —
SEWER LINE	— — — — —
STORMWATER LINE	— — — — —

0	8.25"	-
10	7"	13.3
20	7.75"	13.3
30	8.375"	16.0
40	8.875"	20.0
50	9.375"	20.0
60	9.75"	26.7
USE 20.1-30 MIN/INCH		

MOILES	=	17"	MOILES	=	17"
DOTS	=	NONE	WATER	=	17"
EDGE	=	NONE			

BEST PIT #16

ESTIMATING DATE: 03/06/25
 DEPTH: 50'
 TYPICAL: NORTHERN MOST FRONT LOT - UPHILL MIDDLE

DEPTH	SOIL DESCRIPTION
0-10"	TOPSOIL LITTER
10-21"	LOAM TO CLAY TRANSITION
21-50"	CLAY

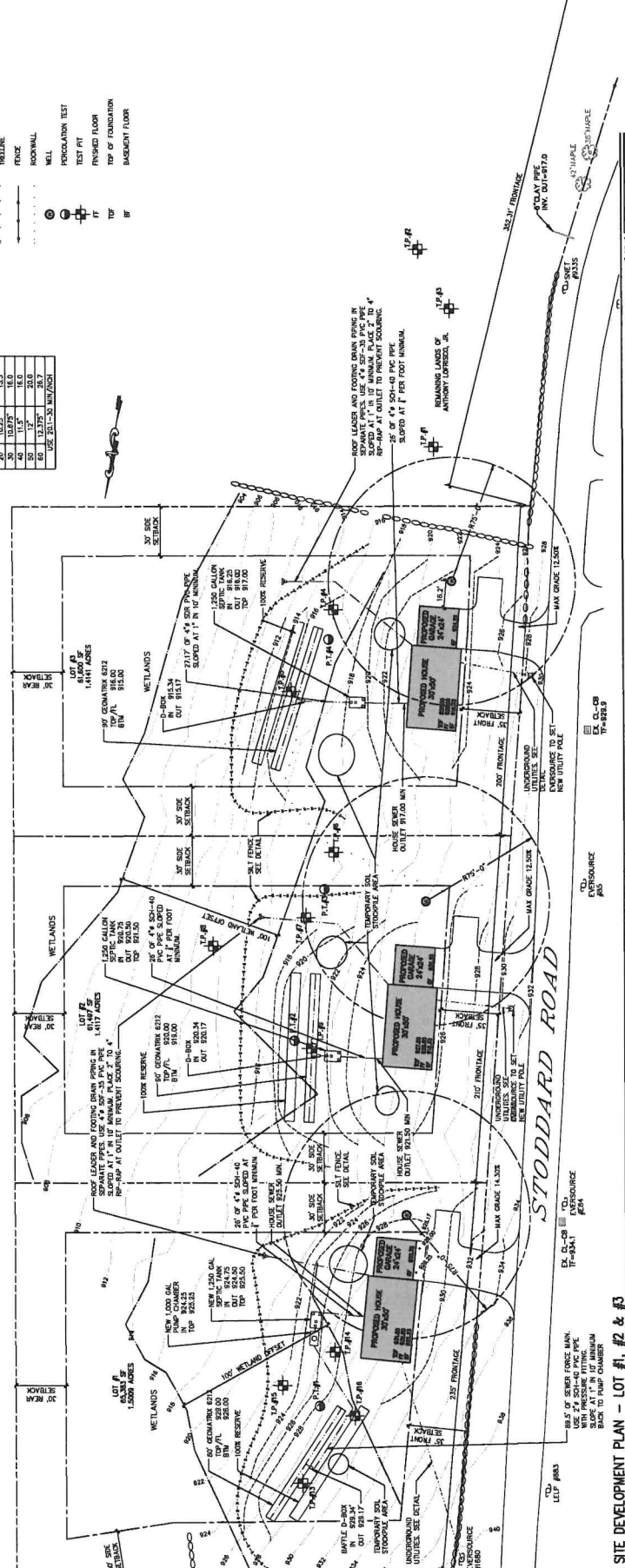
MOILES	=	31"
DOTS	=	NONE
EDGE	=	NONE

WILES	21"	BOTTLES	= 21"
DOGS	=	WATER	=
EDGE	= NONE	SEEP @ 21"	=

[illegible]

2500	21"	BOTTLES	21"
2500	NONE	WATER	SEPT 0 25"

90'
750' 5" + 125' 5" = 875' 5"
900' 5"



CEC Colby Engineering
And Consulting, LLC
4 BRYNMAOR COURT
GOSHEN, CONNECTICUT 06756
(860) 601-1839

DES'D BY : WGC
APP'D BY : WGC
DRAWN BY : JMM
SCALE : AS-SHOWN
DATE : 07-20-2011
REVISION DATE :

4 BEDROOM	1.75	10.1-20 MIN/INCH	1.25	16"	>15%	28	1.75 x 1.25 x 28 =	60"	675 SF + 112.5 SF	800 SF
DESIGN BASIS	PERCOLATION RATE	PERCOLATION FACTOR	DEPTH TO RESTRICTIVE LAYER	SLOPE	HYDRAULIC FACTOR	LESS REQUIRED	LESS PROVIDED	LEACHING AREA REQUIRED	LEACHING AREA PROVIDED	USE 80' OF GEOMATRIX 6.12

SELECT SAND FILL REQUIREMENTS

SIEVE	% PASSING
#4	100%
#10	70-100%
#40	10-50%
#100	0-20%
#200	0-5%

ASTM C33 REQUIREMENTS

SEIVE	% PASSING
3/8"	100%
#4	85-100%
#8	80-100%
#16	50-85%
#30	25-60%
#60	5-30%
#100	0-10%
#200	0-3%

1

ENGINEERING NOTES

1. BACKGROUND & TOPOGRAPHIC INFORMATION BASED ON SITE SURVEY PLAN COMPLETED BY EMBERSHAW SURVEYING, LLC, A FIELD SURVEYING FIRM, SHALL BE PROVIDED. ELEVATIONS TO BE FIELD VERIFIED PRIOR TO INSTALLING CONSTRUCTION.
2. BEST PRACTICES FOR THE KNOWLEDGE, NO KNOW BELIEF, AND DESIGN OF THE PROPOSED LEACHING SYSTEMS, BUILDINGS WILL BE SERVED BY PRIVATE PLOTS GREATER THAN 75' FROM THE PROPOSED SEPTIC TANKS & LEACHFIELDS.
3. UTILITY SET FENCE/AVAILABLE AS NEEDED TO PREVENT SEDIMENT RUNOFF DURING ALL PHASES OF CONSTRUCTION.
4. ALL NECESSARY LOCAL, STATE, FEDERAL PERMITS FOR INSTALLING CONSTRUCTION.
5. NOTIFY ENGINEER (800-601-1139) OF ANY CHANGES OR CONDITIONS WHICH AFFECT THE INSTALLATION AS SHOWN ON THIS PLAN.

SYMBOLS LEGEND

- | | | |
|---------------|---------------------|-------------------|
| BOUNDARY LINE | PROPOSED CONTIGUOUS | WELL |
| SETBACK LINE | SILT FENCE | PERCOLATION TEST |
| MELAND LINE | UTILITY LINE | TEST PIT |
| EASEMENT LINE | SEWER LINE | FINISHED FLOOR |
| | STORMWATER LINE | TOP OF FOUNDATION |
| | TREELINE | BASEMENT FLOOR |
| | FENCE | |
| | ROCKWALL | |

TESTING DATE:	12/18/24
TEST DEPTH:	60"
LOCATION:	REAR LOT -
DEPTH	TOP SOIL / LITE
0-8"	ORANGE BROWN
8-20"	FILL
20-50"	
NOTES:	
ROOTS	TO 24"
WEDGE	NONE

TEST PIT #11

TESTING DATE:	12/18/24
WAT. DEPTH:	60"
LOCATION:	REAR LOT - DOWNWELL NORTH

DEPTH	SOIL DESCRIPTION
0-7"	TOP SOIL/LITTER
7-18"	ORANGE BROWN SALTY LOAM
18-60"	FILL

18-60"	711
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NOTES:	=	TO 18"	=	NOTES	=	18"
ROOTS						
LEDGE						
TEST PIT #12						
TESTING DATE: 12/16/24						
PIT DEPTH: 60"						
LOCATION: REAR LOT - UPHILL SOUTH						

0-9°	TOPSOIL
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24-60"	TILL
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NOTES:
 ROOTS = TO 24"
 LEDGE = NONE

PERCOLATION TEST #5

TESTING DATE: 05/14/25

TIME	DEPTH	RATE/MINUTE
0	9.125"	-
10	10"	11.4
20	11"	10.0
30	11.75"	13.3
40	12.5"	13.3
50	13.125"	15.0
60	13.875"	13.3

USE 10.1-20 MIN/INCH

1 SITE DEVELOPMENT PLAN - LOT #4

LANDS OF
GREGORY P. & MICHELLE M.
MARGAITIS
VOL. 38 / PG. 399

N/F
ROBERT PUZAR
VOL 122 / PG. 224

N/F
GREGORY P. & MICHELLE M.
MARGAITS
VOL. 60 / PG. 196

PROPOSED
PROCESS & UTILITY

DRAINAGE AREA PLAN
CITY OF ANTHONY
96 STODDARD ROAD
MORRIS, CONNECTICUT

Position

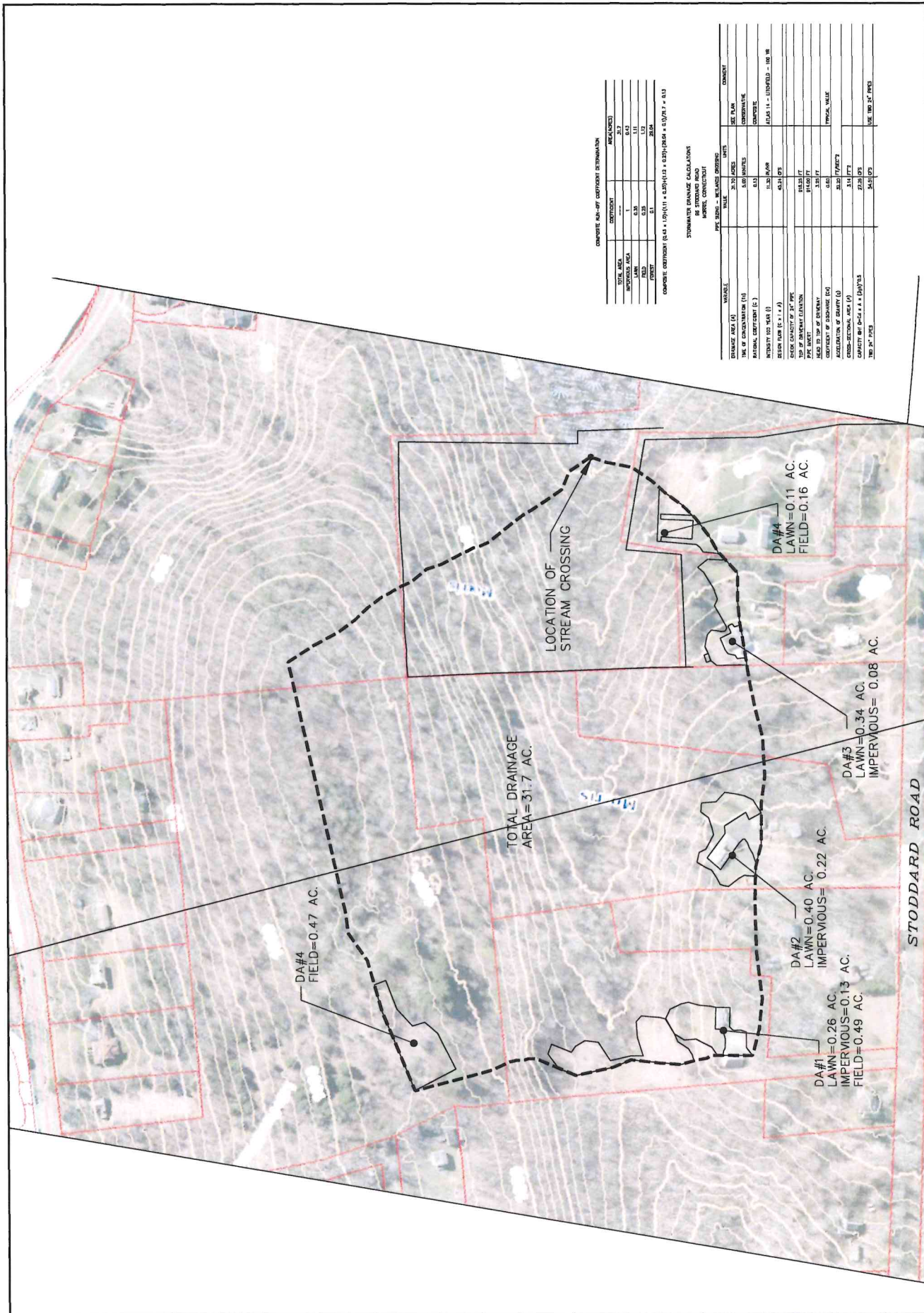
WITH MEAL ONLY

DES'D BY : WGC
APP'D BY : WGC
DRAWN BY : JMM
SCALE : 1"=1'
DATE : 07-3-2018

00'-0" 30-25

CEC

Colby Engineering
And Consulting, LLC
4 BRYNMAOR COURT
GOSHEN, CONNECTICUT 06756



	COEFFICIENT	AREA (ACRES)
TOTAL AREA	—	31.7
WETLANDS AREA	1	0.43
LAWN	0.38	1.11
FIELD	0.25	1.12
FOREST	0.1	28.04

COMPOSITE COEFFICIENT $(0.43 + 1.04(4.11) + 0.35)(28.04) = 4.57(28.7) = 0.13$

STORMWATER DRAINAGE CALCULATIONS
88 STODARD ROAD
ANN ARBOR, MI 48106-1501

[illegible]

ZEO Report AUGUST

Applications

June 2025

25-08: 36 Trotta Lane: Deck. Approved.

25-09: 94 Litchfield Road: Addition Approved. Paid with same check.

25-10: 117 Esthers Lane: Mike Doyle. Garage Approved.

July 2025

25-11: 14 Bantam Lake Heights: Shed 12 by 14. Approved.

SD-25-01. A 4-lot subdivision at 96 Stoddard Road. Will be on Agenda for August 7th.

Planner Bill: \$ 665:00

Lawyer Bills: Not Received Yet.

Enforcement

7: Benton Road: Nothing to new here. I think this should be closed out. Cars are registered and there is not much junk around.

95 Thomaston Road: I sent out another potential Violation notice and while the Green Receipt was signed, I have not received any confirmation from the Owner. I have not been given permission to inspect the property either to confirm the violations. The Dump Truck and the Regular Broken-Down Truck are still there. I got vehicle registrations from the tax collector and Assessor and seems like only 1 car is registered to Geoff's name.

15 North Street: Much More improved. Seems to be aligned with the Site Plan that was submitted.

266 Watertown Road: Made the owners aware to keep the entrance clean.

150 Bantam Lake Road: I called DOT for the dangerous conditions; I was told to contact the Police if this occurs. I did a couple weeks ago, but did not get anything in return. The owner of the property got the Green Card and signed it, but they did not reach out to me.

26 East Street: I sent out the Certified Green Receipt letter and it was signed by the land owner. I spoke to him and it seems everything is in order now. The car with the tarp has been removed

and some of the cars that were there before are not there. From what I see the and from the list I received from the tax collector and assessor all the cars are registered. Sometimes they work on their own cars during the day, which is allowed. The property is clean.

191 Island Trail: I sent out the warning letter and the Land Owner got back to me and will work on removing at least one of the three unregistered vehicles. The owner also just recently got a job and that is providing him with the resources to clean up the blighted conditions. I will be following up with him the middle of August and will give him some time to clean up the situation.

261 Stoddard Road: David Wigg and I went on a site visit at this property on July 18th 2025. The reason some of the activity has been going on is not because of the gravel business. They have been working on clearing up the property that they got Re-Subdivision approval for in 2021. They have been removing trees and digging up dirt to flatten the property. George Deacon the owner said he will attend the meeting on August 7th. He also mentioned that they normally do not work late at night in terms of the gravel mine, but when they do have time, they are trying to prepare the lot to put the new house on the property.