

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

Public Hearing Morris Town Hall and Live on Zoom

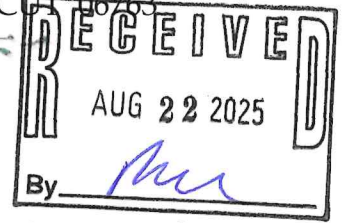
September 4th, 2025 at 7:00 pm

Call in # 1-929-205-6099

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

Meeting ID: 890 9165 4083

Passcode: 572038



David Wiig Chairman

Barbara Bongolotti

Dylan Hovey

Alternates

William Ayles Jr. (Vice-Chairman)

Helen White

Noah Butler

Veronica Florio

Marc Petzold.

Geoff Paletsky

Douglas Barnes (Secretary)

Kim Dore

Erika Leone

Staff: ZEO Tony Adili

Planner Janell Mullen

Public Hearing Agenda

1. Call to Order

**a) Application SD 25-01 at 96 Stoddard Road for a 4 Lot Subdivision. Applicant:
Anthony LoFrisco**

3. Close or Continue Public Hearing

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.

PLANNING & ZONING APPLICATIONS
TOWN OF MORRIS
3 East Street, P.O. Box 66, Morris, CT 06763

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

Zoning Permit (4500-469-0)	\$ 45.00	<u>45</u>
Site Plan (4502-473-0)	\$ 70.00	<u>70</u>
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	600
Subdivision or Re-subdivision (4500-457-0) \$150/lot	\$ \$150/lot	<u>600</u>
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:	\$ <u>775.-</u>
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TOWN OF MORRIS

APPLICATION FOR ZONING PERMIT

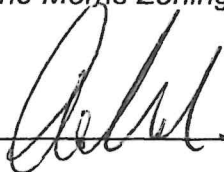
Property Location: 96 Stoddard Rd, Morris Date: 7/7/25 Application/Permit #: -

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 Shaddard 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 (24 x 24 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 (24 x 24 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 (24 x 24 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 Jetun 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.



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

Corwall

Goshen

Re: 96 Stoddard Rd Subdivision

Harwinton

Dear Commission Members:

Kent

Borough of Litchfield

Litchfield

Middlebury

Morris

Norfolk

North Canaan

Plymouth

Salisbury

Thomaston

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.

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.

Torrington

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

Warren

Respectfully Submitted,

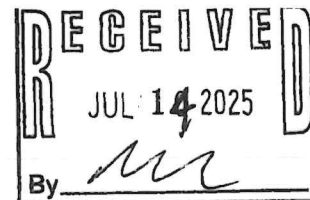
Watertown

Brandon W. Jacques, B.S.
Sanitarian

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 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.

**MORRIS INLAND WETLANDS COMMISSION
COMMUNITY HALL
MORRIS, CT 06763**

July, 2025

Old Business

Application 25-05 from Anthony LoFrisco for a four-lot subdivision at 96 Stoddard Road was considered. It was noted that a wetlands permit will be need for the access road to the lot at the rear of the property. The wetlands approval will include the feasibility of the front lots as demonstrated, but wetland permits will be need as actual site plans are made for the proposed houses. Mr. LoFrisco explained that William Colby made the drainage calculations for the wetland crossing. Mr Colby explained that he calls for two 24" pipes, which are more than needed. There will be 3248 sf of wetlands disturbance. The existing access road crossed the wet area by a crude causeway. The access then went up the slope to the proposed house location. Straight up the slope is too steep so the driveway will traverse up and across the slope halfway then "switchback" to continue to the top. Silt fence will be place down slope of the drive way and on both sides of the wetlands crossing. There will be a grassy swale along the upper sides of the driveway. There will be three soil stockpiles, one beyond the crossing and two by the proposed house location. All will have silt fencing. On a motion by Connie Trolle, seconded by Doreen Gagnon, it was **VOTED** unanimously to approve this application.

Mr. Doyle excused himself from the commission and joined the members of the public, leaving Connie Trolle to chair the next item.

Application 25-07 from Michael Doyle for a garage at 117 Esthers Lane was considered. On a motion by Robin Viola, seconded by Doreen Gagnon, it was **VOTED** to approve this application that will have no impact on wetlands, with all voting "aye".

Other Business

Permit 25-04 to Town for John Weik Road pipe replacement was discussed. The contractor has received approval to lower the pond 12" by using suction pipes directing the outflow into a silk sack. This lowering of the pond, if it works, should make replacing the culvert less intrusive.

Clif Wheeler and Mike Doyle visited the 34 Woodward Road site. Clif Wheeler explained the the driveway apron has been paved as has the section from the top of the slope to the area down around the corner to a point beyond the collection basin. The driveway from there down to the pool house and bridge remain unpaved. The upper level spreader has been remade, with the outflow pipe now splitting the flow. The driveway is now directs the road runoff to the driveway drainage. The Building Inspector was informed the we (Wetlands Commission) has no objection to issuing a CO.

A complaint was received regarding drainage at 64 Platt Farm. Connie Trolle and Mike Doyle visited the site and found that a pipe carrying roof runoff ran to the edge of the property to the wetlands and the neighbor's property. This has now been changed to direct the flow to a riprap area on the property.

There was no other business and the meeting was adjourned at 5:00 pm.

Respectfully submitted, Michael Doyle

APPLICATION FOR SUBDIVISION APPROVAL
PROPERTY OF ANTHONY LOFRISCO, JR.
OVERALL SUBDIVISION MAP
96 STODDARD ROAD
MORRIS, CONNECTICUT

DES'D BY : WGC	APP'D BY : WGC	DRAWN BY : JMM	SCALE : AS-NOTED	DATE : 07-30-25	REVISION DATE :
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CEC Colby Engineering
And Consulting, LLC
4 BRYNMAOR COURT
GOSHEN, CONNECTICUT 06756
(860) 601-1839

PROJECT LOCATION KEY PLAN



PROJECT DESCRIPTION

[illegible]

SEDIMENT & EROSION CONTROL PLAN

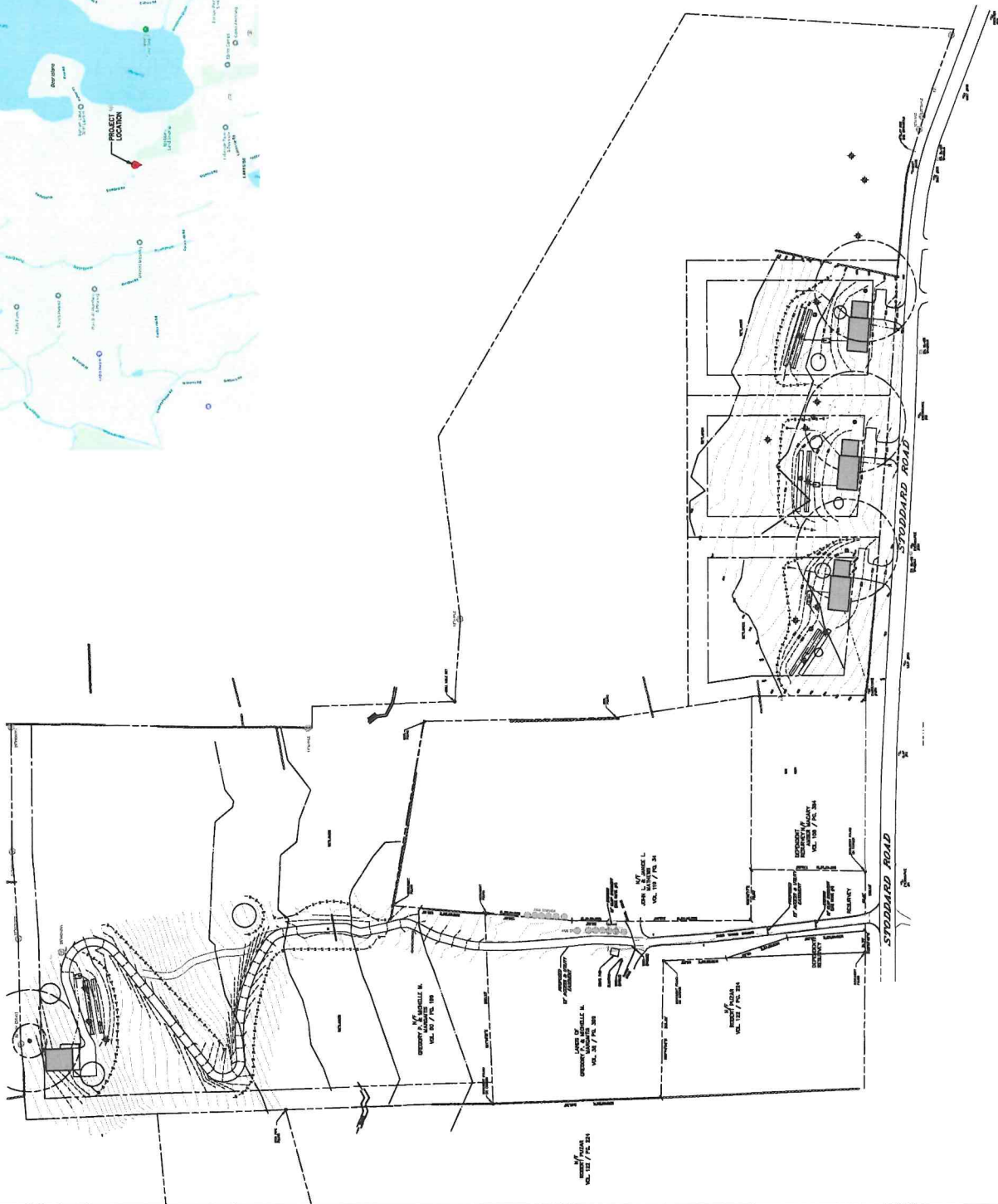
THE SUBJECT PROPERTY CONSISTS OF OPEN FIELDS AND WOODS. ALL LOTS 1, 2, AND 3 WILL BE ACCESSSED OFF OF STOODARD ROAD. DEVELOPMENT OF LOTS 1, 2, AND 3 WILL BE WITHIN THE UPLAND REGULATED AREA. SUT FENCE IS PROPOSED BETWEEN THE UPLAND DEVELOPMENT AND THE INLAND WETLANDS. LOT 4 WILL REQUIRE A WETLANDS CROSSING TO REACH THE PROPOSED BUILDING AREA. A TOTAL OF 3,248.66 SF OF WETLANDS WILL BE FILLED. SUT FENCE IS PROPOSED AT THE WETLANDS CROSSING. SUT FENCE IS PROPOSED AT THE HOUSE DEVELOPMENT AREA TO CONTROL THE DRIVEWAY, AND BELOW THE HOUSE DEVELOPMENT AREA TO CONTROL RUN-OFF DURING CONSTRUCTION (SEE PLAN FOR CAUTION).

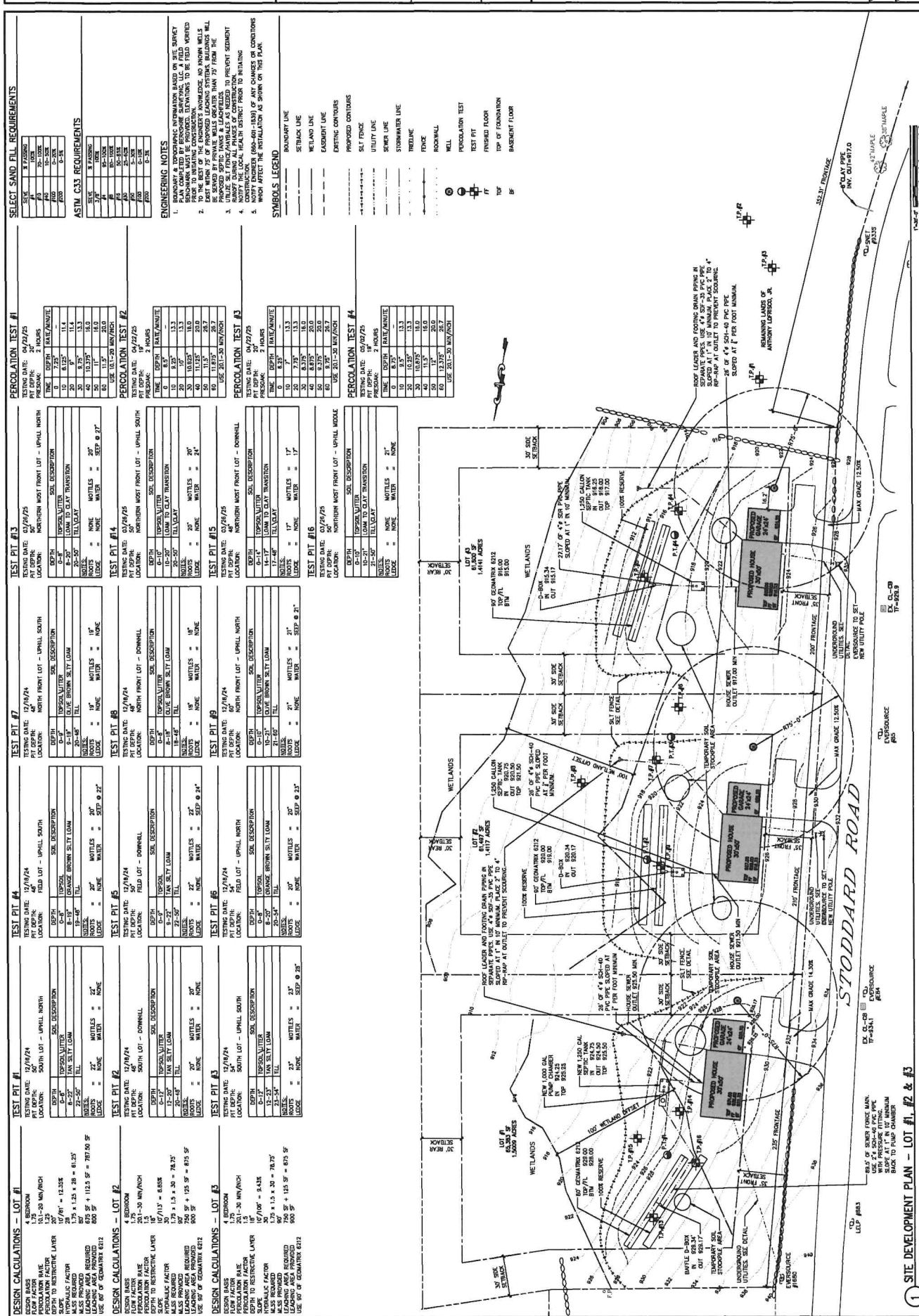
STORMWATER MANAGEMENT

THE PROPERTY WILL BE DEVELOPED WITH SINGLE-FAMILY HOUSES AND GARAGES. STORMWATER FROM THE STRUCTURES WILL BE COLLECTED BY ROOF DRAINS AND CONVEYED TO UNDERGROUND PIPING AROUND THE STRUCTURES. THE PIPING WILL BE EXTENDED TO DAYLIGHT AND 2" TO 4" RCP-HAND WILL BE PLACED AT THE PIPE EXT TO PREVENT CORROSION/SCOURING. THE REMAINDER OF THE DEVELOPMENT WILL BE CHARACTERIZED BY SHEET FLOW.

CONSTRUCTION PHASING SEQUENCE

6. OBTAIN APPROVAL FROM TOWN OF FORTS (PAVED WELFARE, ZONING, BUILDING, ETC.)
7. DESIGN AND CONSTRUCT STABLE WITH THIS PLAN.
8. CLEAR THE LOT IN THE AREA OF DEVELOPMENT.
9. INSTALL THE DRAINAGE IN ACCORDANCE WITH THIS PLAN.
10. PREPARE AND POUR CONCRETE FOUNDATION FOR STRUCTURE'S PLANKS.
11. INITIAL FORMING, GROUND AND ROOF FLAVOR PILING AND EXTEND TO WALLS.
12. STABILIZE AREA AROUND HOUSE FOUNDATION WITH SEED AND MULCH.
13. UNDERSTANDING HORSES' (ELECTRIC, CABLE, VOLTAGE) AS SPECIFIED ON THIS PLAN AND IMMEDIATELY FAMILIARIZE HORSES WITH SEED AND MULCH.
14. REPAIR OR REPLACE DAMAGED WALKING LINE PER THIS PLAN AND IMMEDIATELY STABILIZE WITH SEED AND MULCH.
15. INSPECT ALL STABLES MONTHLY AND AFTER HEAVY RAIN EVENTS AND REPORT DAMAGE TO THE DISTRICT OFFICE.
16. MAINTAIN STABLES UNTIL ALL DISTURBED AREAS ARE STABILIZED.
17. MONITOR LITTERAGE.
18. BE PERSONALLY RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF THE STAFF POLICE OFFICER'S PHONE NUMBER IS 933-300-0000.





APPLICATION FOR SUBDIVISION APPROVAL
PROPERTY OF ANTHONY LOFRISCO, JR.
LOT 4 - 96 STODARD ROAD
MORRIS, CONNECTICUT

DESIGN BY : WGC
APP'D BY : WGC
DRAWN BY : JMM
SCALE : AS-N
DATE : 07-3
REVISION DATE :

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

DESIGN CALCULATIONS - LOT #4

DESIGN BASIS	4 BEDROOM
FLOW FACTOR	1.75
PERCOLATION RATE	10.1-20 MIN/HO
PERCOLATION FACTOR	1.25
DEPTH TO RESTRICTIVE LAYER	18"
SLOPE	>1%
HYDRAULIC FACTOR	28
MASS REQUIRED	1.75 x 1.25 x 28 =
MASS PROVIDED	80'
LEACHING AREA REQUIRED	0.75 SF x 112.5 SF
LEACHING AREA PROVIDED	800 SF
USE OF GEOTEXTURE #212	

SELECT SAND FILL REQUIREMENTS

SIZE	% PASSING
#4	100%
#10	75-100%
#40	10-30%
#100	0-20%
#200	0-5%

ASTM C33 REQUIREMENTS

SIEVE	% PASSING
3/8"	100%
#4	95-100%
#8	80-100%
#16	50-85%
#30	25-60%
#60	5-50%
#100	0-10%
#200	0-3%

ENGINEERING NOTES

1. BOUNDARY & TOPOGRAPHIC INFORMATION BASED ON FIELD SURVEY PLAN COMPLETED BY BETHROUSE SURVEYING, LLC. A FIELD VERIFIED BENCHMARK MUST BE PROVIDED. ELEVATIONS TO BE FIELD VERIFIED PRIOR TO INITIATING CONSTRUCTION.
2. TO THE BEST OF THE ENGINEER'S KNOWLEDGE, NO KNOWN WELLS EXIST WITHIN 75' OF PROPOSED LEACHING SYSTEMS. BUILDINGS WILL BE SETBACK FROM EXISTING WELLS BY AT LEAST 75' FROM THE PROPOSED SEPTIC TANKS & LEACHFIELDS.
3. UTILIZE SILT FENCE/BAFFLES AS NEEDED TO PREVENT SEDIMENT RUNOFF DURING ALL PHASES OF CONSTRUCTION.
4. NOTIFY THE LOCAL HEALTH DEPARTMENT PRIOR TO INITIATING CONSTRUCTION.
5. THE DISTANCE FROM (660-90-1140') OF ANY CHANGES OR CONDITIONS WHICH AFFECT THE INSTALLATION AS SHOWN ON THIS PLAN.

SYMBOLS | LEGEND

	BOUNDARY LINE		SETBACK LINE		PROPOSED CONTOURS		SUT FENCE		UTILITY LINE		SEWER LINE		STORMWATER LINE		RIGHT-OF-WAY LINE		WELL		PERCOLATION TEST		TEST PIT		FINISHED FLOOR		TOP OF FOUNDATION		BASEMENT FLOOR
--	---------------	--	--------------	--	-------------------	--	-----------	--	--------------	--	------------	--	-----------------	--	-------------------	--	------	--	------------------	--	----------	--	----------------	--	-------------------	--	----------------

TEST PIT #10

TESTING DATE:	12/18/24
TEST DEPTH:	60"
LOCATION:	REAR LOT - UPHILL NORTH

DEPTH	SOIL DESCRIPTION
0-5"	TOPSOIL/LITTER
8-20"	ORANGE BROWN SILTY LOAM
20-50"	TILL

NOTES:	
ROOTS	= TO 24"
LEDGE	= NONE
	= AT 24"
	= NONE

TEST PIT #11

TESTING DATE:	12/18/24
AT DEPTH:	60"
LOCATION:	REAR LOT - DOWNHILL NORTH

DEPTH	SOIL DESCRIPTION
0-7"	TOPSOIL/LITTER
7-18"	ORANGE BROWN SILTY LOAM
18-60"	TILL

7-10	18-50"	TILL
------	--------	------

MOIST.	=	TO 18"	=	18"
ROOTS	=	NONE	=	NONE
LOOSE	=	NONE	=	NONE

TEST PIT #12

TESTING DATE: 12/18/24
 1T DEPTH: 60"
 LOCATION: REAR LOT - UPHILL SOUTH

0-9°	TOPSO
9-74°	CLINE

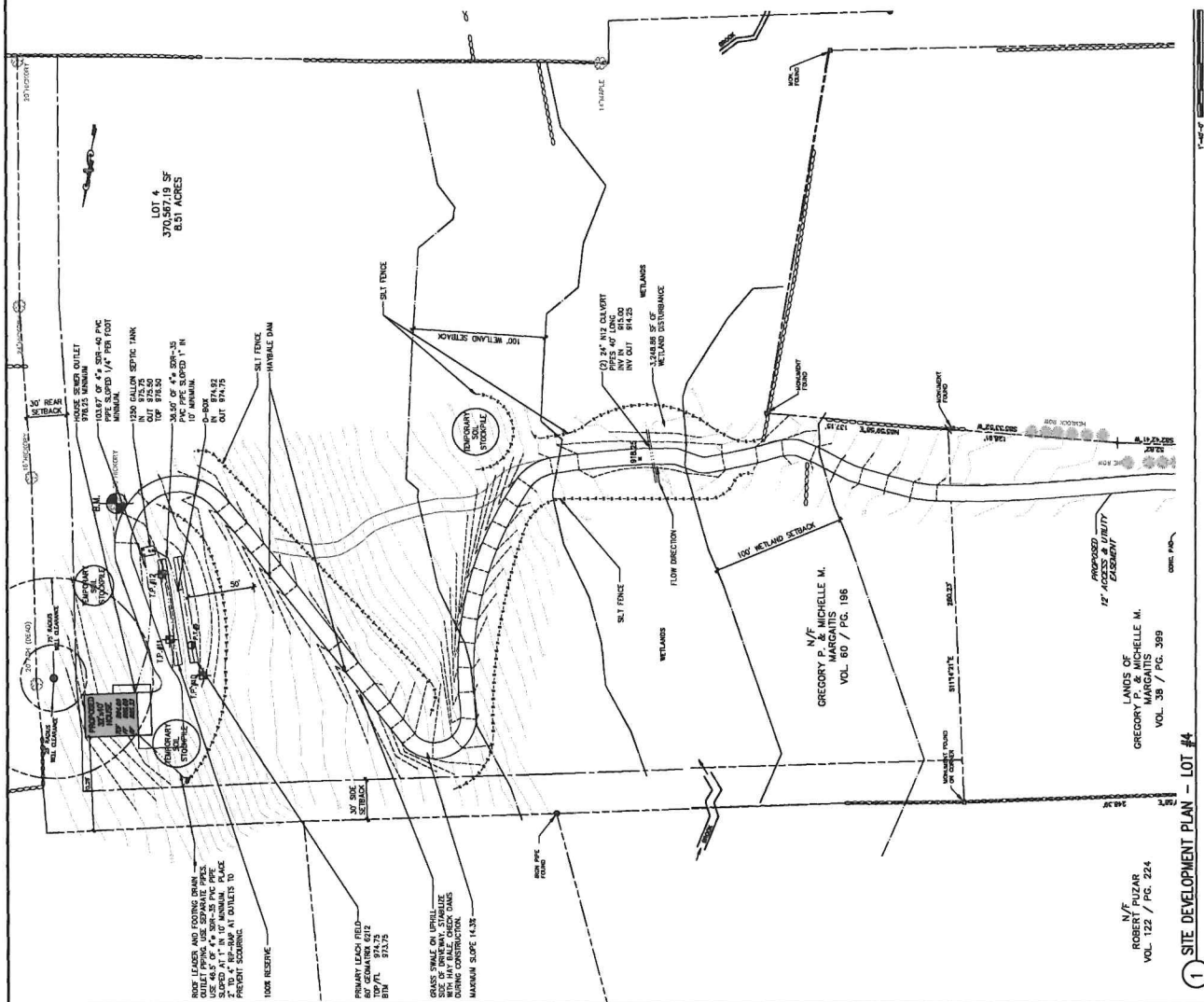
9-24"	TALL				
24-60"					
NOTES:					
	ROOTS	= TO 24"	BOTTLES	= AT 24"	
	LEDGE	= NONE	WATER	= NONE	

PERCOLATION TEST #5

TESTING DATE: 05/11/2017

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"	18.0
60	13.875"	13.3

USE 0.1-20 MIN/INCH



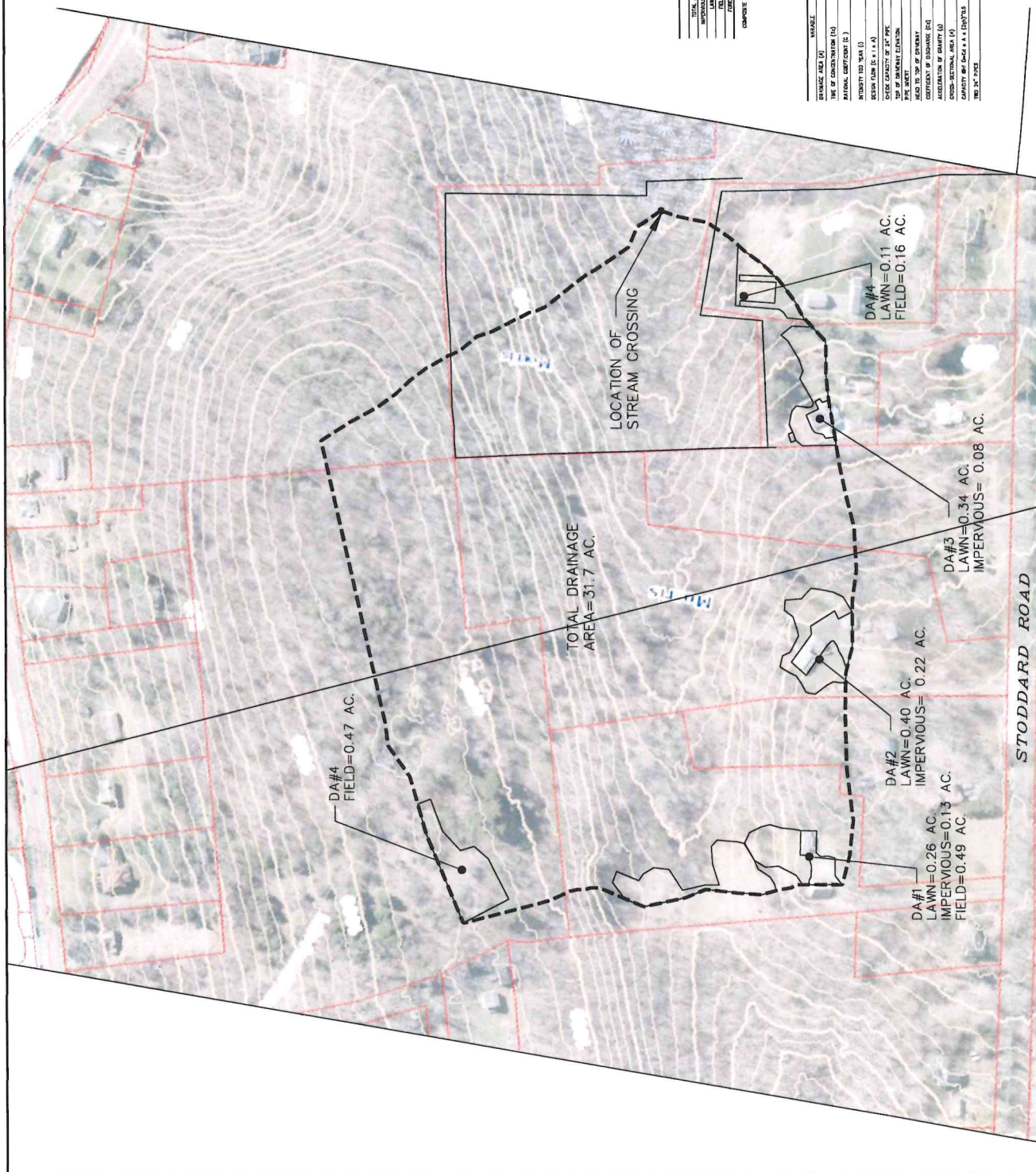
96 STODDARD ROAD
MORRIS, CONNECTICUT

DO NOT REUSE REAL IDENTITY

DES'D BY : WGC	DATE : 07-30-25
APP'D BY : WGC	REVISION DATE :
DRAWN BY : JMM	SCALE : 1"=100'-0"

(860) 601-1839

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

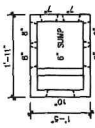


SITE & SEPTIC DETAILS
CITY OF ANTHONY LORIS
96 STODDARD ROAD
MORRIS, CONNECTICUT

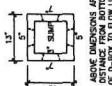
DESIGNED BY : WGC
APP'D BY : WGC
DRAWN BY : JMM
SCALE : AS-NOTED
DATE : 07-30-25
REVISION DATE :

CEC

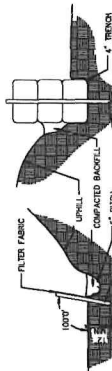
Colby Engineering
And Consulting, LLC
4 BRYNMAOR COURT
GOSHEN, CONNECTICUT 06756



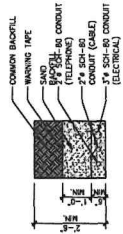
BAFFLE
D-BOX DETAIL



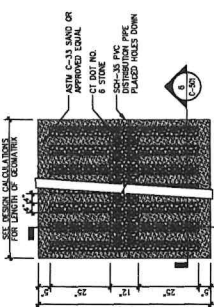
**HIGH OVERFLOW
D-BOX DETAIL**



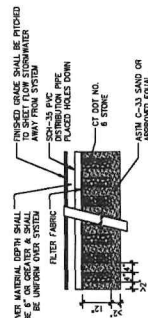
3 SOIL EROSION CONTROL PROVISIONS



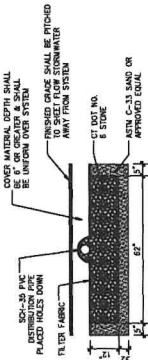
4 TELEPHONE, CABLE &
ELECTRIC TRENCH DETAIL



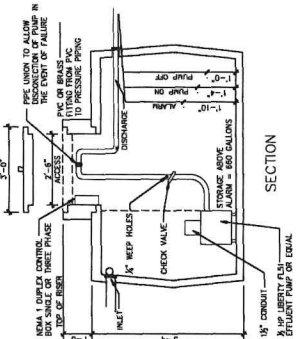
5 GEOMATRIX 6212 PLAN DETAIL



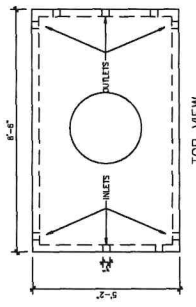
6 GEOMATRIX 6212 CROSS SECTION DETAIL



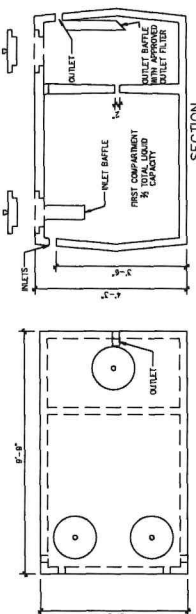
7 GEOMATRIX 6212 SECTION DETAIL



**RICHARDS 1000
GALLON PUMP CHAMBER DETAIL**



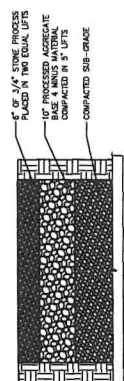
TOP VIEW



RICHARDS 1250 GALLON 'LO-BOY' SEPTIC TANK DETAIL



NOT TO SCALE



10 ROADWAY PROFILE DETAIL