



TOWN OF PRESTON
Inland Wetlands and Watercourses Commission
SUBDIVISION APPLICATION

IWWC Application # _____ Date Paid _____ Fee \$ _____ Check # _____

PART A

This application has two parts, **PART A** and **PART B**.

If no activity is proposed within the regulated area, **only Part A needs to be provided.**

If the project requires grading, alterations, or impacts on the regulated areas including house lot development, then **both Part A and Part B must be completed.**

1. Name of Applicant _____
a) Mailing address _____
b) Phone number _____ email _____

2. Applicant's interest in the property:

3. Name of Property Owner (if not applicant)

a) Property owner's address and mailing address

b) Owner's phone number _____ email _____

Property information

5. Property address

6. This property may be reached by:

7. Assessor's map number _____ Lot # _____ Zoning District _____
Number of acres of parcel _____ Number of lots proposed _____

Subdivision - Section 8-26(e) Application
And
Regulated Activities

According to Section 8-26(e) of the Connecticut General Statutes and Section 3.5 of the Preston Subdivision Regulations, when an application involves land regulated as an inland wetlands, watercourses or upland review area under the provision of chapter 440, the applicant shall submit a Section 8-26(e) application whether or not there is any disturbance to the regulated area. The purpose of this application

includes the gathering of adequate information so that the Commission may provide a report to the Planning and Zoning Commission regarding planning a development that is environmentally sensitive to the wetlands and watercourse resources on the site.

Individual lot development is often conceptual with the submission of a subdivision plan, and if the subdivision is approved, it will be approved with a caveat that if the owner and/or developer of the lot changes or creates a plan with more detail and shows work within the regulated area, a new application shall be required for that particular lot. Also, all permits are valid for a period of five years for subdivision improvements such as drainage, road construction and two years for individual lot development.

- ___ 1. \$95.00 Fee (Town fee - \$35.00 and State Fee \$60)
- ___ 2. **PLAN SHOWING DETAILS OF THIS APPLICATION**
- ___ 3. Copy of the property deed on file in the Town Clerk's Office
- ___ 4. Copies of approval letters from applicable agencies, i.e., ZBA
- ___ 5. Additional fees as required by the Commission for engineering fees or other consulting fees.
- ___ 6. Completed Department of Energy and Environmental Protection Statewide Inland Wetland Watercourses Activity Reporting Form.
- ___ 7. Proof of notice by applicant to the adjoining municipality, as applicable.
- ___ 8. Proof that the public hearing notices were mailed (to be provided after the hearing is scheduled by the IWWC).
- ___ 9. Three 36" x 24" copies of the detailed subdivision plans prepared by a Land Surveyor licensed in the State of CT and a professional engineer as applicable, prepared showing contours, grading, wetlands and watercourse resources, ledge outcroppings, any proposed open space or conservation areas, existing and proposed drainage systems, and erosion and sediment control plan,
etc. If future phases are proposed within this subdivision, show on the plan. Please note that for any future phases a new application shall be required.
- 10. Drainage calculations, if applicable. o All parcels that contain regulated areas as shown on the plans shall have the following notation in the deed for the lot:
*This lot contains an area regulated by the Preston Inland Wetlands and Watercourses Commission. Any work within this regulated area may require a permit from said Commission. Please contact the Inland Wetlands Officer at the Preston Town Hall for any information regarding proposed activities within designated areas.
Please provide an unexecuted draft deed for inspection by the Commission. Notification by the Inland Wetland and Watercourses Commission will appear in the land records indicating this requirement.*
- 11. Name of the soil scientist that flagged the wetland and/or watercourse:
_____ Phone _____
- The date the wetlands/watercourses were flagged _____
- 12. Name of the professional engineer:
_____ Phone _____

13. Name of the land surveyor:

Phone

14. Ten 11" x 17" copies of the overall plan and layout of the subdivision showing lot lines, wetlands locations, and proposed house, septic and well locations for distribution to the Commission.

SUBSEQUENT TO THE APPROVAL OF THE APPLICATION, THE FOLLOWING MUST BE PROVIDED TO THE COMMISSION WITHIN TEN DAYS TO ALLOW THE APPROVED PLANS TO BE FORWARDED TO THE PLANNING AND ZONING COMMISSION:

___ Approval 1. One final revised 36"x24" plan and three 11"x 17" plans.

___ Approval 2. Any required bonds in a format approved by the Commission (form is provided by the town).

___ Approval 3. Any required conservation easements in a format approved by the Commission (form is provided by the town).

___ Approval 4. Payment of all legal notice fees.

NOTHING IN THE INLAND WETLAND REGULATIONS SHALL NEGATE THE REQUIREMENT FOR THE APPLICANT TO OBTAIN ANY OTHER ASSENTS, PERMITS AND LICENSES REQUIRED BY LAW OR REGULATION BY THE TOWN, STATE OF CONNECTICUT, AND THE UNITED STATES GOVERNMENT, INCLUDING ANY APPROVAL REQUIRED BY THE PLANNING AND ZONING COMMISSION, THE CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION, AND THE UNITED STATES ARMY CORPS OF ENGINEERS. OBTAINING SUCH ASSENTS, PERMITS OR LICENSES IS THE SOLE RESPONSIBILITY OF THE APPLICANT.

The applicant or the applicant's representative MUST appear before the Commission at the next regular meeting officially receiving the application.

The undersigned hereby consents to necessary and proper inspections related to this application of the above-mentioned property by agents/commissioner of the Town of Preston Inland Wetland Watercourses Commission both before and after the permit is issued by the Commission.

The undersigned attests that the information supplied in this application is accurate to the best of his or her knowledge and belief.

Please note if there are multiple applicants or owners, all must sign the application or provide a letter authorizing the application to be submitted.

Signature of APPLICANT

Print/type:

Date

Signature of Owner
Print/type: _____

Date

Signature of Owner
Print/type: _____

Date

8. List the names and addresses of abutting property landowners.

9. Certify whether or not the following conditions exist:

- Any portion of the property on which the regulated activity is proposed is located within 500 feet of the boundary of an adjoining municipality(s);
- Traffic attributable to the completed project on the site will use streets within the adjoining municipal to enter or exit the site;
- Sewer or water drainage from the project site will impact streets or other municipal or private property within the adjoining municipality, or;
- Water run-off from the improved site will impact streets or the other adjoining municipality.

NOTICE OF PRESTON INLAND WETLANDS AND WATERCOURSES COMMISSION

REQUIREMENT FOR SUBDIVISION _____

Subdivision _____ has been approved by the Planning and Zoning Commission on _____ and the Inland Wetland Commission on _____

The following lots _____ within the approved subdivision have designated regulated areas as defined in the Preston Inland Wetland Watercourses Regulations. All deeds for lots that contain regulated areas shall have a note within the deed as follows:

This lot contains an area regulated by the Preston Inland Wetland and Watercourses Commission. Any work within this regulated area may require a permit from said Commission. Please contact the Inland Wetland Officer at the Preston Town Hall for any information regarding proposed activities within designated areas.

Dated this _____ day of _____.

Inland Wetlands & Watercourses Commission
Chairman

FOR OFFICIAL USE ONLY	APPROVED _____	DENIED _____
Conditions of approval		
<ul style="list-style-type: none">• A bond in the amount of \$1,000 must be post prior to me start of work unless otherwise determined by the Commission.• Contact the Inland Wetland Agent prior to the start of work.		
Reason for denial		
Chairman/Secretary (signed) _____	Date _____	Date of Action _____

