

CORNWALL PLANNING AND ZONING COMMISSION
APPLICATION FOR RESUBDIVISION APPROVAL
(Please type or print, using black ink)

SP/40
1259 EP

Applicant
Name Keith Bodwell P.E. L.S.

Owner
Name Donald S Hedden

Address 92 Cream Hill Rd
West Cornwall CT 06796 Tel. 860-318-5300

Address 87 Cream Hill Rd
West Cornwall CT Tel. _____

Surveyor or Site Planner
Name Same as Applicant
Address _____
Tel. _____

Location of Resubdivision AP _____ FH _____ HR _____
Zone: R-1 _____ R-3 R-5 _____ GB _____ IR _____
Street or Road Cream Hill Rd
Number of new curb cuts proposed 0

Was the land being resubdivided part of a larger parcel at any time since April 10, 1954?

No _____ Yes If Yes, explain how land was divided It has not been subdivided, but there was a lot line revision

Total acres in original tract in 1954 _____ Total acres to be resubdivided now 10.86

Acres to be retained by owner/applicant 7.77 Do any lots contain wetlands? Yes _____ No _____

Number and size of each lot created by this resubdivision 3.49 acres

Three copies of a sanitary report signed by a professional engineer must accompany this form.
See Subdivision Regulations for other requirements (Sections 2.1 and 2.4).

Signature of Applicant and Date [Signature] 8/3/23

Signature of Owner and Date [Signature] 8/3/23

FOR OFFICE USE

This application received on 8/5/2023 by [Signature]

Supporting documentation received, with date: Driveway Permit

Maps (1 mylar, 2 paper) N/A Engineer's Report

Torrington Area Health District Report Erosion & Sedimentation Control Plan

Fee (amount) \$ 150 (date) _____ Inland Wetlands approval

Date Completed Application submitted to Commission 8/8/2023

Public Hearing set for 9/12/2023 Legal Notice dated _____ Dates of Publication 9/31/2023

Approved _____ Disapproved _____

Legal Notice dated _____ Reasons _____

NAME: Wadden/Bodwell APPLICATION # SP/ND (259) FEE PAID 150.00

CORNWALL PLANNING AND ZONING COMMISSION
APPLICATION FOR SPECIAL PERMIT USE
Please type or print, using black ink

Owner Name Dana H. S. Wadden Jr.
Address 87 Cream Hill Rd
W. Cornwall Ct Tel. 8606726023
Signature Dana H. S. Wadden

Applicant, if different Name Kath Bodwell
Address 92 Cream Hill Rd
West Cornwall Tel. 800 318 5300
Signature Kath Bodwell

Location of lot Cream Hill Rd. Zone: R-1 R-3 R-5 GB IR

Is the lot also located in any of the following overlay zones:

Aquifer Protection Housatonic River Corridor Flood Hazard

If so, Article III, sections 3.9 - 3.11 and Article VIII, sections 8.16 - 17 must also be satisfied.

(Special permit section 8.1.7 (shared driveway))

Area of Lot 3.49 A

Proposed Use Single family home

Current Use Pasture

Is any use of the property other than the special permit use intended?

If so, describe Single family home & Agriculture

Applicants are referred to Zoning Regulations, Article VIII (Special Permits) for general and specific requirements, and to Article XIV, sections 14.2-14.5, for Commercial Earth Excavation permits.

All Special Permit applications must be accompanied by a Site Plan, requirements for which are given in Article VI of the Zoning Regulations.

Applicants are responsible for giving NOTICE TO NEIGHBORS in accordance with the Regulation printed on the back of this sheet. Failure to conform to this requirement could nullify any permit granted.

FOR OFFICE USE

Application received 8/5/2023
Site Plan received 8/5/2023
Date to Commission 8/20/2023
Date of Public Hearing 9/12/2023

Filed with Town Clerk _____
Notice to Neighbor receipts _____

Approved _____

Disapproved _____

Conditions _____

Reasons _____

Torrington Area Health District
350 Main St. - Suite A; Torrington, Ct 06790

Permit #

17346

TAHD Is A Equal Opportunity Provider
Design Review For
Subsurface Sewage Disposal System

Lot #	Street #	Street Name	Town	Subdivision	Town	State	Zip
87		Cream Hill Rd	Cornwall	Hedden Subdivision	West Cornwall	Ct.	06796
Donald S. Hedden		87 Cream Hill Rd					
Owner		Owner Address			Town	State	Zip

Owner Telephone	Agent's Name	Engineer	Engineer Address	Town	State	Zip
	Keith Bodwell					

This Approval Indicates That The Proposal Has Been Reviewed By The Health District And Is In Compliance With Applicable Regulations As Contained In The Public Health Code For This Project.

Plan Date: May 31, 2023

Plan prepared by Keith Bodwell

Plan Approval Date: June 1, 2023

Of Bedrooms: 4

12" High Galleries	1250	613.6	104
Septic System Type	Tank Size	Field Sq Ft.	Length Of Septic System

Approved Plan Revision Required Required Not Required
(2) Perk Tests In Fill By Engineer

This Is Not A Permit To Construct A Subsurface Sewage Disposal System. The Permit To Construct Will Be Issued To The Licensed Septic System Installer Prior To Actual Construction. This Plan Approval Is Subject To Specific And General Conditions As Shown On This Form And/or The Approved Plan. **Please Read Them Carefully.**

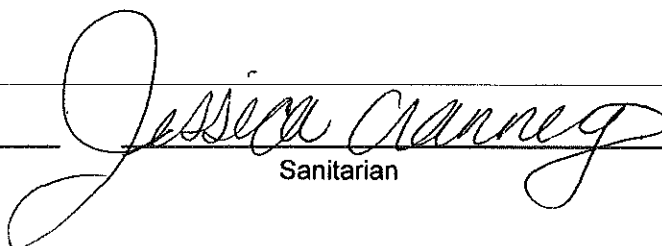
<input checked="" type="checkbox"/> Engineer Design	<input checked="" type="checkbox"/> Select Fill Required	<input checked="" type="checkbox"/> As Below
<input checked="" type="checkbox"/> Percolation Test In Fill	<input type="checkbox"/> Curtain Drain	<input type="checkbox"/> In Place Sieve Test Required
<input checked="" type="checkbox"/> Engineer As Built Required	<input type="checkbox"/> Engineer Supervision	<input type="checkbox"/> Low Flow Water Treatment
<input checked="" type="checkbox"/> Field Staking By Engineer	<input type="checkbox"/> As-built Installer	

- System to be staked by PE/surveyor
- Connecticut licensed subsurface sewage disposal installer to come into office and take out a Permit to construct
- Supplier sieve required
- Scarification inspection to be completed by TAHD
- Final inspection to be completed by TAHD and PE
- As-built to be completed by PE and submitted to TAHD

Approved By:

Director Of Health

Sanitarian



Abutters to Hedden Subdivision

- 85 Cream Hill Rd, West Cornwall

Owner HEDDEN DONALD S JR
Co-Owner
Address 85 CREAM HILL RD
WEST CORNWALL, CT 06796-1203

- 87 Cream Hill Rd, West Cornwall

Owner HEDDEN DONALD S JR
Co-Owner
Address 87 CREAM HILL RD
WEST CORNWALL, CT 06796

- 92 Cream Hill Rd, West Cornwall

Owner BODWELL KEITH J & CHRISTIANN K
Co-Owner
Address 92 CREAM HILL RD
WEST CORNWALL, CT 06796

- 105 Cream Hill Rd, West Cornwall

Owner SGARAGLINO MARC &
Co-Owner GINZBURG MARIA
Address 245 KANE ST
BROOKLYN, NY 11231-4437

- 110 Cream Hill Rd, West Cornwall

Owner ELIAS LESLIE
Co-Owner
Address 29 LAKE ROAD
WEST CORNWALL, CT 06796-1202



Bodwell Engineering and Surveying LLC
92 Cream Hill Rd.
West Cornwall, CT 06796
(860) 318-5300 - Bodwellengineering@gmail.com

NARRATIVE FOR 87 CREAM HILL ROAD SUBDIVISION

Donald S Hedden Jr. proposes the subdivision of his property at 87 Cream Hill Rd in West Cornwall in order to provide a building lot for his Grandson.

The proposed 3.5 acre building lot will contain a 4 bedroom dwelling, septic system, well, and it will also provide an area to graze livestock. The proposed lot will use the existing gravel woods road to access the building site. All work within the site will be outside the 150' wetlands/watercourse regulated activity. The current gravel woods road falls within the 150' wetland/watercourse setback. No work is proposed within the wetlands or watercourses.

We have proposed 3 options for the driveway to the building site. Our first option will use the existing woods road with no modifications within the area of regulated activity. This option requires an exemption to the planning and zoning regulation that only allow 2 residences to be accessed from a shared driveway. We believe that this option is the best option as it creates no impact on the wetlands/watercourse regulated activity and is also the best option to maintain the rural character of the neighborhood. Due to the location of the split of the driveways, sufficient area is provided to turn a fire truck within the current driveway layout.

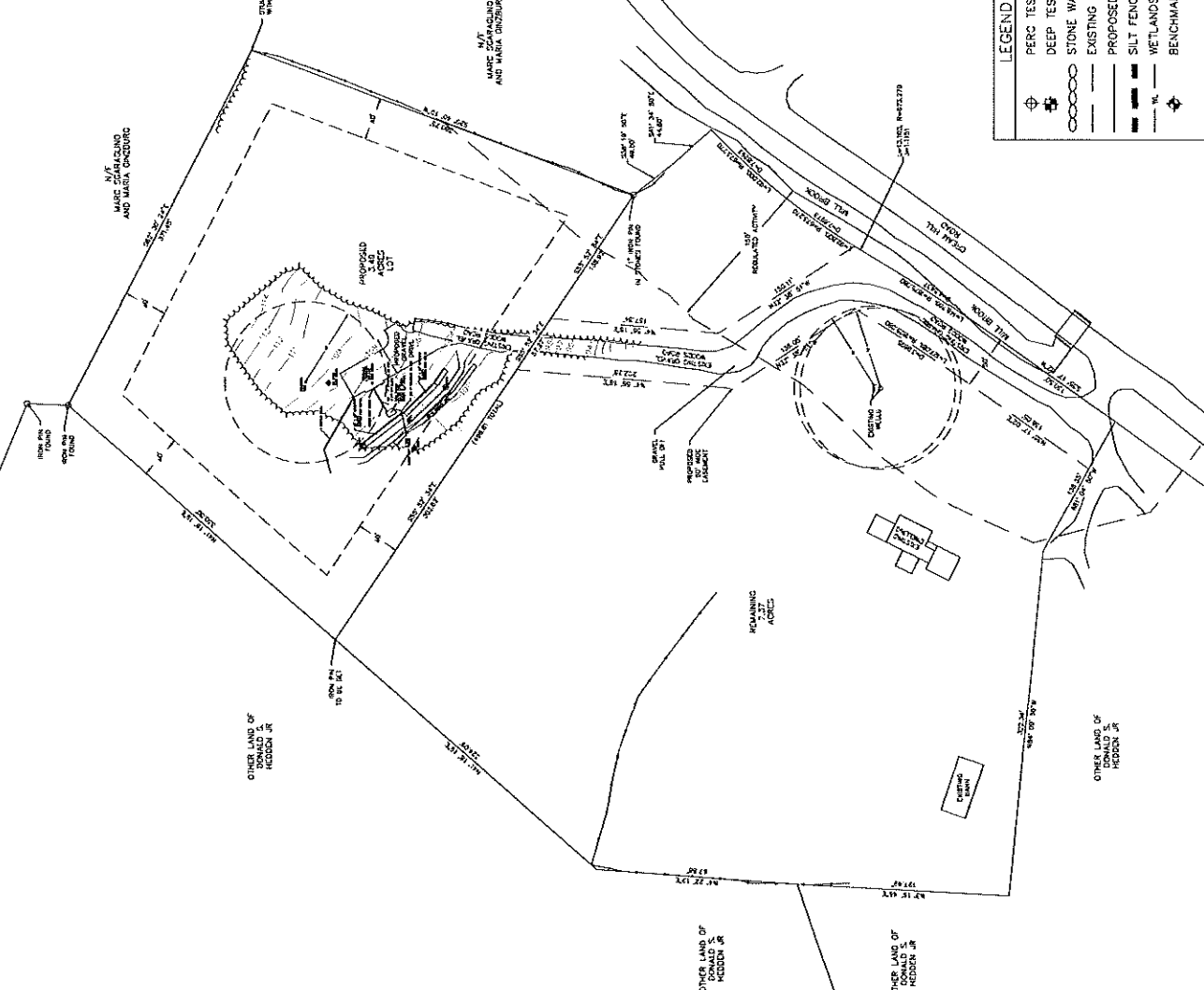
Option 2 involves the creation of a private road using the existing driveway curb cut. This option would require the creation of a turning circle at the location where the driveway currently splits. This turning circle would fall entirely within the 150' wetlands/watercourse regulated activity area. This option would involve the cutting of trees and regrading of the hillside in order to create the turning circle.

Option 3 involves relocation of the existing driveway to 85 Cream Hill Rd to a location 40 ft to the south of the existing driveway curb cut. This would create 2 curb cuts on Cream Hill Rd and allow the current driveway to 87 Cream Hill Rd to also serve the proposed lot. This option would provide less impact on the wetlands/watercourse regulated activity area than option 2, but more of an impact than option 1.

Options 2 and 3 allow compliance with zoning regulations, however we believe that option 1 is the best option from the standpoint of minimizing inland wetlands and watercourse impact. We also believe that option 1 does the best job of complying with the intention of the zoning regulations including but not limited to, promote and conserve the health, safety and welfare of the citizens of the Town of Cornwall, to conserve and maintain the value of land and buildings, and to promote the most appropriate uses of land and buildings especially as recommended in the Town Plan of Development as amended and adopted by the Commission, to preserve and protect farmland and support The Right to Farm as described in Connecticut General Statutes Section 19a-341, that is, no agricultural or farming operation shall be deemed to constitute a nuisance provided such operation follows generally accepted agricultural practices, to conserve natural features and resources, to encourage housing opportunities for all citizens.

NOTES

1. THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES AND SECTIONS 36-200B-1 THRU 36-200B-10 OF THE CONSTITUTION EFFECTIVE JUNE 21, 1988, AMENDED OCTOBER 26, 2016.
 - a. THE HORIZONTAL ACCURACY CONFORMS TO CLASS "A,"
 - b. THE VERTICAL ACCURACY CONFORMS TO CLASS "A,"
 - c. THE TYPE OF SURVEY IS A "PROPERTY SURVEY."
2. ALL MONUMENTATION FOUND OR SET IS DEPICTED ON THIS MAP.
 - a. MONUMENTATION FOUND OR SET BY THIS SURVEY.
 - b. MONUMENTATION FOUND OR SET BY OTHER SURVEYS.
3. REFERENCE IS MADE TO THE FOLLOWING MAPS, SURVEY #1:
 - a. "MAP SHOWING PROPERTY OF DONALD S. HEDDEN TO BE CONVEYED TO DONALD STEVENSON HEDDEN, JR. IN THE TOWN OF CORNWALL, CONNECTICUT, DATED JULY 22, 1988, SCALE 1"=50' ON FILE IN THE CORNWALL TOWN CLERK AS MAP #84.
 - b. "SUBDIVISION PLAN PREPARED FOR J. LAWRENCE POOL, CHERRY HILL ROAD, CORNWALL, CONNECTICUT, BY ROBERT J. ADAMS, DATED SEPTEMBER 11, 1970, SCALE 1"=100' ON FILE IN THE CORNWALL TOWN CLERK AS MAP #49.
 - c. "SUBDIVISION MAP PREPARED FOR DONA H. HEDDEN, CHERRY HILL ROAD, CORNWALL, CONNECTICUT, BY GEORGE P. BURHAM, DATED AS MAY 2018, SCALE 1"=50' ON FILE IN THE CORNWALL TOWN CLERK AS MAP #238.
 - d. "MAP SHOWING PROPERTY OF CHERRY HILL FARM, INC. CHERRY HILL ROAD, CORNWALL, CONNECTICUT, BY PETER A. LAMB, DATED APRIL 1993, SCALE 1"=100' ON FILE IN THE CORNWALL TOWN CLERK AS MAP #123.
 - e. "PROPOSED SUBDIVISION PLAN PROPERTY OF STAN-GARD COMPANY, CHERRY HILL ROAD, CORNWALL, CONNECTICUT, BY HOWARD B. STEARN, JR. DATED SEPT 11, 1970, SCALE 1"=100' ON FILE IN THE CORNWALL TOWN CLERK AS MAP #123.
 - f. "MAP SHOWING PROPERTY TO BE CONVEYED TO JOHN F. MORRIS & BEARDE F. MORRIS IN THE TOWN OF CORNWALL, CONN. BY CHARLES H. WILFORD, DATED OCTOBER 2003, 1933 SCALE 1"=40' ON FILE IN THE CORNWALL TOWN CLERK AS MAP #123.
 - g. "MAP OF PROPERTY OF PAUL B. & VERONA SCUMAN CHERRY HILL RD CORNWALL, CONNECTICUT, BY HOWARD B. STEARN, JR. DATED JULY 22, 1988 SCALE 1"=40' ON FILE IN THE CORNWALL TOWN CLERK AS MAP #133.



ZONING TABLE	
NUMBER OF RECORDS	RECORDS OF HEDDEN, JR.
AMPHIBIOUS LOT AREA (P-3) ZONE	8-3
MIN. SIZE OF BUILDABLE AREA RECTANGLE	3 ACRES
MIN. SIZE OF BUILDABLE AREA RECTANGLE	100 FT
MIN. YARD SETBACK	20 FT
MIN. FRONT YARD SETBACK	40 FT
MIN. SIDE YARD SETBACK	45 FT
MIN. REAR YARD SETBACK	45 FT
MINIMUM HEIGHT	10'
MAXIMUM LOT COVERAGE	10%
TOTAL SITE AREA (PT)	10.86 ACRES
LOT 1 AREA	1.48 ACRES
LOT COVERAGE	2.34%
REMAINING LAND	7.37 ACRES

APPROVED BY THE TOWN OF CORNWALL PLANNING AND ZONING COMMISSION:

DATE: _____

IN ACCORDANCE WITH STATE STATUTE 36B-12 (C), ALL WORK IN CONNECTION WITH THIS SUBDIVISION SHALL BE COMPLETED BY: _____

BODWELL ENGINEERING AND SURVEYING LLC
 82 CREAM HILL RD. - WEST CORNWALL, CT 06796
 860-218-5000 - BODWELLENGINEERING.COM

SUBDIVISION PLAN
 87 CREAM HILL RD.
 WEST CORNWALL, CT 06796

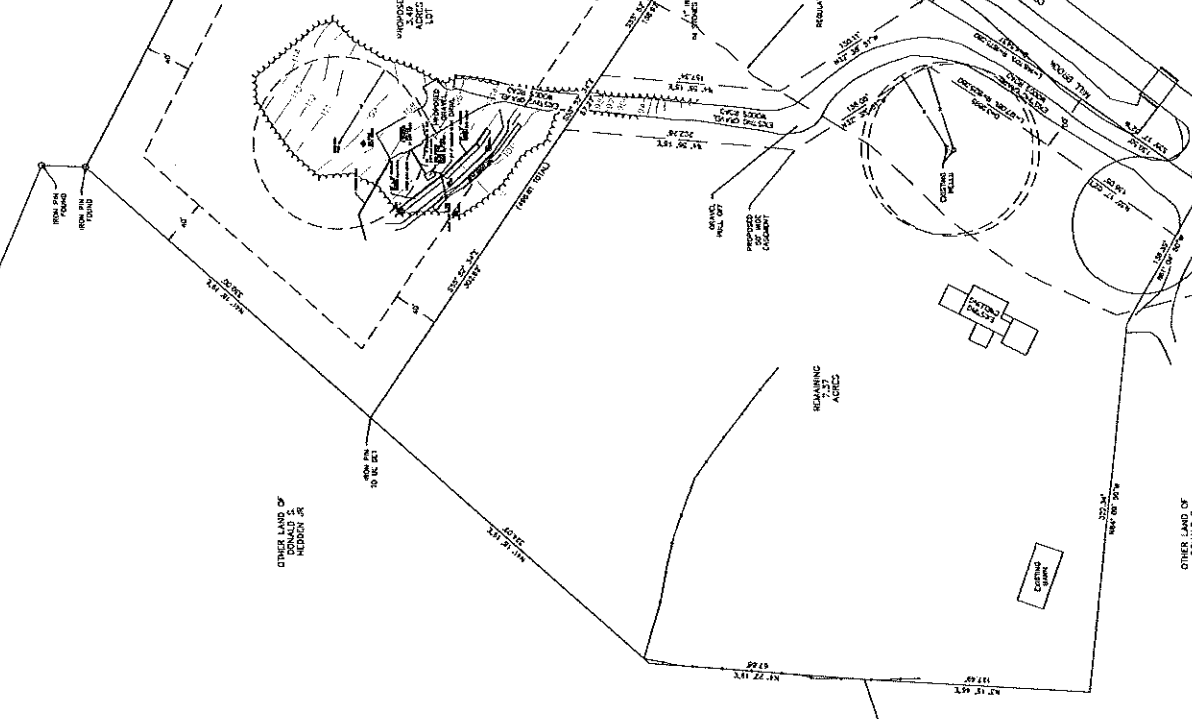
PREPARED FOR:
 DONALD S. HEDDEN, JR.
 87 CREAM HILL RD.
 WEST CORNWALL, CT 06796

SCALE: 1"=50'
 DATE: JULY 2023
 PROJECT#: 2022-83
 SHEET#: 1 OF 1

THIS MAP IS A LEGAL INSTRUMENT AND MUST BE FILED WITH THE TOWN CLERK OF CORNWALL, CONNECTICUT AS A LEGAL INSTRUMENT.
 KATHY BODWELL, P.E., L.S. #28003
 NOT VALID WITHOUT LINE DOCUMENT AND SEAL

NOTES

1. THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-20B-1, 20-20B-2 AND 20-20B-3, AND THE REGULATIONS OF THE CONNECTICUT DEPARTMENT OF CONSTRUCTION, EFFECTIVE JUNE 27, 1996, AMENDED OCTOBER 26, 2018.
2. THE HORIZONTAL ACCURACY CONFORMS TO CLASS "A" AS SET FORTH IN THE HORIZONTAL CONTROL ACTIVITY REGULATIONS, EFFECTIVE JANUARY 1, 2017.
3. THE TYPE OF SURVEY IS A PROPERTY SURVEY.
4. ALL MONUMENTATION FOUND ON SET IS DEPICTED ON THIS MAP.
5. THIS SURVEY IS BASED ON THE 1988 STATE PLANE COORDINATE SYSTEM, NAD 83, ZONE 18N, DATUM: NAD 83, ELLIPSOID: GRS 80, DATUM SHIFT: 1117.000 METERS EAST, 5.500 METERS NORTH, SCALE: 1"=40' ON FILE IN THE CORNWALL TOWN CLERK AS MAP #133.
6. "REVISION PLAN PREPARED FOR J. LAWRENCE POOL CHERRY HILL ROAD, CORNWALL, CONNECTICUT" BY RICHARD J. ADAMS, DATED OCTOBER 14, 1970, SCALE 1"=100' ON FILE IN THE CORNWALL TOWN CLERK AS MAP #119.
7. "SUBDIVISION MAP PREPARED FOR DONALD S. HEDDON TO BE CONVEYED TO DONALD STEVENSON HEDDON, JR. IN THE TOWN OF CORNWALL, CONNECTICUT, DATED OCTOBER 20, 1988, SCALE 1"=40' ON FILE IN THE CORNWALL TOWN CLERK AS MAP #84.
8. "REVISION PLAN PREPARED FOR DONALD S. HEDDON TO BE CONVEYED TO DONALD STEVENSON HEDDON, JR. IN THE TOWN OF CORNWALL, CONNECTICUT, DATED OCTOBER 20, 1988, SCALE 1"=40' ON FILE IN THE CORNWALL TOWN CLERK AS MAP #84.
9. "REVISION PLAN PREPARED FOR DONALD S. HEDDON TO BE CONVEYED TO DONALD STEVENSON HEDDON, JR. IN THE TOWN OF CORNWALL, CONNECTICUT, DATED OCTOBER 20, 1988, SCALE 1"=40' ON FILE IN THE CORNWALL TOWN CLERK AS MAP #84.
10. "REVISION PLAN PREPARED FOR DONALD S. HEDDON TO BE CONVEYED TO DONALD STEVENSON HEDDON, JR. IN THE TOWN OF CORNWALL, CONNECTICUT, DATED OCTOBER 20, 1988, SCALE 1"=40' ON FILE IN THE CORNWALL TOWN CLERK AS MAP #84.
11. "REVISION PLAN PREPARED FOR DONALD S. HEDDON TO BE CONVEYED TO DONALD STEVENSON HEDDON, JR. IN THE TOWN OF CORNWALL, CONNECTICUT, DATED OCTOBER 20, 1988, SCALE 1"=40' ON FILE IN THE CORNWALL TOWN CLERK AS MAP #84.
12. "REVISION PLAN PREPARED FOR DONALD S. HEDDON TO BE CONVEYED TO DONALD STEVENSON HEDDON, JR. IN THE TOWN OF CORNWALL, CONNECTICUT, DATED OCTOBER 20, 1988, SCALE 1"=40' ON FILE IN THE CORNWALL TOWN CLERK AS MAP #84.
13. "REVISION PLAN PREPARED FOR DONALD S. HEDDON TO BE CONVEYED TO DONALD STEVENSON HEDDON, JR. IN THE TOWN OF CORNWALL, CONNECTICUT, DATED OCTOBER 20, 1988, SCALE 1"=40' ON FILE IN THE CORNWALL TOWN CLERK AS MAP #84.
14. "REVISION PLAN PREPARED FOR DONALD S. HEDDON TO BE CONVEYED TO DONALD STEVENSON HEDDON, JR. IN THE TOWN OF CORNWALL, CONNECTICUT, DATED OCTOBER 20, 1988, SCALE 1"=40' ON FILE IN THE CORNWALL TOWN CLERK AS MAP #84.
15. "REVISION PLAN PREPARED FOR DONALD S. HEDDON TO BE CONVEYED TO DONALD STEVENSON HEDDON, JR. IN THE TOWN OF CORNWALL, CONNECTICUT, DATED OCTOBER 20, 1988, SCALE 1"=40' ON FILE IN THE CORNWALL TOWN CLERK AS MAP #84.
16. "REVISION PLAN PREPARED FOR DONALD S. HEDDON TO BE CONVEYED TO DONALD STEVENSON HEDDON, JR. IN THE TOWN OF CORNWALL, CONNECTICUT, DATED OCTOBER 20, 1988, SCALE 1"=40' ON FILE IN THE CORNWALL TOWN CLERK AS MAP #84.
17. "REVISION PLAN PREPARED FOR DONALD S. HEDDON TO BE CONVEYED TO DONALD STEVENSON HEDDON, JR. IN THE TOWN OF CORNWALL, CONNECTICUT, DATED OCTOBER 20, 1988, SCALE 1"=40' ON FILE IN THE CORNWALL TOWN CLERK AS MAP #84.
18. "REVISION PLAN PREPARED FOR DONALD S. HEDDON TO BE CONVEYED TO DONALD STEVENSON HEDDON, JR. IN THE TOWN OF CORNWALL, CONNECTICUT, DATED OCTOBER 20, 1988, SCALE 1"=40' ON FILE IN THE CORNWALL TOWN CLERK AS MAP #84.
19. "REVISION PLAN PREPARED FOR DONALD S. HEDDON TO BE CONVEYED TO DONALD STEVENSON HEDDON, JR. IN THE TOWN OF CORNWALL, CONNECTICUT, DATED OCTOBER 20, 1988, SCALE 1"=40' ON FILE IN THE CORNWALL TOWN CLERK AS MAP #84.
20. "REVISION PLAN PREPARED FOR DONALD S. HEDDON TO BE CONVEYED TO DONALD STEVENSON HEDDON, JR. IN THE TOWN OF CORNWALL, CONNECTICUT, DATED OCTOBER 20, 1988, SCALE 1"=40' ON FILE IN THE CORNWALL TOWN CLERK AS MAP #84.



ZONING TABLE

NAME OF RECORD	DONALD S. HEDDON, JR.
ZONE	R-1
MINIMUM LOT AREA	3 ACRES
MIN. SIDE OF BUILDABLE AREA	100 FT
MIN. SIDE OF BUILDABLE AREA RECTANGLE	100 FT
FRONT YARD SETBACK	40 FT
REAR YARD SETBACK	40 FT
MAXIMUM HEIGHT	45 FT
MAXIMUM LOT COVERAGE	10%
TOTAL SITE AREA (SF)	16,880 ACRES
LOT 1 AREA	3,499 ACRES
LOT COVERAGE	2.04%
REMAINING LAND	7.27 ACRES

APPROVED BY THE TOWN OF CORNWALL PLANNING AND ZONING COMMISSION:

DATE: _____

IN ACCORDANCE WITH STATE STATUTE §17-13, ALL WORK IN CONNECTION WITH THIS SUBDIVISION SHALL BE COMPLETED BY:

LEGEND

- PEAC TEST
- DEEP TEST PIT
- STONE WALL
- EXISTING CONTOURS
- PROPOSED CONTOURS
- SILT FENCE
- WETLANDS LINE
- BENCHMARK

BODWELL ENGINEERING AND SURVEYING LLC
 82 CREAM HILL RD. - WEST CORNWALL, CT 08796
 609-518-5000 - BODWELLENGINEERING.COM

SUBDIVISION PLAN-OPTION 2
 BY CREAM HILL SURVEYING CORNWALL, CT

PREPARED FOR:
 DONALD S. HEDDON, JR.
 WEST CORNWALL, CT 08796

SCALE: 1"=50'

DATE: JULY 2023

PROJECT#: 2022-63

SHEET#: 1 OF 1

NOT VALID WITHOUT LIVE SIGNATURE AND SEAL

KEVIN BODWELL, P.E., L.S. #3300

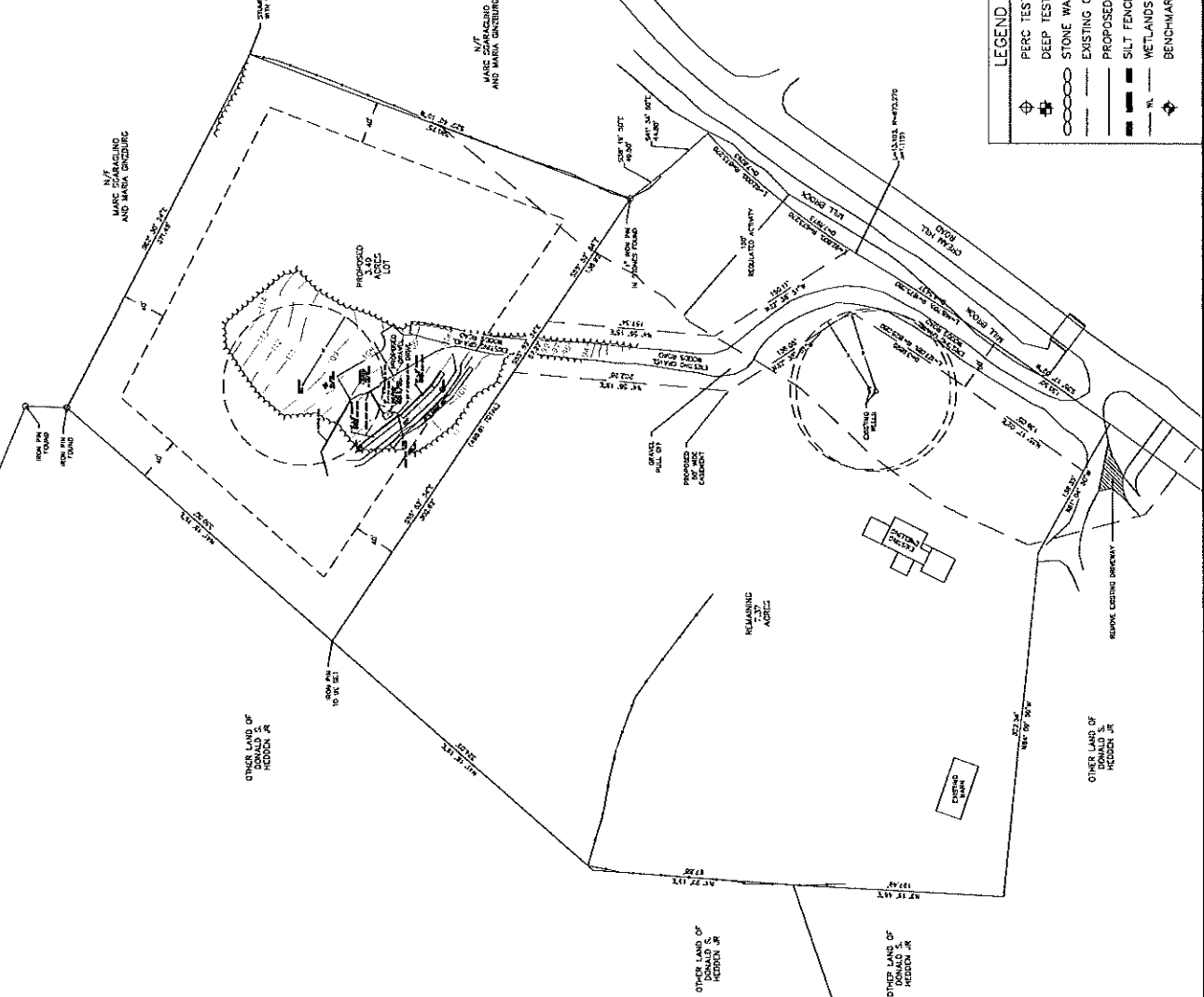
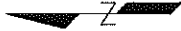
APPROVED:

IN THE TOWN OF CORNWALL, CONNECTICUT, THIS MAP IS SUBSTANTIALLY CORRECT AS DATED HEREON.

KEVIN BODWELL

NOTES:

1. THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION ACT AND THE REGULATIONS OF THE STATE OF CONNECTICUT EFFECTIVE JUNE 27, 1996, AMENDED OCTOBER 24, 2018.
2. THE LEGAL DESCRIPTION OF THE PROPERTY IS AS SHOWN ON MAP 17-1063 SCALE 1"=50' ON FILE IN THE CORNWALL TOWN CLERK AS MAP #176.
3. THE BOUNDARY ADJACENCY DESCRIBED TO CLASS "A" LOT.
4. THE TYPE OF SURVEY IS A "PROPERTY SURVEY".
5. ALL MONUMENTATION FOUND OR SET IS DEPENDED ON THIS MAP.
6. THE PROPERTY IS SHOWN AS A "RESIDENTIAL" CATEGORY AS PER SECTION 4.1.
7. A REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - A.1. "MAP SHOWING PROPERTY OF DONALD S. HEDDON TO BE CONNECTED TO DONALD STEVENSON HEDDON JR. IN THE TOWN OF CORNWALL, CONNECTICUT, DATED JULY 23, 1988, 1988 SCALE 1"=50' ON FILE IN THE CORNWALL TOWN CLERK AS MAP #674.
 - A.2. "RESUBDIVISION PLAN PREPARED FOR J. LAWRENCE POOL, CHERRY HILL ROAD, CORNWALL, CONNECTICUT, BY RICHARD J. ADAMS, DATED JULY 23, 1988, 1988 SCALE 1"=50' ON FILE IN THE CORNWALL TOWN CLERK AS MAP #419.
 - A.3. "SUBDIVISION MAP PREPARED FOR EDNA N. HEDDON, CHERRY HILL ROAD, CORNWALL, CONNECTICUT, BY GEORGE P. BERNHALL, DATED AS MAP #128A, 1988 SCALE 1"=50' ON FILE IN THE CORNWALL TOWN CLERK AS MAP #128A.
 - A.4. "MAP SHOWING PROPERTY OF CHERRY HILL FARM, INC. CHERRY HILL ROAD, CORNWALL, CONNECTICUT, BY PETER A. LAURE, DATED APRIL 1988, 1988 SCALE 1"=50' ON FILE IN THE CORNWALL TOWN CLERK AS MAP #174.
 - A.5. "PROPOSED SUBDIVISION PLAN PROPERTY OF STAN-CARD COMPANY, CHERRY HILL ROAD, CORNWALL, CONNECTICUT, BY HOWARD B. STURM, DATED JULY 23, 1988, 1988 SCALE 1"=50' ON FILE IN THE CORNWALL TOWN CLERK AS MAP #175.
 - A.6. "MAP SHOWING PROPERTY TO BE CONNECTED TO JOHN F. MORRIS & BEATRICE F. MORRIS IN THE TOWN OF CORNWALL, CONN. BY CHARLES H. CORNWALL, DATED JULY 23, 1988, 1988 SCALE 1"=50' ON FILE IN THE CORNWALL TOWN CLERK AS MAP #176.
 - A.7. "MAP OF PROPERTY OF PAUL G. & VIRGINIA BUDMAN CREAM HILL RD CORNWALL, CONNECTICUT, BY HOWARD B. STURM, JR. DATED JULY 23, 1988 SCALE 1"=50' ON FILE IN THE CORNWALL TOWN CLERK AS MAP #173.



ZONING TABLE	
NUMBER OF RECORD	8-7-3 DONALD S. HEDDON JR.
ZONING	R-1
MINIMUM LOT AREA	20,000 SQ. FT.
MINIMUM FRONT SETBACK	100 FT.
MINIMUM SIDE SETBACK	40 FT.
MINIMUM REAR SETBACK	40 FT.
MINIMUM HEIGHT	45 FT.
MAXIMUM LOT COVERAGE	100%
TOTAL SITE AREA (S.F.)	10,880 ACRES
LOT 1 AREA	3,419 ACRES
LOT COVERAGE	2.94%
REMAINING LAND	7.37 ACRES

LEGEND	
	PERC TEST
	DEEP TEST PIT
	STONE WALL
	EXISTING CONTOURS
	PROPOSED CONTOURS
	SILTY FENCE
	WETLANDS LINE
	BENCHMARK

APPROVED BY THE TOWN OF CORNWALL PLANNING AND ZONING COMMISSION:

DATE: _____

IN ACCORDANCE WITH STATE STATUTE §8-10. ALL WORK IN CONNECTION WITH THIS SUBDIVISION SHALL BE COMPLETED BY: _____

BODWELL ENGINEERING AND SURVEYING LLC
 92 CREAM HILL RD. - WEST CORNWALL, CT 06796
 860-518-5500 - BOB@BODWELLENGINEERING.COM

PREPARED FOR:
 DONALD S. HEDDON JR.
 WEST CORNWALL, CT 06796

SCALE: 1"=50'
 DATE: JULY 2023

PROJECT#: 2022-63
 SHEET#: 1 OF 1

NOT VALID WITHOUT USE SIGNATURE AND SEAL

Keith Bodwell
 KEITH BODWELL P.E., L.S. #33063

IN THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HERON.

APPROVED:

NOT VALID WITHOUT USE SIGNATURE AND SEAL

**TOWN OF CORNWALL
INLAND WETLANDS AND WATERCOURSES AGENCY
PERMIT FOR REGULATED NON-SIGNIFICANT ACTIVITIES
REPORT FOR THE PLANNING AND ZONING COMMISSION**

PERMIT 672 DATED AUGUST 2023

Expiration date 07/05/2028

As per the minutes of the August 1, 2023 regularly scheduled meeting:

App#672 - Donald S Hedden Jr. owner/Bodwell Engineering applicant - Activities within regulated areas for a proposed one lot re-subdivision - 87 Cream Hill Road. (Report as part of requirements for subdivision submission

(Mr. Hedden recused himself from the discussion of the application)

Information made part of the record

Site maps "Subdivision Plan -87 Cream Hill prepared for Donald S. Hedden, Jr. by Bodwell Engineering, dated July 2023 - sheet 1 of 1

Subdivision Plan - Option 2 - 87 Cream Hill prepared for Donald S. Hedden, Jr. by Bodwell Engineering, dated July 2023 - sheet 1 of 1

Subdivision Plan - Option 3 - 87 Cream Hill prepared for Donald S. Hedden, Jr. by Bodwell Engineering, dated July 2023 - sheet 1 of 1

Narrative for 87 Cream Hill Road subdivision

Inland wetland reporting form and abutting neighbors.

Keith Bodwell, PE with an office in Cornwall, was in attendance to address the application, IWWEO/LUA Griswold Nelson addressed the status of the application, stating that any subdivision/re-subdivision application being submitted to the Planning and Zoning Commission for approval required a report from the local wetlands agency to be made of the record of the P&Z application. Griswold Nelson addressed information made part of the file including the previous action by the wetlands agency (July 2023) to address the status of the existing "woods" road shown in the mapping now as part of the driveway to the proposed single-family residential site. The floor was opened to Mr. Bodwell for his presentation.

Mr. Bodwell addressed the plans submitted, noting that none of the new proposed activities (the siting of a single-family residence, septic or well) were within regulated areas. Mr. Bodwell outlined the options for the driveway design that would be addressed under the review by the P&Z Commission for the subdivision/special permit application proposing a shared driveway access. Hearing no concerns expressed and with agreement that the application proposed no new activities requiring additional review.

Motion made by Mrs. Bennett, seconded by Mr. Nethery, that the information made part of the record for **App#672 - Donald S Hedden Jr. owner/Bodwell Engineering applicant for proposed activities within regulated areas for a proposed one lot re-subdivision - 87 Cream Hill Road**, as referenced including the Mapping and narrative submitted and reviewed, and the minutes of the meeting constitute the report to Planning & Zoning Commission; unanimously approved.

Such constitutes the Report from the Cornwall Inland Wetlands and Watercourses Agency to the Cornwall Planning & Zoning Commission for subdivision consideration.

Karen Griswold Nelson, ZEO/IWWO
Land Use administrator