

Via Hand Delivery

September 9, 2015

Mr. Daniel E. Shapiro, Chairman
Branford Inland Wetlands Commission
Branford Town Hall
1019 Main Street
Branford, CT 06405

Re: **Application for Inland Wetlands Permit Approval
Costco Wholesale Corporation and Orchard Hill Partners, LLC
573 East Main Street
Portions of 569 East Main Street, 20 and 26 East Industrial Road
Branford, Connecticut**

Dear Chairman Shapiro and Members of the Inland Wetlands Commission:

On behalf of Costco Wholesale Corporation, we are pleased to submit the enclosed application for a permit to conduct regulated inland wetland activities in conjunction with the development of a Costco Wholesale warehouse store in Branford. The property involved in the application is located between East Industrial Road and East Main Street, just north of the southbound I-95 Exit 56 ramps. This application is being submitted in conjunction with two other applications for wetland permits on adjacent properties located at 569 East Main Street (595 Corporate Circle, owner) and 20 East Industrial Road (Peter G. Mandragouras, Trustee, owner).

Enclosed please find the following materials:

1. Application form and letters of authorization and consent from all owners of property involved in the application (original and 11 copies)
2. Project Narrative (12 copies)
3. "Wetland Delineation Inventory, Functional Analysis and Impact Assessment," prepared by Environmental Planning Services, LLC, dated September 9, 2015 (12 copies)

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4. Stormwater Management Report, prepared by BL Companies, Inc., dated September, 2015 (12 copies of summary, 2 copies of full report with calculations)
5. CT DEEP statewide activity reporting form
6. Names and addresses of abutting property owners and tax assessor's map (2 copies)
7. Plan sheets prepared by BL Companies, Inc., including the following (3 full-size sets and 11 reduced size sets):
 - a. Title Sheet
 - b. Property/Topographic Survey Sheets (3 sheets) (EX-6)
 - c. Property/Topographic Survey Sheets (2 sheets) (EX-7)
 - d. Property Survey (BS-2)
 - e. Overall Site Plan (OP-1)
 - f. General Notes and Key Map (GN-1)
 - g. Site Plans (SP-1 to 3)
 - h. Grading and Drainage Plan (GD-1 to 2)
 - i. Grading and Drainage Plan and Notes (GD-3)
 - j. Grading and Drainage Charts (GD-4)
 - k. Utility Plans (SU-1 to 3)
 - l. Erosion Control Plan Phase 1 (EC-1 to 3)
 - m. Erosion Control Plan Phase 2 (EC-4 to 6)
 - n. Erosion Control Notes & Details (EC-7)
 - o. Erosion Control Details (EC-8 to 9)
 - p. Landscape Plans (LL-1 to 3)
 - q. Landscape Notes (LL-4)
 - r. Landscape Details (LL-5)
 - s. Overall Wetland Mitigation Plan (OWM-1)
 - t. Wetland Mitigation Plan (WM-1 to 3)
 - u. Wetland Mitigation Notes (WM-4)
 - v. Detail Sheets (DN-1 to 8)
8. Application fee of \$12,418.00

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We look forward to presenting this application to the Commission, and would respectfully ask that the Commission schedule a public hearing on this application at its earliest convenience. Please do not hesitate to have your staff contact us with any questions.

Sincerely,



Thomas P. Cody
Robinson & Cole LLP
Attorneys for Costco Wholesale Corporation

Enclosures

Copy to:

Kevin J. Curseaden, Esq., Carroll, Curseaden & Moore

Inland Wetlands Agency

TOWN HALL * PO BOX 150 * 1019 MAIN ST. * BRANFORD, CT 06405
203-315-0675 * FAX 203-889-3172 * inlandwetlands@branford-ct.gov

APPLICATION

573 E. Main Street, Branford

Map J4, Block 2, Lot 1 (see attached)

(ADDRESS OF PARCEL)

(MAP/BLOCK/LOT)

APPLICATION FOR (check those that apply):

- Permit to conduct regulated activity (Check any P&Z "referrals" below if they apply)
- Site Plan Referral (Per Section 8-3 CGS)
- Subdivision Referral (Per Section 8-26 CGS)
- Special Permits/Exceptions/Exemptions (Per Section 8-3c CGS)
- Permitted and Non Regulated use (Must comply with Sections 4.1 and 4.4- Branford IW Regulations)
- Non Regulated Use (Must comply with Sections 4.2 and 4.4- Branford IW Regulations)
- Amend regulations, section #(s) _____
- Amend wetland boundary _____
- Request for renewal/extension _____

TITLE OF PLAN: See attached

Latest Revision: _____

Plan Signed & Sealed by: _____

Certifications: _____

Print Name: _____

Email: _____

Company Name: _____

Phone: _____

Address: _____

Fax: _____

WETLAND REPORT: Date: See attached

Soil Scientist: _____

Subsequent Dates: _____

2nd Soil Scientist: _____

APPLICANT

OWNER

Name: Costco Wholesale Corporation

Name: See attached

Address: 4594D Horseshoe Drive, Suite 150
Sterling, VA 20166

Address: _____

Phone: 703-406-6874 Fax: 703-406-6835

Phone: _____ Fax: _____

2nd phone number: 571-528-0882

2nd phone number: _____

Email: mmerchi@costco.com

Email: _____

Print Name: Merk D. Marchisano

Print Name: _____

Contact Person if different from above: _____ Email: _____

Address: _____ Phone: _____ Fax: _____

By signing this application, applicant/owner confirms that he/she has read and understands this document, the Town of Branford Inland Wetlands and Watercourses regulations with appendices, and obligations specified in both. This application gives the Commission and its agent authority to inspect the property at reasonable times, both before and after a final decision has been issued. The applicant warrants the truth of all statements and supporting documents to the best of his/her knowledge and belief.

Required: Applicant's Signature: [Signature] Date: 9/8/15

Required: Owner Signature: See attached Date: _____

Required: Proof of certified mailing to any owners of Conservation or Preservation Easements, OR signed letters of authorization from all property owners and/or easement holders. Circle: YES NO NA

For Department Use Only

Receipt Date: _____

File Number: _____

Action: _____

Action Date: _____

TOWN OF BRANFORD - INLAND WETLAND APPLICATION

GENERAL INFORMATION:

Total area of site: 29 (acres) or sq. ft. (circle) Total area of disturbance: 929,805 acres or (sq. ft.) (circle)

Identify total square feet of area upon which activity is proposed within the following:

100' Upland Review Area: 310,319 s.f. Wetland: 3,468 s.f. Watercourse: 0

Description of Project: Construction of discount club, accessory gasoline fueling facility, access drive

Regulated Activity(ies):

Clearing x Grading x Filling x Excavation x Construction x Drainage x Other _____

ADDITIONAL INFORMATION: All of the following may require notification or application for permit to other municipal, state, and/or federal agencies.

Check those that apply:

____ Lie within 500' of, or traffic, sewer, water runoff and/ or water drainage will impact an adjoining town

____ Lie within Regional Water Authority Watershed

____ Lie within the floodplain or floodway

____ Contains tidal wetlands regulated by the CT DEP

(All of the above must be shown on the certified application plan.)

x Contains a watercourse regulated by the Army Corps of Engineers

____ Requires State of Connecticut General Permit – Type(s) of GP required _____

APPLICATION DEADLINE

Applications must be submitted by the end of the day before a regularly scheduled meeting in order for it to be received at that meeting.

FIELD INSPECTIONS

If required by the Commission, an onsite field inspection meeting will be scheduled.

APPLICANT'S NOTIFICATION RESPONSIBILITY

Per Inland Wetlands and Watercourses Regulations of the Town of Branford

Notice to adjoining municipality

Sec. 8.2 In the case of any application where any portion of the wetland or watercourse on which the regulated activity is proposed is located within 500 feet of the boundary of Guilford, East Haven or North Branford, the applicant shall give written notice of the proposed activity, certified mail return receipt requested, to the affected adjacent municipal wetlands agency on the same day of filing an inland wetlands permit application with the Branford Inland Wetlands Agency.

Notice to Regional Water Authority and Commissioner of Public Health

8.5. When an application is filed to conduct or cause to be conducted a regulated activity upon an inland wetland or watercourse, any portion of which is within the watershed of a water company as defined in section 25-32a of the Connecticut General Statutes, as amended, the applicant shall provide written notice of the application to the water company and the Commissioner of Public Health in a format prescribed by said commissioner, provided such water company or said commissioner has filed a map showing the boundaries of the watershed on the land records of the municipality in which the application is made and with the Inland Wetlands Agency of such municipality. Such notice shall be made by certified mail, return receipt requested, and shall be mailed not later than seven days after the date of the application. The water company and the Commissioner of Public Health, through a representative, may appear and be heard at any hearing on the application. Documentation of such notice shall be provided to the Agency.

Notice to abutting land owners

9.3 Sec. Notice of the public hearing shall be mailed by the applicant to the owner(s) of record of abutting land no less than ten days prior to the day of the hearing. Evidence of such mailing, in the form of United States Post Office certificates of mailing, shall be submitted to the wetlands Agency prior to the hearing date.

APPLICATION FOR APPROVAL OF
INLAND WETLANDS PERMIT

COSTCO WHOLESALE CORPORATION
ORCHARD HILL PARTNERS, LLC

Applicants (2)

1. Costco Wholesale Corporation
45940 Horseshoe Drive, Suite 150
Sterling, VA 20166
Attn: Mark Marchisano
Tel.: (571) 528-0882
Email: mmarchi@costco.com
2. Orchard Hill Partners, LLC
c/o 595 Corporate Circle
31 Business Park Drive
Branford, CT 06405
Attn: Charles E. Weber, Jr.
Tel.: (203) 481-5271
Email: ceweberjr@gmail.com

Properties Included in Application (4)

1. 573 East Main Street (Map J4, Block 2, Lot 1) (approximately 22.36 acres in size).

Owner:

NF + W Cooke Limited Partnership
Cooke/Harrison Family Partnership
616 East Main Street
Branford, CT 06405

2. 569 East Main Street (Map H4/J4, Block 2, Lot 1.3) (portion).

Owner:

595 Corporate Circle
31 Business Park Drive
Branford, CT 06405

3. 20 East Industrial Road (Map J5, Block 1, Lot 6) (portion).

Owner:

Peter G. Mandragouras, Trustee of the CVP Trust
8 Hayward Street
Ipswich, MA 01938

4. 26 East Industrial Road (Map J5, Block 1, Lot 7) (portion).

Owner:

Connecticut Shellfish Company
26 East Industrial Road
Branford, CT 06405

Title of Plan Sheets

Plan sheets prepared by BL Companies, Inc., titled "Inland Wetland Submission for Costco Wholesale Corporation," including the following sheets:

- a. Title Sheet
- b. Property/Topographic Survey Sheets (3 sheets) (EX-6)
- c. Property/Topographic Survey Sheets (2 sheets) (EX-7)
- d. Property Survey (BS-2)
- e. Overall Site Plan (OP-1)
- f. General Notes and Key Map (GN-1)
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- h. Grading and Drainage Plan (GD-1 to 2)
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- r. Landscape Details (LL-5)
- s. Overall Wetland Mitigation Plan (OWM-1)
- t. Wetland Mitigation Plan (WM-1 to 3)
- u. Wetland Mitigation Notes (WM-4)
- v. Detail Sheets (DN-1 to 8)

Wetland Report

“Wetland Delineation Inventory, Functional Analysis and Impact Assessment, East Industrial Road, Leetes Island Road, and East Main Street, Branford, Connecticut,” prepared by Environmental Planning Services, LLC, dated September 9, 2015.

AUTHORIZATION AND CONSENT TO APPLICATIONS

Property Owner Information:

Name: NF + W Cooke Limited Partnership

Address: 573 East Main Street, Branford, CT (Tax Assessor Map J04, Block 2, Lot 1)

Re: Land Use Applications by 595 Corporate Circle and Costco Wholesale Corporation

To Whom it May Concern:

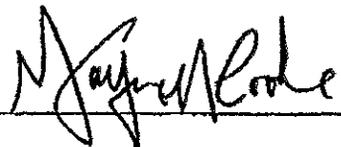
Please be advised that NF + W Cooke Limited Partnership and Cooke/Harrison Family Partnership, LTD own land in the Town of Branford, Connecticut, known as 573 East Main Street (Tax Assessor Map J04, Block 2, Lot 1) (the "Property"). We understand that 595 Corporate Circle and Costco Wholesale Corporation intend to submit one or more land use applications to local, state or federal government boards or commissions relating to the commercial development of certain property generally located at the intersections of East Main Street, Leetes Island Road, and East Industrial Road (the "Applications"). A portion of the land involved in the Applications includes the Property.

By this letter NF + W Cooke Limited Partnership and Cooke/Harrison Family Partnership, LTD do hereby authorize and consent to the Applications. This letter shall also serve as the consent of NF + W Cooke Limited Partnership and Cooke/Harrison Family Partnership, LTD to site walks on the Property by town staff or any land use board or commission member in connection with the Applications, at reasonable times and with prior notice to NF + W Cooke Limited Partnership and Cooke/Harrison Family Partnership, LTD.

Very Truly Yours,

NF + W COOKE LIMITED PARTNERSHIP

COOKE/HARRISON FAMILY PARTNERSHIP, LTD

By: 

By: _____

Title
Duly Authorized

Date: 2/5/15

Title
Duly Authorized

Date: _____

AUTHORIZATION AND CONSENT TO APPLICATIONS

Property Owner Information:

Name: NF&W Cooke Limited Partnership, and
Cooke/Harrison Family Partnership, LTD

Address: 573 East Main Street, Branford, CT (Tax Assessor Map J04, Block 2, Lot 1)

Re: Land Use Applications by 595 Corporate Circle and Costco Wholesale Corporation

To Whom it May Concern:

Please be advised that NF&W Cooke Limited Partnership and Cooke/Harrison Family Partnership, LTD own land in the Town of Branford, Connecticut, known as 573 East Main Street (Tax Assessor Map J04, Block 2, Lot 1) (the "Property"). We understand that 595 Corporate Circle and Costco Wholesale Corporation intend to submit one or more land use applications to local, state or federal government boards or commissions relating to the commercial development of certain property generally located at the intersections of East Main Street, Leetes Island Road, and East Industrial Road (the "Applications"). A portion of the land involved in the Applications includes the Property.

By this letter NF&W Cooke Limited Partnership and Cooke/Harrison Family Partnership, LTD do hereby authorize and consent to the Applications. This letter shall also serve as the consent of NF&W Cooke Limited Partnership and Cooke/Harrison Family Partnership, LTD to site walks on the Property by town staff or any land use board or commission member in connection with the Applications, at reasonable times and with prior notice to NF&W Cooke Limited Partnership and Cooke/Harrison Family Partnership, LTD.

Very Truly Yours,

NF&W COOKE LIMITED PARTNERSHIP

COOKE/HARRISON FAMILY
PARTNERSHIP, LTD

By: _____
Wayne M. Cooke
Its General Partner
Duly Authorized
Date: _____

By: Margaret C. Harrison
Name: Margaret C. Harrison
Its General Partner
Duly Authorized
Date: January 16, 2015

AUTHORIZATION AND CONSENT TO APPLICATIONS

Property Owner Information:

Name: Connecticut Shellfish Company

Address: 26 East Industrial Road, Branford, CT (Tax Assessor Map J05, Block 1, Lot 7)

Re: Land Use Applications by 595 Corporate Circle and Costco Wholesale Corporation

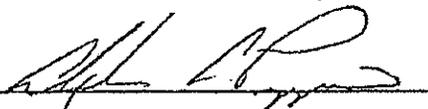
To Whom it May Concern:

Please be advised that Connecticut Shellfish Company owns land on the north side of East Industrial Road in the Town of Branford, Connecticut, known as 26 East Industrial Road (Tax Assessor Map J05, Block 1, Lot,7) (the "Property"). We understand that 595 Corporate Circle and Costco Wholesale Corporation intend to submit one or more land use applications to local, state or federal government boards or commissions relating to the commercial development of certain property generally located at the intersections of East Main Street, Leetes Island Road, and East Industrial Road (the "Applications"). A portion of the land involved in the Applications includes the Property.

By this letter Connecticut Shellfish Company does hereby authorize and consent to the Applications. This letter shall also serve as Connecticut Shellfish Company's consent to site walks on the Property by town staff or any land use board or commission member in connection with the Applications, at reasonable times and with prior notice to Connecticut Shellfish Company.

Very Truly Yours,

CONNECTICUT SHELLFISH COMPANY

By: 

Title VICE PRESIDENT

Duly Authorized

Date: 1/20/2015

AUTHORIZATION AND CONSENT TO APPLICATIONS

Property Owner Information:

Name: Peter G. Mandragouras, Trustee

Address: 20 East Industrial Road, Branford, CT (Tax Assessor Map J05, Block 1, Lot 6)

Re: Land Use Applications by 595 Corporate Circle and Costco Wholesale Corporation

To Whom it May Concern:

Please be advised that Peter G. Mandragouras, Trustee, owns land on the north side of East Industrial Road in the Town of Branford, Connecticut, known as 20 East Industrial Road (Tax Assessor Map J05, Block 1, Lot 6) (the "Property"). I understand that 595 Corporate Circle and Costco Wholesale Corporation intend to submit one or more land use applications to local, state or federal government boards or commissions relating to the commercial development of certain property generally located at the intersections of East Main Street, Leetes Island Road, and East Industrial Road (the "Applications"). A portion of the land involved in the Applications includes the Property.

By this letter I do hereby authorize and consent to the Applications. This letter shall also serve as my consent to site walks on the Property by town staff or any land use board or commission member in connection with the Applications, at reasonable times and with prior notice to me.

Very Truly Yours,

PETER G. MANDRAGOURAS, TRUSTEE

By: Peter G. Mandragouras, Trustee

Duly Authorized

Date: January 20, 2015