

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**
595 Corporate Circle and Orchard Hill Partners, LLC
569 East Main Street
Portion of 573 East Main Street
Branford, Connecticut

Dear Chairman Shapiro and Members of the Inland Wetlands Commission:

We are pleased to submit the enclosed application for a permit to conduct regulated inland wetland activities in conjunction with new commercial development in Branford. The property involved in the application is located between East Industrial Road and East Main Street, just east of Leetes Island Road. This application is being submitted in conjunction with two other applications for wetland permits on adjacent properties located at 573 East Main Street (NF+W Cooke Limited Partnership and Cooke/Harrison Family Partnership, owners) 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 (2 sheets) (EX-7)
 - c. Overall Site Plan (OP-1)
 - d. General Notes and Key Map (GN-1)
 - e. Site Plans (SP-1 to 2)
 - f. Grading and Drainage Plan (GD-1)
 - g. Grading and Drainage Plan and Notes (GD-2)
 - h. Grading and Drainage Charts (GD-3)
 - i. Utility Plans (SU-1 to 2)
 - j. Erosion Control Plan Phase 1 (EC-1 to 2)
 - k. Erosion Control Plan Phase 2 (EC-3 to 4)
 - l. Erosion Control Details Site (EC-5 to 7)
 - m. Landscape Plans (LL-1 to 2)
 - n. Landscape Notes (LL-3)
 - o. Landscape Details (LL-4)
 - p. Overall Wetland Mitigation Plan (OWM-1)
 - q. Wetland Mitigation Plans (WM-1)
 - r. Wetland Mitigation Notes (WM-2)
 - s. Detail Sheets (DN-1 to 6)
8. Application fee of \$6,640.00

Robinson+Cole

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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

569 E. Main Street, Branford

Map H4/J4, Block 2, Lot 1.3

(ADDRESS OF PARCEL)

(MAP/BLOCK/LOT)

APPLICATION FOR (check those that apply):

- X 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: 595 Corporate Circle
Address: 31 Business Park Drive
Branford, CT 06405
Phone: 203-481-5271 Fax:
2nd phone number:
Email: ceueberjr@gmail.com
Print Name: Charles E. Weber, Jr.

Name: Same
Address:
Phone: Fax:
2nd phone number:
Email:
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: Charles E. Weber Date: 9/8/15
Required: Owner Signature: Charles E. Weber Date: 9/10/15
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: 16.56 (acres) or sq. ft. (circle) Total area of disturbance: 503,545 acres or (sq. ft.) (circle)

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

100' Upland Review Area: 127,190 s.f. Wetland: 1,492 s.f. Watercourse: 0

Description of Project: Commercial development

Regulated Activity(ies):

Clearing Grading Filling Excavation Construction Drainage 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.)

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

595 CORPORATE CIRCLE
ORCHARD HILL PARTNERS, LLC

Applicants (2)

1. 595 Corporate Circle
31 Business Park Drive
Branford, CT 06405
Attn: Charles E. Weber, Jr.
Tel.: (203) 481-5271
Email: ceweberjr@gmail.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 (3)

1. 569 East Main Street (Map H4/J4, Block 2, Lot 1.3) (approximately 16.56 acres in size).

Owner:

595 Corporate Circle
31 Business Park Drive
Branford, CT 06405

2. 573 East Main Street (Map J4, Block 2, Lot 1) (portion).

Owner:

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

3. 22 Leetes Island Road (Map H05/J05/001/00001) (portion)

Owner:

Fusco-Shiller Branford Associates, LLC
555 Long Wharf Drive Suite 14
New Haven, CT 06511-6104

Title of Plan Sheets

Plan sheets prepared by BL Companies, Inc., entitled “Inland Wetland Submission for Commercial Development, 569 East Main Street and portions of 22 Leetes Island Road, 573 East Main Street, Branford, CT” including the following sheets:

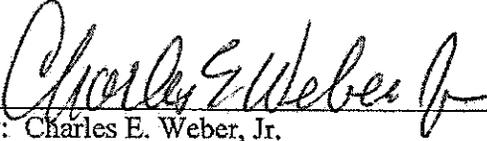
- a. Title Sheet
- b. Property/Topographic Survey Sheets (2 sheets) (EX-7)
- c. Overall Site Plan (OP-1)
- d. General Notes and Key Map (GN-1)
- e. Site Plans (SP-1 to 2)
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- r. Wetland Mitigation Notes (WM-2)
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Wetland Report

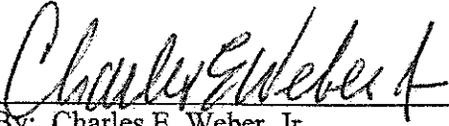
“Wetland Delineation Inventory, Functional Analysis and Impact Assessment, East Industrial Road, Leetes Island Road, and East Main Street, Branford, Connecticut,” prepared by Environmental Planning Services, LLC, dated September 9, 2015.

SIGNATURES OF APPLICANTS

595 CORPORATE CIRCLE

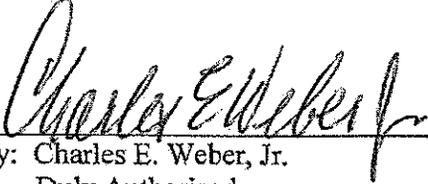

By: Charles E. Weber, Jr. Date: 9/8/15
Duly Authorized

ORCHARD HILL PARTNERS, LLC


By: Charles E. Weber, Jr. Date: 9/8/15
Duly Authorized

SIGNATURES OF PROPERTY OWNERS

595 CORPORATE CIRCLE


By: Charles E. Weber, Jr. Date: 9/8/15
Duly Authorized

See also consent form from other property owner.

AUTHORIZATION AND CONSENT TO APPLICATIONS

Property Owner Information:

Name: Fusco-Shiller Branford Associates, LLC
Address: 22 Leetes Island Road, Branford, CT (Tax Assessor Map H05/J05,
Block 1, Lot 1)
Re: Land Use Applications by 595 Corporate Circle

To Whom It May Concern:

Please be advised that Fusco-Shiller Branford Associates, LLC, a Connecticut limited liability company with an office at 555 Long Wharf Drive, New Haven, Connecticut 06511 ("Fusco"), owns land at the northeast corner of East Industrial Road and Leetes Island Road in the Town of Branford, Connecticut, known as 22 Leetes Island Road (Tax Assessor Map H05/J05, Block 1, Lot 1) (the "Property"). We understand that 595 Corporate Circle, a Connecticut general partnership with an office at 31 Business Park Drive, Branford, Connecticut 06405 ("595"), intends 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 owned by 595 that is adjacent to the Property, all pursuant to the terms and conditions of that certain Master Agreement by and between 595 and Fusco dated April 30, 2015 (the "Applications"). Under the terms of the Master Agreement, the Applications also include a portion of the Property.

By this letter Fusco hereby authorizes and consents to Applications made by 595 pursuant to the Master Agreement. This letter shall also serve as Fusco'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 Fusco.

Very Truly Yours,

FUSCO-SHILLER BRANFORD ASSOCIATES LLC

By


Name: Edmund J. Fusco Jr.
Title: Manager
Duly Authorized

Date: 8/13/15