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Planning & Development
Town of Waterford, CT

TOWN OF WATERFORD
Application for Inland Wetland / Watercourse Permit

Type of Application:

Permitted Use, Section 4.1 _____

Unregulated Activities, Section 4.2 _____

Regulated Activities, Section 6 ☒ X

Fee: \$160.00

Agency Use:

Date Received: _____

Received By: _____

Application Number: **C-21-8**

1. Applicant: Cohanzie Partners, LP

Phone: 404-889-3625

Address: 325 Spalding Gates Court Atlanta

State: Georgia

Zip: 30328

Fax: -

E-Mail: harold@hf3group.com

2. Owner: Estate of Constance Rice

Phone: -

Address: 16 Short Street Cohasset

State: Massachusetts

Zip: 02025

Fax: -

E-Mail: -

3. Agent: Kenneth Bondi

Mike Off

Phone: 860-887-3400

860.662.1137

Address: 25 Witch Meadow Road Salem

60 Wall Street

State: Connecticut

Zip: 06420

Fax: 860-425-0887

E-Mail: kennethbondi@yahoo.com

Offm @ Summerhillcivilengineers.com

4. Property Address: 908 Hartford Turnpike (Conn. Route 85)

5. Abutting Property Owners - Complete Attached Form See Attachment A

6. Activity to be Reviewed and / or Licensed (attach sheet if necessary):

Construction of parking area, sidewalk, trash receptacle enclosure area, exterior lighting, stormwater management facilities including stormwater discharge, foot path and placement of fill and grading within the 100-foot upland review area.

7. Description of Proposed Activity (attach sheet if necessary): See Attachment B

8. Purpose of Activity (attach sheet if necessary): Construction of a multi-family residential rental apartment development.

9a. Acreage of Property: 16.537

9b. Acreage of Wetlands: 2.3 +/-

10. Acreage of Wetlands Altered: N/A

11. Wetland Mitigation Proposed: N/A

12. Section 7 and sections 8.1 & 8.2 of the Town of Waterford "Inland Wetlands and Watercourse Regulations" have been complied with: (Review attached check list)

Yes: ☒ X

No: _____

The applicant / owner hereby gives the Commission, its agent and consultants the right of free access to any part of the property under consideration. The undersigned warrants the truth of all statements contained herein and in all supporting documents according to the best of his / her knowledge, information and belief.

Applicant: **HAROLD**

Date: **05-12-21**

Owner: **ESTATE OF CONSTANCE RICE**

Date: **5-9-2021**

Agent: **MIKE OFF**

Date: **7-7-21**

Town of Waterford, Connecticut
Conservation Commission
Application for Inland Wetland/Watercourse Permit
Application
of
Cohanzie Partners, LP
908 Hartford Turnpike (Conn. Route 85)
Assessors Map 27 – Lot 24
Attachment A
Property Owners Adjoining the Subject Land Parcel

List of Property Owners Adjoining the Subject Land Parcel

Assessors Map-Block-Lot	Record Owner	Property Address	Mailing Address
26A-7	Dayton Hudson Corporation	900 Hartford Turnpike	P.O. Box 9456 Minneapolis, Minnesota 55440-9456
27-24A	The Connecticut Light & Power Company	920 Hartford Turnpike	P.O. Box 270 Hartford, Connecticut 06141
27-24D	914 Realty LLP	914 Hartford Turnpike	P.O. Box 715 Waterford, Connecticut 06385
27-39	Bank of America and Robert P. Anderson, Jr.	133R Cross Road	1235 North Loop West #205 Houston, Texas 77008
32-3	State of Connecticut	105 Waterford Parkway North	24 Wolcott Hill Road Wethersfield, Connecticut 06109

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Attachment B
Description of Proposed Activity

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Cohanzie Partners, LP has submitted an application requesting approval to conduct regulated activities within 100-feet of inland wetlands to the Town of Waterford Conservation Commission associated with the construction of a multi-family residential development.

The proposal will provide 40 one- and two-bedroom rental apartments. The planned improvements consist of a 9,705 square foot and a 10,580 square foot footprint three-story apartment building, a 1,615 community building, and associated driveway, parking area, sidewalk, building utility services, stormwater management facilities, exterior lighting, fencing and landscape improvements.

The buildings will be served by the Town of Waterford municipal water and sanitary sewer systems and public communication, and electric utilities located within the Hartford Turnpike (Conn. Route 85) highway. All utilities will be installed underground.

The site work associated with the project includes erosion and sediment control, traffic control, site preparation, clearing and grubbing, mass earthwork, building foundation, trenching, backfilling, grading, storm drainage, sanitary sewer, water main, communication and electric utility, exterior lighting, curbing, sidewalk, paving, pavement markings, fencing, landscape and turf establishment construction.

The improvements and construction within the 100-foot inland wetland upland review area include parking area, sidewalk, fencing, lighting, trash and recyclables area, stormwater management facility and stormwater discharge, and filling and grading.