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Woodstock Inland Wetlands Agency Form 1-1

TOWN OF WOODSTOCK  
LAND USE DEPT.

Town of Woodstock  
Inland Wetlands and Watercourses Agency  
**Application for Permit**

|                                    |            |                                         |                     |
|------------------------------------|------------|-----------------------------------------|---------------------|
| Application Number <u>09-23-03</u> |            | Public Hearing Date (if required) _____ |                     |
| Application Fee <u>\$95</u>        | Paid _____ | Date of Receipt <u>09/07/23</u>         | Decision/Date _____ |
| Date Filed <u>09/07/23</u>         |            |                                         |                     |

**Applicant Instructions:**

1. Please Read the Inland Wetlands and Watercourses Regulations.
2. Applicants may and are encouraged to hold a pre-application meeting with the Inland Wetlands Agent to examine the scope of a proposed activity or to determine if the proposed activity involves a "Significant Impact Activity" as defined in the Town of Woodstock Inland Wetlands and Watercourses Regulations.
3. Two (2) copies of all applicable completed application materials shall be submitted unless otherwise directed in writing by the Agency or its designated agent.
4. All sections of the application **MUST** be completed and submitted in order for the application to be deemed complete.

|                                                                                                                                                                                                |                                                                                                                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| A.                                                                                                                                                                                             |                                                                                                                               |
| 1. Property address/geographical location of the site (map, block, lot):                                                                                                                       | <u>6393/105/220</u> *                                                                                                         |
| 2. Name of applicant:                                                                                                                                                                          | <u>Michael Deyoria</u>                                                                                                        |
| 3. Home Address:                                                                                                                                                                               | <u>14 Hoyo la Road Ext. Woodstock, CT 06281</u>                                                                               |
| 4. Business address:                                                                                                                                                                           |                                                                                                                               |
| 5. Telephone: Home <u>413-348-5797</u>                                                                                                                                                         | Business _____                                                                                                                |
| 6. Applicant's interest in the property:<br><input checked="" type="checkbox"/> Owner <input type="checkbox"/> Lessee <input type="checkbox"/> Lessor <input type="checkbox"/> Other (explain) |                                                                                                                               |
| 7. Name of property owner (if not applicant):                                                                                                                                                  |                                                                                                                               |
| 8. Home address:                                                                                                                                                                               |                                                                                                                               |
| 9. Business address:                                                                                                                                                                           |                                                                                                                               |
| 10. Telephone: Home _____                                                                                                                                                                      | Business _____ Fax _____                                                                                                      |
| B.                                                                                                                                                                                             | The purpose and description of the proposed activity and proposed erosion and sedimentation controls.<br><u>See Exhibit B</u> |
| If additional space is needed, add and (Label Exhibit B)                                                                                                                                       |                                                                                                                               |

Town of Woodstock  
 Inland Wetlands and Watercourses Agency  
**Application for Permit**

| For Agency Use Only              |  |                                         |  |
|----------------------------------|--|-----------------------------------------|--|
| Application Number _____         |  | Public Hearing Date (if required) _____ |  |
| Application Fee _____ Paid _____ |  | Date of Receipt _____                   |  |
| Date Filed _____                 |  | Decision/Date _____                     |  |

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|                                                                                                                                                                                                |                                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
| A.                                                                                                                                                                                             |                                          |
| 1. Property address/geographical location of the site (map, block, lot):                                                                                                                       | *                                        |
| 2. Name of applicant:                                                                                                                                                                          | 6393/65/220<br>Michael Deyoria           |
| 3. Home Address:                                                                                                                                                                               | 14 Loyo la Road Ext. Woodstock, CT 06281 |
| 4. Business address:                                                                                                                                                                           |                                          |
| 5. Telephone: Home                                                                                                                                                                             | 413-348-5797 Business                    |
| 6. Applicant's interest in the property:<br><input checked="" type="checkbox"/> Owner <input type="checkbox"/> Lessee <input type="checkbox"/> Lessor <input type="checkbox"/> Other (explain) |                                          |
| 7. Name of property owner (if not applicant):                                                                                                                                                  |                                          |
| 8. Home address:                                                                                                                                                                               |                                          |
| 9. Business address:                                                                                                                                                                           |                                          |
| 10. Telephone: Home                                                                                                                                                                            | Business Fax                             |
| B. The purpose and description of the proposed activity and proposed erosion and sedimentation controls.                                                                                       | See Exhibit B                            |
| If additional space is needed, add and (Label Exhibit B)                                                                                                                                       |                                          |

Town of Woodstock Inland Wetlands and Watercourses Agency: **Application for Permit**

|                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| C. The geographical location of the property which is to be affected by the proposed activity, including but not limited to a description of the land in sufficient detail to allow identification of the inland wetlands and watercourses, and buffer area, a computation of the area(s) in acres or square feet of wetland or watercourses disturbance, soil type(s) and vegetation <i>(Label: Exhibit C)</i> |                                                                                                                                                                     |
| D. Alternatives considered by the applicant and why the proposal to alter wetlands set forth in the application was chosen. These alternatives shall be diagramed on a site plan or drawing and submitted to the Agency as part of the application <i>(Label: Exhibit D)</i>                                                                                                                                    |                                                                                                                                                                     |
| E. A site plan showing existing and proposed conditions in relation to wetlands and watercourses and identifying any further activities associated with, or reasonably related to, the proposed regulated activity which are made inevitable by the proposed regulated activity and which may have an impact on wetlands or watercourses <i>(Label: Exhibit E)</i>                                              |                                                                                                                                                                     |
| F. Names and mailing addresses of adjacent property owners <i>(Label: Exhibit F)</i>                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                     |
| G. Authorization for the members and Agents of the Agency to inspect the property, at reasonable times, both before and after a final decision has been issued <i>(Label: Exhibit G)</i>                                                                                                                                                                                                                        |                                                                                                                                                                     |
| H. A completed DEP reporting form; the agency shall revise or correct the information provided by the applicant and submit the form to the Commissioner of Environmental Protection in accordance with Section 22a-39-14 of the regulations of Connecticut state agencies <i>(Exhibit H)</i>                                                                                                                    |                                                                                                                                                                     |
| I. Submission of the appropriate filing fee based on the fee schedule established in Article Eleven (11) of these Regulations.                                                                                                                                                                                                                                                                                  |                                                                                                                                                                     |
| J. Applicant certification that <i>(Exhibit J)</i> :                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                     |
| 1.                                                                                                                                                                                                                                                                                                                                                                                                              | Any portion of the property on which the regulated activity is proposed is not located within five-hundred (500) feet of the boundary of an adjoining municipality; |
| 2.                                                                                                                                                                                                                                                                                                                                                                                                              | Traffic attributable to the completed project on the site will not use streets within the adjoining municipality to enter or exit the site;                         |
| 3.                                                                                                                                                                                                                                                                                                                                                                                                              | Sewer or water drainage from the project site will not flow through and impact the sewage or drainage system within the adjoining municipality; or                  |
| 4.                                                                                                                                                                                                                                                                                                                                                                                                              | Water run-off from the improved site will not impact the streets or other municipal or private property within the adjoining municipality.                          |
| K. Certification that the applicant is familiar with all the information provided in the application and is aware of the penalties for obtaining a permit through deception or through inaccurate or misleading information <i>(Exhibit K)</i><br><br><i>I Am aware Michael J.</i>                                                                                                                              |                                                                                                                                                                     |
| L. Any other information the Agency deems necessary to the understanding of what the applicant is proposing <i>(Exhibit(s) L)</i>                                                                                                                                                                                                                                                                               |                                                                                                                                                                     |
| <b>M. Significant Impact Activities</b> If the proposed activity involves a significant impact activity as determined by the Agency and defined in Article 6 of these Regulations the applicant must provide the following additional information:                                                                                                                                                              |                                                                                                                                                                     |

Town of Woodstock Inland Wetlands and Watercourses Agency: **Application for Permit**

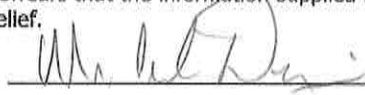
|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Site plans for the proposed use or operation and the property which will be affected, which show existing and proposed conditions, wetland and watercourse boundaries, land contours, boundaries of land ownership, proposed alterations and uses of wetlands and watercourses, and other pertinent features of the development drawn by a Licensed Surveyor, Professional Engineer, or Landscape Architect registered in the State of Connecticut or by such other qualified person |
| 2. | Engineering reports and analysis and additional drawings to fully describe the proposed project and any filling, excavation, drainage or hydraulic modifications to watercourses and proposed erosion and sedimentation control plan                                                                                                                                                                                                                                                 |
| 3. | Mapping of soil types consistent with the categories established by the National Cooperative Soil Survey of the U. S. Soil Conservation Service (the Agency may require the applicant to have the wetlands delineated in the field by a Soil Scientist and have the field delineation incorporated onto the site plan)                                                                                                                                                               |
| 4. | Description of the ecological communities and functions of the wetlands or watercourses involved with the application and the effects of the proposed regulated activities on these communities and wetland functions                                                                                                                                                                                                                                                                |
| 5. | Description of how the applicant will change, diminish, or enhance the ecological communities and functions of the wetlands or watercourses involved in the application, and with each alternative, and a description of why each alternative considered was deemed neither feasible nor prudent                                                                                                                                                                                     |
| 6. | Analysis of chemical or physical characteristics of any fill material                                                                                                                                                                                                                                                                                                                                                                                                                |
| 7. | Management practices and other measures which mitigate the impact of the proposed activity                                                                                                                                                                                                                                                                                                                                                                                           |

NOTE: An application that requires local Inland Wetlands approval may also be regulated by the Federal Government under the Clean Water Act which is administered by the U. S. Army Corps of Engineers. Obtaining federal and/or state permits is a responsibility of the applicant as are any fines, penalties, and delays due to the applicant's failure to seek permits or to question their applicability to the proposed activity.

|                                                                                                                       |                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Department of the Army<br>Corps of Engineers<br>696 Virginia Road<br>Concord, MA. 01742-2751<br>Phone: 1-800-343-4789 | State of Connecticut – D.E. E.P.<br>Inland Water Resources Division<br>79 Elm Street<br>Hartford, CT. 06106-5127<br>Phone: (860) 424-3019 |
|-----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|

The undersigned applicant hereby consents to necessary and proper inspections of the above mentioned property by Agents of the Inland Wetlands Agency, at reasonable times, both before and after the permit in question has been granted by the Agent and /or the Agency.

The undersigned swears that the information supplied in the completed application is accurate, to the best of his knowledge and belief.


 \_\_\_\_\_ Signature of Applicant  
 \_\_\_\_\_ Date Application Filed

Commission Action and Date: \_\_\_\_\_

# Exhibit - B

## Exhibit B

The purpose of this activity is to protect my lake front property from any further erosion utilizing stone. In addition, for the purpose of enjoyment of the swim area that is 40 x 30', I would like to remove 6 inches of muck and replace it with washed sand.



35 Spring Lake Rd  
 Sterling CT 06377  
 Cell: (860) 465-6467

# ESTIMATE

*Exhibit B-1*

**TO:**  
 Mike Deyorio  
 14 Loyola Rd  
 Woodstock CT

**RE:** Pond work

**We hereby submit specifications and estimate for:**

We are to add rip rap stone to the edge of the water line. 90'x3w is the area of concern, which will help prevent the shore from erosion . We estimate about 20 yard of stone to be add to the edge  
 Once the draw down is completed we will go in with our mini excavator to remove muck in a 40\*30 section removing about 6"  
 We will remove 22 yards off site to our yard in Killingly where we will use it to mix into our topsoil .  
 We will bring in 22 yards of washed sand to be put back in the area disturbed

**We propose hereby to furnish material and labor- complete in accordance with above specifications**

**AMOUNT**

|                                      |                   |
|--------------------------------------|-------------------|
| Rip Rap                              | \$2,500.00        |
| Mucking of pond and bringing in sand | \$3,000           |
| CT sales tax 6.35%                   | \$349             |
| <b>TOTAL ESTIMATED JOB COST</b>      | <b>\$5,849.00</b> |

This is an estimate only, not a contract. This estimate is for completing the job described above, based on our evaluation. It does not include unforeseen price increases or additional labor and materials which may be required should problems arise.

Jean-Philippe Pechie

PREPARED BY

August 19, 2023

DATE

Exhibit B2

**From:** Andre Bessette <abessette99@gmail.com>

**Sent:** Friday, August 4, 2023 11:05 AM

**To:** Mike Deyorio <de.cookie@hotmail.com>

**Subject:** Re: Wetlands Pernit

Good afternoon, Mike. I just wanted to weigh in as President of QLD, that I categorically agree with your plan to repair the wall, and add sand proposed to the Woodstock Inland Wetlands committee. It is also unanimously supported by the Board. If the Committee has any questions or concerns, please direct them to me.

Regards,

Andre

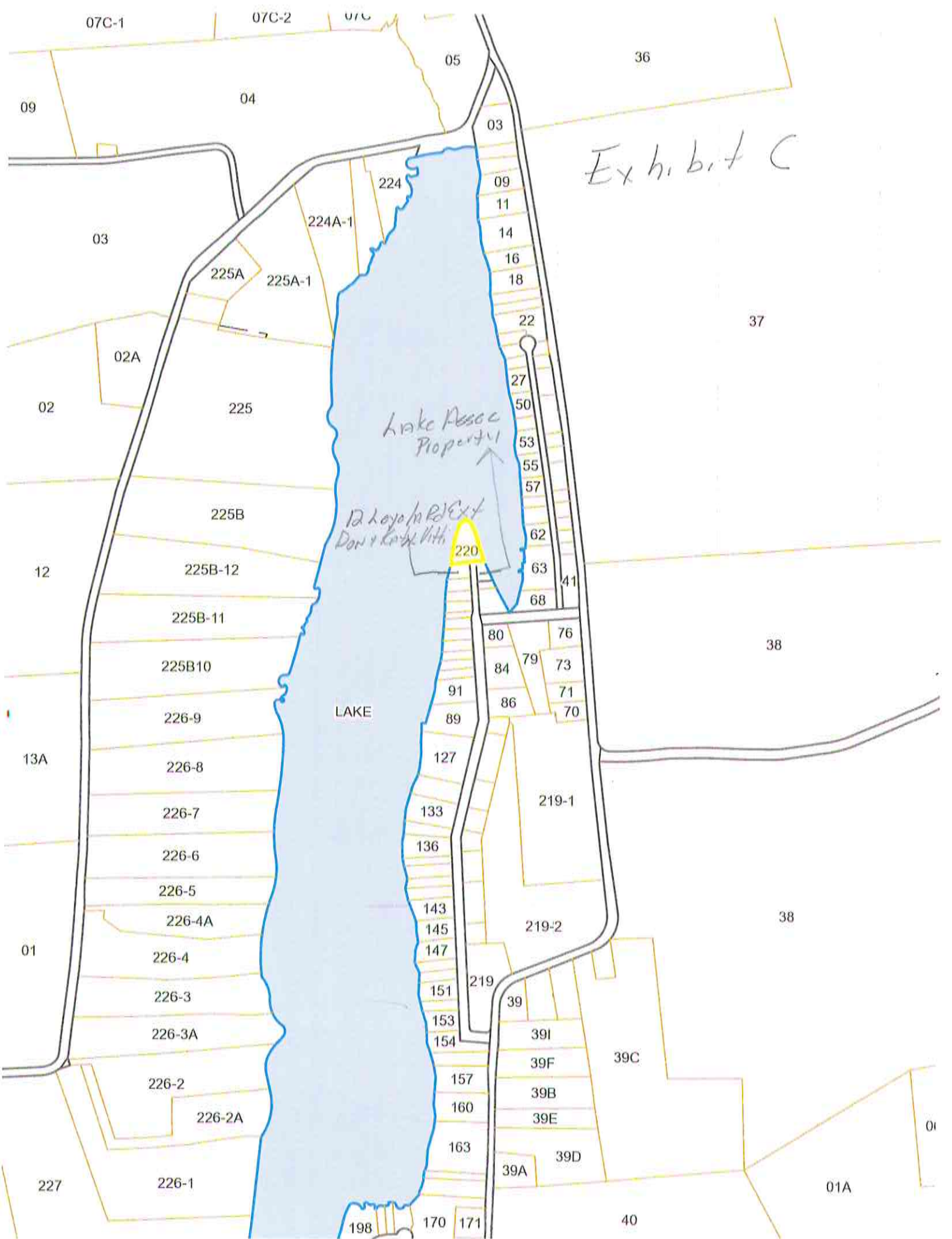
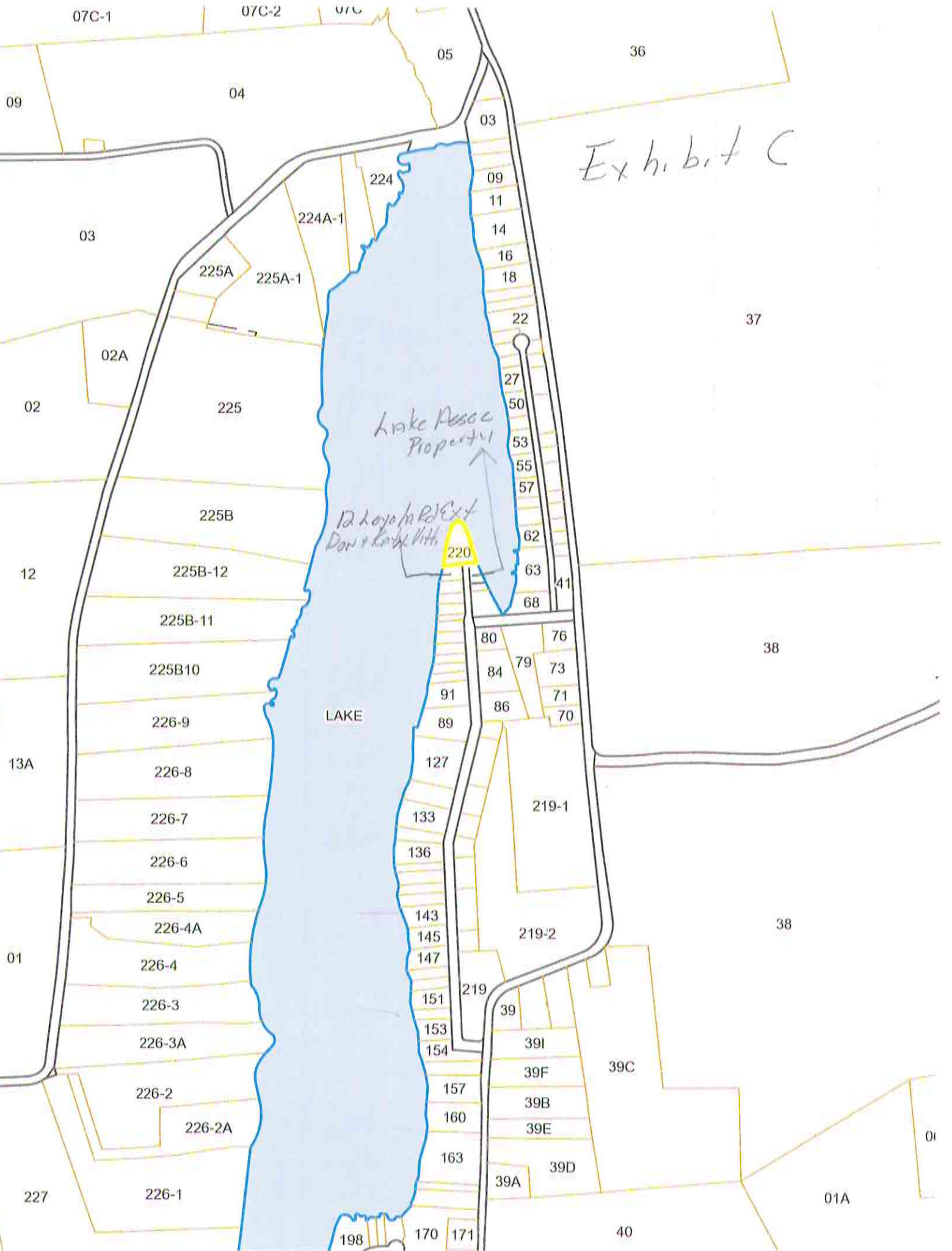
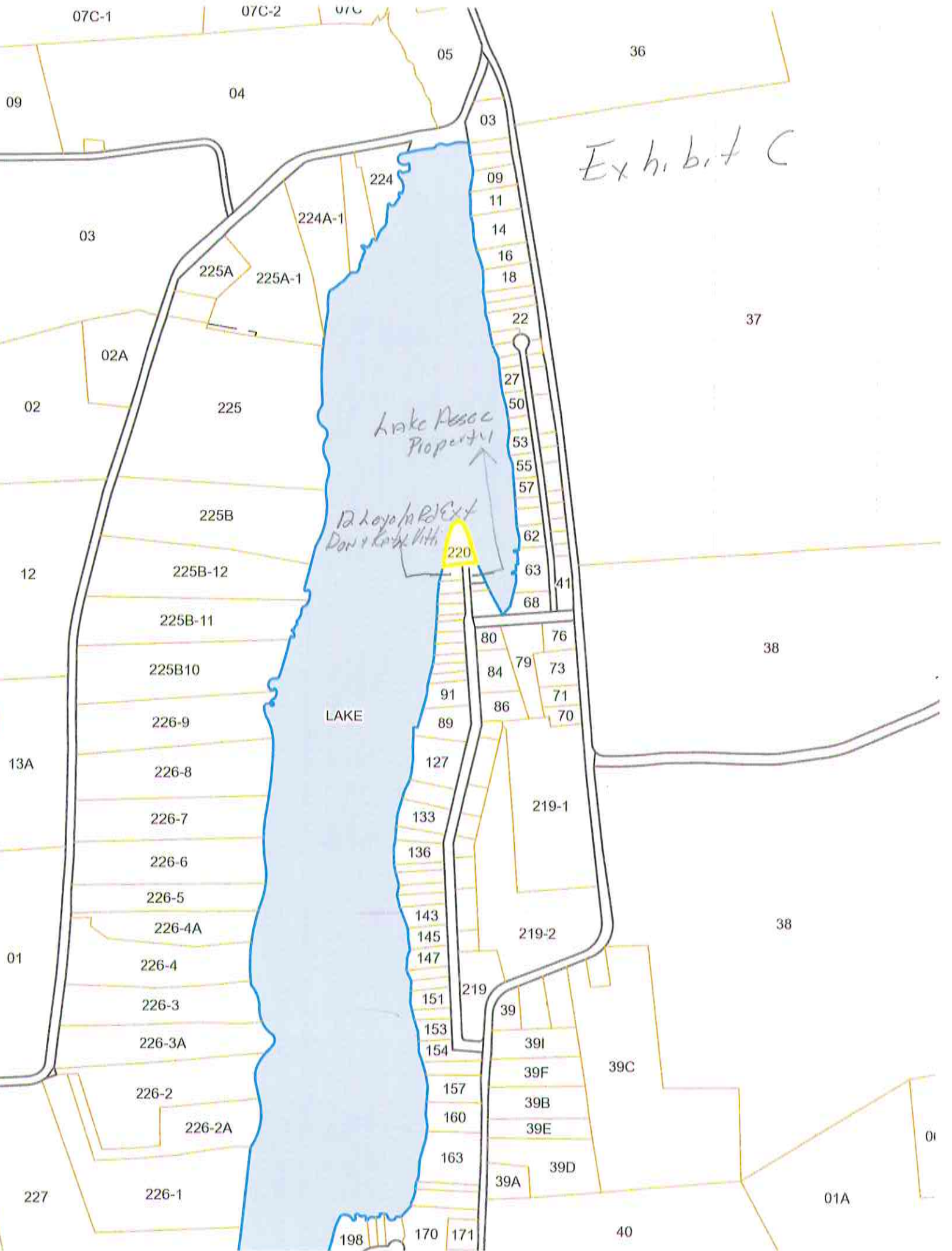


Exhibit C

Lake Rescoe Property

12 Loyal Rd Ext  
Don & Kaye Vitti

LAKE





# Exhibit C-1

**LAKE**  
88.2 Ac

**55**  
0.3 Ac

**57**  
0.25 Ac

**59**  
0.1 Ac

**60**  
0.2 Ac

**62**  
0.35 Ac

**63**  
0.6 Ac

**68**  
0.5 Ac

14

**220**  
0.5 Ac

**102** 12  
0.1 Ac

**R.O.W**  
0 Ac

**101** 10  
0.2 Ac

8 **100**  
0.1 Ac

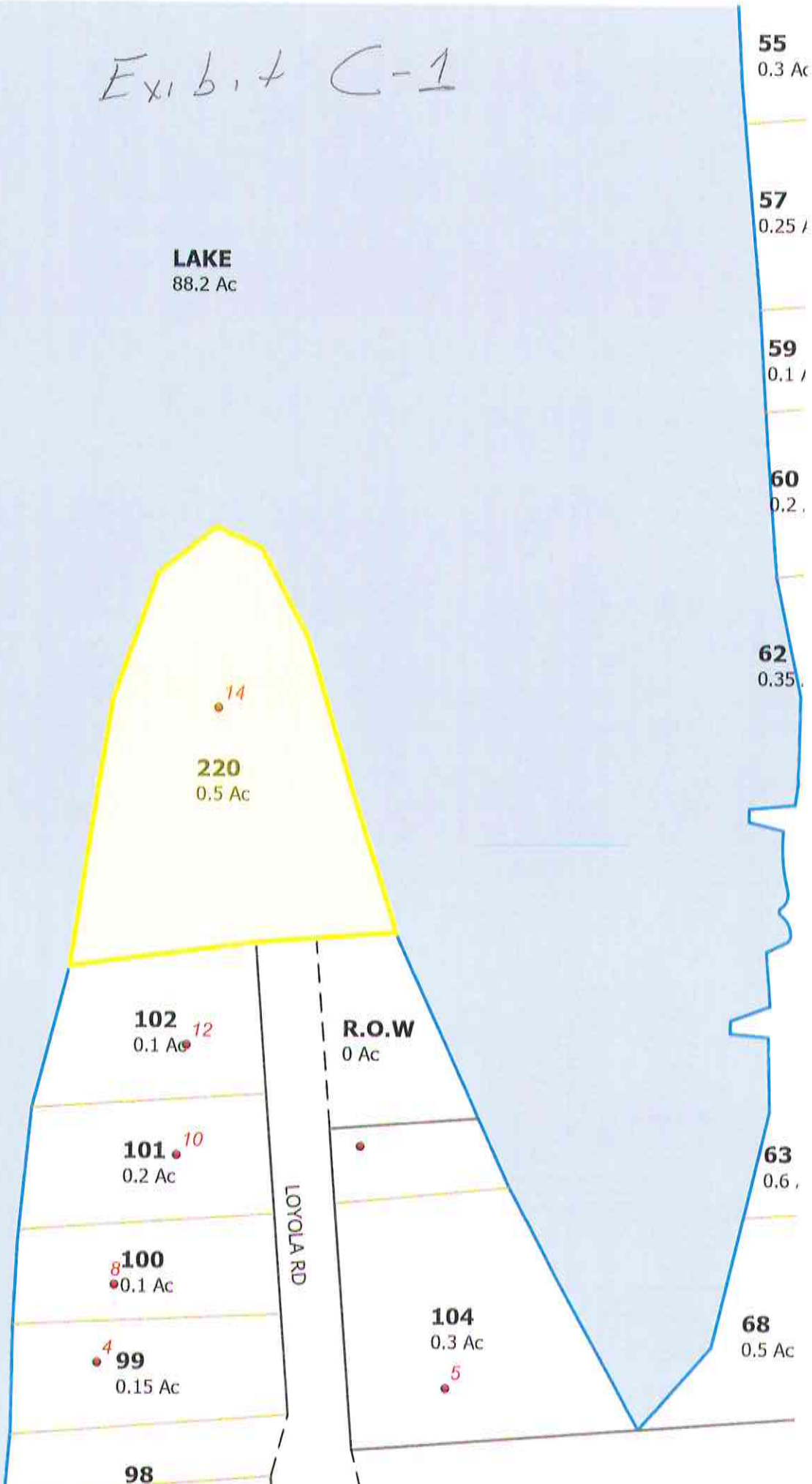
4 **99**  
0.15 Ac

**98**

LOYOLA RD

**104**  
0.3 Ac

5



*Exhibit C-2*

**14 LOYOLA RD EXT**

**Location** 14 LOYOLA RD EXT

**Mblu** 6393/ 65/ 220/ /

**Acct#** D0100700

**Owner** DEYORIO MICHAEL L

**Assessment** \$344,300

**Appraisal** \$491,672

**PID** 1019

**Building Count** 1

**Current Value**

| Appraisal      |              |           |           |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land      | Total     |
| 2021           | \$353,600    | \$138,072 | \$491,672 |

| Assessment     |              |          |           |
|----------------|--------------|----------|-----------|
| Valuation Year | Improvements | Land     | Total     |
| 2021           | \$247,600    | \$96,700 | \$344,300 |

**Owner of Record**

**Owner** DEYORIO MICHAEL L

**Sale Price** \$0

**Co-Owner**

**Certificate** 1

**Address** 4561 OLD POST RD  
CHARLESTOWN, RI 02813-2563

**Book & Page** 102/ 262

**Sale Date**

**Ownership History**

| Ownership History |            |             |             |           |
|-------------------|------------|-------------|-------------|-----------|
| Owner             | Sale Price | Certificate | Book & Page | Sale Date |
| DEYORIO MICHAEL L | \$0        | 1           | 102/ 262    |           |

**Building Information**

**Building 1 : Section 1**

**Year Built:** 2014  
**Living Area:** 2,112  
**Replacement Cost:** \$362,101  
**Building Percent Good:** 96  
**Replacement Cost**  
**Less Depreciation:** \$347,600

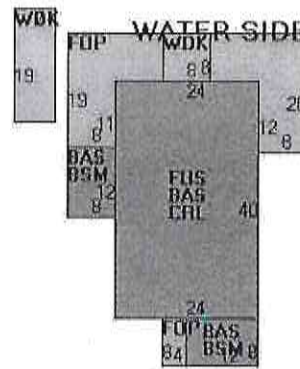
| Building Attributes |                |
|---------------------|----------------|
| Field               | Description    |
| Style               | Colonial       |
| Model               | Residential    |
| Grade:              | B              |
| Stories:            | 2              |
| Living Units        | 1              |
| Exterior Wall 1     | Vinyl Siding   |
| Exterior Wall 2     |                |
| Roof Structure:     | Gable          |
| Roof Cover          | Arch. Shingles |
| Interior Wall 1     | Drywall        |
| Interior Wall 2     |                |
| Interior Flr 1      | Hardwood       |
| Interior Flr 2      | Carpet         |
| Heat Fuel           | Electric       |
| Heat Type:          | Other          |
| AC Type:            | Heat Pump      |
| Total Bedrooms:     | 2 Bedrooms     |
| Total Bthrms:       | 2              |
| Total Half Baths:   | 0              |
| Total Xtra Fixtrs:  | 0              |
| Total Rooms:        | 4              |
| Bath Style:         | Average        |
| Kitchen Style:      | Average        |
| Whirlpool Tubs      |                |
| Bsmt. Garages       | 0              |

**Building Photo**



(<https://images.vgsi.com/photos/WoodstockCTPhotos/A00\00\60\73.jpg>)

**Building Layout**



([https://images.vgsi.com/photos/WoodstockCTPhotos/Sketches/1019\\_101](https://images.vgsi.com/photos/WoodstockCTPhotos/Sketches/1019_101))

| Building Sub-Areas (sq ft) |                      |            | Legend      |  |
|----------------------------|----------------------|------------|-------------|--|
| Code                       | Description          | Gross Area | Living Area |  |
| BAS                        | First Floor          | 1,152      | 1,152       |  |
| FUS                        | Finished Upper Story | 960        | 960         |  |
| BSM                        | Basement Area        | 192        | 0           |  |
| CRL                        | Crawl Space          | 960        | 0           |  |
| FOP                        | Framed Open Porch    | 536        | 0           |  |
| WDK                        | Wood Deck            | 197        | 0           |  |
|                            |                      | 3,997      | 2,112       |  |

**Extra Features**

| Extra Features |                  |         |       |        | Legend |
|----------------|------------------|---------|-------|--------|--------|
| Code           | Description      | Size    | Value | Bldg # |        |
| FPL1           | Fireplace, 1 Sty | 0 UNITS | \$0   | 1      |        |

**Land**

**Land Use**

Use Code 101  
 Description Single Family  
 Zone  
 Neighborhood 30  
 Alt Land Appr No  
 Category

**Land Line Valuation**

Size (Acres) 0.5  
 Frontage  
 Depth  
 Assessed Value \$96,700  
 Appraised Value \$138,072

**Outbuildings**

| Outbuildings |             |          |                 |          |         | Legend |
|--------------|-------------|----------|-----------------|----------|---------|--------|
| Code         | Description | Sub Code | Sub Description | Size     | Value   | Bldg # |
| GAR1         | Garage      | FR       | Frame           | 576 S.F. | \$5,500 | 1      |
| SHD1         | Shed        | FR       | Frame           | 144 S.F. | \$500   | 1      |

**Valuation History**

| Appraisal      |              |           |           |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land      | Total     |
| 2022           | \$353,600    | \$138,072 | \$491,672 |
| 2020           | \$258,100    | \$150,579 | \$408,679 |
| 2019           | \$258,100    | \$150,579 | \$408,679 |

| Assessment     |              |           |           |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land      | Total     |
| 2022           | \$247,600    | \$96,700  | \$344,300 |
| 2020           | \$180,800    | \$105,400 | \$286,200 |
| 2019           | \$180,800    | \$105,400 | \$286,200 |

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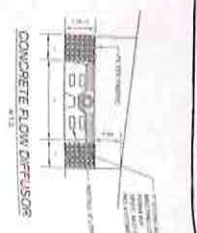


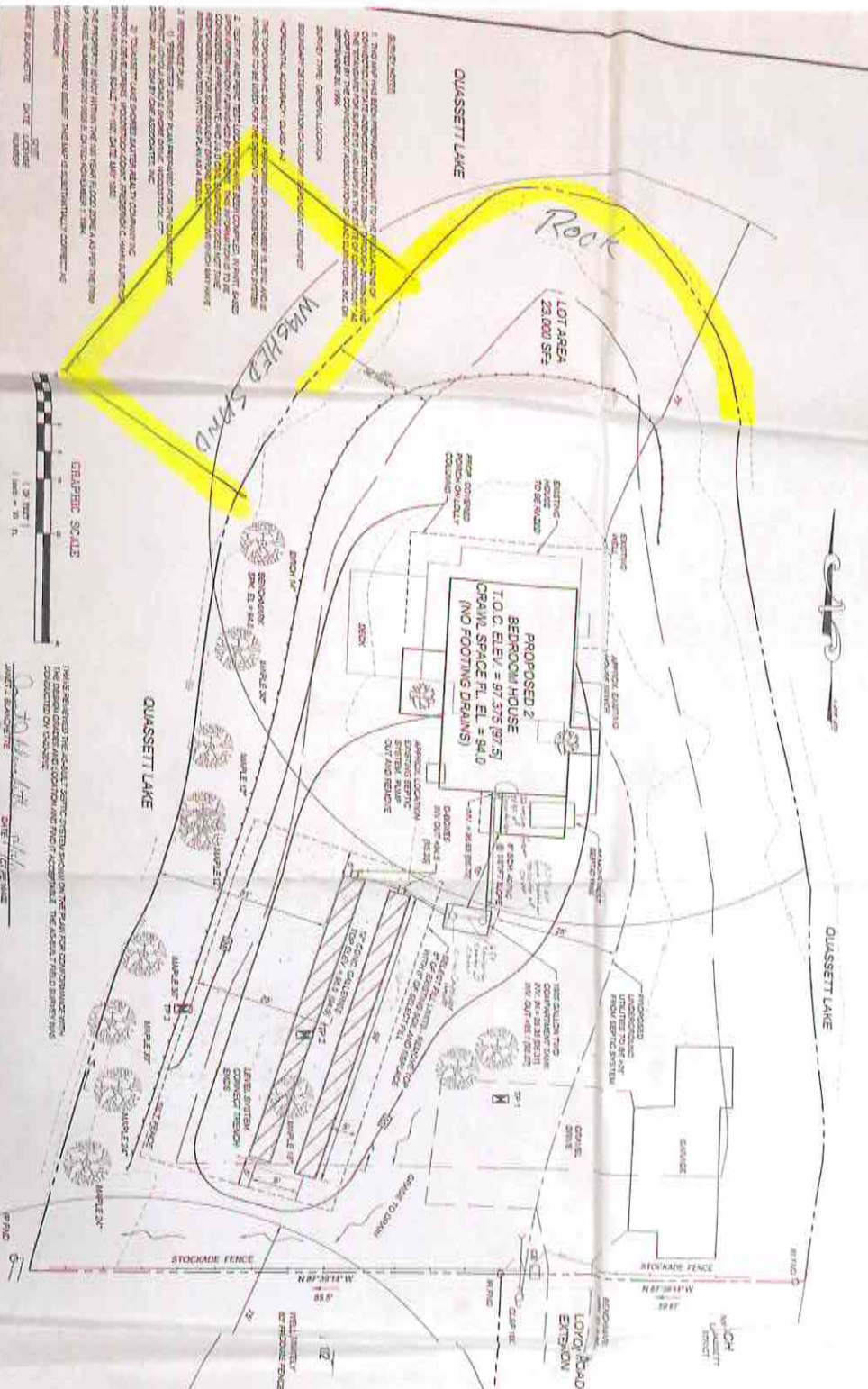
Exhibit E

**TEST RESULTS**

| TEST NO. | DATE     | TEST TYPE | RESULTS |
|----------|----------|-----------|---------|
| 1        | 10/15/11 | PERM      | 1.5     |
| 2        | 10/15/11 | PERM      | 1.5     |
| 3        | 10/15/11 | PERM      | 1.5     |
| 4        | 10/15/11 | PERM      | 1.5     |
| 5        | 10/15/11 | PERM      | 1.5     |

**PERM TEST RESULTS**

| TEST NO. | DATE     | TEST TYPE | RESULTS |
|----------|----------|-----------|---------|
| 1        | 10/15/11 | PERM      | 1.5     |
| 2        | 10/15/11 | PERM      | 1.5     |
| 3        | 10/15/11 | PERM      | 1.5     |
| 4        | 10/15/11 | PERM      | 1.5     |
| 5        | 10/15/11 | PERM      | 1.5     |



**LEGEND**

- PROPOSED LOT LINES
- EXISTING LOT LINES
- PROPOSED SEPTIC SYSTEM
- EXISTING SEPTIC SYSTEM
- PROPOSED DRIVEWAY
- EXISTING DRIVEWAY
- PROPOSED FENCE
- EXISTING FENCE
- PROPOSED ROADS
- EXISTING ROADS
- PROPOSED UTILITIES
- EXISTING UTILITIES
- PROPOSED TREES
- EXISTING TREES
- PROPOSED PLANTS
- EXISTING PLANTS

**NOTES:**

1. THE PROPOSED SEPTIC SYSTEM IS BASED ON THE ASSUMPTION THAT THE PERMEABILITY OF THE SOIL IS 1.5 CM PER HOUR.
2. THE PROPOSED SEPTIC SYSTEM IS BASED ON THE ASSUMPTION THAT THE HOUSE IS OCCUPIED BY 4 PEOPLE.
3. THE PROPOSED SEPTIC SYSTEM IS BASED ON THE ASSUMPTION THAT THE HOUSE IS OCCUPIED BY 4 PEOPLE.
4. THE PROPOSED SEPTIC SYSTEM IS BASED ON THE ASSUMPTION THAT THE HOUSE IS OCCUPIED BY 4 PEOPLE.
5. THE PROPOSED SEPTIC SYSTEM IS BASED ON THE ASSUMPTION THAT THE HOUSE IS OCCUPIED BY 4 PEOPLE.

**SITE DEVELOPMENT PLAN WITH AS-BUILT SEPTIC SYSTEM GRADES**  
 PREPARED FOR  
**MICHAEL DEYORIO**  
 14 LONOLA ROAD EXTENSION - WOODSTOCK, CT

**J&D ENGINEERS, LLC**  
 CIVIL ENGINEERS, LLC  
 1400 MAIN STREET  
 WOODSTOCK, CT 06097

DESIGNED BY: REB/SJS  
 CHECKED BY: DBB  
 JOB NO.: 10194  
 SCALE: 1" = 10'

DATE: JANUARY 17, 2011  
 SHEET 1 OF 1

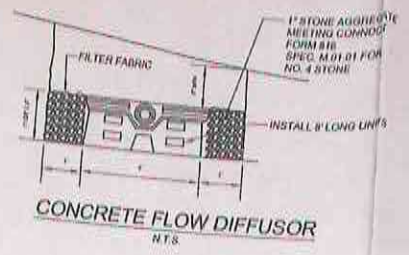
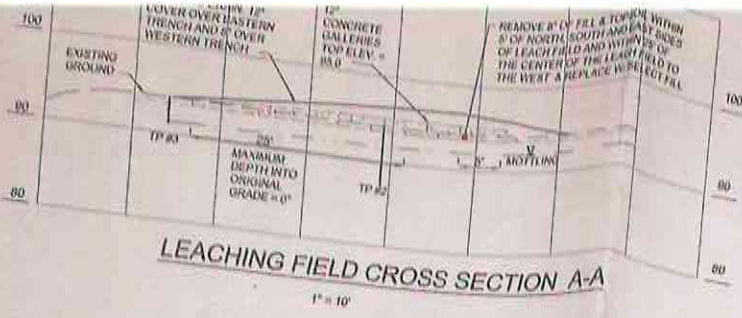
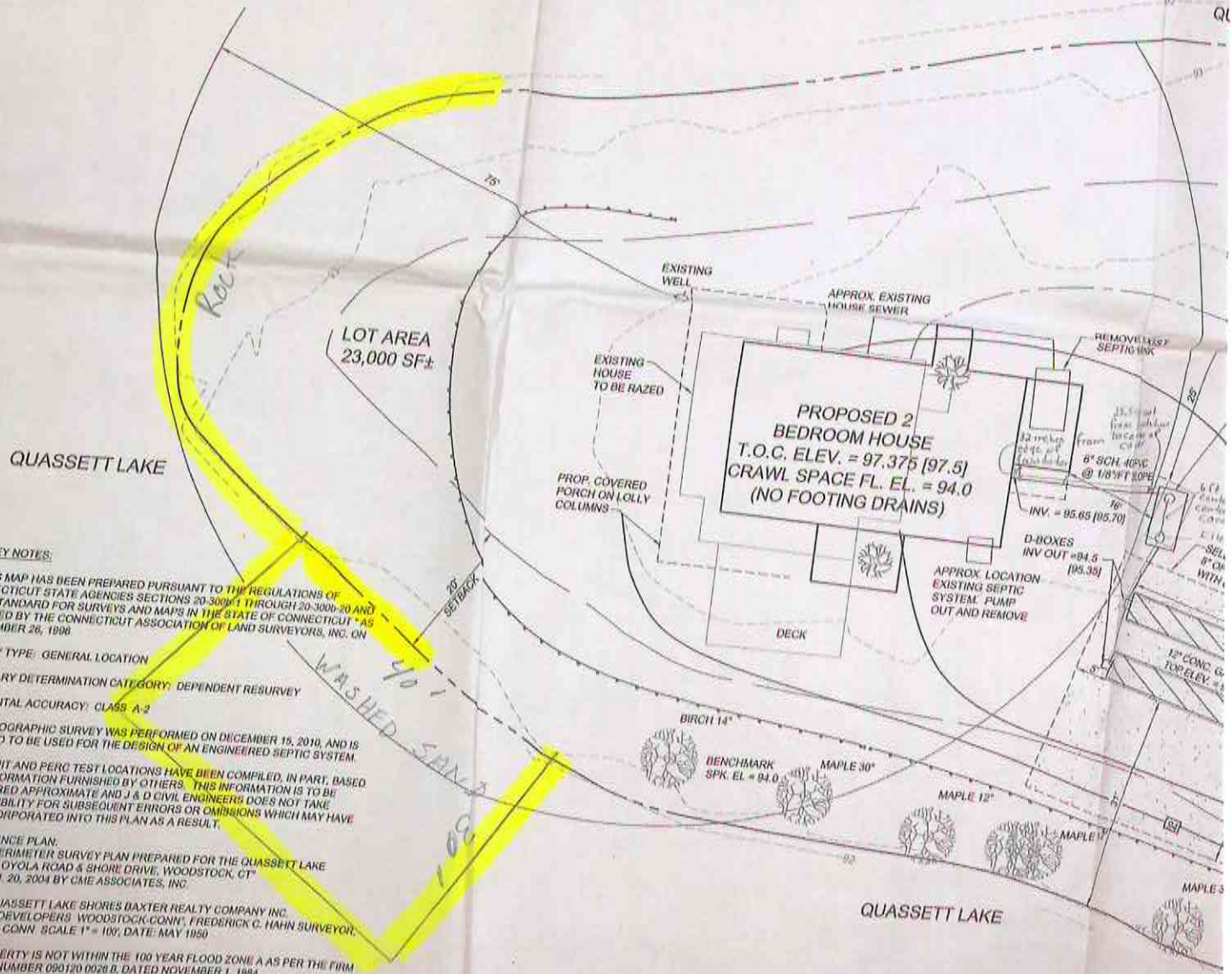


Exhibit E-2



**SURVEY NOTES:**

1. THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300(1) THROUGH 20-300(20) AND THE "STANDARD FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.  
 SURVEY TYPE: GENERAL LOCATION  
 BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY  
 HORIZONTAL ACCURACY: CLASS A-2  
 THE TOPOGRAPHIC SURVEY WAS PERFORMED ON DECEMBER 15, 2010, AND IS INTENDED TO BE USED FOR THE DESIGN OF AN ENGINEERED SEPTIC SYSTEM.
2. TEST PIT AND PERC TEST LOCATIONS HAVE BEEN COMPILED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. THIS INFORMATION IS TO BE CONSIDERED APPROXIMATE AND J & D CIVIL ENGINEERS DOES NOT TAKE RESPONSIBILITY FOR SUBSEQUENT ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THIS PLAN AS A RESULT.
3. REFERENCE PLAN:  
 1) "PERIMETER SURVEY PLAN PREPARED FOR THE QUASSETT LAKE DISTRICT, LOYOLA ROAD & SHORE DRIVE, WOODSTOCK, CT" DATED: JAN. 20, 2004 BY CME ASSOCIATES, INC.  
 2) "QUASSETT LAKE SHORES BAXTER REALTY COMPANY INC. OWNERS & DEVELOPERS WOODSTOCK, CONN", FREDERICK C. HAHN SURVEYOR, NEW HAVEN CONN SCALE 1" = 100', DATE: MAY 1950
4. THE PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE A AS PER THE FIRM MAP PANEL NUMBER 090120 0028 B, DATED NOVEMBER 1, 1984

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

DENNIS R. BLANCHETTE      DATE 12/07      LICENSE NUMBER



I HAVE REVIEWED THE AS-BUILT SEPTIC SYSTEM SHOWN ON THE PLAN FOR CONFORMANCE WITH THE DESIGN GRADES AND LOCATION AND FIND IT ACCEPTABLE. THE AS-BUILT FIELD SO CONDUCTED ON 12-03-2012

JANET J. BLANCHETTE      DATE 12/13/12      CT PE 16402

Exhibit F

# 12 LOYOLA RD EXT

**Location** 12 LOYOLA RD EXT

**Mblu** 6393/ 65/ 102/ /

**Acct#** F0139000

**Owner** VITTI DONALD R + KATHERINE M

**Assessment** \$143,000

**Appraisal** \$204,280

**PID** 1484

**Building Count** 1

## Current Value

| Appraisal      |              |          |           |
|----------------|--------------|----------|-----------|
| Valuation Year | Improvements | Land     | Total     |
| 2021           | \$106,000    | \$98,280 | \$204,280 |

| Assessment     |              |          |           |
|----------------|--------------|----------|-----------|
| Valuation Year | Improvements | Land     | Total     |
| 2021           | \$74,200     | \$68,800 | \$143,000 |

## Owner of Record

**Owner** VITTI DONALD R + KATHERINE M  
**Co-Owner**  
**Address** 12 LOYOLA RD EXT  
 WOODSTOCK, CT 06281

**Sale Price** \$99,000  
**Certificate** 1  
**Book & Page** 267/ 406  
**Sale Date** 07/12/1996

## Ownership History

| Ownership History            |            |             |             |            |
|------------------------------|------------|-------------|-------------|------------|
| Owner                        | Sale Price | Certificate | Book & Page | Sale Date  |
| VITTI DONALD R + KATHERINE M | \$99,000   | 1           | 267/ 406    | 07/12/1996 |

## Building Information

### Building 1 : Section 1

**Year Built:** 1951  
**Living Area:** 711  
**Replacement Cost:** \$145,496  
**Building Percent Good:** 72

and

**Land Use**

**Use Code** 101  
**Description** Single Family  
**Zone**  
**Neighborhood** 30  
**Alt Land Appr Category** No

**Land Line Valuation**

**Size (Acres)** 0.1  
**Frontage**  
**Depth**  
**Assessed Value** \$68,800  
**Appraised Value** \$98,280

**Outbuildings**

| <b>Outbuildings</b> |                    |                 |                        |             |              | <b>Legend</b> |
|---------------------|--------------------|-----------------|------------------------|-------------|--------------|---------------|
| <b>Code</b>         | <b>Description</b> | <b>Sub Code</b> | <b>Sub Description</b> | <b>Size</b> | <b>Value</b> | <b>Bldg #</b> |
| SHD1                | Shed               | FR              | Frame                  | 144 S.F.    | \$1,200      | 1             |

**Valuation History**

| <b>Appraisal</b>      |                     |             |              |
|-----------------------|---------------------|-------------|--------------|
| <b>Valuation Year</b> | <b>Improvements</b> | <b>Land</b> | <b>Total</b> |
| 2022                  | \$106,000           | \$98,280    | \$204,280    |
| 2020                  | \$64,400            | \$124,200   | \$188,600    |
| 2019                  | \$64,400            | \$124,200   | \$188,600    |

| <b>Assessment</b>     |                     |             |              |
|-----------------------|---------------------|-------------|--------------|
| <b>Valuation Year</b> | <b>Improvements</b> | <b>Land</b> | <b>Total</b> |
| 2022                  | \$74,200            | \$68,800    | \$143,000    |
| 2020                  | \$45,100            | \$86,900    | \$132,000    |
| 2019                  | \$45,100            | \$86,900    | \$132,000    |



**Replacement Cost**

**Less Depreciation:** \$104,800

**Building Attributes**

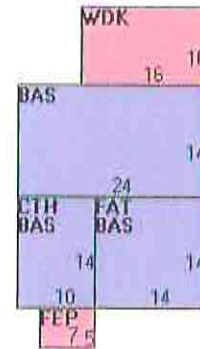
| Field              | Description    |
|--------------------|----------------|
| Style              | Ranch          |
| Model              | Residential    |
| Grade:             | C-             |
| Stories:           | 1.0            |
| Living Units       | 1              |
| Exterior Wall 1    | Vinyl Siding   |
| Exterior Wall 2    |                |
| Roof Structure:    | Gable          |
| Roof Cover         | Arch. Shingles |
| Interior Wall 1    | Drywall        |
| Interior Wall 2    |                |
| Interior Flr 1     | Carpet         |
| Interior Flr 2     |                |
| Heat Fuel          | Propane        |
| Heat Type:         | Forced Air     |
| AC Type:           | None           |
| Total Bedrooms:    | 1 Bedroom      |
| Total Bthrms:      | 1              |
| Total Half Baths:  | 0              |
| Total Xtra Fixtrs: | 0              |
| Total Rooms:       | 4              |
| Bath Style:        | Average        |
| Kitchen Style:     | Average        |
| Whirlpool Tubs     |                |
| Bsmt. Garages      | 0              |

**Building Photo**



(<https://images.vgsi.com/photos/WoodstockCTPhotos/A00\00\09\25.JPG>)

**Building Layout**



([https://images.vgsi.com/photos/WoodstockCTPhotos/Sketches/1484\\_141](https://images.vgsi.com/photos/WoodstockCTPhotos/Sketches/1484_141))

| Building Sub-Areas (sq ft) |                |            | Legend      |
|----------------------------|----------------|------------|-------------|
| Code                       | Description    | Gross Area | Living Area |
| BAS                        | First Floor    | 672        | 672         |
| FAT                        | Finished Attic | 196        | 39          |
| CTH                        | Cathedral Cell | 140        | 0           |
| FEP                        | Enclosed Porch | 35         | 0           |
| WDK                        | Wood Deck      | 160        | 0           |
|                            |                | 1,203      | 711         |

**Extra Features**

**Extra Features**

**Legend**

No Data for Extra Features

 There is no data linked to this parcel 

**220**  
0.5 Ac

*Exhibit  
#-1*

*Don + Kathy  
V.H.*

**102**  
0.1 Ac 12

LOYOLA RD

**1**  Zoom to

Parcel - Poly - Woodstock, CT

6393-65-R.O.W

**R.O.W**  
0 Ac

*date Associate  
Property*

Exhibit G

I Michael Deyorio, owner of 14 Loyola Road Extension give permission of Woodstock Inland Wetlands to inspect the work being performed at the property.

Exhibit H



Inland Water Resources Division  
Department of Environmental Protection  
79 Elm Street, 3<sup>rd</sup> Floor  
Hartford, CT 06106-5127  
[www.ct.gov/dep](http://www.ct.gov/dep)

GIS CODE #: \_\_\_\_\_  
For DEP Use Only

### Statewide Inland Wetlands & Watercourses Activity Reporting Form

Complete, print, sign, and mail this form in accordance with the instructions on pages 2 and 3.

#### PART I: To Be Completed By The Municipal Inland Wetlands Agency Only

- DATE ACTION WAS TAKEN (use drop-down box): Year \_\_\_\_\_ Month \_\_\_\_\_
- ACTION TAKEN (use drop-down box): \_\_\_\_\_
- WAS A PUBLIC HEARING HELD? (select one only)  Yes  No
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:  
(print): \_\_\_\_\_ (signature) \_\_\_\_\_

#### PART II: To Be Completed By The Municipal Inland Wetlands Agency Or The Applicant

- TOWN IN WHICH THE ACTION IS OCCURRING: Woodstock  
Does this project cross municipal boundaries? (select one only)  Yes  No  
If Yes, list the other town(s) in which the action is occurring: \_\_\_\_\_
- LOCATION: USGS Quad Map Name (see hyperlink): \_\_\_\_\_  
Quad Number (see hyperlink): \_\_\_\_\_  
Subregional Drainage Basin Number (see hyperlink): \_\_\_\_\_
- NAME OF APPLICANT, VIOLATOR OR PETITIONER: Michael Deyori
- NAME & ADDRESS/LOCATION OF PROJECT SITE:  
14 Loyola Rd Ext  
Woodstock, CT 06281  
Briefly describe the action/project/activity:  Temporary  Permanent  
Install Stone on shore line to protect erosion  
Remove Muck in a 40x30 area of lake bed (approx 22 yards)  
and install washed sand.
- ACTIVITY PURPOSE CODE (Use drop-down box): \_\_\_\_\_
- ACTIVITY TYPE CODE(S) (Use drop-down box) 11
- WETLAND / WATERCOURSE AREA ALTERED [must be provided in acres or linear feet as indicated]:  
Wetlands: \_\_\_\_\_ acres Open Water Body: \_\_\_\_\_ acres Stream: \_\_\_\_\_ linear feet
- UPLAND REVIEW AREA ALTERED [must be provided in acres]: \_\_\_\_\_ acres
- AREA OF WETLANDS AND / OR WATERCOURSES RESTORED, ENHANCED OR CREATED:  
[must be provided in acres] \_\_\_\_\_ acres

#### PART III: To Be Completed By The DEP

DATE RECEIVED: \_\_\_\_\_ DATE RETURNED TO DEP: \_\_\_\_\_  
FORM COMPLETED:  YES  NO FORM CORRECTED / COMPLETED:  YES  NO

**Watershed or Aquifer Area Project Notification Form**

**REQUIREMENT:**

Within seven days of filing, all applicants before a municipal Zoning Commission, Planning and Zoning Commission, Zoning Board of Appeals or Inland Wetlands Commission for any project located within a public water supply aquifer or watershed area are required by Public Act No. 06-53 of the CT General Statutes to notify The Commissioner of Public Health and the project area Water Company of the proposed project by providing the following information.

To determine if your project falls within a public water supply aquifer or watershed area visit the appropriate town hall and look at their *Public Drinking Water Source Protection Areas* map. If your project falls completely within or contain any part of a public water supply aquifer or watershed you are required to complete the following information.

**Note: You will need information obtained from the *Public Drinking Water Source Protection Areas* map located in the appropriate town hall to complete this form.**

**Step 1:** Have you already notified the CT Department of Public Health (CTDPH) of this project?

- No, Go to Step 2
- Yes, I have notified DPH under a different project name - Complete steps 4-6
- Yes, same name different year - Notification Year \_\_\_\_\_ Complete steps 4-6

**Step 2:**

1. Name of public water supply aquifer your project lies within: Putnam
2. Name of the public water supply watershed your project lies within: Little River Division
3. Public Water Supply Identification number (PWSID) for the water utility: CT 1160011

**Step 3:** For 1-5 Check all that apply

1. My project is proposing:

- Industrial use;  Commercial use;  Agricultural use;  Residential use;
- Recreational use;  Transportation improvements;  Institutional (school, hospital, nursing home, etc.);
- Quarry/Mining;  Zone Change, Please Describe: \_\_\_\_\_
- Other, Please describe: \_\_\_\_\_

2. The total acreage of my project is:

- Less than or equal to 5 acres  Greater than 5 acres

3. My project site contains, abuts or is within 50 feet of a:

- Wetland;  Stream;  River;  Pond or Lake

4. Existing use of my project site is:

Grassland/meadow;  Forested;  Agricultural;  Transportation;  Institutional (school, hospital, nursing home, etc.);  Residential;  Commercial;  Industrial;  Recreational;  Quarry/Mining

Other Please Describe: \_\_\_\_\_

5. My project will utilize: *N/A*

septic system;  existing public sewer;  new public sewer;  agricultural waste facility;

existing private well;  new private well;  existing public water supply;

new public water supply, if new have you applied for a certificate of public convenience and necessity from DPH?  Yes  No

6. My project will contain this percentage of built up area (buildings, parking, road/driveway, pool):  Less than or equal to 20%  Greater than 20% to 50%  Greater than 50%

Step 4 Applicants Contact Information:

Name: Michael Deyorio

E-mail address: de.cookie@hotmail.com

Telephone: 413-348-5797

Fax number: \_\_\_\_\_

Step 5: Please provide the following if available:

Project name: \_\_\_\_\_

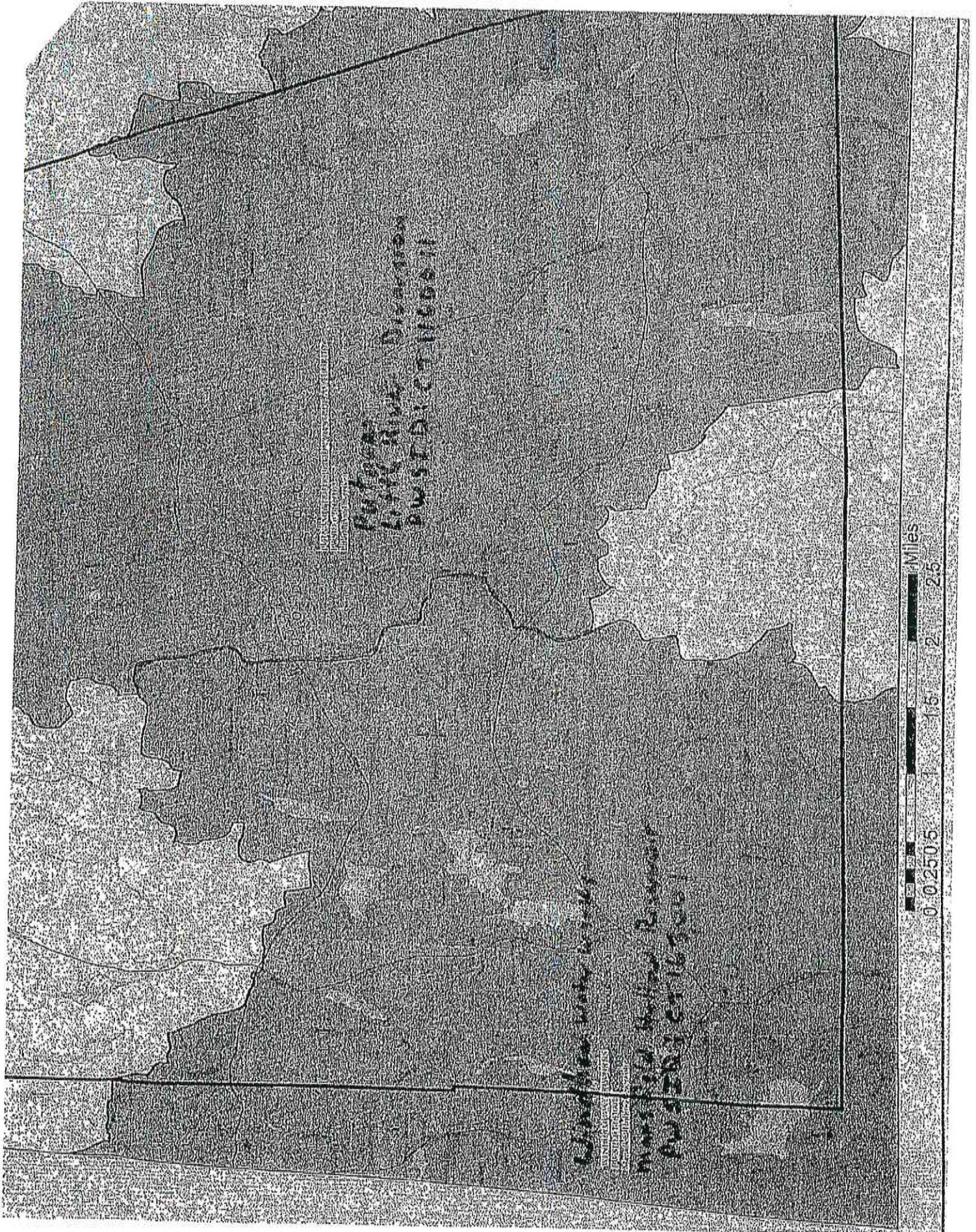
Project site address: 14 Loyola Road Ext

Town: Woodstock

Project site nearest intersection: E Quanset Rd and Loyola Rd

Project site latitude and longitude: 41.925620 latitude  
-71.981120 longitude

**E-mail completed form to [dph.swpmail@ct.gov](mailto:dph.swpmail@ct.gov)**



Putnam  
Little Dixie Division  
PWS 12/16/2001

Windsor with 1000  
PWS 12/16/2001  
PWS 12/16/2001

0 0.5 1 1.5 2 2.5 Miles