

TOWN OF NORFOLK  
19 Maple Avenue, P.O. Box 552  
Norfolk, CT 06058-0552  
Phone: 860-542-6804 FAX: 860-542-5876

Permit # 23-034  
Fee Paid: \$ 350.00  
State of CT Fee: \$ ---  
Check #: 2034  
Date Paid: 9/2/23

APPLICATION FOR SUBDIVISION \_\_\_\_\_ or RESUBDIVISION   
(please check one)

Name of Subdivision: DML TORRANT SUBDIVISION

Location of Property: 77 Sunet Ridge Rd. Assessor's MBLU: 7-12-17

Total Acreage: 4.17 No. of proposed lots: 2 Acreage Open Space -

Applicant: DON & MARILUISE TORRANT

Mailing Address: P.O. Box 422

Telephone: (860) 307-0512 FAX: \_\_\_\_\_

email: don.torant@gmail.com

Record Owner: Donald R. and Mari Louise K. Torrant

Mailing Address: P.O. Box 422

Telephone: (860) 307-0512 FAX: \_\_\_\_\_

email: donitorrant@gmail.com

Does any portion of this site require review by the Norfolk Inland Wetlands and Watercourses Commission?  yes  no

If yes, please state date of application submission to the IWWC? \_\_\_\_\_

Is this site within 500' of another municipality?  yes  no

If yes, please state name(s): -

Is this subdivision to be considered a property division for the purposes of Affordable Housing per CSG Section 8-30(g)?  yes  no

Does the general design of this subdivision and its improvements comply substantially with the Town of Norfolk's Plan of Conservation and Development?  yes  no

Are there any easements, deed restrictions, or covenants relating to this subdivision plan?  yes  (no) If yes, please attach copy of each.

Please describe provisions provided for open space requirements as described in Section 3.04 of Norfolk's Zoning Regulations (if applicable):

Re-Subdivision of 1/7 acre lot for single family home.

Does this plan require Earth Excavation as described in Section 6.04 of Norfolk's Zoning Regulations?  yes  no.

If yes, please explain:

Excavation for basement - single family home.

Is any portion of this site located within a public water supply aquifer protection area or watershed area?  yes  no

If yes, please include copy of written notice to water company and CT DPH.

Will any activity require a General Permit for the Discharge of Stormwater from CT DEEP?

yes  no

If yes, please include copy of approved DEEP permit.

Does this site have any unique habitats or special areas as identified by the DEEP and/or Town of Norfolk POCD?  yes  no

If yes, please provide details and indicate location(s):

Does this plan have proposed roads or drainage connecting to a state highway?

yes  no

Please describe any solar or alternative energy conservation plans utilized or considered as part of this subdivision: Home design to consider solar panels on south

facing rear of building. Zero-energy options to be pursued.

Name of Surveyor: Peter B. Keefe CT Reg. # #9677

Address: 492 Main Street, Winsted CT 06098-1507

Telephone: (860) 379-7322 email: peter.keefe@snet.net

Name of Engineer: \_\_\_\_\_ CT Reg. # \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ email: \_\_\_\_\_

Please refer to Appendices A & B of Norfolk's Subdivision Regulations for additional required documentation. In addition, please attach list of all abutting and adjacent property owners (including across the street) within 100' of site.

The undersigned hereby agrees to authorize the Norfolk Planning & Zoning Commission or its duly authorized agent(s) to enter the property proposed for subdivision under this application for the purpose of inspection, supervision, completion of improvements of any other purpose necessary to carry out the purpose and intent of the Norfolk Subdivision Regulations.

Signed: Donald R. Yoncaut Date: 9/20/23  
Applicant

Signed: Mari Louise Torant Date: 9/20/23  
Record Owner(s) of Property

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**FOR COMMISSION USE ONLY:**

1. Date Preliminary Information Submitted: 9/20/23
2. Date of Informal Meeting: \_\_\_\_\_
3. Date Application Received: 9/21/23
4. Date of Submission to IWWC: 9/21/23 Report received: \_\_\_\_\_
5. Date(s) of Publication of Legal Notices: \_\_\_\_\_ to Town Clerk: \_\_\_\_\_
6. Notice to Applicant (by certified mail): \_\_\_\_\_
7. Date of Public Hearing: \_\_\_\_\_
8. Date to Complete Public Hearing: \_\_\_\_\_
9. Performance Bond required: \$ \_\_\_\_\_ Received: \_\_\_\_\_
10. Commission Action: \_\_\_ Approved \_\_\_ Conditional Approval \_\_\_ Disapproval
11. Notice of Legal Notice of Decision: \_\_\_\_\_ to Town Clerk: \_\_\_\_\_
12. Notice of Decision to Applicant: \_\_\_\_\_
13. Approved Mylar received: \_\_\_\_\_ Filed: \_\_\_\_\_

original



Wetland Delineation • Wetland Assessment & Permitting • Wildlife & Botanical Surveys • Fisheries & Aquatics • GIS Mapping

May 30, 2023

Don Torrent  
77 Sunset Ridge  
Norfolk, CT

**RE: Wetland and Watercourse Delineation Report  
77 Sunset Ridge Road, Norfolk**

Mr. Torrent,

At your request, I conducted an inspection on the above-referenced property on April 10, 2023 as depicted on the attached *Wetland Delineation Sketch Map*. The purpose of the inspection was to delineate Connecticut jurisdictional wetlands and watercourses. The inspection was conducted by a soil scientist according to the requirements of the Connecticut Inland Wetlands and Watercourses Act (P.A. 155).

Inland wetlands include soil types designated as poorly drained, very poorly drained, alluvial, and floodplain by the National Cooperative Soils Survey as may be amended from time to time, of the National Resources Conservation Service (NRCS). Watercourses means rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent. Intermittent watercourses shall be delineated by a defined permanent channel and bank and the occurrence of two or more of the following characteristics: (A) Evidence of scour or deposits of recent alluvium or detritus, (B) the presence of standing or flowing water for a duration longer than a particular storm incident, and (C) the presence of hydrophytic vegetation.

Wetlands were delineated by examining the upper 20" of the soil profile with an auger. Those areas meeting the requirements noted above were marked with pink flagging tape labeled "Wetland Delineation" and numbered 1-23 and 24/32 (upland island). Refer to *Wetland Delineation Sketch Map*, attached (note that the sketch map is for illustrative purposes only).

The delineated wetland includes two cover types, forested and emergent. The wetland is forested to the south, and emergent to the north as it climbs up the slope into the maintained rear yard. The wetland hydrology ranges from saturated to seasonally flooded. Areas of concentrated flow occur, draining south-southeast beyond the property limits.

#### Wetland Soil Types

The Moosilauke series consists of very deep, poorly and somewhat poorly drained soils that formed in glacial outwash or drift in low depressions and shallow drainageway on uplands. Saturated hydraulic conductivity is high in the solum and high or very high in the substratum.

The Scarborough series consists of very deep, very poorly drained soils on outwash plains, deltas, and terraces. They are nearly level soils in depressions. The water table is at or near the surface for 6 to 12 months of the year, and many areas are ponded for short periods. This is a mineral soil, but it has a mucky surface horizon.

#### Upland (Non-Wetland) Soil Types

The non-wetland soils were not examined in detail, except as was necessary to identify the wetland boundary. They generally consist of the Shelburne series. The Shelburne Series consists of very deep, well drained soils formed in loamy glacial till. They are gently sloping to very steep soils on glaciated uplands. The till is derived principally from micaceous schist and some siliceous limestone. Permeability is moderate or moderately rapid in the solum and slow in the substratum.

If you have any questions regarding these findings, please feel free to contact me.

Respectfully submitted,



Eric Davison  
Registered Soil Scientist  
eric@davisonenvironmental.com  
www.davisonenvironmental.com

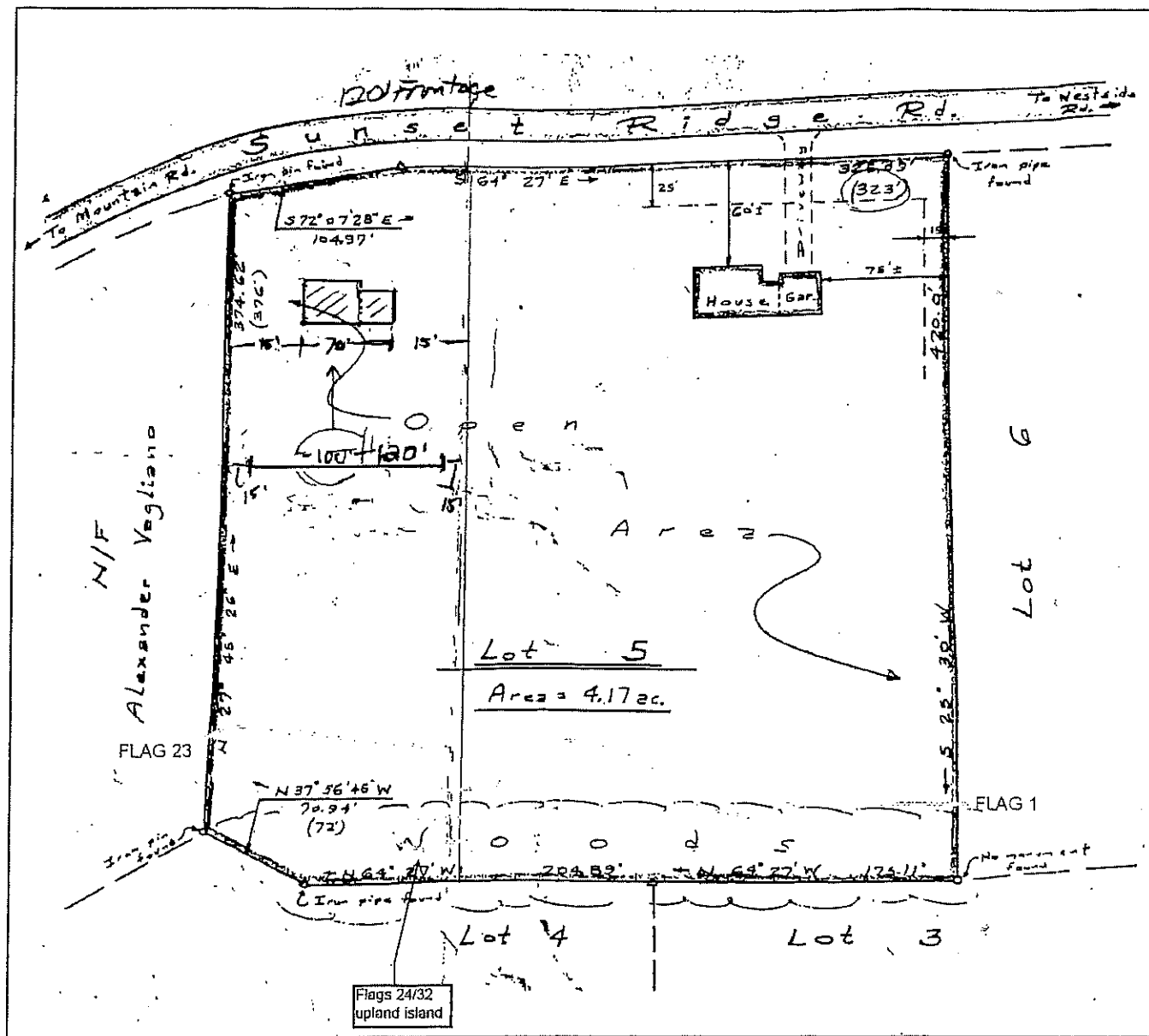
Attachments: (1) Wetland Photographs  
(2) Wetland Delineation Sketch Map



*Photo 1: View of wetland where it emerges into the field and climbs slightly upslope, looking west.*



*Photo 1: View of southern segment wetland.*



# Town of Norfolk, CT

## Summary

Account Number 001065  
 Parcel ID 740  
 Property Address 77 SUNSET RIDGE RD  
 Use Class/Description 1-1 RESIDENTIAL LOT  
 Map/Block/Block Cut 7-12/17//  
 Zoning NR - Neigh Res  
 Acres 4.2



[View Map](#)

## Owner

TORRANT DONALD R & MARI LOUISE  
 PO BOX 422  
 NORFOLK, CT 06058-0422

## Valuation

Assessed Year	2022	2021
Appraised Building Value	\$262,100.00	\$262,100.00
Appraised XF/OB Value	\$4,350.00	\$4,350.00
Appraised Land Value	\$131,700.00	\$131,700.00
Appraised Total Value	\$398,150.00	\$398,150.00
Assessed Building Value	\$183,470.00	\$183,470.00
Assessed XF/OB Value	\$3,050.00	\$3,050.00
Assessed Land Value	\$92,190.00	\$92,190.00
Assessed Total Value	\$278,710.00	\$278,710.00

## Land

Building Number 1  
 Land Use 1-1 - RESIDENTIAL LOT  
 Land Units 1 AC  
 Value 112,500

Building Number 1  
 Land Use 1-2 - EXCESS LAND  
 Land Units 3.2 AC  
 Value 19,200

## Building Information

Building #	Notes	Living Area	Gross Area	Effective Area
1	Fireplaces			
Cape	Roof Cover		Asphalt	
1	Roof Structure		Gable/Hip	
1985	Floor Type		Hardwood	
2005	Heat Type		Hot Water	
2,611	Fuel Type		Oil	
1.75	AC		None	
05 B-	Bdrms/Full Bth/Hlf Bth/Ttl Rm		04/3/1/8	
G	Basement Finished Area			
Clapboard	Basement Sq. Ft.		1,200	
Drywall/Sheet				
Code	Description	Living Area	Gross Area	Effective Area
BAS	First Floor	1,365	1,365	1,365
EAF	Attic, Expansion, Finished	58	165	58
FGR	Garage, Framed	0	576	202
FHS	Half Story, Finished	288	576	288
FOP	Porch, Open, Finished	0	44	11
TQS	Three Quarter Story	900	1,200	900
UBM	Basement, Unfinished	0	1,200	240
WDK	Deck, Wood	0	348	42
<b>Totals</b>		<b>2,611</b>	<b>5,474</b>	<b>3,106</b>



List of abutting property owners within 100'

77 Sunset Ridge Road

7-12/19 David and Laura Moran

125 Sunset Ridge Road

Norfolk, CT 06058

8-12/25 Justin Vagliano

PO Box 526

Norfolk, CT 06058

7-12/25 John Perkins and Hope Dana

1 John St. 8B

Brooklyn, NY 11201

8-12/26 Grady Cooley

Anthony D'Agostino

PO Box 553

Norfolk, CT 06058

7-12/26 Joan W. Farr

180 East 79<sup>th</sup> St.

New York, NY 10021

7-12/16 Ben and Emily Herzog

209 18<sup>th</sup> St.

Brooklyn, NY 11215

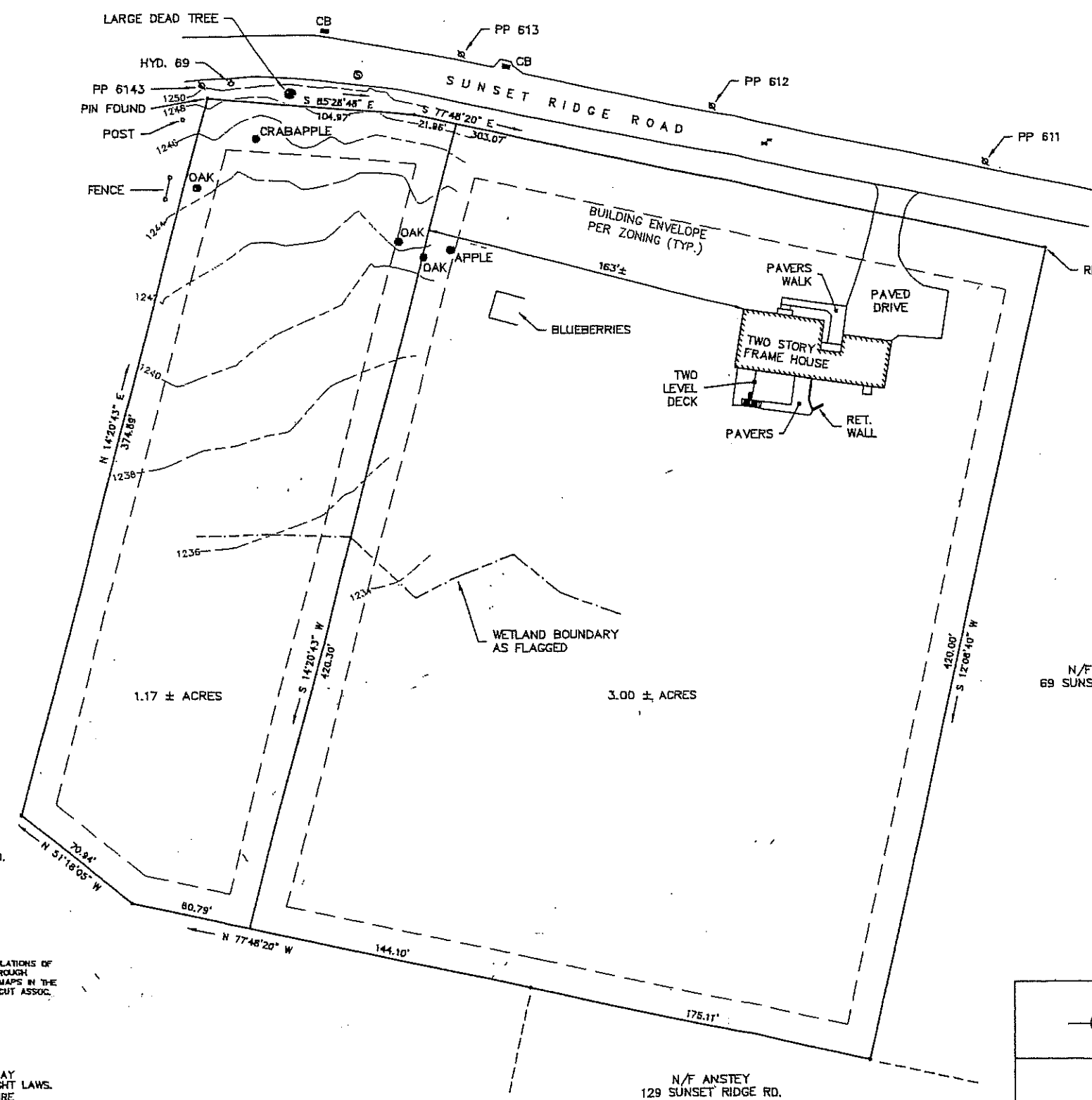
7-12/20 Tamsen Anstey

129 Sunset Ridge Road

Norfolk, CT 06058



ZONE: NR, NEIGHBORHOOD RESIDENTIAL  
 ONE ACRE MINIMUM  
 120' FRONTAGE MINIMUM  
 FRONT YARD SETBACK 25'  
 ALL OTHER SETBACKS 15'

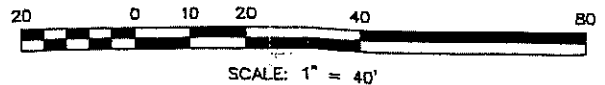


THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOC. OF LAND SURVEYORS, INC. ON SEPTEMBER 28, 1998.

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TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

**KEEFE LAND SURVEYING**  
 THE COMPLETE PRACTICE OF  
 PROFESSIONAL LAND SURVEYING  
 482 MAIN STREET  
 WINSLET, CT 06098-1507  
 (860)-378-7322



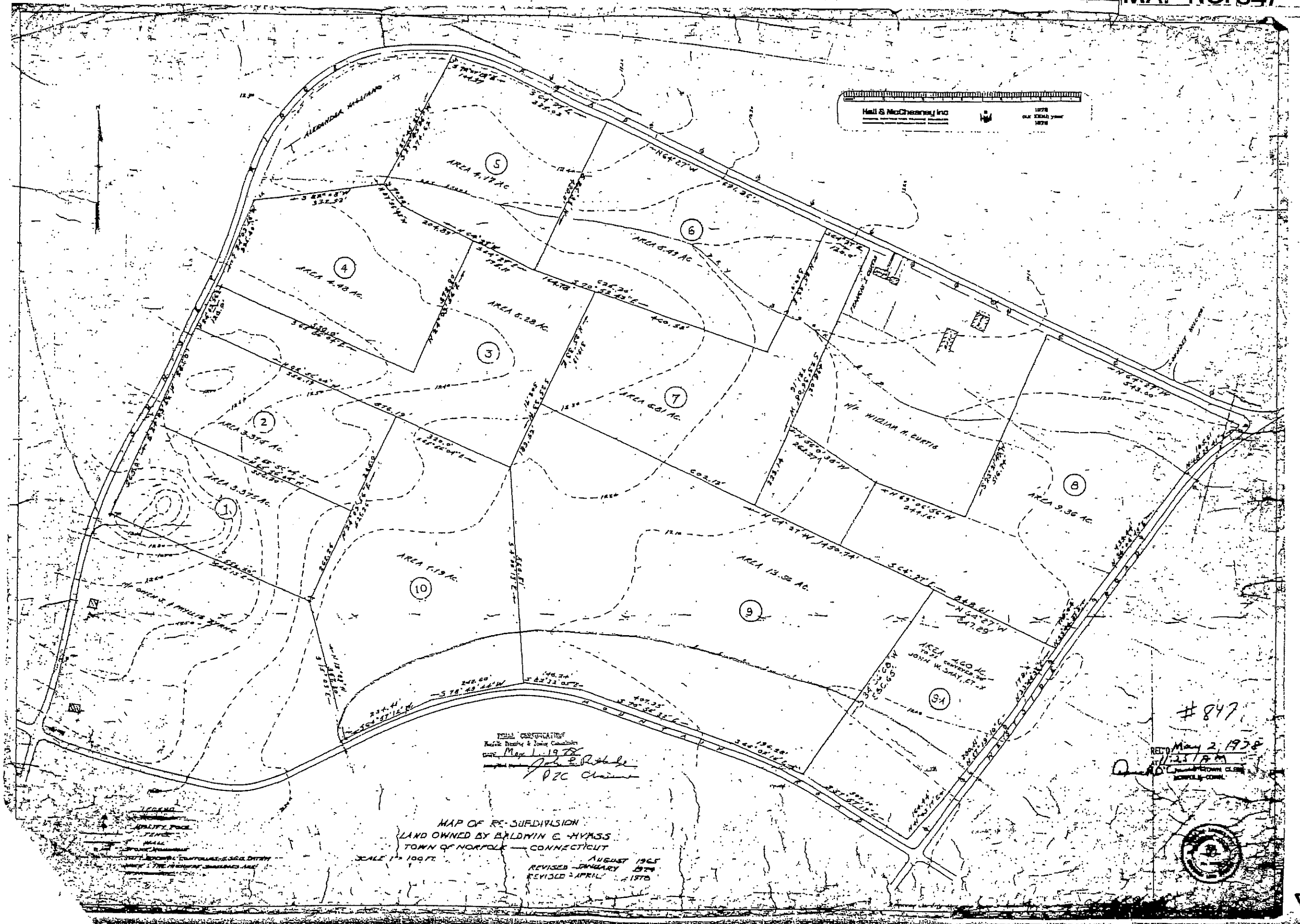
PETER B. KEEFE

CONN L.S. # 9677

JASON E. KEEFE

CONN L.S. # 70391

'02/1978 MAPS Image: 1 of 1



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