

Town of Woodbury

Inland Wetlands and Watercourses Agency

281 Main Street South
Woodbury, CT 06798
203.263.3467 ▪ www.woodburyct.org

REGULAR MEETING MINUTES

March 25, 2024 – 7:30 PM

Senior / Community Center - 265 Main Street South, Woodbury, CT 06798

MEMBERS PRESENT

Mary Tyrrell, Chair
Marty Newell, Vice Chair
Kyle Turoczi, Secretary
Don Richards
Earl Gillette, Alternate
Timothy Pabst, Alternate

MEMBERS ABSENT

Ernest Werner
Michael McAloon, Alternate

NOTED OTHERS PRESENT – Planner Agresta (Town Planner), Carol Haskins (PRWC Exec. Director), other interested parties, and a member of the press.

OPENING OF MEETING

- Call to Order – The meeting commenced at 7:33 p.m.
- Seating of Members / Alternates – Seated for the meeting were Members Newell, Richards, Turoczi, Tyrrell and Alternate Gillette.
- Conflict of Interest Reminder (CGS §8-11 & Woodbury Town Charter Section 901)

24-IW-0004 – 64 Westwood Road / Map 38, Lot 54-1 / R-40 District Town of Woodbury (applicant/owner) / **Three Rivers Park – Restoration of river-bank storm erosion.**

Chair. Tyrrell updated the Agency with regards to the Three Rivers Ad Hoc Committee Meetings. The initial phase is looking at the damaged area and then they will be looking at the entire site. Member Turoczi participated in the last meeting and visited the damaged site and noted that they looked into distances for buffer width. A large barrel has been placed at 100 ft. from the stream edge. The tree line at the pond is at 156 ft. Members of the Ad Hoc Committee were all in agreement with getting the tree set in place. Chair. Tyrrell noted that she applied to DEEP and is awaiting approval. Once DEEP and Army Corps, if required, approve then they can move forward with the work. Members reviewed a draft motion of approval.

MOTION: To approve application 24-IW-0004 (64 Westwood Road / Map 38, Lot 54-1 / R-40 District Town of Woodbury (applicant/owner) / Three Rivers Park – Restoration of river-bank storm erosion).

Made by **RICHARDS**, Seconded by **TUROCZI**

Vote: 4-0-1 – **Approved** – Motion Passed

Aye	Tyrrell, Turoczi, Richards, Gillette
Nay	None
Abstain	Newell

Copies of documents and meeting audio are available at the Land Use Office

24-IW-0007 – 814 Washington Road / Map 56, Lot 16B / OS-100 District / Woodbury’s Hidden Paradise, LLC (owner/applicant) / Regrade hillside to eliminate former tubing runs.

Mark Reifenhauer was present for the discussion. It was questioned if any changes were submitted. It was noted that the changes will be included on the final plans. A draft motion was reviewed by the Agency. Due to the steepness of the area and the amount of rain that has been occurring, the Agency will require a bond. The amount of the bond was briefly discussed. Planner Agresta suggested they could ask the engineer to submit a cost estimate for erosion controls, he could review it and set a bond. It was clarified that the project is being done in phases, each phase needs to be completed and stabilized prior to moving on and starting the next phase. Chair. Tyrrell expressed that extra materials should be stored on site for emergency use.

MOTION: To approve application 24-IW-0007 (814 Washington Road / Map 56, Lot 16B / OS-100 District / Woodbury’s Hidden Paradise, LLC (owner/applicant) / Regrade hillside to eliminate former tubing runs) as amended

Made by **TUROCZI**, Seconded by **RICHARDS**

Vote: 4-0-1 – **Approved** – Motion Passed

Aye Tyrrell, Turoczi, Richards, Gillette
Nay None
Abstain Newell

24-IW-0008 – 63 Mill Road / Map 10, Lot 45A-2 / OS-60 District / Jamie Rogers (owner/applicant) / Installation of an inground pool measuring 512 sf (16 ft x 32 ft).

Chair. Tyrrell reminded that the Agency has reviewed this site previously. The Agency did not express any concerns with the application. A draft motion was reviewed.

MOTION: To approve application 24-IW-0008 (63 Mill Road / Map 10, Lot 45A-2 / OS-60 District / Jamie Rogers (owner/applicant) / Installation of an inground pool measuring 512 sf (16 ft x 32 ft).

Made by **TUROCZI**, Seconded by **RICHARDS**

Vote: 4-0-1 – **Approved** – Motion Passed

Aye Tyrrell, Turoczi, Richards, Gillette
Nay None
Abstain Newell

24-IW-0009 – 102 Joshua Hill Road / Map 21, Lot 4-2 / OS-60 District / Allison K. Kirby (owner/applicant) / Remove existing deck and replace with new deck measuring 320 sf (16 ft x 20 ft) plus stairs on either end of new deck; install six (6) new 10- inch (diam.) sonotube footings.

The Agency had no questions and expressed no concerns. A draft motion was reviewed by the Agency.

MOTION: To approve application 24-IW-0009 (102 Joshua Hill Road / Map 21, Lot 4-2 / OS-60 District / Allison K. Kirby (owner/applicant) / Remove existing deck and replace with new deck measuring 320 sf (16 ft x 20 ft) plus stairs on either end of new deck; install six (6) new 10- inch (diam.) sonotube footings).

Made by **RICHARDS**, Seconded by **TUROCZI**

Vote: 4-0-1 – **Approved** – Motion Passed

Aye Tyrrell, Turoczi, Richards, Gillette
Nay None
Abstain Newell

24-IW-0010 – Chohees Trail / Map 044, Lots 18 & 18B / OS-100 District / Scott Pustola (owner/applicant Lot 18B) – TRP Farms LLC (owner Lot 18 – easement over) / Wetland driveway crossing improvements within access easement on Lot 18 associated with access to new Single-Family Dwelling on Lot 18B.

Member Pabst recused himself and left the room.

Members Gillette and Richards visited the site and reported their findings to the Agency. Photos provided by Member Gillette were shown. Member Richards expressed concerns with an emergency spillway currently about 13 inches above the top of the driveway feeling it should be 2 feet above. Concerns were with a potential washout causing downstream damage. Member Gillette described the photos. The pipes appeared to be adequate. A rock trench previously installed appears to be managing the water well. Member Gillette was impressed with the work from Eversource. He described an area where there was an accumulation of brush and debris in the setback. It was noted that a lot of water comes down the Town road into the property leaving silt in debris in one area. The homeowner indicated that they would clean that up and stabilize the area. Member Richards reiterated that the driveway should be two feet above the emergency spillway. It was noted that the logs at the entranceway have been removed on the side the Agency had requested several months ago. The Agency felt the engineer should look into these concerns. The Agency would like something written from the engineer that the elevations are appropriate for the structure and driveway. Plans were reviewed with respect to elevations. It was questioned if the Agency wanted the debris removal as part of the approval, Member Gillette noted the owner had indicated they would be cleaning the area up. There was no one present to represent the application; they have a draft motion ready once the Agency's questions have been answered.

Member Pabst returned to the meeting.

NEW APPLICATIONS

24-IW-0011 – 121 Townline Road / Map 81, Lot 14-2 / OS-100 / Chase Dowling & Malissa Greatorex (applicant), Gary and Lauren Greatorex (owner) / Within regulated upland review area in association with the construction of a second new single-family dwelling: Install stormwater chambers for roof runoff; Install portion of footing and leader drain outlet pipe; and Construct portion of deck.

Ron Wolff, Chase Dowling and Malissa Greatorex were present for the discussion. Mr. Wolff described the location of the property for the Agency. They are looking to build a second house on the property. The overall site plan was reviewed. Wetlands were delineated in the area of the proposed house by Mike Temple. The house site was shown as well as an existing small shed for animals. The application is requesting to do grading, installation of stormwater chambers, silt fence and a portion of the deck on the north side of the house. No activity will occur in the wetlands. It is currently an open pasture. It was questioned how long the animal barn had been there. It was described to be a three sided structure. The existing house is 14 years old, the barn existed prior to the house. The distance from the shed to the house/deck was confirmed to be about 50 ft. It was questioned if the animals go into the wetlands, they are fenced but do have access to some areas of the wetlands. The septic was shown on the plans. The house is on a full foundation with walkout basement. Drainage with regards to the location of the septic was discussed. Members had no additional questions or concerns and requested a draft motion for the next meeting.

24-IW-0012 – 334 Weekeepemee Road / Map 42, Lot 6-1 / OS-100 / 334 Weekeepemee Road Realty LLC (owner/applicant) / Within regulated upland review area: Install deer fence for garden & fruit trees; Reconstruct existing garage and add 2nd floor for storage; Install 25 ft x 25 ft patio in area of previous house/concrete; Construct dry-stack stone wall along frontage of property; Fine grade and pave existing driveway; and Extend driveway to proposed patio.

Chair. Tyrrell described the property location to the Agency, reminding that members should be familiar with it from previous approvals. Ron Wolff representing the applicant was present for the discussion. Mr. Wolff noted

that the septic and leach fields were completed last year. Plans were reviewed with the Agency. There was always a driveway, the owner wants to have a more defined area going from the driveway to the house. There is an existing concrete slab area where they want to construct a 25 ft. x 25 ft. bluestone patio, a stone wall along the road, a portion of that is in the regulated area and they wish to install deer fencing. The fence will be installed by hand with pressure treated posts. Existing grades will remain, and they will be reconstructing the existing detached garage adding a second floor for storage. It was clarified that the existing driveway will be paved and no drainage is proposed, as the area is fairly flat. Paved or not the stormwater runoff numbers would be the same. It was confirmed that runoff will not go into the road, it was noted the area is flat, but slopes away from the road. The river is not close to the activities. Members had no further questions or concerns, a draft motion was requested for the next meeting.

It was noted that the engineer for 24-IW-0010 / Chohees Trail had arrived at the meeting. Chair Tyrrell noted they were returning to that discussion.

Member Pabst recused himself and left the meeting.

24-IW-0010 – Chohees Trail / Map 044, Lots 18 & 18B / OS-100 District / Scott Pustola (owner/applicant Lot 18B) – TRP Farms LLC (owner Lot 18 – easement over) / Wetland driveway crossing improvements within access easement on Lot 18 associated with access to new Single-Family Dwelling on Lot 18B.

Sean Quinlan of Civil1 was present to address the questions and concerns expressed earlier in the meeting. Member Richards questioned if they could raise the level of the driveway in the area of the emergency spillway (box). It was confirmed this is the pipe with the concrete structure and that the top of pipe to driveway should be two feet. Material to the west of the driveway entrance to the street was noted, the engineer had no concerns with this other than it was a bit messy. An area of a dirt pathway/driveway connecting to the driveway was questioned, stone infiltration on either side of the driveway should address this. Planner Agresta clarified Member Richards request for the driveway changes to raise the driveway two feet and the request to address connection with the other pathways.

MOTION: To approve (24-IW-0010 – Chohees Trail / Map 044, Lots 18 & 18B / OS-100 District / Scott Pustola (owner/applicant Lot 18B) – TRP Farms LLC (owner Lot 18 – easement over) / Wetland driveway crossing improvements within access easement on Lot 18 associated with access to new Single-Family Dwelling on Lot 18B) as drafted and amended.

Made by **NEWELL**, Seconded by **RICHARDS**

Vote: 5-0-1 – **Approved** – Motion Passed

Aye Tyrrell, Turoczi, Newell, Richards, Gillette
Nay None
Abstain None

Member Pabst came back to the meeting.

ENFORCEMENT & WETLANDS UPDATE

23-ENF-IW05 – 57 Lake Road / Map 77, Lot 3 & 7 / OS-60 / Robert Taggett - Tabled

23-ENF-IW06 – 13 Edward Avenue / Map 77, Lot 4-26, 27 & 2 / OS-60 / Frances M. Palomba - Tabled

23-ENF-0002 – 197 Minortown Road / Map 25, Lot 2A-2 / OS-60 District / Michelle Fusco – An Executive Session is planned for the April 8, 2024, meeting. The Executive Session requirements were briefly discussed by the Agency.

43 Hollow Road / Map 36, Lot 68A & Map 103, Lot 13 / R-40 & OS-80 Districts / Town of Woodbury

Planner Agresta updated the Agency that the Parks & Recreation Director indicated she would be at one of the April meetings.

18-IW-1621 – 614 Main Street South / Map 102, Lot 25 / MQ District / Napoli Woodbury LLC - Tabled

ADMINISTRATIVE

Regular Meeting Minutes – 03/11/24

MOTION: To approve the minutes of the March 11, 2024, meeting as submitted.

Made by **NEWELL**, Seconded by **RICHARDS**

Vote: 4-0-1 – **Approved** – Motion Passed

Aye	Tyrrell, Turoczi, Newell, Richards, Gillette
Nay	None
Abstain	Newell

Regulation Review

Members reviewed the final sections of the Draft Proposed Regulations. Among other items, increasing the regulated area to 200 ft. was discussed. It was suggested that the 200 ft. regulated area only be for certain rivers and/or specific sections of rivers in town, not for everything. Member Turoczi volunteered to contact Carol Haskins of the Pomperaug River Watershed Coalition to assist with a generating a list and mapping of the rivers and those areas of the rivers that should be more protected by a 200 ft. review area for the next meeting.

CORRESPONDENCE - None

PRIVILEGE OF THE FLOOR

- Member Gillette questioned who is responsible for maintaining the retention basin at Stone Hollow Road. The Town owns the property, so would be responsible for this. Public Works should be contacted to request this be done.
- Member Gillette noted that 35 Joshua Hill Road seems to be expanding items into the regulated area.
- Member Gillette questioned who is responsible for dealing with debris coming from the Transfer Station into the river. Public Works should be asked to look into this.
- Chair. Tyrrell noted an area along Middle Road Tpke. near the swamp where Public Works removed the guard rail to place rocks. This activity should have had a review by the Agency prior to the work being done.
- Member Turoczi stated that the Three Rivers Judson Avenue Bridge Project needs silt fencing attention. The fencing is blowing in the breeze, silt is accumulating the erosion controls need to be maintained. This is a Public Works project; it is unknown if the bridge projects are complete.

ADJOURNMENT

MOTION:

To adjourn the meeting at 9:31 p.m.
Made by **NEWELL** with no objections.

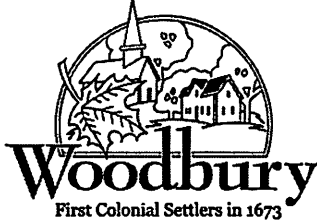
Respectfully submitted,
Anne Firlings

RECEIVED & FILED
IN WOODBURY, CT
This 28th day of Mar 2024
at 2:55 o'clock P M
Melissa M. Monken
Town Clerk

Anne Firlings, Inland Wetlands & Watercourses Agency Clerk

RECEIVED & FILED
IN WOODBURY, CT

This 28th day of Mar 2024
at 2:55 o'clock P M
Maria M. Naren
Town Clerk



Town of Woodbury

Inland Wetlands and Watercourses Agency

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WETLANDS / WATERCOURSES PERMIT APPROVAL

64 WESTWOOD ROAD, WOODBURY THREE RIVERS PARK – 24-IW-0004

Isolated Short-Term Restoration of Riverbank due to Storm Erosion

Town of Woodbury (applicant/owner)

Date of Approval	March 25, 2024
Permit Expiration*	March 25, 2026

*If regulated activities and conditions of approval are not completed accordingly.

Applicant **Woodbury Parks and Recreation**
Owner **Town of Woodbury**
Application **24-IW-0004**
Project **Three Rivers Park – Pomperaug River stream bank stabilization.**
Address **64 Westwood Road, Assessor Map 38, Lot 54-1**
Site Acreage **71.31 acres**
Zone **R-40**

WHEREAS the Town of Woodbury Inland Wetlands and Watercourses Agency (“Agency”) has received application **24-IW-0004** as submitted by the applicant/owner listed above in accordance with the Inland Wetlands and Watercourses Regulations of the Town of Woodbury (“IWWA Regulations”) seeking a Wetlands/Watercourses Permit (“Permit”) to implement the “project” as described above; and

WHEREAS application materials received include the following:

- Cover Sheet (1/4), Trout Scapes, 02/26/24
- USGS Topographic Map (2/4), Trout Scapes, 02/26/24
- Bank Stabilization Plan Review (3/4), Trout Scapes, 02/26/24
- Bank Stabilization Design Figures (4/4), 02/26/24; and

WHEREAS the following mitigation measures are proposed:

- Retention of fallen tree anchored to stream bank.
- Utilization of biodegradable erosion control matting on re-sloped stream bank.
- Utilization of native gravels and cobbles for toe of slope protection and to key-in erosion control matting; and

NOW THEREFORE BE IT RESOLVED upon careful consideration of the information received, the Agency, in accordance with §11.3 of the IWWA Regulations, hereby finds the following:

- The project seeks to stabilize a section of the Pomperaug River that has eroded due to a fallen tree in the river channel and related and ongoing erosion due to storm events.
- Site disturbance will be minimal, short term and is intended to be beneficial restoration.
- Site disturbance impacts can be further mitigated by the conditions listed below and the proper use and maintenance of soil erosion and sedimentation controls as may be warranted and/or required.
- The Agency classifies the application as Summary (not involving a “significant impact” thus a public hearing is not required); and

BE IT FURTHER RESOLVED the Agency, in accordance with §10 of the IWWA Regulations following deliberations hereby approves application 24-IW-0004 as described above, subject to modifications and conditions set forth below; and

BE IT FURTHER RESOLVED the Agency hereby authorizes the publishing and filing of a Notice of Decision consistent with the requirements set forth in §11.4 of the Regulations, as well as required reporting to the Connecticut Department of Energy and Environmental Protection (“CT DEEP”) per CGS §22a-39-14; and

BE IT FURTHER RESOLVED this approval is specific to that detailed herein and the final plans as endorsed as “approved” *subject to the following modifications and conditions:*

A. Prior to Commencement of any Work or Site Disturbance

1. **Final Plans** – The plans presented shall be endorsed as “approved” by the Agency / Town Planner.
2. **Other Required Approvals** – No work shall be authorized to commence absent securing all required approvals. Other required approvals shall be separately obtained by the applicant and copies thereof shall be provided to the Agency office for inclusion in the permit record file, including but not limited to:
 - **Federal Army Corps of Engineers (ACOE)**
 - **State of Connecticut Department of Energy and Environmental Protection (DEEP)**

No work shall commence absent all required permit approvals or clear authorization that no permit approval is needed can be verified. Substantive changes to the scope of work resulting from these other required approvals shall be subject to the prior review and acceptance (approval) by the Agency as a modification to this approval.

B. Conditions During Construction

1. Prior to commencement of any site work or site disturbance, the limits of disturbance shall be clearly marked in the field to the satisfaction of the Land Use Office and the Land Use Office shall be provided a minimum of 48-hours of notice. No regulated activity shall commence until erosion and sedimentation control devices have been properly installed to the satisfaction of the Land Use Office and inspected by the Land Use Office. The applicant shall maintain and supplement the controls as needed, and the Land Use Office may require additional controls as may be deemed necessary or warranted.
2. The Land Use Office shall be duly apprised of the status and progress of site work throughout construction, and promptly notified as to any issues or potential deviations in completing the site work as designed and approved, so either appropriate minor field changes may be authorized by the Land Use Office or the need for a new or modified permit approval can be identified.

3. The following shall be followed in relation to the project:
 - The active work area shall be cordoned off with construction fencing or other control means as may be approved by the Land Use Office.
 - No ground disturbance beyond that shown on the final approved plans is needed or authorized; and no tree removal is involved or authorized with this approval.
 - Ground disturbance shall be contained and maintained to the minimum necessary to complete the authorized improvements.
 - Erosion and sedimentation controls shall be installed and maintained, and additional controls may be required at the direction of the Land Use Office if deemed necessary.
4. The site shall be kept clean of all loose debris, litter, and similar materials to prevent such from entering wetlands or watercourses.
5. Disturbed soils shall be stabilized in a timely fashion, particularly to avoid/minimize erosion impacts.
6. Storage of any fuel/lubricants, and the refueling/lubrication of any equipment are forbidden within any portion of wetlands/watercourses or regulated 100-foot upland review areas. The Land Use Office and CT DEEP shall be notified immediately of any spillage, discharge or loss of oil/petroleum/chemical liquids or solids which have occurred or will likely occur as a result of the activity.

B. Post Construction Compliance and Permit Closure

1. **Final Inspection Required** – The applicant shall request the Land Use Office conduct a final inspection for determination of permit completion of the approved regulated activities, subject to the following:
 - Verification of ACOE and/or DEEP sign-off if under an authorized permit approval.
 - Verification the site has been cleaned of construction related equipment, materials, and debris.
 - Verification all disturbed areas have been stabilized and exhibit healthy vegetative cover.
 - Verification all erosion controls have been appropriately removed and disposed of following Land Use Office confirmation that the site is stabilized.
3. **Approval Compliance / Changes** – Failure to maintain compliance with this permit and the approved final plans shall constitute a violation of the terms of this permit and the IWWA Regulations. Additions or changes to the approved regulated activities shall require prior review and separate approval and permit.
4. **Expiration** – This permit approval shall expire and be null and void without further written notice per the date set forth above unless all regulated activities, including site stabilization and landscaping, are completed consistent with the approved final Site Plans. The Agency may grant one (1) or more extensions of time to complete same, not to exceed that as may be permitted. Any request for extension shall be in writing to the Agency in a timely manner prior to the expiration date for which an extension is requested and shall state the reasons and circumstances for the requested extension. In considering any such request, the Agency may require a public hearing and may adjust any held bond.

MOTION

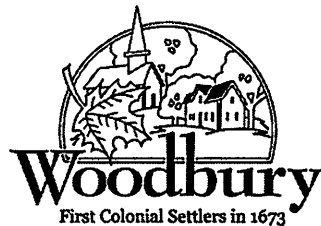
Moved by RICHARDS, Seconded by TUROCZI

Vote: 4-0-1 – APPROVED – Motion PASSED

Aye Tyrrell, Turoczi, Richards, Gillette

Nay None

Abstain Newell



Town of Woodbury

Inland Wetlands and Watercourses Agency

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203.263.3467 ▪ www.woodburyct.org

WETLANDS / WATERCOURSES PERMIT APPROVAL

814 WASHINGTON ROAD – 24-IW-0007

Regrade and Eliminate Former Tubing Runs

Woodbury's Hidden Paradise, LLC (owner/applicant)

Date of Approval	Marcy 25, 2024
Permit Expiration*	March 25, 2026

***If regulated activities and conditions of approval are not completed accordingly**

Applicant	Woodbury's Hidden Paradise, LLC
Property Owner	Woodbury's Hidden Paradise, LLC
Application	24-IW-0007
Project	Regrade hillside to eliminate former tubing runs.
Address	814 Washington Road, Assessor Map 56, Lot 16B
Site Acreage	10.001 acres
Zone	OS-100 Zoning District

WHEREAS the Town of Woodbury Inland Wetlands and Watercourses Agency ("Agency") has received application **24-IW-0007** as submitted by the applicant/owner listed above in accordance with the Inland Wetlands and Watercourses Regulations of the Town of Woodbury ("IWWA Regulations") seeking a Wetlands/Watercourses Permit ("Permit") to implement the "project" as described above; and

WHEREAS the following mitigation measures are proposed:

- The project will be completed over four (4) phases to limit the amount of open grading and disturbance occurring at a single time.
- Direct disturbances to wetlands/watercourses resources will be avoided and such resources will be cordoned off and protected from grading activities.
- Erosion control matting and wattle rows are proposed to control stormwater runoff and assist with vegetation re-stabilization.
- Erosion and sedimentation controls will be maintained during construction; and

WHEREAS application materials received include the following:

- Application for Inland Wetlands Agency Permit
- Wetland / Watercourse Delineation Report, Davison Environmental, 07/26/21
- Existing Conditions Plan (1/5), Smith & Company, 12/04/23
- Sediment & Erosion Control Plan (2/5), Smith & Company, 12/04/23
- Sediment & Erosion Control Plan (3/5), Smith & Company, 12/04/23
- Sediment & Erosion Control Plan (4/5), Smith & Company, 12/04/23

- Sediment & Erosion Control Plan, Smith & Company, 12/04/23
- Notes & Details (5/5), Smith & Company, 12/04/23; and

NOW THEREFORE BE IT RESOLVED upon careful consideration of the information received, the Agency, in accordance with §11.3 of the Regulations, hereby finds the following:

- No significant adverse off-site impacts are anticipated;
- Site disturbance during construction will be short term;
- Site disturbance impacts can be further mitigated by the conditions listed below and the proper use and maintenance of soil erosion and sedimentation controls as may be warranted and/or required;
- The Agency classifies the application as Summary (not involving a “significant impact” thus a public hearing is not required); and

BE IT FURTHER RESOLVED the Agency, in accordance with §10 of the Regulations following deliberations hereby approves application 24-IW-0007 as described above, subject to modifications and conditions set forth below; and

BE IT FURTHER RESOLVED the Agency hereby authorizes the publishing and filing of a Notice of Decision consistent with the requirements set forth in §11.4 of the IWWA Regulations, as well as required reporting to the Connecticut Department of Energy and Environmental Protection (“CT DEEP”) per CGS §22a-39-14; and

BE IT FURTHER RESOLVED this approval is specific to that detailed herein and the final plans endorsed as “approved” subject to the following modifications and conditions:

A. Prior to Commencement of any Work or Site Disturbance

1. The applicant shall submit a single (1) complete set of revised **Final Plans**, revised as follows to the satisfaction of the Town Planner:
 - a. **Each Sheet** (inclusive of all application plans and details as listed above) shall include a common revision date, post the date of this approval, and an original seal and signature of the professional responsible for preparing each individual plan or sheet.
 - b. Add a full copy of this approval.
 - c. Add the following notes conspicuously to Sheet 1/5:
 - **24-IW-0007 – Approval Date: March 25, 2024; Expiration Date: March 25, 2026* (*If regulated activities and conditions of approval are not completed accordingly in such timeframe.)**
 - **No direct wetland filling or disturbances are involved or authorized.**
 - **Additional erosion control materials shall be maintained at the site during all phases of permit implementation for use as needed or directed by the Land Use Office.**
 - **Prior to installation of the seed mix, a copy of its seed species inclusion shall be provided to the Land Use Office for its review to ensure only native species are included in the seed mix.**
 - **Approved activities shall be monitored as set forth on the plans and shall include at minimum weekly reporting to the Land Use Office as to status of work and site conditions.**
 - **The Land Use Office shall be contacted for authorization prior to commencing Phase 1 and prior to commencing subsequent Phases. Prior phase work shall be substantively completed and stabilized prior to authorization by the Land Use Office to commence a subsequent phase.**

2. **Final Site Plans for Endorsement** – Following acceptance of revised final plans by the Town Planner, the applicant shall provide for endorsement by the Agency/Town Planner two (2) printed sets (additional copies should the applicant desire copies as endorsed). EACH plan sheet shall be signed and sealed providing live (original signature and seal) certification thereof by the professional(s) responsible for their preparation.
3. **A Site Remediation / Soil and Erosion Control Bond** in an amount as approved by the Town Planner based on acceptance of an applicant's Professional Engineer submitted "Cost Estimate" provided in accordance with §13 of the IWWA Regulations shall be submitted to the Land Use Office in the form of a Cash Bond payable to the Town of Woodbury. The bond shall remain in full force and effect until such time as the bond is released by the Town.
4. **Other Required Approvals** – No work shall be authorized to commence absent securing all approvals as may be required. Other required approvals shall be separately obtained by the applicant and copies thereof shall be provided to the Agency office for inclusion in the permit record file, including but not limited to:
 - **Housatonic Valley Health District**
 - **Woodbury Administrative Zoning, Driveway and Building Permits**

B. Conditions During Construction

1. Prior to commencement of any site work or site disturbance, the limits of disturbance shall be clearly marked in the field to the satisfaction of the Land Use Office and the Land Use Office shall be provided a minimum of 48-hours of notice. No regulated activity shall commence until erosion and sedimentation control devices have been properly installed to the satisfaction of the Land Use Office and inspected by the Land Use Office. The applicant shall maintain and supplement the controls as needed, and the Land Use Office may require additional controls as may be deemed necessary or warranted.
2. The Land Use Office shall be duly apprised of the status and progress of site work throughout construction, and promptly notified as to any issues or potential deviations in completing the site work as designed and approved, so either appropriate minor field changes may be authorized by the Land Use Office or the need for a new or modified permit approval can be identified.
3. The following shall be followed in relation to the project:
 - No ground disturbance beyond that shown on the approved plans is authorized; and no tree removal is involved or authorized with this approval.
 - Ground disturbance shall be contained to the minimum necessary to complete the authorized improvements.
 - Erosion and sedimentation controls shall be installed and maintained, and additional controls may be required at the direction of the Land Use Office if deemed necessary.
 - There shall be no dumping or burying of any tree stumps or tree materials including but not limited to branches, wood chips and the like.
4. Construction vehicles/equipment not in use shall not be stored, and at no time shall such be washed out, within a regulated upland review area. Washout material shall be contained in a washout pit or equal containment system and hardened material removed from the site for disposal at an acceptable location elsewhere.
5. Construction stockpiles and staging shall be outside the regulated 100-foot upland review area. The site shall be kept clean of all loose debris, litter, and similar materials to prevent such from entering wetlands or watercourses. Silt fencing and other site erosion and sedimentation controls shall be regularly maintained and any silt build-up along the fence line shall be promptly removed and placed as acceptable fill in areas outside of regulated area and where such will not allow the material to migrate.

6. Disturbed soils shall be stabilized in a timely fashion, particularly to avoid/minimize erosion impacts.
7. Storage of any fuel/lubricants, and the refueling/lubrication of any equipment are forbidden within any portion of wetlands/watercourses or regulated 100-foot upland review areas. The Land Use Office and CT DEEP shall be notified immediately of any spillage, discharge or loss of oil/petroleum/chemical liquids or solids which have occurred or will likely occur as a result of the activity.

C. Post Construction Compliance and Permit Closure

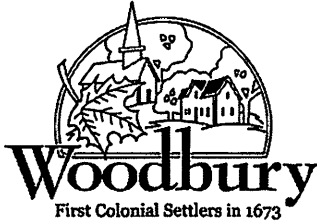
1. **Final Inspection Required** – The applicant shall request the Land Use Office conduct a final inspection for determination of permit completion of the approved regulated activities, subject to the following:
 - Submission of a certified A-2 Survey As-Built Plan detailing the completed improvements in a form, content and number as required by the Land Use Office to determine permit compliance and satisfactory completion consistent with this approval and the endorsed final plans.
 - Provision of a Professional Engineer certification that the drainage improvements have been installed in accordance with the final plans and are functioning as designed.
 - Verification the site has been cleaned of construction related equipment, materials, and debris.
 - All disturbed areas have been stabilized and exhibit healthy vegetative cover.
 - All erosion controls have been appropriately removed and disposed of following Land Use Office confirmation that the site is stabilized.
2. **Bond Release** – Upon written request by the applicant following completion of all approved work consistent with the approved final plans and verification the site is stabilized to the satisfaction of the Land Use Office, the bond may be released by the Land Use Office (subject to submission of an adequate As-Built Plan detailing and certifying the completed improvements). The Land Use Office may refer any request for bond release to the Agency.
3. **Drainage Improvements** – Stormwater management and treatment controls shall be maintained to function as designed and to prevent erosion and sedimentation dispersal as a condition of continued compliance.
4. **Approval Compliance / Changes** – Failure to maintain compliance with this permit and the approved final plans shall constitute a violation of the terms of this permit and the IWWA Regulations. Additions or changes to the approved regulated activities shall require prior review and separate approval and permit.
5. **Expiration** – This permit approval shall expire and be null and void without further written notice per the date set forth above unless all regulated activities, including site stabilization and landscaping, are completed consistent with the approved final plans. The Agency may grant one (1) or more extensions of time to complete same, not to exceed that as may be permitted. Any request for extension shall be in writing to the Agency in a timely manner prior to the expiration date for which an extension is requested and shall state the reasons and circumstances for the requested extension. In considering any such request, the Agency may require a public hearing and may adjust any held bond.

MOTION

Moved by TUROCZI, Seconded by RICHARDS

Vote: 4-0-1 – APPROVED – Motion PASSED

Aye	Tyrrell, Turoczi, Richards, Gillette
Nay	None
Abstain	Newell



Town of Woodbury

Inland Wetlands and Watercourses Agency

281 Main Street South
Woodbury, CT 06798
203.263.3467 ▪ www.woodburyct.org

WETLANDS / WATERCOURSES PERMIT APPROVAL

63 MILL ROAD – 24-IW-0008

Inground Swimming Pool

Jamie Rogers (applicant/owner)

Date of Approval	March 25, 2024
Permit Expiration*	March 25, 2026

*If regulated activities and conditions of approval are not completed accordingly.

Applicant	Jamie Rogers
Owner	Jamie Rogers
Application	24-IW-0008
Project	Installation of an inground pool measuring 512 sf (16 ft x 32 ft), including associated pool equipment, surrounding pool patio pavers and fencing.
Address	63 Mill Road, Assessor Map 10, Lot 45A-2
Site Acreage	4.55 acres
Zone	OS-60

WHEREAS the Town of Woodbury Inland Wetlands and Watercourses Agency (“Agency”) has received application **24-IW-0008** as submitted by the applicant/owner listed above in accordance with the Inland Wetlands and Watercourses Regulations of the Town of Woodbury (“IWWA Regulations”) seeking a Wetlands/Watercourses Permit (“Permit”) to implement the “project” as described above; and

WHEREAS application materials received include the following:

- Application for Inland Wetlands Agency Permit
- SP-1 – Propose Site Plan, 03/11/24
- SP-2 – Erosion & Sedimentation Control Plan, 03/11/24; and

WHEREAS the following mitigation measures are proposed:

- Proposed pool and associated improvements are located within previously approved and disturbed areas;
- No direct impacts to site wetlands/watercourses are proposed or needed, activity is limited to upland review area and previously approved limits of disturbance for the principal dwelling construction;

NOW THEREFORE BE IT RESOLVED upon careful consideration of the information received, the Agency, in accordance with §11.3 of the IWWA Regulations, hereby finds the following:

- No significant adverse off-site impacts are anticipated;
- Site disturbance will be minimal and short term;
- Site disturbance impacts can be further mitigated by the conditions listed below and the proper use and maintenance of soil erosion and sedimentation controls as may be warranted and/or required;
- The Agency classifies the application as Summary (not involving a “significant impact” thus a public hearing is not required); and

BE IT FURTHER RESOLVED the Agency, in accordance with §10 of the IWWA Regulations following deliberations hereby approves application 24-IW-0008 as described above, subject to modifications and conditions set forth below; and

BE IT FURTHER RESOLVED the Agency hereby authorizes the publishing and filing of a Notice of Decision consistent with the requirements set forth in §11.4 of the Regulations, as well as required reporting to the Connecticut Department of Energy and Environmental Protection (“CT DEEP”) per CGS §22a-39-14; and

BE IT FURTHER RESOLVED this approval is specific to that detailed herein and the final plans as endorsed as “approved” *subject to the following modifications and conditions:*

A. Prior to Commencement of any Work or Site Disturbance

1. **Final Plans** – The plans presented shall be endorsed as “approved” by the Agency / Town Planner.
2. **Bond** – In accordance with §13 of the IWWA Regulations, a Site Remediation / Soil and Erosion Control Bond in the amount one thousand (\$1,000.00) dollars shall be submitted to the Land Use Office in a form and content as acceptable by the Town. The bond shall remain in full force and effect until such time as the bond is released by the Town.
3. **Other Required Approvals** – No work shall be authorized to commence absent securing all required approvals. Other required approvals shall be separately obtained by the applicant and copies thereof shall be provided to the Agency office for inclusion in the permit record file, including but not limited to:
 - **Housatonic Valley Health District**
 - **Woodbury Administrative Zoning, Driveway and/or Building Permits**

B. Conditions During Construction

1. Prior to commencement of any site work or site disturbance, the limits of disturbance shall be clearly marked in the field to the satisfaction of the Land Use Office and the Land Use Office shall be provided a minimum of 48-hours of notice. No regulated activity shall commence until erosion and sedimentation control devices have been properly installed to the satisfaction of the Land Use Office and inspected by the Land Use Office. The applicant shall maintain and supplement the controls as needed, and the Land Use Office may require additional controls as may be deemed necessary or warranted.

2. The Land Use Office shall be duly apprised of the status and progress of site work throughout construction, and promptly notified as to any issues or potential deviations in completing the site work as designed and approved, so either appropriate minor field changes may be authorized by the Land Use Office or the need for a new or modified permit approval can be identified.
3. The following shall be followed in relation to the project:
 - No ground disturbance beyond that shown on the final approved plans is needed or authorized; and no additional tree removal is involved or authorized with this approval.
 - Ground disturbance shall be contained and maintained to the minimum necessary to complete the authorized improvements.
 - Erosion and sedimentation controls shall be installed and maintained, and additional controls may be required at the direction of the Land Use Office if deemed necessary.
 - There shall be no dumping or burying of any tree stumps or tree materials including but not limited to branches, wood chips and the like.
4. Construction vehicles/equipment not in use shall not be stored, and at no time shall such be washed out, within a regulated upland review area. Washout material shall be contained in a washout pit or equal containment system and hardened material removed from the site for disposal at an acceptable location elsewhere.
5. Construction stockpiles and staging shall be outside the regulated 100-foot upland review area. The site shall be kept clean of all loose debris, litter, and similar materials to prevent such from entering wetlands or watercourses. Silt fencing and other site erosion and sedimentation controls shall be regularly maintained and any silt build-up along the fence line shall be promptly removed and placed as acceptable fill in areas outside of regulated area and where such will not allow the material to migrate.
6. Disturbed soils shall be stabilized in a timely fashion, particularly to avoid/minimize erosion impacts.
7. Storage of any fuel/lubricants, and the refueling/lubrication of any equipment are forbidden within any portion of wetlands/watercourses or regulated 100-foot upland review areas. The Land Use Office and CT DEEP shall be notified immediately of any spillage, discharge or loss of oil/petroleum/chemical liquids or solids which have occurred or will likely occur as a result of the activity.

B. Post Construction Compliance and Permit Closure

1. **Final Inspection Required** – The applicant shall request the Land Use Office conduct a final inspection for determination of permit completion of the approved regulated activities, subject to the following:
 - Submission of a As-Built Plan detailing the completed improvements in a form, content and number as required by the Land Use Office to determine permit compliance and satisfactory completion consistent with this approval and the endorsed final plans.
 - Verification the site has been cleaned of construction related equipment, materials, and debris.
 - All disturbed areas have been stabilized and exhibit healthy vegetative cover.
 - All erosion controls have been appropriately removed and disposed of following Land Use Office confirmation that the site is stabilized.

2. **Bond Release** – Upon written request by the applicant following completion of all approved work consistent with the approved final plans and verification the site is stabilized to the satisfaction of the Land Use Office, the bond may be released by the Land Use Office (subject to submission of an adequate As-Built Plan detailing and certifying the completed improvements). The Land Use Office may refer any request for bond release to the Agency.
3. **Approval Compliance / Changes** – Failure to maintain compliance with this permit and the approved final plans shall constitute a violation of the terms of this permit and the IWWA Regulations. Additions or changes to the approved regulated activities shall require prior review and separate approval and permit.
4. **Expiration** – This permit approval shall expire and be null and void without further written notice per the date set forth above unless all regulated activities, including site stabilization and landscaping, are completed consistent with the approved final Site Plans. The Agency may grant one (1) or more extensions of time to complete same, not to exceed that as may be permitted. Any request for extension shall be in writing to the Agency in a timely manner prior to the expiration date for which an extension is requested and shall state the reasons and circumstances for the requested extension. In considering any such request, the Agency may require a public hearing and may adjust any held bond.

MOTION

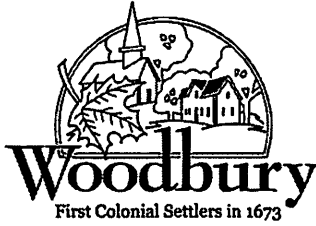
Moved by **GILLETTE**, Seconded by **TUROCZI**

Vote: 4-0-1 – **APPROVED** – Motion **PASSED**

Aye Tyrrell, Turoczi, Richards, Gillette

Nay None

Abstain Newell



Town of Woodbury Inland Wetlands and Watercourses Agency

281 Main Street South
Woodbury, CT 06798
203.263.3467 ▪ www.woodburyct.org

WETLANDS / WATERCOURSES PERMIT APPROVAL

102 JOSHUA HILL ROAD – 24-IW-0009

Demo Existing Deck and Install New Replacement Accessory Deck

Allison K. Kirby (applicant/owner)

Date of Approval	March 25, 2024
Permit Expiration*	March 25, 2026

*If regulated activities and conditions of approval are not completed accordingly.

Applicant	Allison K. Kirby
Owner	Allison K. Kirby
Application	24-IW-0009
Project	Remove existing deck and replace with new deck measuring 320 sf (16 ft x 20 ft) plus stairs on either end of new deck; install eight (8) new 10- inch (diam.) footings.
Address	102 Joshua Hill Road, Assessor Map 21, Lot 4-2
Site Acreage	1.42 acres
Zone	OS-60

WHEREAS the Town of Woodbury Inland Wetlands and Watercourses Agency (“Agency”) has received application **24-IW-0009** as submitted by the applicant/owner listed above in accordance with the Inland Wetlands and Watercourses Regulations of the Town of Woodbury (“IWWA Regulations”) seeking a Wetlands/Watercourses Permit (“Permit”) to implement the “project” as described above; and

WHEREAS application materials received include the following:

- Application for Inland Wetlands Agency Permit
- Map of Resubdivision (Record Map V17 P95)
- Plot Plan, 02/29/24
- Deck Floor Plan
- Deck Footing Plan
- Deck Photo
- Scope of Work

WHEREAS the following mitigation measures are proposed:

- Deck is located within previously approved and disturbed areas;
- No direct impacts to site wetlands/watercourses are proposed or needed, activity is limited to upland review area and previously approved limits of disturbance for the principal dwelling construction;

NOW THEREFORE BE IT RESOLVED upon careful consideration of the information received, the Agency, in accordance with §11.3 of the IWWA Regulations, hereby finds the following:

- No significant adverse off-site impacts are anticipated;
- Site disturbance will be minimal and short term;
- Site disturbance impacts can be further mitigated by the conditions listed below and the proper use and maintenance of soil erosion and sedimentation controls as may be warranted and/or required;
- The Agency classifies the application as Summary (not involving a “significant impact” thus a public hearing is not required); and

BE IT FURTHER RESOLVED the Agency, in accordance with §10 of the IWWA Regulations following deliberations hereby approves application 24-IW-0009 as described above, subject to modifications and conditions set forth below; and

BE IT FURTHER RESOLVED the Agency hereby authorizes the publishing and filing of a Notice of Decision consistent with the requirements set forth in §11.4 of the Regulations, as well as required reporting to the Connecticut Department of Energy and Environmental Protection (“CT DEEP”) per CGS §22a-39-14; and

BE IT FURTHER RESOLVED this approval is specific to that detailed herein and the final plans as endorsed as “approved” *subject to the following modifications and conditions:*

A. Prior to Commencement of any Work or Site Disturbance

1. **Final Plans** – The plans presented shall be endorsed as “approved” by the Agency / Town Planner.
2. **Other Required Approvals** – No work shall be authorized to commence absent securing all required approvals. Other required approvals shall be separately obtained by the applicant and copies thereof shall be provided to the Agency office for inclusion in the permit record file, including but not limited to:
 - **Housatonic Valley Health District**
 - **Woodbury Administrative Zoning, Driveway and/or Building Permits**

B. Conditions During Construction

1. Prior to commencement of any site work or site disturbance, the limits of disturbance shall be clearly marked in the field to the satisfaction of the Land Use Office and the Land Use Office shall be provided a minimum of 48-hours of notice. No regulated activity shall commence until erosion and sedimentation control devices have been properly installed to the satisfaction of the Land Use Office and inspected by the Land Use Office. The applicant shall maintain and supplement the controls as needed, and the Land Use Office may require additional controls as may be deemed necessary or warranted.
2. The Land Use Office shall be duly apprised of the status and progress of site work throughout construction, and promptly notified as to any issues or potential deviations in completing the site work as designed and approved, so either appropriate minor field changes may be authorized by the Land Use Office or the need for a new or modified permit approval can be identified.

3. The following shall be followed in relation to the project:
 - No ground disturbance beyond that shown on the final approved plans is needed or authorized; and no additional tree removal is involved or authorized with this approval.
 - Ground disturbance shall be contained and maintained to the minimum necessary to complete the authorized improvements.
 - Footings shall be hand dug only and excess spoils shall be spread and fine graded under the deck.
 - All storage and staging of materials shall be in the vicinity of the driveway.
 - The septic system tank and fields shall be avoided and protected as necessary.
 - Erosion and sedimentation controls shall be installed and maintained, and additional controls may be required at the direction of the Land Use Office if deemed necessary.
 - There shall be no dumping or burying of any tree stumps or tree materials including but not limited to branches, wood chips and the like.
4. Construction vehicles/equipment not in use shall not be stored, and at no time shall such be washed out, within a regulated upland review area. Washout material shall be contained in a washout pit or equal containment system and hardened material removed from the site for disposal at an acceptable location elsewhere.
5. Construction stockpiles and staging shall be outside the regulated 100-foot upland review area. The site shall be kept clean of all loose debris, litter, and similar materials to prevent such from entering wetlands or watercourses. Silt fencing and other site erosion and sedimentation controls shall be regularly maintained and any silt build-up along the fence line shall be promptly removed and placed as acceptable fill in areas outside of regulated area and where such will not allow the material to migrate.
6. Disturbed soils shall be stabilized in a timely fashion, particularly to avoid/minimize erosion impacts.
7. Storage of any fuel/lubricants, and the refueling/lubrication of any equipment are forbidden within any portion of wetlands/watercourses or regulated 100-foot upland review areas. The Land Use Office and CT DEEP shall be notified immediately of any spillage, discharge or loss of oil/petroleum/chemical liquids or solids which have occurred or will likely occur as a result of the activity.

B. Post Construction Compliance and Permit Closure

1. **Final Inspection Required** – The applicant shall request the Land Use Office conduct a final inspection for determination of permit completion of the approved regulated activities, subject to the following:
 - Submission of a As-Built Plan detailing the completed improvements in a form, content and number as required by the Land Use Office to determine permit compliance and satisfactory completion consistent with this approval and the endorsed final plans.
 - Verification the site has been cleaned of construction related equipment, materials, and debris.
 - All disturbed areas have been stabilized and exhibit healthy vegetative cover.
 - All erosion controls have been appropriately removed and disposed of following Land Use Office confirmation that the site is stabilized.
2. **Approval Compliance / Changes** – Failure to maintain compliance with this permit and the approved final plans shall constitute a violation of the terms of this permit and the IWWA Regulations. Additions or changes to the approved regulated activities shall require prior review and separate approval and permit.

3. **Expiration** – This permit approval shall expire and be null and void without further written notice per the date set forth above unless all regulated activities, including site stabilization and landscaping, are completed consistent with the approved final Site Plans. The Agency may grant one (1) or more extensions of time to complete same, not to exceed that as may be permitted. Any request for extension shall be in writing to the Agency in a timely manner prior to the expiration date for which an extension is requested and shall state the reasons and circumstances for the requested extension. In considering any such request, the Agency may require a public hearing and may adjust any held bond.

MOTION

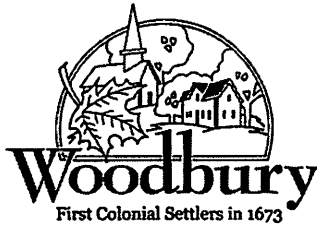
Moved by **RICHARDS**, Seconded by **TUROCZI**

Vote: 4-0-1 – **APPROVED** – Motion **PASSED**

Aye Tyrrell, Turoczi, Richards, Gillette

Nay None

Abstain Newell



Town of Woodbury
Inland Wetlands and Watercourses Agency

281 Main Street South
 Woodbury, CT 06798
 203.263.3467 ▪ www.woodburyct.org

WETLANDS / WATERCOURSES PERMIT APPROVAL
CHOHEES TRAIL – 24-IW-0010

Wetland Crossing – Driveway Serving New Single-Family Dwelling
Scott Pustola (Lot 18B owner/applicant) / TRP Farms, LLC (Lot 18 owner)

	Date of Approval	March 25, 2024
	Permit Expiration*	March 25, 2026

*If regulated activities and conditions of approval are not completed accordingly

Applicant	Scott Pustola
Property Owner	Scott Pustola (Lot 18B); TRP Farms, LLC (Lot 18 – easement in favor of Lot 18B)
Application	24-IW-0010
Project	Wetland driveway crossing improvements within access easement on Lot 18 associated with access to new Single-Family Dwelling on Lot 18B.
Address	Chohees Trail, Assessor Map 44, Lots 18 and 18B
Site Acreage	5.756 acres
Zone	OS-100 Zoning District

WHEREAS the Town of Woodbury Inland Wetlands and Watercourses Agency (“Agency”) has received application **24-IW-0010** as submitted by the applicant/owner listed above in accordance with the Inland Wetlands and Watercourses Regulations of the Town of Woodbury (“IWWA Regulations”) seeking a Wetlands/Watercourses Permit (“Permit”) to implement the “project” as described above; and

WHEREAS the following mitigation measures are proposed:

- Wetlands/watercourses and associated 100-foot upland review areas on Lot 18B will be totally avoided by virtue of accessing the lot via an easement over an abutting lot.
- The project proposes minor direct disturbances to wetlands/watercourses on Lot 18 within the driveway easement area held by Lot 18B relating to proposed widening of an existing driveway and culvert crossing.
- Temporary drainage and diversion controls are proposed during construction.
- Permanent drainage controls in the form of infiltration trenches along the edges of the driveway are proposed to capture and treat roof runoff.
- Erosion and sedimentation controls will be maintained during construction; and

WHEREAS application materials received include the following:

- Application for Inland Wetlands Agency Permit
- Zoning Location Survey Existing Conditions (1/2), All Seasons, 03/04/24
- Zoning Location Survey Existing Conditions (2/2), All Seasons, 03/04/24
- Cover Sheet, Civil 1, 03/01/24
- Overall Site Plan, Civil 1, 03/01/24
- Subsurface Sewage Disposal System Design, Civil 1, 03/01/24
- Driveway Plan, Civil 1, 03/01/24
- Driveway Profile, Civil 1, 03/01/24
- Details & Notes, Civil 1, 03/01/24
- Erosion Control Narrative, Details & Notes, Civil 1, 03/01/24; and

NOW THEREFORE BE IT RESOLVED upon careful consideration of the information received, the Agency, in accordance with §11.3 of the Regulations, hereby finds the following:

- No significant adverse off-site impacts are anticipated;
- Site disturbance during construction will be short term;
- Site disturbance impacts can be further mitigated by the conditions listed below and the proper use and maintenance of soil erosion and sedimentation controls as may be warranted and/or required;
- The Agency classifies the application as Summary (not involving a “significant impact” thus a public hearing is not required); and

BE IT FURTHER RESOLVED the Agency, in accordance with §10 of the Regulations following deliberations hereby approves application 24-IW-0010 as described above, subject to modifications and conditions set forth below; and

BE IT FURTHER RESOLVED the Agency hereby authorizes the publishing and filing of a Notice of Decision consistent with the requirements set forth in §11.4 of the IWWA Regulations, as well as required reporting to the Connecticut Department of Energy and Environmental Protection (“CT DEEP”) per CGS §22a-39-14; and

BE IT FURTHER RESOLVED this approval is specific to that detailed herein and the final plans endorsed as “approved” subject to the following modifications and conditions:

A. Prior to Commencement of any Work or Site Disturbance

1. The applicant shall submit a single (1) complete set of revised **Final Plans**, revised as follows to the satisfaction of the Town Planner:
 - a. **Each Sheet** (inclusive of all application plans and details as listed above) shall include a common revision date, post the date of this approval, and an original seal and signature of the professional responsible for preparing each individual plan or sheet.
 - b. The applicant shall obtain an official town assigned street address from the Town Assessor and note such on the final plans and associated legal instruments.
 - c. Add a full copy of this approval.
 - d. The driveway grading shall be revised to provide a minimum of 2 feet elevation change between the existing spillway structure and the driveway.
 - e. The connection/intersection of the driveway and remaining other access pathways shall be modified to provide for seamless connection and adjustment of the side infiltration trench.

f. The plans shall be revised to include a "Regulated Resource Impact Area Table" detailing the areas of disturbance within the following: wetlands; open water; stream; and upland review area.

g. Add the following notes conspicuously to Sheet C-2.1:

- **24-IW-0010 – Approval Date: March 25, 2024; Expiration Date: March 25, 2026* (*If regulated activities and conditions of approval are not completed accordingly in such timeframe.)**
- **All new and replacement utilities shall be installed underground.**
- **Driveway access to the subject lot (Assessor Map 44, Lot 18B) via the easement shown hereon over the abutting lot (Assessor Map 44, Lot 18) shall be the sole access to the subject lot as mitigation avoidance of the wetland/watercourse and upland review resource areas on said subject lot.**

2. **Final Site Plans for Endorsement** – Following acceptance of revised final plans by the Town Planner, the applicant shall provide for endorsement by the Agency/Town Planner two (2) printed sets (additional copies should the applicant desire copies as endorsed). EACH plan sheet shall be signed and sealed providing live (original signature and seal) certification thereof by the professional(s) responsible for their preparation.

3. In accordance with §13 of the IWWA Regulations, a Site Remediation / Soil and Erosion Control Bond in the amount one thousand (\$1,000.00) dollars shall be submitted to the Land Use Office in a form and content as acceptable by the Town. The bond shall remain in full force and effect until such time as the bond is released by the Town.

4. **Other Required Approvals** – No work shall be authorized to commence absent securing all approvals as may be required. Other required approvals shall be separately obtained by the applicant and copies thereof shall be provided to the Agency office for inclusion in the permit record file, including but not limited to:

- **Housatonic Valley Health District**
- **Woodbury Administrative Zoning, Driveway and Building Permits**

B. Conditions During Construction

1. Prior to commencement of any site work or site disturbance, the limits of disturbance shall be clearly marked in the field to the satisfaction of the Land Use Office and the Land Use Office shall be provided a minimum of 48-hours of notice. No regulated activity shall commence until erosion and sedimentation control devices have been properly installed to the satisfaction of the Land Use Office and inspected by the Land Use Office. The applicant shall maintain and supplement the controls as needed, and the Land Use Office may require additional controls as may be deemed necessary or warranted.

2. The Land Use Office shall be duly apprised of the status and progress of site work throughout construction, and promptly notified as to any issues or potential deviations in completing the site work as designed and approved, so either appropriate minor field changes may be authorized by the Land Use Office or the need for a new or modified permit approval can be identified.

3. The following shall be followed in relation to the project:
 - No ground disturbance beyond that shown on the final approved plans is proposed or authorized; and no additional tree removal is involved or authorized with this approval.
 - Ground disturbance shall be contained and maintained to the minimum necessary to complete the authorized improvements.
 - Erosion and sedimentation controls shall be installed and maintained, and additional controls may be required at the direction of the Land Use Office if deemed necessary.
 - There shall be no dumping or burying of any tree stumps or tree materials including but not limited to branches, wood chips and the like.
4. Construction vehicles/equipment not in use shall not be stored, and at no time shall such be washed out, within a regulated upland review area. Washout material shall be contained in a washout pit or equal containment system and hardened material removed from the site for disposal at an acceptable location elsewhere.
5. Construction stockpiles and staging shall be outside the regulated 100-foot upland review area. The site shall be kept clean of all loose debris, litter, and similar materials to prevent such from entering wetlands or watercourses. Silt fencing and other site erosion and sedimentation controls shall be regularly maintained and any silt build-up along the fence line shall be promptly removed and placed as acceptable fill in areas outside of regulated area and where such will not allow the material to migrate.
6. Disturbed soils shall be stabilized in a timely fashion, particularly to avoid/minimize erosion impacts.
7. Storage of any fuel/lubricants, and the refueling/lubrication of any equipment are forbidden within any portion of wetlands/watercourses or regulated 100-foot upland review areas. The Land Use Office and CT DEEP shall be notified immediately of any spillage, discharge or loss of oil/petroleum/chemical liquids or solids which have occurred or will likely occur as a result of the activity.

C. Post Construction Compliance and Permit Closure

1. **Final Inspection Required** – The applicant shall request the Land Use Office conduct a final inspection for determination of permit completion of the approved regulated activities, subject to the following:
 - Submission of a certified A-2 Survey As-Built Plan detailing the completed improvements in a form, content and number as required by the Land Use Office to determine permit compliance and satisfactory completion consistent with this approval and the endorsed final plans.
 - Provision of a Professional Engineer certification that the drainage improvements have been installed in accordance with the final plans and are functioning as designed.
 - Verification the site has been cleaned of construction related equipment, materials, and debris.
 - All disturbed areas have been stabilized and exhibit healthy vegetative cover.
 - All erosion controls have been appropriately removed and disposed of following Land Use Office confirmation that the site is stabilized.
2. **Bond Release** – Upon written request by the applicant following completion of all approved work consistent with the approved final plans and verification the site is stabilized to the satisfaction of the Land Use Office, the bond may be released by the Land Use Office (subject to submission of an adequate As-Built Plan detailing and certifying the completed improvements). The Land Use Office may refer any request for bond release to the Agency.

3. **Drainage Improvements** – Stormwater management and treatment controls shall be maintained to function as designed and to prevent erosion and sedimentation dispersal as a condition of continued compliance.
4. **Approval Compliance / Changes** – Failure to maintain compliance with this permit and the approved final plans shall constitute a violation of the terms of this permit and the IWWA Regulations. Additions or changes to the approved regulated activities shall require prior review and separate approval and permit.
5. **Expiration** – This permit approval shall expire and be null and void without further written notice per the date set forth above unless all regulated activities, including site stabilization and landscaping, are completed consistent with the approved final plans. The Agency may grant one (1) or more extensions of time to complete same, not to exceed that as may be permitted. Any request for extension shall be in writing to the Agency in a timely manner prior to the expiration date for which an extension is requested and shall state the reasons and circumstances for the requested extension. In considering any such request, the Agency may require a public hearing and may adjust any held bond.

MOTION

Moved by **NEWELL**, Seconded by **RICHARDS**

Vote: 5-0-0 – **APPROVED** – Motion **PASSED**

Aye Tyrrell, Turoczi, Newell, Richards, Gillette

Nay None

Abstain None