

# Town of Woodbury

## Inland Wetlands and Watercourses Agency

281 Main Street South  
Woodbury, CT 06798  
203.263.3467 • [www.woodburyct.org](http://www.woodburyct.org)

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### REGULAR MEETING MINUTES – APRIL 10, 2023

7:30 PM – SHOVE BUILDING, 281 Main St. South, Woodbury, CT 06798

#### MEMBERS PRESENT

Mary Tyrrell, Chairman  
Marty Newell, Vice Chairman  
Kyle Turoczi, Secretary  
Don Richards  
Ernest Werner  
Earl Gillette, Alternate  
Michael McAloon, Alternate

#### MEMBERS ABSENT

**NOTED OTHERS PRESENT** – Will Agresta (Town Planner), Bob Bruno, Gary O'Connor, Ron Wolff, Mike Molzon, Jeff Burmeister, Jeff Miller, Darren McGovern, Attorney Michael McVerry, Amanda Soucy, Clyde David Fernandez, Timothy Pabst, Rich Lamothe (Public Works Director), and a member of the press.

#### OPENING OF MEETING

- Call to Order – Meeting commenced at 7:32 p.m.
- Seating of Members / Alternates – Seated for the meeting were members Tyrrell, Newell, Turoczi, Richards and Werner.
- Conflict of Interest Reminder (CGS §8-11 & Woodbury Town Charter Section 901)

**PUBLIC HEARINGS** - None

#### NEW APPLICATIONS

**23-IW-0005 – 192 Quanopaug Trail / Map 27, Lot 8A / OS-100 District / Gregg Lundy (applicant/agent) Algonquin Archers Inc. (owner) / Install 18k generator on precast concrete pad for existing outdoor recreation lodge building.**

Bob Bruno was present for the application. The request is to place a generator on a concrete pad in the regulated area. The distance to the wetlands was estimated at 80 yards. It was noted that there is no wetlands mapping, but the history of the building required a wetlands application. The generator will be placed on the driveway side and the propane tanks will be behind the building. The tanks are already there. There will be no impact to the wetlands. The Agency requested a draft motion be prepared for the next meeting.

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

**23-IW-0007 – 20 Judson Avenue / Map 104, Lot 52 / OS-60 District / Gary B. and Pamela L. O’Connor (owner/applicant) / Install septic system and water line to convert existing garage to study/workout room w/bathroom.**

Gary O’Connor was present for the application. He is looking to install a new septic system and waterline in order to add a bathroom to an existing garage that is being converted to a home study and work out room. Mr. O’Connor described the site, and the Agency was recently there for an addition to the house. The activity will be between the house and the garage. Health department approval has been given for the system. The distance from the garage to the kettle was estimated at more than 50 ft. It was clarified that the application is only for the septic system and water line, the barn/garage is existing. The Agency discussed that the activity is upgradient from the wetlands and that the activity is between the existing barn and house. It was discussed that the kettle is an isolated wetland and there is a barrier between with flat grass lawn area. The Agency found there would be no impact on the wetlands and requested a draft motion for the next meeting.

**23-IW-0008 – 5 Minortown Road / Map 23, Lot 19 / OS-60 District / Regional School District #14 (owner/applicant), Mike Molzon (agent) / Install 16’ x 40’ (640 sf) sawmill pavilion and associated minor grading within regulated area.**

Ron Wolff (Wolff Engineering) and Mike Molzon representing Regional School District 14 were present for the application. Aerial views and plans were reviewed with the Agency. They are looking to construct a sawmill pavilion to cover a portable sawmill. It will be a roof on twelve poles open sided structure on a concrete pad. Photos were distributed showing an idea of what was being proposed. The location was described, and the 100 ft. wetlands setback was shown on the plans. Access would be by an existing gravel road. It will have sporadic limited use. They are looking to provide a cover to protect the sawmill from rain and snow elements. The Chairman asked about an area with regards to access, to be sure that excessive use wouldn’t cause impact to the wetlands. This area was described as being heavily wooded and would not be a problem, the area would not be traveled. The mill is a gasoline engine. An excavator will be used to install the slab. About 18 cu. yds. of fill will be used. Roof drainage was addressed as 4 ft. out overhangs and it will drip into the ground. They are well drained soils. No down spouts will be used. Silt fence will be installed at the top of the slope. A draft motion was requested for the next meeting.

*Member Newell left the meeting at 7:50 p.m. due to an ambulance call.*

**23-IW-0009 – Transylvania Road – Woodlake Road / Map 48, Lot 8A / OS-60 District / Woodlake, Inc. (owner/applicant), Jeff Burmeister (agent) / Rader Pond Dam: Spillway area - tree and shrub removal.**

Jeff Burmeister (Operations Manager of Woodlake Condominiums) was present for the application. A recent dam inspection was conducted per DEEP mandates. A copy of the report was submitted with the application. It was recommended that fallen trees and anything blocking the spillway be cleaned out. Public Works used their equipment to cut the brush in the rip rap system. When the tree service was out to clean up the fallen tree in the rip rap system, he was informed a wetlands application was required. There was no drainage or grading work, mostly removal of any debris that could block the spillway. It was noted this is an after the fact application. Alternate Richards noted that a good job was done to make it look neat and clean. Alternate Richards also questioned if the area of an emergency rip rap installation had been inspected in the dam report as it included 400 ft. of dam including Transylvania

Road. This area was included in the report with no issues. A photo was shown of what Public Works did to clean up the area. It was confirmed that Woodlake has a small triangular parcel across the street. This area was shown on the GIS. It was requested that in the future such activity is brought before the Agency prior to the activity taking place. A draft motion was requested for the next meeting.

**23-IW-0010 – 56 Hazel Woods Drive / Map 54, Lot 25H-7 / OS-100 District / Michael D’Amico (owner/applicant) – Amending open approval 22-IW-0009 / Install three (3) 100-gallon above ground propane storage tanks; connecting gas lines to the previously approved garage/workshop building; and exterior generator and HVAC on concrete pads.**

Ron Wolff was present on behalf of the property owner. It was noted that the Agency had been on the site for the previous application for the barn. Three propane tanks will be placed behind an existing shed with two lines going to the end of the new building and one to the generator pad. Part of the amendment is for the pads for the generator and for the HVAC unit. The location of these items was discussed as far as trying to locate them farther from the wetlands. The front of the barn has a porch and door, and window locations were noted. Code requirements for separation distances limited their location. The area is flat. Trenches will be about 12 in. wide and 30 in. deep. Tanks are about 90 ft. away from the wetlands. Mr. Wolff requested if this could be amended in one meeting. Planner Agresta noted there may be “wobble room” with the previous approval, as it states that any substantive additions or changes would need a separate permit. Member consensus was this activity was not a significant change. Total disturbance would be minimal. It would be amending the previous approval to add these items and that all other conditions are still valid.

**MOTION:**

To amend application #22-IW-0009 to incorporate the changes in application #23-IW-0010 using the same conditions in the previous approval as on record.

Made by RICHARDS, Seconded by TUROCZI

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

Ayes	Tyrrell, Turoczi, Richards, Werner
Nayes	None
Abstain	None

*Alternate Gillette was seated for Member Newell at 8:15 p.m.*

**23-IW-0011 – 48 Old Sherman Hill Road / Map 102, Lot 30B / OS-60 District / Jeffrey and Karen Miller (owner/applicant) – Amending open approval 22-IW-0010 / Install one 120-gallon above ground propane storage tank; stone retaining walls and patios; and stream embankment alteration.**

Jeff Miller was present for the discussion. Chairman Tyrrell noted that an application was approved, and more work had been done than was approved including stone walls and stream work. She was the one who observed the extra activity of terraces, stone walls and stream disturbance. The Agency needs an understanding of what Mr. Miller wants to do and what they are doing. Photos were reviewed by the Agency. Mr. Miller noted he had contacted the surveyor, however, has not heard back. Almost all of the property is located in the wetlands regulated area. The Agency discussed doing a site walk. It was noted that the river is noted as approximate on the provided survey. The survey should indicate the walls, terraces, and propane tank along with distances to property lines and the stream. It should also include the area where the rocks and gravel have been added to the stream. The property boundaries

should be flagged prior to scheduling of a site walk. Mr. Miller apologetically explained he did not have the foresight to include these items on the original application, and they had been done at the time of construction of the addition. The septic/cesspool was located on the survey. It was confirmed that the survey should include everything that was built, the streamline and indicate where the stream bank and surrounding area has been manipulated. The surveyor stakes should be left behind to identify the property line. A site walk will be scheduled once the surveyor has been out.

**PENDING APPLICATIONS / DELIBERATIONS**

*Member Werner has recused himself from this discussion previously. As such, Alternate McAloon was seated for Member Werner at this time.*

**23-IW-0001 – 93 Weekepeemee Road / Map 40, Lot 48 / Darren McGovern (owner) – Proposed Remediation re: 21-ENF-0001**

The draft motion was reviewed by the Agency. Mr. Logan will be involved for three years and will provide reports of the progress. Expiration for the remediation work was discussed. Implementation notes should be submitted graphically. It was reminded this is remediation so has a different timeframe. The three-year monitoring would start once things are implemented and planted. It was discussed that one year be given to apply the recommendations and three years after for the follow up. The Agency required that the mitigation/restoration site plan be reviewed and approved by the Agency. This was added as a condition. It was confirmed the expiration would be one year for implementation and then three years of monitoring.

**MOTION:**

To accept and approve the draft motion as submitted.

Made by TUROCZI, Seconded by RICHARDS

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

Ayes	Tyrrell, Turoczi, Richards, Gillette, McAloon
Nays	None
Abstain	None

**ENFORCEMENT & WETLANDS UPDATE**

**21-ENF-0001 – 93 Weekepeemee Road / Map 40 / Lot 48 / Darren McGovern / NV – Clearing, excavating, and grading, and wood pile within a regulated area absent permits.**

A remediation plan was approved at this meeting and the item will remain under enforcement until such time as the plan is implemented and three years of monitoring are complete.

**22-ENF-0015 – Minortown Road / Map 10, Lot 9 / OS-60 District / Raymond Hardisty and Janet Lawson / NV – Unauthorized site activity (including excavation, deposition and alteration of ground coverage and contours, as well as drainage conditions) within a regulated area.**

No one was present for the discussion. The item was tabled to accommodate those present.

**22-ENF-0019 – 922 Main Street North / Map 25, Lot 28 / OS-60 District / Amanda Soucy / NV – Unauthorized site activity and construction (including excavation, deposition and alteration of ground coverage and contours, as well as drainage conditions within a regulated area.**

Amanda Soucy and Clyde David Fernandez were present for the discussion. It was noted that woodchips, mulch and pachysandra were added on both sides of the property. Walls were described as two feet high with a wet mortar core. Mr. Fernandez explained he is in the construction business and has knowledge of how to construct walls to include the associated drainage. Hand drawn maps provided were reviewed by the Agency. Drainage piping was discussed. There is a pending flood plain permit before the zoning Commission, which has been tabled until conclusion of the wetland’s approval.

A site walk was scheduled for Sunday, April 23, 2023 at 9:00 a.m. (It was reminded that there is limited parking on site).

**Chohees Trail / Map 44, Lot 18 / OS-100 District / TRP Farms, LLC / Tree Cutting, Deposition of Materials and Excavation within a regulated area.**

Property owner Timothy Pabst and Rich Lamothe, Director of Public Works were present for the discussion. It was explained that trees close to the road were cut to help resolve icing and site line/safety issues. Many were dead trees. It was a collaboration between Public Works and Mr. Pabst to get this done. The Chairman reminded that anything within a regulated area should receive wetlands approvals prior to the work being completed. The stockpiles of timber are within the regulated area. Mr. Pabst stated that some of this is from the site, and some is brought in. The barways were put in by Eversource. Mr. Pabst is in the land clearing business; he brings the wood on site and then splits it for firewood. It was noted that wetlands soils are what determine the regulated area. Mr. Pabst agreed to pile the wood on the other side of the driveway farther away from the regulated area. It was confirmed that the wood is not processed at this site. It was agreed for the record that they will only stockpile on the east side of the driveway. Mr. Pabst explained this is a temporary use. Remediation will be that the stockpiles will be removed by the end of the year. The Agency will accept remediation by Tim Pabst principal of TRP Farms to remove everything from the west side of the driveway by January 2024. They will no longer be using the west side of the driveway for any stockpiling. The intention is to get rid of the piles. Rich Lamothe stated the remaining work on the roadsides is to clean up, put soil down, seed and hay for mowing. Any further activity for pipes and/or culverts will be submitted to the Land Use Office for review.

**ADMINISTRATIVE Meeting Minutes – 03/27/23**

**MOTION:**

To accept the minutes (of the 3/27/23 meeting) as submitted.

Made by TUROCZI, Seconded by GILLETTE

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

Ayes	Tyrrell, Turoczi, Richards, Gillette, McAloon
Nays	None
Abstain	None

**CORRESPONDENCE** - None

**PRIVILEGE OF THE FLOOR**

It was confirmed that there has not been a response from the property owners with regards to property at 877 Washington Road.

**22-ENF-0015 – Minortown Road / Map 10, Lot 9 / OS-60 District / Raymond Hardisty and Janet Lawson / NV – Unauthorized site activity (including excavation, deposition and alteration of ground coverage and contours, as well as drainage conditions) within a regulated area.**

No application has been received and there has been no one at the meetings for discussion. Chairman Tyrrell noted that there have been piles of dirt appearing on the property. The Agency discussed that a cease-and-desist order should be issued to resolve the violation. It will be issued to meet the notification requirements for the next meeting.

**ADJOURNMENT**

**MOTION:**

To adjourn the meeting at 9:33 p.m.

Made by GILLETTE, with no objections.

**Filed Subject to Approval**

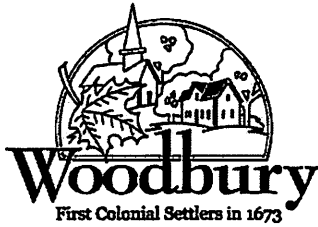
Respectfully Submitted

*Anne Firlings*  
Anne Firlings, Clerk

RECEIVED & FILED  
IN WOODBURY, CT

This 12<sup>th</sup> day of April 2023  
at 10:10 o'clock A M

*Maura M. Maxim*  
Town Clerk



**Town of Woodbury**  
**Inland Wetlands and Watercourses Agency**

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**WETLANDS / WATERCOURSES PERMIT APPROVAL - REMEDIATION**

**93 WEEKEPEEMEE ROAD – 23-IW-0001**

**Remediation of 21-ENF-0001**

**Darren McGovern (owner/applicant)**

<b>Date of Approval</b>	<b>April 10, 2023</b>
<b>Remediation Approval Expiration*</b>	<b>April 10, 2024</b>

**\*If remediation activities are not completed accordingly through Condition C1**

Applicant     **Darren McGovern**  
Owner         **Darren McGovern**  
Application    **23-IW-0001 – Remediation of 21-ENF-0001**  
Project        **Remediation for unauthorized tree/shrub clearing, excavation, and grading, and deposition of cut trees and brush within regulated area absent permits.**  
Address        **93 Weekepeemee Road, Assessor Map 40, Lot 48**  
Zone            **OS-100**

**WHEREAS**, the Town of Woodbury Inland Wetlands and Watercourses Agency (“Agency”) has received remediation application **23-IW-0001** (remediation of 21-ENF-0001) as submitted by the applicant/owner listed above in accordance with the Inland Wetlands and Watercourses Regulations of the Town of Woodbury (“Regulations”) seeking a Wetlands/Watercourses Permit (“Permit”) to implement restorative remediation of unauthorized regulated activities involving tree/shrub clearing, excavation and grading, and deposition of cut trees and brush affecting on and offsite wetlands, watercourse, and 100-foot upland review area (“regulated area”) on property consisting of approximately 4.23 acres located at 93 Weekepeemee Road within an OS-100 Zoning District, as shown on Assessor Map 40, Lot 48; and

**WHEREAS**, portions of the unauthorized activity also impacted regulated area on the abutting lot at 42 Paper Mill Road, Assessor Map 40, Lot 52A, without permission of the owner of that property; and

**WHEREAS**, application materials received include the following:

- Application for Inland Wetlands Agency Permit;
- Site Assessment, Rema Ecological Services, 09/14/22;
- Site Assessment - Supplemental, Rema Ecological Services, 12/30/22;
- Mitigation Plan for Restoration of Upland & Upland Review Areas to Wetland Habitats, Rema Ecological Services, 03/27/23;

**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:

- The proposed regulated activities involve restorative remediation of unauthorized disturbances within a wetland and regulated 100-foot upland review area;
- The remediation activities are intended to restore affected areas, as well as to assist in the control of erosion and flooding impacts;
- Site disturbance within regulated areas will be limited to remediating the unauthorized activities;
- 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; and

**BE IT FURTHER RESOLVED**, the Agency, in accordance with §10 and §14 of the Regulations, following deliberations, hereby approves application 23-IW-0003 (remediation of 21-ENF-0001) as described above, subject to the 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 the Remediation Work**

1. The applicant shall submit to the Agency for its review and approval a **Mitigation Restoration Site Plan** addressing the following:

a. The plan shall include a title block including at minimum the following information:

- Title: ***Mitigation Restoration Site Plan***
- Name of preparer and date
- Name and address of property owner
- Property address and Assessor map and lot numbers
- North arrow and graphic scale
- The following note:  
***23-IW-0001 – Remediation of 21-ENF-0001***  
***Approval Date: April 10, 2023 – Remediation Expiration Date: April 10, 2024\****  
***\*If remediation activities are not completed accordingly through Condition C1 of the approval resolution.***

b. The plan shall include a full copy of this approval Resolution.

c. The plan shall show:

- Site boundary and existing site conditions (structures, access driveways, sluiceway, wetlands/watercourse, 100-foot upland review area, and other pertinent site information to reasonably portray the existing site conditions and restorative mitigation measures).
- Identification of the geographic location and extent of Mitigation Area #1 and Mitigation Area #2, including annotation detailing the restoration activities.



- General location of the cut trees and identification of intended resprouting.
  - Location and identification of proposed tree, shrub and seed mix planting keyed to the Narrative Tables.
  - General location and extent of the cut tree and brush pile, and plan details of its remediation.
- d. The plan shall incorporate the Mitigation Plan "Implementation Notes," revised to address the following:
- Expand to also address the cut tree and brush pile remediation.
  - Correct the typo ("resrouting" – to **resprouting**) in the first paragraph on Page 1.
  - Expand Section 3.0, Disposal on Page 2 to note drying time and ultimate disposal.
  - Expand Section 6.0, Soil Testing on Page 3 to require the timely provision to the Land Use Office of a copy of the soil testing lab results and recommendations.
  - Expand Section 7.0, Monitoring and Follow-Up, Item 4 on Page 3 to be consistent with the requirements set forth in Condition C2 below.
  - Revise Table 4 to eliminate "Speedy Dry."
2. Upon acceptance by the Agency, two (2) printed copies of **Final Plans** shall be presented to the Land Use Office for endorsement as "approved."
3. **Other Required Approvals** – Other required approvals shall be separately obtained. No work shall be authorized to commence absent securing all required approvals.

**B. Conditions During Remediation**

1. A minimum of two weeks prior to commencement of the remediation work or site disturbance a pre-implementation meeting shall be held with the Land Use Office (Town Wetland Agent) and the remediation Wetland Scientist and owner.
2. Prior to commencement of the remediation 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.
3. The following shall be followed in relation to the installation:
  - Ground disturbance shall be contained to the minimum necessary to implement the remediation.
  - No further tree or shrub removal (except removal of invasives) is authorized with this approval.
  - There shall be no grubbing, burying or deposition of any tree stumps or tree materials including but not limited to branches, wood chips and the like within regulated areas.
  - The cut tree stumps shall be left in place for stabilization of the affected area and resprouting.
  - The tree and brush pile shall be removed and properly disposed of outside of the limits of regulated 100-foot upland review area.

4. Vehicles and equipment not in use shall not be stored, and at no time shall such be washed out, within a regulated 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. Stockpiles and staging shall be outside a regulated area. The site shall be kept clean of all loose debris, litter and similar materials to prevent such from entering a regulated area. All access paths shall be reestablished to original condition.
6. Storage of any fuel/lubricants, and the refueling/lubrication of any equipment are forbidden within any portion of a regulated area. 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.
7. Disturbed soils shall be stabilized in a timely fashion, particularly to avoid/minimize erosion impacts.
8. The Land Use Office shall be duly apprised of the status and progress of site work throughout implementation, and promptly notified as to any issues or potential deviations in completing the site remediation 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.
9. During the course of implementing the remediation, the applicant shall have the work overseen and monitored by a qualified professional Wetland Scientist (“monitor”) to ensure the remediation is completed consistent with the approved restoration and mitigation plan. The monitor shall coordinate such with the Land Use Office. The Land Use Office shall also, with reasonable notice, periodically inspect the premises for compliance with this approval as deemed warranted.

**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, subject to the following:
  - 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.
  - Upon completion of the remediation, an As-Built Plan shall be provided by the applicant in a form, content and number as acceptable by the Land Use Office to determine permit compliance and satisfactory completion consistent with this approval and the endorsed final plans.
  - The monitor shall provide a letter certifying the restoration and mitigation plan has been installed in accordance with this approval and the final plans.
2. **Monitoring Post Installation of Remediation**
  - a. The period of monitoring by the monitor shall be a minimum of three (3) years, commencing from the date the remediation work is deemed satisfactorily complete by the Land Use Office per Condition C1 above.

- b. During the monitoring period, the monitor shall visit the property at minimum as follows:
- Year 1                      A minimum of twice (spring and fall)
  - Year 2                      A minimum of twice (spring and fall)
  - Year 3                      A minimum of twice (spring and fall)
- c. Following each visit to the property, the monitor shall prepare a Report, a copy of which shall be provided to the Land Use Office within a minimum of ten (10) days of the site inspection, detailing at minimum the following:
- Ambient weather conditions
  - Observed site conditions
  - Evaluation of the condition of the remediation plantings, seeding and stump sprouting
  - Evaluation of the adequacy of site stabilization and vegetation growth and health
  - Evaluation of the adequacy of the removal and disposal of the cut tree and brush pile
  - Identification and timely implementation of any needed corrective measures
  - Identification and timely implementation of any needed plant/seeding replacements
  - Verification of the adequacy of the completion of any prior identified corrective measures and plant/seeding replacements
- d. The applicant shall implement any identified corrective measures and/or plant/seeding replacements within a timely period after the corresponding site inspection.
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 Woodbury Inland Wetlands and Watercourses Regulations. Any substantive additions or changes to the approved regulated activities shall require prior review and separate approval and permit.
4. **Enforcement Order Released** - Upon successful completion of the remediation work and post implementation monitoring as determined satisfactory by the Land Use Office (the Land Use Office may refer such determination to the Agency), the standing enforcement order 21-ENF-0001 shall be released and closed. Noncompliance with this Remediation Approval shall be considered a violation of the Inland Wetlands and Watercourses Regulations and this approval, subject to potential approval revocation or future enforcement action.
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. 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: 5-0-0 – **APPROVED** – Motion **PASSED**

Ayes	Tyrrell, Turoczi, Richards, McAloon, Gillette
Nays	None
Abstain	None