

# 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 8, 2024 – 7:30 PM

Shove Building, 281 Main Street South, Woodbury, CT 06798

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#### MEMBERS PRESENT

Mary Tyrrell, Chair  
Marty Newell, Vice Chair  
Kyle Turoczi, Secretary  
Don Richards  
Ernest Werner (*arrived at 7:46 p.m.*)  
Michael McAloon, Alternate

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#### MEMBERS ABSENT

Earl Gillette, Alternate  
Timothy Pabst, Alternate

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**NOTED OTHERS PRESENT** – Planner Agresta (Town Planner), Ron Wolff, Chase Dowling, Malissa Greatorex and Wesley Greene.

#### 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 McAloon.
- Conflict of Interest Reminder (CGS §8-11 & Woodbury Town Charter Section 901)

#### PUBLIC HEARINGS

- None

#### PENDING APPLICATIONS / DELIBERATIONS (as deemed ready)

**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.**

Chase Dowling, Malissa Greatorex and Ron Wolff were present for the discussion. No new information was provided and the Agency had no further questions regarding the application. It was confirmed they have Health Department approval. A draft motion was reviewed by the Agency.

#### MOTION:

To approve application 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).

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

Made by RICHARDS, Seconded by NEWELL

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

Aye Tyrrell, Turocz, Newell, Richards, McAloon  
Nay None  
Abstain None

**24-IW-0012 – 334 Weekepeemee Road / Map 42, Lot 6-1 / OS-100 / 334 Weekepeemee Road Realty LLC (owner/applicant) / Within regulated upland review area: Install deer fence for garden & fruit trees; Reconstruct existing garage and add 2<sup>nd</sup> 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.**

Ron Wolff was present representing the applicant. The Chairman provided a brief summary of the application for a patio, driveways, existing garage work, deer fencing and stone walls. The previously approved septic was noted for the record.

**MOTION:**

To approve application 24-IW-0012 (334 Weekepeemee Road / Map 42, Lot 6-1 / OS-100 / 334 Weekepeemee Road Realty LLC (owner/applicant) / Within regulated upland review area: Install deer fence for garden & fruit trees; Reconstruct existing garage and add 2<sup>nd</sup> 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).

Made by NEWELL, Seconded by RICHARDS

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

Aye Tyrrell, Turocz, Newell, Richards, McAloon  
Nay None  
Abstain None

**NEW APPLICATIONS**

**24-IW-0013 – 16 Hazelwoods Drive / Map 054, Lot 025D-3 / OS-100 / Wesley Greene (owner/applicant) / Within regulated upland review area: Install and place on gravel pad a prebuilt accessory storage shed measuring 192 sf (12 ft x 16 ft).**

Wesley Greene was present for the application. The Chairman questioned why the shed could not be placed outside the regulated area. Mr. Greene responded that there are several trees there and he was trying to give a buffer to the neighbor's property line. He noted that the brook in the summertime is dry. This will be a pre-built shed on a gravel base causing very little disturbance. The aerial of the site was reviewed on the GIS along with the elevations. The hillside in the back woods slants towards the house and the road. It was noted that the proposed shed location is a good distance to the brook in the woods. The Agency expressed no concerns. The stream is upgradient from the house. The shed will be placed on a 16 ft. x 16 ft. gravel pad, approximately 2 ft. of stone at the base of the shed for stormwater runoff. It was confirmed that there is no water coming off the hillside. No additional questions or concerns were expressed by the Agency, a draft motion was requested for the next meeting.

**ENFORCEMENT & WETLANDS UPDATE**

**43 Hollow Road / Map 36, Lot 68A & Map 103, Lot 13 / R-40 & OS-80 Districts / Town of Woodbury / Tree and scrub vegetation cutting within a regulated area (Hollow Park / Pomperaug River).**

Parks and Recreation had indicated they will attend one of the April meetings, it is assumed they will be at the next one.

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

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

**23-ENF-0002 – 197 Minortown Road / Map 25, Lot 2A-2 / OS-60 District / Michelle Fusco**

These three items are still being looked at with the Attorney. There was no further discussion.

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

Planner Agresta indicated that the applicant had called and had an updated invasives/habitat report and they were going to arrange to have that person attend an upcoming meeting for discussion.

**ADMINISTRATIVE**

**Regular Meeting Minutes – 03/25/24**

It was clarified that the remaining logs at Chohees Trail were moved to the opposite side of the driveway entrance as had been requested by the Agency at a previous meeting discussion.

**MOTION:**

To approve the Regular Meeting Minutes of March 25, 2024, as written.

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

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

Aye Tyrrell, Turoczi, Newell, Richards, McAloon

Nay None

Abstain None

*Member Werner arrived at 7:46 p.m. Seating of members was not adjusted at this time.*

**Regulation Review**

The Agency was looking into revising/increasing setbacks from certain waterways in town. Chairman Tyrrell had discussed this with Carol Haskins of the Pomperaug River Watershed to possibly determine what specific rivers should be included. The PRWC looks for water quality. It was noted that Woodbury has just one Class AA waterbody, which is South Brook. Every other stream and river in Woodbury are Class A. Member Turoczi noted that there are impaired sections of the Weekeepemee River. There was discussion about implementing larger setbacks and how to designate those to make it a useable regulation. A map with the town’s named rivers could be a starting point. The Agency is considering larger setbacks for areas that may need more protection and how to create a criterion for this. It was acknowledged that imposing a larger setback could be overkill for some application activities. It was discussed that they could impose a 200 ft. setback for the three major rivers (Nonnewaug, Weekeepemee and Pomperaug), 150 ft. on all named brooks/streams/tributaries, and a 100 ft. for just standard wetlands. It was noted that this would be four different setbacks, as there is also a 500 ft. for setback for vernal pools. A map will need to be created to show this information.

The fee schedules of surrounding towns were also reviewed by the Agency. The existing fee structure is fairly low compared to surrounding towns. Planner Agresta noted that Town Code 138 states that the fee structure is for the board to approve, however it does not need to be included in the regulations. It was asked that Planner Agresta suggest a fee schedule.

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

**CORRESPONDENCE** - None

**PRIVILEGE OF THE FLOOR** – Chairman Tyrrell had a request from Member Gillette for review of the following issues:

- The drainage basin at Stone Hollow needs to be cleaned out. Public Works should be notified to ensure this gets done.
- Work was completed by Public Works on Middle Road Tpke. It had been asked that Public Works inform the Agency when they do work as well as provide a list of work they intend to do for review by the Agency. Public Works should be reminded that the Agency is looking for better communication on these items.
- There is visible encroachment at 35 Joshua Hill Road - Cole Brothers Lumber yard appears to be expanding including the area on the corner of Bacon Pond Rd. It was stated that the entire area is a wetland.
- Hazel Plain Bridge work has been completed, however there is clean up that should have been done by Public Works (clean up and tidying including removal of silt fencing etc.). This should be done at all these project sites once work has been completed.
- It has been observed that there is more tree clearing taking place at 184 Quassuk Road. It was asked that the ZEO follow up on this.

**ADJOURNMENT**

**MOTION:**

To adjourn the meeting at 8:42 p.m.  
Made by **NEWELL** with no objections.

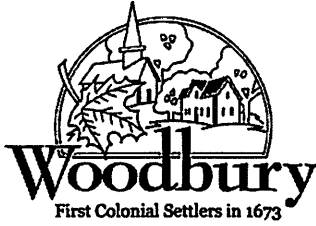
Respectfully submitted,  
*Anne Firlings*

Anne Firlings, Inland Wetlands & Watercourses Agency Clerk

RECEIVED & FILED  
IN WOODBURY, CT

This 10<sup>th</sup> day of Apr 2024  
at 3:11 o'clock PM

*Maria M. Mancini*  
Town Clerk



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

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**WETLANDS / WATERCOURSES PERMIT APPROVAL**

**121 TOWNLINE ROAD – 24-IW-0011**

**New Single-Family Dwelling**

**Chase Dowling & Malissa Greatorex (applicant)**

**Gary and Lauren Greatorex (owner)**

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**Date of Approval** **April 8, 2024**

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**Permit Expiration\*** **April 8, 2026**

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

Applicant	Chase Dowling & Malissa Greatorex
Property Owner	Gary and Lauren Greatorex
Application	24-IW-0011
Project	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.
Address	121 Townline Road, Assessor Map 81, Lot 14-2
Site Acreage	35.66 acres
Zone	OS-100 Zoning District

**WHEREAS** the Town of Woodbury Inland Wetlands and Watercourses Agency (“Agency”) has received application **24-IW-0011** 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:

- No direct wetland/watercourse disturbances or impacts.
- Minor encroachments in 100-foot upland review area.
- Drainage controls in the form of subsurface infiltration.
- Erosion and sedimentation controls will be maintained during construction; and

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

- Application for Inland Wetlands Agency Permit
- Site Plan & Subsurface Sewage Disposal Plan (1/3), Wolff Engineering, 03/10/24
- Site Plan & Subsurface Sewage Disposal Plan (2/3), Wolff Engineering, 03/10/24
- Overall Site Plan (3/3), Wolff Engineering, 03/12/24; 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-0011 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 1/3:
    - **24-IW-0011 – Approval Date: April 8, 2024; Expiration Date: April 8, 2026\* (\*If regulated activities and conditions of approval are not completed accordingly in such timeframe.)**
    - **All new and replacement utilities shall be installed underground.**
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 authorized.
  - 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 **RICHARDS**, Seconded by **NEWELL**

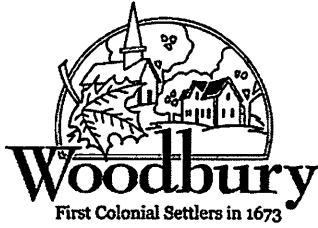
Vote: 5-0-0 – **APPROVED** – Motion **PASSED**

Aye Tyrrell, Newell, Turoczi, Richards, McAloon

Nay None

Abstain None





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

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**WETLANDS / WATERCOURSES PERMIT APPROVAL**

**334 WEEKEEPPEEMEE ROAD – 24-IW-0012**

**Accessory Uses / Structures**

**334 Weekepeemee Road Realty, LLC (owner/applicant)**

Date of Approval	April 8, 2024
Permit Expiration*	April 8, 2026

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

Applicant	334 Weekepeemee Road Realty, LLC
Owner	334 Weekepeemee Road Realty, LLC
Application	24-IW-0012
Project	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.
Address	334 Weekepeemee Road, Assessor Map 42, Lot 6-1
Site Acreage	4.1 acres
Zone	OS-100 District

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**WHEREAS**, the following mitigation measures are proposed:

- Installation is proposed to occur substantially within previously disturbed areas of the property;
- No direct impacts to site wetlands/watercourses are proposed;

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

- Application for Inland Wetlands Agency Permit;
- Soils Report, Nutmeg Soil Services, 2002;
- Site Plan, Wolff Engineering, 03/14/24; 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, while site disturbances 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-0012 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:

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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 authorized.
  - 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 and equipment not in use shall not be stored, and at no time shall such be washed out, within a regulated wetland/watercourse 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. All access paths shall be reestablished to original condition.
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, 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 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. Improvement or paving of the driveway, removal of stumps, or other site improvements within regulated areas shall require separate Agency permit approval.
  
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, Newell, Turoczi, Richards, McAloon

Nay None

Abstain None