

Town of Woodbury

Inland Wetlands and Watercourses Agency

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

REGULAR MEETING MINUTES

Monday, May 22, 2023 – 7:30 PM

Fire Station, 25 Quassuk Road, Woodbury, CT 06798

MEMBERS PRESENT

Chair Mary Tyrell
Vice Chair Mary Newell
Secretary Kyle Turoczi
Don Richards
Ernest Werner (arrived late)

MEMBERS ABSENT

ALTERNATES PRESENT

Earl Gillette

ALTERNATES ABSENT

Michael McAloon

NOTED OTHERS PRESENT

Will Agresta (Town Planner), George Johannesen, Patrick Disarro, Amanda Soucy, Lisa Bigham (Clerk), member of the press

OPENING OF MEETING

- **Call to Order**
Chair Tyrell convened the regular meeting at 7:30 pm.
- **Seating of Members / Alternates**
Seated for the meeting were Chair Tyrell, Vice Chair Newell, Members Richards, Turoczi and Alt. Members Gillette
- **Conflict of Interest Reminder (CGS §8-11 & Woodbury Town Charter Section 901)**
Chair Tyrell reminded the Commission of Conflict of Interest; No member expressed a conflict with any matter on the agenda.

PUBLIC HEARINGS

- None

NEW APPLICATIONS

- **22-IW-0022-A1 – 146 South Pomperaug Avenue / Map 102, Lot 1 / MQ District**

Rocky River, LLC (owner/applicant)

Modification of 22-IW-0022 (approved 11/14/22) Wetlands/Watercourses Permit Site Plans

George Johannesen, PE presented on behalf of the applicant. Mr. Johannesen said the application was seeking minor modifications to the approved plans. He noted that he had made all of the plan revisions required by the original approval and summarized the current proposed modifications:

- Eliminated the addition at the north end of the existing building.
- Eliminated the basement kitchen and instead will convert a guest room next to the restaurant space for bathrooms, utility room and basement access on the first floor.
- Added a pervious paver patio to the rear of the prior approved rear addition.
- Modification of the septic system to be 6 inches deeper but no change in the footprint.
- Revised some compact parking spaces to full size spaces on the north end.

Chair Tyrell asked for clarification about the parking separation and the brook area. What will stop cars from encroaching past the pavement area towards the brook? Mr. Johannesen noted the vegetation in that location. It was suggested perhaps a fence could mark the end of the spaces. Mr. Johannesen offered to add a wooden guardrail at the end of the spaces. This will help cars from going too far and the planting will be saved during the snow removal process because they won't get dumped on. Planner Agresta stated that they could also note on the Site Plans where snow storage is to occur.

Planner Agresta suggested the addition of two small sections of sidewalk to connect the parking spaces on either end with the existing covered walkway.

MOTION:

To approve Amended Wetlands/Watercourses Permit 22-IW-0022-A1 – 146 South Pomperaug Avenue / Map 102, Lot 1 / MQ District amending 22-IW-0022 with minor modifications to the prior approved restaurant layout subject to conditions. Rocky Ridge, LLC (applicant/owner)

Made by NEWELL, Seconded by RICHARDS

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

Aye Tyrrell, Turoczi, Newell, Richards, Gillette

Nay None

Abstain None

Member Ernest Werner was seated, and Alternate Member Gillette was unseated.

PENDING APPLICATIONS / DELIBERATIONS

- **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.

Planner Agresta noted that the applicant was working with Civil 1 to prepare a plan. Item was tabled.

- **23-IW-0009 – Transylvania Road / Map 48, Lot 8A / MSD District & R-40 District**
Jeff Burmeister (applicant), Woodlake, Inc (owner)
To clean spillway area of debris and broken trees, clean up broken trees and remove trees and brush in town installed rip rap system.

Planner Agresta that still not update on the ownership of the dam. Item was tabled.

ENFORCEMENT & WETLANDS UPDATE

- **23-ENF-IW03 – Map 62, Lot 66 / OS-80 District / Village Woods Open Space Association, Inc.**
NV – Unauthorized site activity (cutting and dumping of tree branches and debris, deposition constituting fill, blocking of stream flow and alteration of natural cover) within a protected regulated area.

Pat Disarro, 22 Carriage Lane, President of the Village Woods Association, came forward. He submitted a letter for the file with a proposed plan on how the Association will remediate the site conditions.

Planner Agresta informed the Agency that the land in question consists of private open space land that also includes wetland/watercourse resources. It is owned by the members of the Association of the original subdivision that created the lots and open space parcel. There are restrictions on the open space parcel on each respective property owner deeds, which clearly detail how the open space is to remain in the natural state. Following a complaint and upon investigating the ZEO found multiple discarded tree limbs, cut logs, grass clippings and other debris, some of which is right in the wetlands.

Chair Tyrell asked Mr. Disarro if the Association will contact the owners to educate them on the open space policy so this does not happen again. Mr. Disarro was asked how this material will be removed and what the time frame for the cleanup will be. He stated they will not be bringing in equipment, it will be done by hand. He also said that it shouldn't take more than a weekend and he is hoping they can get started before the next meeting of June 12th. He will keep the Land Use office up to date.

The Agency was agreeable and looked forward to an update at its next meeting and that the Association needed to keep in contact with the Land Use office.

- **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 presented. The Agency reviewed the Site Plan provided for the remediation work. The Site Plan shows the area off the driveway of the wall in question in that location, as well as the other walls.

MOTION:

To approve Remediation Plan for 22-ENF-0019 – 922 Main Street North / Map 25, Lot 28 / OS-60 District remediating unauthorized regulated activities, including wall reconstruction/construction per Draft Approval Resolution dated May 22, 2023, as presented (Amanda Soucy, applicant/owner).

Made by NEWELL, Seconded by TUROCZI

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

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

As a reminder Ms. Soucy was told to let the Land Use office know 48 hours prior to work starting again, so they can come out and do an inspection and to keep the office informed of the progress.

- **23-ENF-0002 – 197 Minortown Road / Map 25, Lot 2A-2 / OS-60 District / Michelle Fusco**
NV – Unauthorized site activities (including excavation, deposition and alteration of ground coverage and contours, as well as drainage conditions) involving installation of second access driveway within a regulated area absent required permit.

No one was present on behalf of this matter. Planner Agresta noted it was his understanding that the owner was still trying to engage an engineer. The Agency requested that the owners need to come to the June 12th meeting, and they need to contact the Land Use office to let them know the status of the piles being removed. It was brought up that the owners should also be made clear the need for an application for the expanded pool patio and the shed that was constructed in addition to the driveway. The last meeting got a little emotional and the agency felt that maybe it was not clear that they also have those issues. Planner Agresta offered to send a summary email to follow up with the owner.

- **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.

According to neighbors, the Agency has noted that there appears to be continuous excavation going on with heavy machinery on the property. The area by the brook has been regraded as it goes up the hill. Planner Agresta stated that the Cease and Desist has been issued and they have two weeks to remedy the situation and another two weeks to come in front of the Agency. The Town of Attorney has contacted Planner Agresta and the owners of the property have obtained an attorney, which they are supposed to be contacting Planner Agresta but has not done so yet. The Agency asked that the Planner inform the Town Attorney of the added infractions.

- **Chohees Trail / Map 44, Lot 18 / OS-100 District / TRP Farms, LLC**

NV – Tree Cutting, Deposition of Materials and Excavation within a regulated area.

Chair Tyrrell reported that the owner had spoken with her and said the current activity was done solely by the Town DPW. According to the owner, he was not notified that the work would be done. Chair Tyrrell suggested that the Land Use office request the Director of DPW to attend its next meeting.

ADMINISTRATIVE

- Special Meeting Minutes – 5/7/23

MOTION:

To approve Special Meeting minutes of May 7, 2023, as presented.

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

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

Aye Tyrrell, Turoczi, Newell, Richards, Werner

Nay None

Abstain None

- Meeting Minutes – 05/08/23

MOTION:

To approve Regular Meeting minutes of May 8, 2023, as presented.

Made by **TUROCZI**, Seconded by **NEWELL**

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

Aye Tyrrell, Turoczi, Newell, Richards, Werner

Nay None

Abstain None

The Agency requested that Hollow Park needs to be put back on the agenda and that Parks and Recreation still needs to address the tree clearing that has taken place without a permit.

CORRESPONDENCE

- The Agency briefly noted the Joint Land Use meeting scheduled for September 13th at 6:30 at the Senior / Community Center.
- The Agency received a letter from Juliette Nichols, a junior at Nonnewaug High School who is doing an assignment for her AP Environmental Science class where she needed to pick an environmental issue and write to a politician or high-power government official. She decided to write to the Agency regarding Nonnewaug River and its potential for erosion at the high school impacting the ball fields and was wondering what might be done to protect the fields. Chair Tyrrell will write back giving her information stating how all the rivers in the town flow and to investigate the flood of 1955 and how the rivers got moved and what the Army Corp of Engineers did to them, and Member Turozi will help as well.

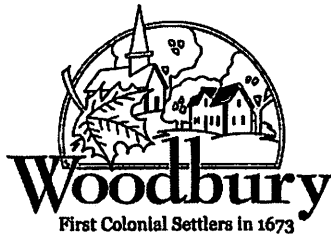
PRIVILEGE OF THE FLOOR

- Member Don Richards asked how soon would the Agency be dealing with the harvesting of trees? Planner Agresta stated that its up to the Board of Selectman and then the Agency would need to adopt related regulations, which will require approval from CT DEEP. Maybe by the end of the year. Planner Agresta asked if member Richards had reviewed the example codes yet, to which he said he is making his way through them. There seems to be a conflict with the regulation and the inland & wetlands regulation regarding the vernal pool size. Planner Agresta said we should strive to make those consistent, but it is possible to have differences, noting that the stricter would apply.
- Member Gillette questioned the status of the Hollow Park violation. Planner Agresta stated that he and the First Selectman had a meeting with Park and Recreation, and they made it very clear that what they did there was wrong and should have gone through the Agency.
- Member Gillette asked about the construction being done at 442 Main Street South and if that was in a regulated area. Planner Agresta said it is not in a regulated area.
- Member Gillette reported some clearing being done by the bridge on Route 61 just before Old Town Farm Road and was asked to forward the location information via email.

ADJOURNMENT

Hearing no objections, the meeting was adjourned at 8:53 pm.

RECEIVED & FILED
IN WOODBURY, CT
This 31st day of May 2023
at 2:00 o'clock P M
Maia Mancini
Town Clerk



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

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AMENDED – WETLANDS / WATERCOURSES PERMIT APPROVAL

146 SOUTH POMPERAUG AVENUE

22-IW-0022-A1 – Amending 22-IW-0022

Minor Modifications to Prior Approved Restaurant Use Additions

Rocky River, LLC (owner/applicant)

Date of Approval	May 22, 2023
Permit Expiration*	SAME as 22-IW-0022

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

Applicant	Rocky River, LLC
Owner	Rocky River, LLC
Application	22-IW-0022-A1 – Amending 22-IW-0022
Project	Minor modifications to the prior approved restaurant layout.
Address	146 South Pomperaug Avenue, Assessor Map 102, Lot 1
Site Acreage	1.86 acres
Zone	MQ

WHEREAS the Town of Woodbury Inland Wetlands and Watercourses Agency (“Agency”) has received application 22-IW-0022-A1, as submitted by the applicant/owner listed above, in accordance with the Inland Wetlands and Watercourses Regulations of the Town of Woodbury (“Regulations”), seeking amendment of 22-IW-0022, approved November 14, 2022, for minor modifications to the prior approved restaurant layout; and

WHEREAS the following modifications are proposed:

- Elimination of building addition at north end of existing motel building;
- Elimination of the restaurant kitchen in the basement (basement will be for storage use only);
- Elimination of an existing motel room (leaving a total of 9 motel guest rooms) immediately south of new restaurant space for conversion to restaurant bathrooms, maintenance and stair access to basement;
- Addition of 16 foot by 16 foot outside patio to rear of restaurant constructed of pervious pavers;
- Minor modification to parking area with conversion of some compact spaces to standard spaces;
- Minor modification to new septic disposal system (same location and footprint); and

WHEREAS all other aspects of the original approved Site Plan are to remain unchanged; and

WHEREAS application materials received include the following:

- Application for Inland Wetlands Agency Permit - Amendment;
- Narrative describing proposed amendment modifications, Allied Engineering, 05/05/23;
- Stormwater Management Report, Allied Engineering, 05/05/23;
- Cover Sheet, Allied Engineering, 04/28/23;
- C-1 – Existing Site Plan / Demolition Plan, Allied Engineering, 09/25/22, revised 04/28/23;
- C-2 – Proposed Site Development Plan, Allied Engineering, 09/25/22, revised 04/28/23;
- C-3 – Proposed Landscaping & Lighting Plan, Allied Engineering, 09/25/22, revised 04/28/23;
- C-4 – Proposed Grading & Utilities Plan, Allied Engineering, 09/25/22, revised 04/28/23;
- C-5 – Proposed Sanitary Sewage Disposal System Repair Plan, Allied Engineering, 09/25/22, revised 04/28/23;
- C-6 – Proposed Detail Sheet, Allied Engineering, 09/25/22, revised 04/28/23;
- C-7 – Proposed Pedestrian and Traffic Circulation Plan, Allied Engineering, 09/25/22, revised 04/28/23;
- A-1 – Proposed Basement Plan, Allied Engineering, 04/12/23, 04/28/23;
- A-2 – Proposed First Floor Plan, Allied Engineering, 04/12/23, revised 04/28/23;
- A-3 – Proposed Building Elevations, Allied Engineering, 09/13/22, revised 04/28/23;
- ES-1 – Proposed Erosion and Sedimentation Control Plan, Allied Engineering, 08/18/22, revised 04/28/23;
- ES-2 – Proposed Erosion and Sedimentation Control Plan, Allied Engineering, 08/18/22, revised 04/28/23;

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 modifications of the prior approved regulated activities are minor in nature and scope, and the main features and mitigation measures of the plan will remain essentially unchanged;
- No significant adverse off-site impacts are anticipated;
- Site disturbance impacts can be further mitigated by the conditions listed below and the proper use and maintenance of soil erosion and sedimentation controls during construction, and post maintenance of stormwater management controls;
- 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 22-IW-0022-A1 (amending 22-IW-0022) 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 any Work or Site Disturbance

The following shall be completed by the applicant prior to the authorized endorsement of the final plans as “approved” and prior to commencement of any site disturbance or construction:

1. **Revision of Site Plans as “Final”** – The applicant shall submit to the satisfaction of the Town Planner a single (1) complete set of final plans, revised as follows:
 - a. **Each Sheet** – 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 sheet.

b. **Cover Sheet and Sheet 2** – Add the following note:

- **22-IW-0022-A1 – Approval Date: May 22, 2023 – Expiration* Date: Same as 22-IW-0022 (*if regulated activities and conditions of approval are not completed accordingly.) All conditions and requirements of the prior 22-IW-0022 approval shall remain unaltered and in full force and effect.**

c. **Other Revisions:**

- (1) Add concrete sidewalk sections at either end of the parking areas connecting with the existing covered walkways in front of the building (show, label and include a construction detail).
 - (2) Add a wooden guard rail along the length of the four southerly most parking spaces (show, label and include a construction detail).
 - (3) Add notion and graphic representation for locations of **Snow Storage**.
2. **Final Site Plans for Endorsement** (to be coordinated with Condition #A4 below) – 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. **Final Stormwater Management Report** (to be coordinated with Condition #A4 below) – The applicant shall provide two (2) copies of the final Stormwater Management Report, certified by a Connecticut licensed Professional Engineer. (See Condition #A4 below.)
 4. **Coordination with Zoning Commission Approval** – Agency endorsement of the final plans and final stormwater management report shall both be coordinated with and held until post Zoning Commission approval, noting that any resulting substantive changes affecting wetland/watercourse regulated areas as determined by the Town Planner shall be subject to modified Agency review and approval.
 5. **Bond** – The required bond as set forth in 22-IW-0022 shall be adjusted as may be needed to be consistent with the approved amended Site Plans – all other prior bond related conditions shall remain in full force and effect.

B. Prior Conditions

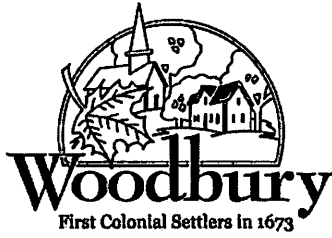
1. All prior conditions as set forth in the original permit 22-IW-0022 dated November 14, 2022, shall remain in full force and effect, and shall equally apply to the additions and changes as approved herewith permit 22-IW-0022-A1 as if fully set forth and written herein.
2. Conditions of permit expiration shall be the same as the original approval 22-IW-0022.

MOTION

Motion by **NEWELL**, seconded by **RICHARDS**

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

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



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WETLANDS / WATERCOURSES PERMIT APPROVAL - REMEDIATION

922 MAIN STREET NORTH – 22-ENF-0019

**Site Remediation – Stone Wall Construction and Site Stabilization
Amanda Soucy (owner/applicant)**

Date of Approval	May 22, 2023
Permit Expiration*	May 22, 2025

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

Applicant	Amanda Soucy
Owner	Amanda Soucy
Application	22-ENF-0019 – Remediation
Project	Reconstruct existing stonewall and install two new stone walls, and complete site stabilization of eroding hillside within a regulated upland review area.
Address	922 Main Street North, Assessor Map 25, Lot 28
Site Acreage	3 acres
Zone	OS-60 District

WHEREAS, the Town of Woodbury Inland Wetlands and Watercourses Agency (“Agency”) in response to enforcement order **22-ENF-0019** is reviewing a remediation plan 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 the “project” as described above; and

WHEREAS, the following remediation mitigation measures are proposed:

- Reconstruction and redressing of existing stone walls and installation of two new stone walls to provide hillside stabilization and grade support;
- Erosion and sedimentation controls;
- No direct impacts to site wetlands/watercourses are proposed or needed; and

WHEREAS, application related materials include:

- Notice of Violation 22-ENF-0019, 11/22/22;
- Enforcement Application for Inland Wetlands Agency Permit – Remediation;
- Site Plan, 05/17/22;

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 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 remediation application in response to enforcement order 22-ENF-0019 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** – Other required approvals shall be separately obtained. No work shall be authorized to commence absent securing all required approvals.

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 installation:
 - Ground disturbance shall be contained and maintained to the minimum necessary to carry out the remediation work.
 - No additional tree or shrub removal is involved or authorized with this approval.
 - Erosion controls shall be employed at the direction of the Land Use Office if deemed necessary.

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. 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.
7. Disturbed soils shall be stabilized in a timely fashion, particularly to avoid/minimize erosion impacts.

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:
 - Verification all work has been completed per the approval endorsed Site Plan.
 - 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.
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 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.
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 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 **TUROCZI**

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

Ayes	Tyrrell, Turoczi, Newell, Richards, Werner
Nays	None
Abstain	None