

Town of Woodbury

Inland Wetlands and Watercourses Agency

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

REGULAR MEETING MINUTES – JULY 24, 2023

7:30 PM – SENIOR/COMMUNITY CENTER, 265 Main St. South, Woodbury, CT 06798

MEMBERS PRESENT

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

MEMBERS ABSENT

Michael McAloon, Alternate

NOTED OTHERS PRESENT – Joe Simpson, Jeff Miller, Mark Riefenhauser, Kelly & Peter Wols, Ron Wolff, Michelle & Dan Fusco, and Kathy Doyle

OPENING OF MEETING

Call to Order – The meeting commenced at 7:34 p.m.

Seating of Members / Alternates – Seated for the meeting were Members Newell, Richards, Tyrrell, Werner and Alternate Gillette.

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

NEW APPLICATIONS

23-IW-0020 – 46 Saw Pit Hill Road / Map 38, Lot 13-2 / OS-60 District / Joseph Simpson (applicant/owner) / Installation of a 20' x 20' x 9' (high) carport structure.

Joe Simpson was present for the application. This is a metal roof structure approximately 9 ft. tall at the truss. The proposed location of the new carport was shown on the plans, approximately 45 ft. from the pond on the property. There are two carports, the proposed new carport is the one described to be closest to the street. This structure will be on existing asphalt. No fill will be required and no excavation. There will be minimal amount of disturbance in order to dig down into the concrete for threaded rods to be bolted to the concrete. The project will take about a day to complete. Members expressed no concerns with the project as it is not changing the surface and the area will be disturbed for just a day. A draft motion was requested for the next meeting.

It was noted that Member Turoczi arrived at the meeting at 7:36, just after the previous discussion began.

Alternate Gillette was unseated, and Member Turoczi was seated at this time.

PENDING APPLICATIONS / DELIBERATIONS

23-IW-0015 – 39, 43, 47, 51 Sherman Hill Road / Map 102, Lot 29 / MQ District / Jeffrey Miller (applicant); Cornerstone Professional Park Association, Inc. (owner) / Streambank remediation.

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

Jeff Miller was present for the discussion. A planting plan was submitted prior to the meeting and reviewed by the Agency. It was confirmed that the stream is the bottom border of the drawing. Two plants are proposed to be used, Solomon Seal and species of Fern. These choices were made based on suggestions from Carol Haskins. These two plants are easily sourced, and Mr. Miller stated he could start on it immediately after approval. The plan is to pull out a rock and plant a plant. The plantings will be staggered. Member Turoczi questioned which type of fern is proposed and confirmed that Solomon Seal will indeed spread. A few different fern types can be used to get diversity in the area. Approximately 39 Solomon Seal and 13 ferns plants are proposed to be planted. Mr. Miller should firm up which fern type (names of plants to be used), the number of each and indicate the process/how this will be done (what will be done first), when they will start and finish the project, etc. It was discussed that the pea stone is acting as a mulch. Mr. Miller indicated that there is a lot of growth in the area and the pea stone has not moved. This existing vegetation could be identified, and if it is not a weed, it could remain in place. If this is the case this should be noted. The detailed information and plan should be provided to the Land Use Office prior to the next meeting. In anticipation of a plan, a draft motion was requested for the next meeting.

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.

Mr. Miller was present for the discussion. He explained that the gutter location will not change at the advise of the gutter installer. Square footage of all the roofs was approximately 1,500 sq. ft. The installer felt that the proposed 4-inch downpipe would be sufficient to handle the runoff. There is a 30 – 40 ft. swale where much of the runoff would be absorbed by the ground before it made it to the river. Mr. Miller would like to see how the water is handled during a rain event to see if additional infiltration alternatives are necessary. The issue was to stop erosion from the gutters to the river. Member Turoczi explained that there is a swale that is already being created, that is why there was discussion about some sort of additional infiltration. Grass will not be sufficient. Mr. Miller will video the area and show to the Agency to see if something else should be installed. There are alternatives like gravel, a level spreader or a tank in the ground, these should be reviewed and considered as another option prior to the next meeting to move the process along.

23-IW-0018 – 203 Sprain Brook Road / Map 56, Lot 6 / OS-100 District / Ryan Birkenhead (applicant/owner) / Installation of driveway extension to access proposed accessory building.

Mark Riefenhauser, engineer for the applicant, was present for the discussion. It was noted that the Agency members walked the site the previous day. A new map was submitted for the record as well as a letter of response to the Town Planner's memo last meeting. The new map was reviewed by the Agency. On the site walk members observed the location of the proposed accessway to a proposed barn as well as other areas of the property where there was potential of impact to the wetlands. The Chairman questioned a leader drain that was located near the existing studio with water still in it and running toward the brook. It was explained that this pipe daylighted and was shown on the plan. There was a deck on the plan which did not appear to have prior permitting. There are a lot of plantings between the driveway and the brook, the Chairman questioned if there were issues with a recent storm, it was questioned if there is material being deposited there, which would be considered fill. This is not incorporated in any of the proposals. The existing treehouse appears to have been constructed within the regulated area, the Agency was not aware of this construction to know if anything would have been required. The woodshed appears to have been revamped in some manner. Reference to a memo from Will Agresta, Town Planner, was noted for the record. Mr. Riefenhauser addressed these comments in a letter dated July 24, 2023. It was noted that there may be issues with Zoning with respect to the number of structures on the property, the Agency concerned that if the maps indicate these structures the Agency may be, in essence, approving these structures because they are on the survey. It was noted that zoning inconsistencies are being reviewed and will be addressed with either the Zoning Commission or the Zoning Board of Appeals. Mr. Riefenhauser wanted it to be clear that the proposed is not a driveway, it is an accessway to get up to the site to develop the building. Once the

barn is constructed, the accessway will not be highly used. It will be a gravel area for occasional use. About 30-40 yards of fill will be used. Member Richards expressed concerns with the fill being placed on steep ledge and it migrating towards the brook. The soils be held in place with silt fencing, the shoulder will be graded, and it was described as a gentle slope, the engineer not seeing a problem erosion-wise. Member Richards clarified that the concern is with erosion after the silt fence is removed. The silt fence will remain until the area is well established with vegetation. This could be added to the plan. They are trying to avoid any blasting. A condition of the approval can be added that if changes are made (i.e. the ledge needs to be dug out or blasted) it would require notification to the Agency for their review. Member Turoczi felt that the area in question is going to be on the surface, the top areas are usually softer and could be just hammered to get through the ledge. Member Richards concerned with fill migrating down the hill over time, felt that a retaining wall should be considered for the upper part of the site. Mr. Riefenhauser felt this is a very small area and did not feel this would be an issue. The structure will be sitting on a 2 ft. deep gravel pad for drainage. Calculations for the amount of fill will be reviewed to see if they include the additional gravel pad. The barn will be used for winter vehicle storage, the driveway/accessway will not be highly used. There was brief discussion about the turnaround area. The plan tries to avoid digging into ledge. Member Richards reiterated that a retaining wall should be considered. Member Werner noted that the accessway could evolve into being used more frequently than originally planned for. Plan details of the driveway were noted. More information will be acquired and submitted for the next meeting. It was clarified that items that were not previously approved by the Agency should be added as a second page to the application noting that they are after-the-fact.

23-IW-0019 – 18 Minortown Road / Map 25, Lot 2C-2 / OS-60 District / Town of Woodbury (applicant/owner), Conservation Commission (agent) / Removal of Japanese Knotweed and sections of Mugwort and Stiltgrass.

It was noted that Jeff Sherman was unable to get contractor details and would provide this information prior to the next meeting. This item was tabled.

23-IW-0017 – 212 Brushy Hill Road / Map 42, Lot 5C-2 / OS-100 District / Peter K. Wols and Kelly Kilmartin-Wols (applicant/owner) / Installation of inground pool (40' x 16') and surrounding patio, including temporary construction access.

Kelly and Peter Wols were present for the discussion. An addendum to the application was noted adding the removal of a satellite dish. A draft motion was reviewed by the Agency.

MOTION:

To approve 23-IW-0017 – 212 Brushy Hill Road / Map 42, Lot 5C-2 / OS-100 District / Peter K. Wols and Kelly Kilmartin-Wols (applicant/owner) / Installation of inground pool (40' x 16') and surrounding patio, including temporary construction access and removal of a satellite dish.

Made by **NEWELL**, Seconded by **WERNER**

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

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

21-IW-2137-A1 – 15 Woodside Circle / Map 56, Lot 16-3 / OS-100 District / CT Clinical Services, Inc (applicant), David Vieau (owner), Ron Wolff, PE (agent) / Modify existing Wetland/Watercourse Permit 21-IW-2137 to enlarge stone patio to rear of new recreation building and add a concrete walkway.

Ron Wolff was present for the discussion. It was confirmed that the site has been stabilized. A draft motion was reviewed by the Agency.

MOTION:

To approve 21-IW-2137-A1 – 15 Woodside Circle / Map 56, Lot 16-3 / OS-100 District / CT Clinical Services, Inc (applicant), David Vieau (owner), Ron Wolff, PE (agent) / Modify existing Wetland/Watercourse Permit 21-IW-2137 to enlarge stone patio to rear of new recreation building and add a concrete walkway.

Made by RICHARDS, Seconded by NEWELL

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

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

ENFORCEMENT & WETLANDS UPDATE

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.

Current site photos taken on July 24, 2023, were noted for the record and reviewed by the Agency. Dan and Michelle Fusco were present for the discussion. Mr. Fusco indicated that TD & Sons will be removing the remainder of the millings, 12 yards of remaining soil will be removed, this will then be seeded with hydro seed or rye mix and it is anticipated this will be finished within the next week. The soil being placed around the pool area has been done but will be spread more precisely. Dirt piles will be removed from site, the dirt around the pool will be spread out. The millings will be removed from the “access” and the millings piles in front of the garage will be spread in the approved driveway area. About 12 yards of soil will be spread and seeded. Mr. Fusco confirmed that just a few inches of soil will be placed in the access area where the millings are being removed to make it even. The goal is to have grass or vegetation to stabilize the area. Member Richards questioned Member Turoczi as to the depth of topsoil that should be put down. It was recommended that at least 6 inches of topsoil be put down to ensure growth. Mr. Fusco stated the area will be restored to what it was previously. Weekly mowing will help alleviate the invasive weeds from growing. The pitch of the area will cause the area to get washed away if not stabilized with growth. A swale will be attempted to stop the water runoff from the road. In two weeks, once the area is remediated and stabilized the Land Use Office should be notified for inspection. Seed should be raked in and hayed for best results.

Member Newell left the meeting at 8:53 p.m. for an ambulance call.

At this time Member Newell was unseated and Alternate Gillette was seated.

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

Both Mr. Pabst and Rich Lamothe were sent a letter requesting their attendance at this meeting. Mr. Pabst spoke with Chairman Tyrrell and she explained he is the property owner and as such is responsible. Mr. Lamothe was not present at the meeting. It was asked that another memo requesting his attendance at the next meeting be sent.

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).

This item was tabled.

18-IW-1621 – 614 Main Street South / Map 102, Lot 25 / MQ District / Napoli Woodbury LLC / IWWA Review of Constructed Site Conditions / Bond Status – Dollar General.

It was clarified that the Agency had questions about the All Habitat report that was submitted. In paragraph 3, it shows the use of spraying chemicals in the vernal pool area. Treatment with chemical spraying in these areas is a concern of the Agency. As they don't encourage this, they would like information as to why this method was used and details specific to this property and vernal pool. In lieu of someone attending the meeting, something in writing detailing the vernal pool areas specifically and the treatments that were used is requested. It was discussed that continual maintenance of the exclusionary fencing will be required. Member Werner questioned the status of the landscaping. Failing trees are required to be replaced, Member Werner feeling the area should be well established at this time.

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.

This item was not discussed.

ADMINISTRATIVE

Meeting Minutes – 07/10/23

MOTION:

To approve the minutes of the 7/10/23 meeting (as submitted).

Made by RICHARDS, Seconded by Turoczi

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

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

Regulation Review – Member Turoczi will submit notes in writing to the Land Use Office with regards to definitions and invasives that he has compiled.

CORRESPONDENCE - None

PRIVILEGE OF THE FLOOR

It was briefly discussed that a meeting will be held regarding riparian buffers.

An update regarding Carriage Lane was requested, the debris was removed from the wooded area, and remains in the regulated area to be chipped and removed from the site. An agenda for the association was forwarded noting discussion about the open space and regulated area.

There was brief discussion about the Parks & Recreation Master Plan. The Agency would like to coordinate with Parks & Recreation prior to finalization of this plan.

ADJOURNMENT

MOTION:

To adjourn the meeting at 9:15 p.m. made by Member Werner with no objections.

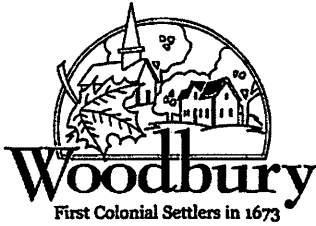
Filed Subject to Approval

Respectfully Submitted

Anne Firlings

Anne Firlings, Clerk

RECEIVED & FILED
IN WOODBURY, CT
This 27th day of July 2023
at 10:50 o'clock A M
Maria M Mancini
TOWN CLERK



Town of Woodbury
Inland Wetlands and Watercourses Agency

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Woodbury, CT 06798
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WETLANDS / WATERCOURSES PERMIT APPROVAL

212 BRUSHY HILL ROAD – 23-IW-0017

Inground Swimming Pool

Peter Wols (owner/applicant)

Date of Approval	July 24, 2023
Permit Expiration*	July 24, 2025

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

Applicant	Peter K. Wols and Kelly Kilmartin-Wols
Owner	Peter K. Wols and Kelly Kilmartin-Wols
Application	23-IW-0017
Project	Installation of inground pool (40' x 16') and surrounding patio, including temporary construction access, as well as removal of an existing obsolete satellite dish.
Address	212 Brushy Hill Road, Assessor Map 42, Lot 5C-2
Site Acreage	13.09 acres
Zone	OS-100

WHEREAS the Town of Woodbury Inland Wetlands and Watercourses Agency ("Agency") has received application **23-IW-0017** 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;
- Soil Delineation and Soil Report, Steven Danzer, 06/16/23;
- Pool Plan; and

WHEREAS the following mitigation measures are proposed:

- Installation to occur within previously disturbed, maintained lawn area;
- No direct impacts to site wetlands/watercourses are proposed or needed;
- Construction access will be temporary and short term and has been routed to avoid the septic system;
- Erosions and sedimentation controls will be installed and maintained during construction;
- Disturbed areas will be restored with vegetation upon completion;

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 23-IW-0017 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 and Woodbury Administrative Zoning 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 following shall be followed in relation to the installation:
 - Ground disturbance shall be contained and maintained to the minimum necessary to install the inground swimming pool and associated improvements.
 - The obsolete satellite dish upon removal shall be appropriately disposed of off-site and any related site disturbance shall be restored to a vegetated state similar to existing conditions.
 - No additional tree removal is involved or authorized with this approval.
 - 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.

3. 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.
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

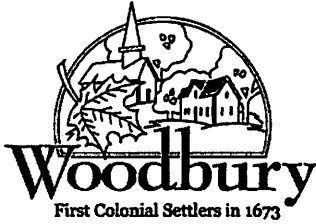
1. **Final Inspection Required** – The applicant shall request the Land Use Office to conduct a final inspection for determination of permit completion, subject to the following:
 - Verification the site has been cleaned of construction related equipment, materials, and debris.
 - All disturbed areas 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 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 **WERNER**

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

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



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Inland Wetlands and Watercourses Agency**

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**WETLANDS / WATERCOURSES PERMIT APPROVAL
15 WOODSIDE CIRCLE – 21-IW-2137-A1 (amending 21-IW-2137)
Amendment to Enlarge Rear Exterior Patio and Add Sidewalk
CT Clinical Services, Inc. (dba Turnbridge) (applicant)
David Vieau (property owner)**

Date of Approval	July 24, 2023
Permit Expiration*	Same as 21-IW-2137

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

Applicant	CT Clinical Services, Inc. (dba Turnbridge)
Owner	David Vieau
Application	21-IW-2137-A1 – Amending 21-IW-2137
Project	Enlargement of the rear exterior patio associated with the new accessory Recreation Facility building and addition of a sidewalk connecting the patio to a parking area.
Address	15 Woodside Circle, Assessor Map 56, Lot 16-3
Site Acreage	61.55 acres
Zone	OS-100

WHEREAS the Town of Woodbury Inland Wetlands and Watercourses Agency (“Agency”) has received application **21-IW-2137-A1** (amending 21-IW-2137, approved January 24, 2022) 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 (Amended) Inland Wetlands Agency Permit;
- Inland Wetland Site Plan (1/1), Wolff Engineering, 02/29/23, revised 06/29/23;

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:

- Proposed regulated activities involve disturbances within an Upland Review Area only (no direct disturbances to wetlands or watercourses are involved);

- No significant adverse off-site impacts are anticipated;
- The added improvements occur within the area of prior approved disturbance;
- Approval is retroactive as the amended improvements as proposed are already installed;
- 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 21-IW-2137-A1 (amending 21-IW-2137) 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 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 Site Plans as endorsed as “approved” *subject to the following modifications and conditions:*

A. Prior to Final Plan Endorsement

1. The applicant shall submit to the satisfaction of the Town Planner a single (1) complete set of **Final Site Plans**, revised as follows:
 - a. **Each Sheet** 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 sheet.
 - b. Add a full copy of this approval to the final Site Plans.
 - c. Add the following note conspicuously: **21-IW-2137-A1 – Approval Date: July 24, 2023; Expiration Date: Same as 21-IW-2137* (*if regulated activities and conditions of approval are not completed accordingly in such timeframe.)**
2. **Final Site Plans for Endorsement** – Following acceptance of revised final Site 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.

B. Prior Conditions and Post Construction Compliance and Permit Closure

1. All prior conditions, including maintenance of a bond, as set forth in the original permit 21-IW-2137 dated January 24, 2022, shall remain in full force and effect and shall equally apply as if fully set forth and written herein.
2. **As-Built Plan** – Upon completion of the approved regulated activities, an As-Built Plan detailing and certifying the completed improvements shall be provided by the applicant 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.

3. **Final Inspection** – The applicant shall request the Land Use Office conduct a final inspection for determination of permit completion, subject to verification of the following:
 - All improvements shall be completed consistent with the approved final Site Plans and any landscaping shall be stable and healthy.
 - The site shall be clean of construction related equipment, materials, and debris.
 - All disturbed areas shall be stabilized and exhibit healthy vegetative cover.
 - All erosion controls shall have been appropriately removed and disposed of following Land Use Office confirmation that the site is stabilized.

4. **Bond Release** – Upon written request by the applicant following completion of all approved work consistent with the approved final Site 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. The release of bond request shall include an As-Built Plan detailing and certifying the completed improvements.

5. **Approval Compliance / Changes** – Failure to maintain compliance with this permit and the approved final Site 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.

6. **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 **NEWELL**

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

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