

Town of Woodbury

Inland Wetlands and Watercourses Agency

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

REGULAR MEETING MINUTES – AUGUST 28, 2023

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

MEMBERS PRESENT

Earl Gillette, Alternate
Michael McAloon, Alternate
Marty Newell, Vice Chairman
Don Richards
Kyle Turoczi, Secretary
Mary Tyrrell, Chairman
Ernest Werner (arrived at 7:34 p.m.)

MEMBERS ABSENT

NOTED OTHERS PRESENT – Jeffrey Peck, Travis Wood, Zachary Lessard, Jeff Miller, other interested parties and a member of the press.

OPENING OF MEETING

Call to Order – The meeting commenced at 7:30 p.m.

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

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

PUBLIC HEARINGS - None

NEW APPLICATIONS

23-IW-0021 – 75 Grassy Hill Road / Map 50, Lot 55-4 / OS-60 District / Jeffrey Peck (applicant/owner) / Installation of a pickle ball court measuring 1,200 sf (30 ft x 40 ft) and an accessory residential storage shed measuring 216 sf (12 ft x 18 ft x 10 ft high).

Travis Wood representative and Jeffrey Peck the property owner were present for the application. Chairman Tyrrell expressed surprise that they were unaware that a Wetlands permit was required for these activities. Maps were reviewed by the Agency. It was discussed that a process pad has been laid out for a pickle ball court. The property owner explained that the area that surrounded the pool and pavilion was fenced in and he thought that anything within the fence was no problem. He had spoken to the Building Official and thought that no permits were required for this activity. His understanding was that anything within the pool fencing would not require Agency approvals. All additional work should be stopped until the Agency can visit the site and approvals are issued. It was shown on the plans that the entire back yard is within regulated area. Member Richards questioned the area of the court, remembering this area to be at the bottom of ledge with quite a bit of water. Mr. Peck stated that the area is dry, they would not have considered this area for the court had it been wet. It was noted that the wetlands are at a lower elevation from the pickle ball court. About 30 yards of process has already been installed. In addition to the pickle ball court, it was confirmed that a storage shed was built within the regulated area and they are requesting approval for this structure.

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

A site walk was scheduled for Sunday, September 10, 2023, at 9:00 a.m. The applicant should provide maps for the walk.

23-IW-0022 – 785 Washington Road / Map 70, Lot 27 / OS-100 District / Eric Anderson (applicant), Tapawingo Tubing LLC (owner) / Remove and replace rotting wood planks on bridge and handrails.

There was no representative present for the application. It was noted that this work has already been completed. The Agency discussed that the engineer should have known that a wetlands approval would be required for this activity and requested a letter be sent to both the property owner and the engineer informing that applications need to be submitted prior to doing the work. Any additional work should have approvals before the work is done. Even if this was approved by the State or DEEP, the Agency should be informed prior to the work being started. The Agency had questions about why the bridge was replaced and concerns were expressed about the rust removal. The plans were reviewed by the Agency. A representative should attend the next meeting.

23-IW-0023 – 83 Park Road / Map 103, Lot 36A / OS-60 District Zachary Lessard (applicant/owner) / Installation of an inground swimming pool measuring 792 sf (18 ft x 44 ft) with surrounding concrete pool patio extending between 4 ft and 15 ft out from the pool sides enclosed by fencing; and relocation of existing accessory residential storage shed measuring 192 sf (12 ft x 16 ft).

Zachary Lessard was present for the discussion. They are looking to install a pool with patio surround and fencing, as well as relocating an existing storage shed. Maps were reviewed by the Agency. The location of the property was described. This will be a fiberglass pool. Mr. Lessard dug a few test holes about 6 inches down and the area is all ledge. The filter system was questioned, Mr. Lessard stated they were considering salt water, but have not made a final decision. It was noted that the deck on the plans was taken out by a tree. Wetland setbacks were shown on the plan. The pool location was questioned, Mr. Lessard explaining that the property topography is challenging and the area they chose is flat. Placing it elsewhere would cause more disturbance. They intend to install the pool this year and finish the patio next year.

The Agency scheduled a site walk of the property for September 10, 2023, at 10:00 a.m., following the previously scheduled site walk.

PENDING APPLICATIONS / DELIBERATIONS

22-IW-0008-A1 – 63 Mill Road / Map 10, Lot 45A-2 / OS-60 District / Jamie Rogers (applicant/owner) / Permit Modification (add storage shed and rear stairs, expanded driveway at garage and rear patio).

The Agency reviewed a draft motion for approval. No further questions or concerns were expressed.

MOTION:

To approve 22-IW-0008-A1 – 63 Mill Road / Map 10, Lot 45A-2 / OS-60 District / Jamie Rogers (applicant/owner) / Permit Modification (add storage shed and rear stairs, expanded driveway at garage and rear patio).

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

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

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

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.

This item was tabled. The applicant has been notified of a zoning issue and will follow up with a decision to move forward or withdraw his application.

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.

Jeff Miller was present for the application. A draft motion was reviewed by the Agency.

MOTION:

To approve 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.

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

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

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

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.

Jeff Miller was present for the discussion. The Agency reviewed additional materials submitted prior to the meeting. It was noted that the approval should incorporate the addition of the roof drainage system. There will be 8 inches of topsoil on the surface, dressing the top. There were outstanding questions about the water table. Mr. Miller explained he was not sure of the water table; however, the tanks are as close to the wall as possible. He does not feel that it would hit the level of the brook. The area is a mix of clay and gravel. Chairman Tyrrell questioned what was proposed in the event water was hit when digging. Mr. Miller did not think he would, but if this happened, he would reassess. The tanks will be installed about 30-40 feet from the river. There should be a condition of the approval on how to mitigate should they dig and hit water. Work will start after Labor Day. A draft motion was requested for the next meeting with a condition addressing if they hit water while digging the hole to install the drainage tanks how that should be addressed. Water cannot be just pumped out directly into the stream. There are various options to handle this if it is not significant (silt bag, hay bales, rock).

ENFORCEMENT & WETLANDS UPDATE

23-ENF-IW05 – 57 Lake Road / Map 77, Lot 3 & 7 / OS-60 / Robert Taggett / Driveway installation via an abutting lot with millings, land grading and filling within a regulated area absent required permit.

Chairman Tyrrell noted for the record that she had driven by the site and described the site for the Agency.

(See 23-ENF-IW06 information below)

23-ENF-IW06 – 13 Edward Avenue / Map 77, Lot 4-26, 27 & 2 / OS-60 / Frances M. Palomba / Driveway installation with millings, land grading and filling within a regulated area absent required permit.

Mrs. Palomba contacted the Land Use Office to indicate that she and her son would be unable to attend the meeting but would be at the following meeting to address the violations on both 13 Edward Avenue and 57 Lake Road. A previous application for pond work had been approved, this was briefly discussed.

23-ENF-0002 – 197 Minortown Road / Map 25, Lot 2A-2 / OS-60 District / Michelle Fusco / 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. There was no one present for the discussion. No new information was received by the Land Use Office. At the last meeting Mr. Fusco stated that the work would be completed the following week and was to contact the office when the work was done. It was asked that the site be reviewed for a status update.

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

There was no one present for the discussion. The Agency was discouraged that Rich Lamothe had not attended a meeting for discussion. It was discussed if the Town of Woodbury should be included in the enforcement, as they own and did the work in the right of way. It was asked that the Land Use Office send copies of the letters to TRP Farms with a cover letter to Town of Woodbury expressing that this has been a continued issue and the Town of Woodbury has expanded the work they've done on the roadway including the guardrail installation, the clearing, the drainage work and paving. Someone from the town highway department needs to address this with the Agency.

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).

No one was present for the discussion. It was noted that they were waiting on plans, no new information has been provided. The Agency requested an email be sent to remind Parks & Recreation that the Agency is awaiting this information.

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.

There was no one present and no new information was received.

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

There was no discussion on this item as it is still in court.

23-ENF-IW03 – Map 62, Lot 66 / OS-80 District / Village Woods Open Space Association, Inc. / 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.

It was noted that a representative from the Association was at the last meeting. They are awaiting the tree branch and debris piles to be removed for reinspection.

203 Sprain Brook Road / Map 56, Lot 6 / OS-100 / Ryan Birkenhead / Site Plan comparison review of built features from last Wetland Permit 12-IW-1215 to present.

Files for the property were reviewed, comparing items shown on current site plan that did not seem to receive Inland Wetlands Approvals. It was requested that a letter be sent to the property owner stating that it has come to the Wetlands Agency's attention that there are numerous sites of construction, additions, work that has been done within regulated areas without the appropriate approvals and the Agency requests that an application for permit approvals be submitted for these items.

466 Flanders Road – The Agency had requested that they walk the site prior to the project commencement. Mr. Teixeira, property owner, contacted the Land Use Office to schedule the walk.

A site walk was scheduled for Sunday, September 17, 2023, at 9:00 a.m.

ADMINISTRATIVE

Meeting Minutes – 08/14/23 – Under the Regulation Review Section, Member Turoczi wanted it clarified that he had discussed more than what the minutes reflected, including discussion about inclusion of invasives and revising setback requirements.

MOTION:

To approve the minutes of the 8/14/23 meeting (*as amended above*).

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

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

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

Regulation Review – Members discussed an upcoming educational meeting regarding protection of riparian buffers (to be held Thursday, August 31, 2023, at 9:00 a.m.). It was discussed that a basic buffer review and why they are important will be beneficial for commissions as well as departments that work with or in these important areas. It would be good to find out how to improve controls and help with getting something into the regulations to assist. It was suggested that they could go to a site like Hollow Park for a visual type of discussion. How to impose controls on these areas is something the Agency would like to try to incorporate into their regulations.

Member Turoczi followed up with the Town of Washington with regards to their required maintenance and found that the town has a 5 year follow up review for larger projects and a 3 year follow up for more minimal projects.

Member Turoczi expressed his frustration that the Mitchell School rain garden, which was installed by the Northwest Conservation District, had been filled in with soil and the educational sign was removed. The school decided it was an eyesore and that it was a maintenance issue. NWCD and partners were unaware that this was done. It was discussed that rain gardens require maintenance and that maintenance is a key reason why projects fail. There needs to be maintenance for plantings to get established. It was questioned where the roof drains to. The roof water will now run from the pipes to the street into the catch basins and into the river. After about three years of maintenance these gardens can be established and would require just annual maintenance.

CORRESPONDENCE - None

PRIVILEGE OF THE FLOOR

Member Gillette noted that he heard discussions that the Agency said no to Woodlake replacing their deteriorating clubhouse. He was surprised as there had been no applications. The Agency would need to see an application and plans to make such a determination. The Agency noted that they would work with an applicant that came before them.

Member Gillette also noted that he observed fill (containing building materials) being deposited over the edge of property at 444 Quassapaug Road. He questioned if there were wetlands in the area. The Land Use Officer had not had time to review the subdivision maps, but the GIS did not reflect any.

Member Newell requested that the rain gardens installed at New Morning be inspected.

ADJOURNMENT

MOTION:

To adjourn the meeting at 9:01 p.m. made by Member Newell with no objections.

Filed Subject to Approval

Respectfully Submitted

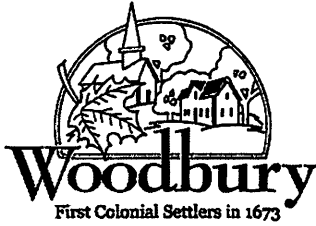
Anne Firlings

Anne Firlings, Clerk

RECEIVED & FILED
IN WOODBURY, CT

This 30th day of Aug 2023
at 2:45 o'clock P M

Maia M. Mancini
Town Clerk



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

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**WETLANDS / WATERCOURSES PERMIT APPROVAL
63 MILL ROAD – 22-IW-0008-A1 (amending 22-IW-0008)
Amendment Modification
Enlarge Rear Patio and Driveway Pavement at Garage
Addition of Rear Stairs and Accessory Shed
Jamie Rogers (applicant/owner)**

Date of Approval	August 28, 2023
Permit Expiration*	Same as 22-IW-0008

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

Applicant **Jamie Rogers**
Owner **Jamie Rogers**
Application **22-IW-0008-A1**
Project **Enlargement of rear patio area; enlargement of asphalt driveway at garage; addition of rear stairs; and addition of accessory residential storage shed measuring 112 sf (8 ft x 14 ft).**
Address **63 Mill Road, Assessor Map 10, Lot 45A-2**
Site Acreage **4.55 acres**
Zone **OS-60**

WHEREAS the Town of Woodbury Inland Wetlands and Watercourses Agency (“Agency”) has received application **22-IW-0008-A1** (amending 22-IW-0008) as submitted by the applicant/owner listed above in accordance with the Inland Wetlands and Watercourses Regulations of the Town of Woodbury (“IWWA Regulations”) seeking a Wetlands/Watercourses Permit (“Permit”) to implement the “project” as described above; and

WHEREAS application materials received include the following:

- Application for Inland Wetlands Agency Permit;
- S1 – Improvement Location Survey – Record, David A. Hughes, PE, LS, 05/16/23, revised 07/27/23;
- S2 – Improvement Location Survey – Record, David A. Hughes, PE, LS, 05/16/23, revised 07/27/23; and

WHEREAS the following mitigation measures are proposed:

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

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

- No significant adverse off-site impacts are anticipated;
- Site disturbance will be minimal and short term;
- Site disturbance impacts can be further mitigated by the conditions listed below and the proper use and maintenance of soil erosion and sedimentation controls as may be warranted and/or required;
- Approval is retroactive as the modification improvements as proposed are already installed, except the installation of the accessory shed, which will be placed on the existing stone at the edge of the driveway without need for further site excavation;
- 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 22-IW-0008-A1 (amending 22-IW-0008) as described above, subject to modifications and conditions set forth below; and

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

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

A. Prior to Commencement of any Work or Site Disturbance

1. **Final Plans** – The plans presented shall be endorsed as “approved” by the Agency / Town Planner.
2. **Modified Site Work and Improvements** – No additional ground disturbance is proposed or authorized; and no additional tree removal is involved or authorized with this approval.
3. **Other Required Approvals** – No work shall be authorized to commence absent securing all required approvals. Other required approvals shall be separately obtained by the applicant and copies thereof shall be provided to the Agency office for inclusion in the permit record file, including but not limited to:
 - **Housatonic Valley Health District and Woodbury Administrative Zoning and Building Permits**

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 22-IW-0008 dated May 9, 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.

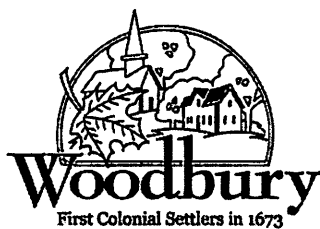
6. **Expiration** – This permit approval shall expire and be null and void without further written notice per the date set forth above unless all regulated activities, including site stabilization and landscaping, are completed consistent with the approved final Site Plans. The Agency may grant one (1) 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 **NEWELL**, seconded by **RICHARDS**

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

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



Town of Woodbury

Inland Wetlands and Watercourses Agency

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WETLANDS / WATERCOURSES PERMIT APPROVAL - REMEDIATION

39, 43, 47, 51 SHERMAN MILL ROAD – 23-IW-0015

Streambank Remediation (related to 48 Old Sherman Hill Road)

Jeffrey Miller (applicant)

Cornerstone Professional Park Association Inc. (property owner)

Date of Approval	August 28, 2023
Permit Expiration*	August 28, 2025

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

Applicant	Jeffrey Miller
Owner	Cornerstone Professional Park Association Inc.
Application	23-IW-0015 – Remediation
Project	Streambank remediation addressing unauthorized streambank disturbance and rock and stone placement.
Address	39, 43, 47, 51 Sherman Hill Road (Route 64), Assessor Map 102, Lot 29
Site Acreage	4.55 acres
Zone	OS-60

WHEREAS the Town of Woodbury Inland Wetlands and Watercourses Agency (“Agency”) has received application **23-IW-0015** 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;
- Owner Authorization Letter, 05/05/23;
- Photos;
- As-Built Zoning Location Survey (of 48 Old Sherman Road showing property line encroachment), Riordan Land Surveying, 12/08/21, revised 04/21/23;
- Streambank Remediation Planting Plan, received 08/10/23; and

WHEREAS the following mitigation measures are proposed:

- Wetland affinity plantings are proposed to remediate streambank disturbance with strategic removal of portions of rock and installation of Solomon’s Seal (*Polygonatum spp*) plants, as well as installation of Royal Fern (*Osmunda regalis*) plants in the flatter areas covered with smaller stones at the stream edge;
- The sitting chairs will be removed from the regulated area;

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-0015 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. **Remediation Work and Improvements** – No additional ground disturbance is proposed other than surface rock removal for planting with disposal of removed rocks outside regulated area. The sitting chairs shall be removed from the streambank area.
3. **Other Required Approvals** – No work shall be authorized to commence absent securing all required approvals. Other required approvals shall be separately obtained by the applicant and copies thereof shall be provided to the Agency office for inclusion in the permit record file.

B. Conditions During Remediation Installation of Plantings

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 remediation:

- Ground disturbance shall be contained and maintained to the minimum necessary to carry out the remediation work.
- No construction vehicles or motorized equipment are authorized – all work shall be completed by hand with hand tools.
- No 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.
- The site shall be kept clean of all loose debris, litter, and similar materials to prevent such from entering wetlands or watercourses.
- Disturbed areas shall be stabilized in a timely fashion, particularly minimizing erosion impacts.
- All access paths shall be reestablished to original condition.

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 **WERNER**

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

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