

Town of Woodbury

Inland Wetlands and Watercourses Agency

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

REGULAR MEETING MINUTES – SEPTEMBER 11, 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 (arrived at 7:32 p.m.)
Don Richards
Kyle Turoczi, Secretary
Mary Tyrrell, Chairman

MEMBERS ABSENT

Ernest Werner

NOTED OTHERS PRESENT – Scott Pellman, Daniel Grannis, Mike Molzon, Eric Anderson, Thomas Burns, Travis Wood, Zachary Lessard, Dan Fusco, a member of the press and other interested parties.

OPENING OF MEETING

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

Seating of Members / Alternates – Seated for the meeting were Members Richards, Turoczi, Tyrrell, and Alternates Gillette & McAloon.

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

PUBLIC HEARINGS – None

Member Newell arrived at 7:31 p.m. Alternate McAloon was unseated and Member Newell was seated.

NEW APPLICATIONS

17-IW-1704 – 5 Minortown Road / Map 23, Lot 19 / OS-60 / Wetland Permit Approval Condition #21 – Request to accept certified letters from PE and Landscape Architect in lieu of required As-Built Plan. Regional School District #14 (owner).

Scott Pellman was present for the discussion. It was explained that due to a contractual omission that although a Final As-Built Survey was required, they did not have one. The school district is looking to the Agency to see if the provided certified letters and signed and sealed design drawings could be submitted in lieu of the Final As-Built as required by their approval. Chairman Tyrrell explained that as a board, they required the As-Built as part of the approval so that in the future, they could look back to see exactly what was built. These drawings will not give them this sort of detail.

Daniel Grannis explained the differences between a “Record Drawing” and an As-Built. He noted that an As-Built is usually connotated with a survey and completed and certified by a surveyor, Record Drawings reflect what has been installed and certifying that what was constructed is as designed and appears to function as designed. During construction these drawings are revised and reissued as changes are made. The survey has a different level of

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

specificity. The Record Drawings are approved by professional architects, landscape architects, engineers, etc. where they certify by observing the work and finding that it follows the contract documents. Mr. Grannis also responded to questions emailed by the Town Planner with respect to another condition of approval regarding plantings along the river. Mr. Grannis inspected a bioretention area just west of the tennis courts as well as plantings of willow stakes. He inspected the bioretention area and it was noted that it was built differently than originally designed but felt it had been corrected appropriately. It is not quite as deep, so as to not be hazardous for walking. The growth of the willow stakes was discussed and it was noted that the multiflora rose did not appear to come back. There was discussion about the maintenance schedule of these areas, they should be mowed annually.

Consensus of the Agency is that the Final As-Built A2 Survey should still be required.

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.

Eric Anderson was present for the application. It was noted that the work had already been completed. They replaced the existing bridge flooring and railings. No asphalt work was done and no excavation. He did not know that a wetlands application was required for this work. Chairman Tyrrell explained that the Agency would have reviewed how the river was protected during the work. Photos were reviewed of the bridge. It was questioned how much weight the bridge holds, it was confirmed about 40,000 lbs. Chairman Tyrrell noted that this is also a good reminder that there are wetlands regulated areas on this property and that activities in those areas would require approvals.

A draft motion was requested for the next meeting.

23-IW-0024 – 62 Leavenworth Road / Map 70, Lot 7A / OS-100 District / Thomas A. and Rachel H. Burns (applicant/owner) / Installation of 14' x 24' storage shed with an 8' by 24' attached lean-to with crushed stone base.

Thomas Burns was present for the application. He is looking to put a manufactured building with a lean-to on a stone base. This will be constructed onsite. They will be replacing sod with a gravel pad to support the shed. The area was shown on the plans. This is 80 ft. from the wetlands and in grass, it will not be a major impact to the wetlands. The shed will be placed on a ¾ crushed stone pad extending about 2 feet beyond the wall of the shed for drainage purposes. It was confirmed that the stone pad will be under the lean to area as well. The Agency did not have additional concerns about this project.

A draft motion was requested for the next meeting.

PENDING APPLICATIONS / DELIBERATIONS

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.

An email was noted, the applicant is looking to move forward with the application and is in process to resolve the current zoning issues separately. A previous draft motion was on file and reviewed by the Agency.

MOTION:

To approve 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.

Made by NEWELL, Seconded by GILLETTE

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

Ayes

Gillette, Newell, Richards; Turoczi, Tyrrell

Nayes	None
Abstain	None

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

Application details were briefly noted. A draft motion was reviewed by the Agency.

MOTION:

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

Made by TUROCZI, Seconded by RICHARDS

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

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

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 was present for the discussion. It was noted that the Agency walked the site the previous day. Photos of the site were provided and reviewed. The Agency discussed that the owners had previously cut down wetlands for their pool and the Agency did not require any sort of mitigation. The owner should have understood from that experience that anything additional in that area would require permitting approvals. The Agency expressed concerns with what they observed, a lot had gone on within the regulated area and the potential impacts to the wetlands was questioned. Fill was added to the area for the shed base as well as the pickleball court and an area for a playset. It appears that the patio area had been increased. In addition, an accessway had been installed for the construction and site work. Chairman Tyrrell felt that they needed to have more information provided and questioned if a Public Hearing should be scheduled. They could get more detail about the site work that has been done and any impacts to the wetlands, and this would allow for more time to make an informed determination. Member Turoczi noted that the activity is downslope from the wetlands but agreed that a buffer area between would better. There appears to be erosion already occurring in the shed area. Updated accurate maps need to be submitted to include everything that has been done on the property. It was noted that the access was for construction purposes only and will be removed at the end of construction. About 12-15 inches of stone was installed for the pickleball court and about 3 inches of asphalt would need to be installed on top to complete the court. Mr. Wood explained that he is coming into this after things were already done and he is looking to move forward to rectify the issues. Buildings, drainage, elevations and site coverage should be submitted on a plan. An engineer should be consulted to provide a professional opinion with regards to any impacts from the site activities.

MOTION:

To classify the application 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) as plenary and schedule a public hearing for October 10, 2023.

Made by NEWELL, Seconded by GILLETTE

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

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

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. The Agency walked the site the previous day and did not express any impact concerns with what he observed. It was noted that this is really the only spot. The site plan was briefly viewed.

A draft motion was requested for the next meeting.

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.

It was noted that there were family circumstances that prevented Mr. Taggett and Ms. Palomba from attending the meeting, however, they were informed that they should be present at the next meeting and prepared to discuss the violations.

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. (see previous notation under 23-ENF-IW05 / 57 Lake Road)

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.

Dan Fusco was present for the discussion. He stated that everything had been completed with the exception of the second driveway/accessway. Chairman Tyrrell noted that this has been on the agenda since the spring and they are looking for a faster resolution. It was decided that the work would need to be completed by their next meeting on September 26 and if it was not the violation would be handed on to the town attorney. This includes the millings removal, topsoil installation and seeding to be completed by this date. The LUEO should be contacted to review the site currently as well as once completed to document the status.

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 discussion on this item)

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).

An email from the Parks & Recreation Director was noted, consultants are being pursued and once they have details, they will submit plans.

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 noted that any issues with the exclusionary fencing need to be resolved by the Spring.

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.

(This item was not discussed as it is still in legal)

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 discussed that the finalization of the cleanup is not moving swiftly. The focus of the issue should be on the deposition of tree branches and debris within an open space and regulated wetlands area, perhaps a different contractor should be considered to complete the remediation. The Agency requiring that the debris be removed by their next meeting date of September 26, 2023.

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.

It was noted that a letter was sent requesting the property owner respond by the next meeting (September 26, 2023).

ADMINISTRATIVE

Meeting Minutes – 08/28/23

MOTION:

To approve the minutes of the August 28, 2023, meeting as submitted.

Made by TUROCZI, Seconded by RICHARDS

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

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

Member Newell asked if the raingardens at New Morning Market were reviewed. The Land Use Enforcement Officer has not had a chance, but has it noted to do so.

Regulation Review

Chairman Tyrrell questioned if the regulations can be reviewed and submitted for amendment with just a few focus items (i.e. changing from a 100 ft. regulated area to a 200 ft. regulated area, updating to follow the model regulations and to include invasives and listings of definitions as guidelines in the appendix). Once this is done, perhaps they can go back to review in more fine detail.

Member Turoczi brought up discussion about updating the wetlands mapping. When the Agency receives mapping as part of their application process, it would be good to somehow add this to a wetlands map. Perhaps the NVCOG could assist with mapping. GIS overlay mapping would require budgeting.

MOTION:

To change the meeting times on the Annual Meeting Schedule to all be held at 7:30 p.m.

Made by RICHARDS, Seconded by NEWELL

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

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

CORRESPONDENCE - None

PRIVILEGE OF THE FLOOR

Member Richards had questions about the 75 Grassy Hill Road application and it was noted that this should be discussed during the hearing.

Member Gillette questioned the date of the site walk for 466 Flanders Road, it was confirmed that it was scheduled for Sunday, September 17th.

Member Gillette visited the 1754 House and questioned drainage and a gravel area in the parking lot. Will Agresta addressed these items.

ADJOURNMENT

MOTION:

To adjourn the meeting at 9:35 p.m. made by Member Newell with no objections.

Filed Subject to Approval

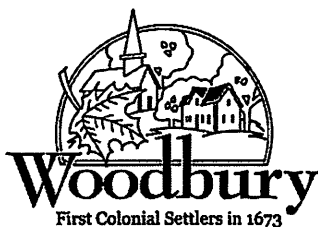
Respectfully Submitted

Anne Firlings

Anne Firlings, Clerk

RECEIVED & FILED
 IN WOODBURY, CT

This 13th day of Sept 2023
 at 3:20 o'clock P. M.
Maria M. Mancini
 Town Clerk



Town of Woodbury
Inland Wetlands and Watercourses Agency

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

WETLANDS / WATERCOURSES PERMIT APPROVAL
46 SAW PIT HILL ROAD – 23-IW-0020
Second Carport Over Existing Asphalt Driveway
Joseph Simpson (owner/applicant)

Date of Approval	September 11, 2023
Permit Expiration*	September 11, 2025

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

Applicant **Joseph Simpson**
Owner **Joseph Simpson**
Application **23-IW-0020**
Project **Installation of a second car port measuring 400 sf (20 ft x 20 ft x 9 ft high) over an existing asphalt driveway.**
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-0020** 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;
- Site Map Sketch, received 07/16/23; and

WHEREAS the following mitigation measures are proposed:

- Installation to occur within previously disturbed, maintained asphalt driveway;
- No direct impacts to site wetlands/watercourses/pond are proposed or needed;
- Construction will be short term with access over the existing asphalt driveway;

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-0020 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**
 - **Woodbury Administrative Zoning and Building Permits**

Failure to obtain required administrative permits shall render this approval null and void.

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 to the minimum necessary to install the car port.
 - No tree or vegetation removal is involved or authorized with this approval.
 - As may be required by the Land Use Office, erosion and sedimentation controls shall be installed and maintained.

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

C. Post Construction Compliance and Permit Closure

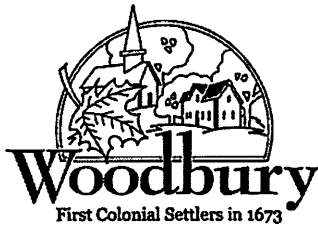
1. **Final Inspection Required** – The applicant shall request the Land Use Office to conduct a final inspection for determination of permit completion, subject to the following:
 - Verification the site has been cleaned of construction related equipment, materials, and debris.
 - All disturbed areas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

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

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



Town of Woodbury
Inland Wetlands and Watercourses Agency

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WETLANDS / WATERCOURSES PERMIT APPROVAL
48 OLD SHERMAN HILL ROAD
23-IW-0011
Permit Modification of 22-IW-0010
Karen A. and Jeffrey A. Miller (applicant/owner)

<u>Date of Approval</u>	<u>September 11, 2023</u>
<u>Permit Expiration</u>	<u>Same as 22-IW-0010*</u>

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

Applicant **Jeffrey Miller**
Owner **Karen A. and Jeffrey A. Miller**
Application **23-IW-0011 (modify 22-IW-0010)**
Project **Permit Modifications: Addition of one (1) 120-gallon above ground propane storage tank to rear of garage, stone retaining walls, gravel/stone patios, and subsurface drainage.**
Address **48 Old Sherman Hill Road, Assessor Map 102, Lot 30-B**
Site Acreage **0.48 acres**
Zone **OS-60**

WHEREAS the Town of Woodbury Inland Wetlands and Watercourses Agency ("Agency") has received application **23-IW-0010** (amending 22-IW-0010) 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 modified "project" as described above; and

WHEREAS application materials received include the following:

- Application for Inland Wetlands Agency Permit;
- As-Built Zoning Location Survey, Riordan Land Surveying, 12/08/21, revised 05/09/22;
- Site Photos;
- Sketch Plan, Details and Photos of proposed stormwater infiltrator drywells; 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;
- Roof stormwater runoff will be collected and discharged to a subsurface stormwater infiltrator system;

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 to some aspects of the modification improvements, noting that the installation and connection of the subsurface stormwater infiltrator system remains to be 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 **23-IW-0011** (amending 22-IW-0010) 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** – This approval authorizes only the modifications described herein, most of which are already completed. The only other remaining work includes minimal additional ground disturbance for installation of the subsurface stormwater runoff infiltration system. No other site work, improvements, vegetation removal, or site grading or excavation are 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. Conditions During Construction and Prior Conditions

1. Prior to commencement of any site work or site disturbance, the limits of disturbance shall be clearly marked in the field 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 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. **Prior to backfilling of the stormwater runoff infiltration system**, the applicant shall contact the Land Use Office for an inspection of same and approval to backfill.
3. All **prior conditions**, including continued maintenance of the standing **bond**, as set forth in the original Wetland Permit 22-IW-0011 dated May 23, 2022, shall remain in full force and effect and shall equally apply as if fully set forth and written herein.

C. Post Construction Compliance and Permit Closure

1. **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.
2. **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.
3. **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. The Land Use Office may in its sole discretion refer to the Agency the release of any bond.
4. **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.
5. **Expiration** – This permit approval shall expire and be null and void without further written notice per the date set forth above unless all regulated activities, including site stabilization and landscaping, are completed consistent with the approved final 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 TUROCZI, seconded by RICHARDS

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

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