

INLAND WETLANDS  
COMMISSION  
Telephone (203) 563-0180  
Fax (203) 563-0284



TOWN HALL  
238 Danbury Road  
Wilton, Connecticut 06897

December 7, 2022

**CERTIFIED MAIL - RETURN RECEIPT REQUESTED**

Cypress Enterprises, LLC  
c/o Matt Napolitano  
3 Cypress Drive  
Stamford, CT 06903

Subject: Wetlands Permit Application #2837 – **CYPRESS ENTERPRISES, LLC**  
115 Pine Ridge Road, Wilton, CT Map #19 Lot #39

Dear Mr. Napolitano:

The Inland Wetlands Commission of the Town of Wilton has **GRANTED** your application to conduct "regulated activities" within the Town of Wilton. Your attention is directed to the enclosed Resolution #1022-73WET. It contains a description of the permitted work and the terms and conditions attached. Please review it carefully. Your work must conform to your permit. This permit is valid for five years. Refer to General Condition #2 for additional information. The Director of Environmental Affairs must be notified 24 hours prior to commencing on-site work.

If you have not already done so, you should contact the State of Connecticut, Department of Energy & Environmental Protection, Bureau of Water Management to determine the requirement, if any, for State authorization. If your project involves filling of, or discharge to, federally regulated wetlands or watercourses, you should contact the U.S. Army Corps of Engineers in Concord, Massachusetts.

For your records, a copy of the Legal Notice of the Commission's decision is enclosed. If you have any questions or comments regarding your permit, please contact this office. Thank you for your cooperation in protecting the valuable natural resources of the Town of Wilton.

Sincerely,

Rick Stow  
Chairman

Encl. Resolution #1022-73WET  
General Conditions  
Legal Notice of Publication

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Resolution #1022-73WET  
WET#2837

Upon review by the Commission's duly authorized agent, the following decision was made:

**RESOLVED:**

that Wetlands Application #2837 to conduct "Minor Regulated Activities," as defined by Section 2.1.z of the Wilton Wetlands and Watercourses Regulations be granted to Cypress Enterprises, LLC for property located at 115 Pine Ridge Road, Wilton, CT (Assessor's Map#19 Lot #39). The authorized activity consists of replacing two existing condensers and add a third 40 ft. from a wetland as depicted in the following documents:

1. Application for a Minor Regulated Activity, with supporting documentation, dated September 30, 2022, signed by the Owner
2. Location Map, undated, unknown preparer
3. Portion of Plot Plan, undated, unknown preparer
4. Email correspondence between Staff and Owner, dated October 4, 2022
5. Email correspondence between Owner and Staff, dated November 30, 2022
6. Email correspondence between Owner and Staff, dated December 1, 2022

This permit is subject to the attached General Conditions.

END  
Res1022-73

**GENERAL CONDITIONS IN THE ISSUANCE OF ALL WILTON INLAND WETLANDS COMMISSION PERMITS**

1. The permittee shall notify the Director of Environmental Affairs 24 hours prior to the commencement of work and upon its completion.
2. If the authorized activity is not completed on or before 12/7/2027 said activity shall cease and, if not previously revoked or specifically extended, this permit shall be null and void.
3. No equipment or material including fill, construction materials, or debris, shall be deposited, placed, or stored in any wetland or watercourse on or off site unless specifically authorized by this permit.
4. All work and all regulated activities conducted pursuant to this authorization shall be consistent with the terms and conditions of this permit. Any structures, excavation, fill, obstructions, encroachments or regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and result in its modification, suspension, or revocation. Upon initiation of the activities authorized herein, the permittee thereby accepts and agrees to comply with the terms and conditions of this permit.
5. Prior to commencement of any construction, including road, accessways, drainage systems, and lots, each and every general contractor and subcontractor employed by the applicant or subsequent purchaser shall execute a document in the form annexed indicating that the contractor or subcontractor has fully familiarized itself with and understands the Wilton Inland Wetlands and Water Courses Regulations as they apply to its project, and with the terms of the permitted activity, including the general and special conditions which pertain.
6. The permittee shall employ best management practices, consistent with the terms and conditions of this permit, to control storm water discharges, to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands or watercourses. For information and technical assistance, contact the Director of Environmental Affairs. The permittee shall immediately inform the Commission of any problems involving wetlands or watercourses which develop during the course of, or which are caused by, the authorized work.
7. In evaluating this application, the Commission has relied on information provided by the applicant and, if such information subsequently proves to be false, deceptive, incomplete and/or inaccurate, this permit shall be modified, suspended or revoked.
8. Nothing in this permit shall obviate the requirements for the applicant to obtain any other assents, permits or licenses required by law or regulation by the Town of Wilton, State of Connecticut and the Government of the United States, including any approval required by the Connecticut Department of Energy & Environmental Protection and the U.S. Army Corps of Engineers. Obtaining such assents, permits or licenses is the sole responsibility of the applicant.
9. This permit is subject to and does not derogate any present or future property rights or other rights or powers of the Town of Wilton, conveys no property rights in real estate of material nor any exclusive privileges, and is further subject to any and all public and private rights and to any federal, state and local activity affected hereby.
10. This authorization is not transferable without the written consent of the Wilton Inland Wetlands Commission.
11. Where applicable, the oil tank shall be above ground or in the basement of the dwelling.

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**CONTRACTOR AGREEMENT**

RESOLUTION NUMBER: 1022-73WET

WETLANDS PERMIT NUMBER: #2837

As a contractor/subcontractor engaged by \_\_\_\_\_ to perform the regulated activities described in Wilton Inland Wetlands Commission Permit referenced above, I am familiar with the applicable State and Town of Wilton Inland Wetlands and Water Courses Regulations and the Permit, and will comply with all the conditions therein.

Work will commence on or about \_\_\_\_\_ and will be completed within \_\_\_\_\_ weeks.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Telephone: \_\_\_\_\_

\_\_\_\_\_

Signature

\_\_\_\_\_

Date Signed

MAIL TO: Wilton Inland Wetlands Commission  
Town Hall Annex  
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#### **LEGAL NOTICE - PUBLISH ONCE**

The Wilton Inland Wetlands Commission took the following ACTION on December 7, 2022

**GRANTED** with conditions, Wetlands Application **WET#2837 - CYPRESS ENTERPRISES, LLC** – replace two existing condensers and add a third 40 ft. from a wetland at 115 Pine Ridge Road, Wilton CT (Assessor's Map#19 Lot #39)

The full record of the Commission's action is available for public review at its offices in the Town Hall Annex at 238 Danbury Road, Wilton, CT.

Dated this day 7th day of December, 2022 at Wilton, CT

**PUBLISH in the WILTON BULLETIN December 15, 2022**

Penelope Koechl  
Secretary