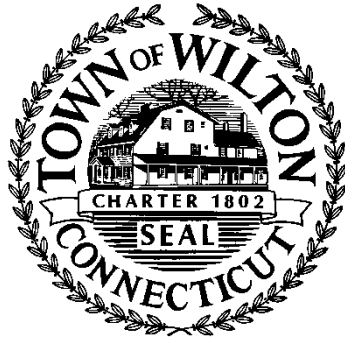


INLAND WETLANDS  
COMMISSION  
Telephone (203) 563-0180  
Fax (203) 563-0284



TOWN HALL  
238 Danbury Road  
Wilton, Connecticut 06897

January 28, 2021

**CERTIFIED MAIL - RETURN RECEIPT REQUESTED**

Sandra Davis-Chen  
105 Nod Hill Road  
Wilton, CT 06897

Subject: Wetlands Permit Application #2663 – **DAVIS-CHEN**  
105 Nod Hill Road, Wilton, CT, Map#92 Lot#1-1

Dear Ms. Davis-Chen:

The Inland Wetlands Commission of the Town of Wilton has **GRANTED** your application to conduct significant "regulated activities" within the Town of Wilton. Your attention is directed to the enclosed Resolution #0121-03WET. 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 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 Waltham, 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,

Nicholas Lee  
Chairman

Encl. Resolution #0121-03WET  
General Conditions  
Legal Notice of Publication

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TOWN HALL  
238 Danbury Road  
Wilton, Connecticut 06897

**Resolution#0121-03WET  
Permit WET#2663  
January 28, 2021**

Upon Public Hearing, duly noticed and held and upon MOTION duly made, seconded, and carried, the following decision was made:

**RESOLVED:**

that Wetlands Application #2663 to conduct "Significant Regulated Activities," as defined by Section 2.1.x of the Wilton Wetlands and Watercourses Regulations be granted to Sandra Davis-Chen for proposed new single-family dwelling with associated site improvements at 105 Nod Hill Road, Wilton, CT (Assessor's Map #92, Lot #1-1) as described in documents entitled:

1. Application for a Significant Regulated Activity with supporting documentation, dated November 9, 2020, signed by the Owner and Agent
2. Soil Report, dated March 5, 2004, prepared by MB Soil Mapping, signed by Marc Bezos
3. Map Legend, undated, unknown preparer
4. Soils Map, undated, unknown preparer
5. Engineering Summary, dated November 10, 2020, prepared by McChord Engineering Associates, Inc., signed by Harry Rocheville
6. Watershed Map, undated, unknown preparer
7. Project Narrative, dated November 9, 2020, prepared by Environmental Land Solutions, LLC, signed by Kate Throckmorton
8. Stormwater Management Report, dated November 10, 2020, prepared by McChord Engineering Associates, Inc., signed and sealed by Holt McChord, PE, CT Lic#13378
9. Stormwater Facilities Maintenance Plan, undated, unknown preparer
10. Planting Plan LP.1, dated November 9, 2020, prepared by Environmental Land Solutions, LLC, signed and sealed by Kate Throckmorton, LA, CT Lic#635
11. Septic System/Site Development Plan SE1, dated October 21, 2020, last revised November 10, 2020, prepared by McChord Engineering Associates, Inc., signed and sealed by Holt McChord, PE, CT Lic#13378
12. Construction Notes and Details SE2, dated October 21, 2020, prepared by McChord Engineering Associates, Inc., signed and sealed by Holt McChord, PE, CT Lic#13378
13. Email from Agent to Director, dated November 10, 2020
14. Email from Agent to Staff, dated November 10, 2020
15. Referral Memo to DPW, Health and Conservation, dated November 10, 2020
16. Letter from Agent to SNEW, dated November 16, 2020, signed by Harry Rocheville

**Resolution#0121-03WET  
Permit WET#2663**

**January 28, 2021**

17. Watershed or Aquifer Area Project Notification Form
18. Legal Notice for Public Hearing, dated November 25, 2020
19. Memo from Conservation Commission, dated November 7, 2020
20. Email to Agents from Staff, dated December 7, 2020
21. Email to Commissioners from Staff, dated December 7, 2020
22. Email from Frank Smeriglio of DPW, dated December 9, 2020
23. Memo from DPW, dated December 9, 2020
24. Email to Agents from Staff, dated December 11, 2020
25. Email to Commissioners from Staff, dated December 11, 2020
26. Email from Harry Rocheville, McChord Engineering to Staff, dated January 8, 2021
27. Letter of Transmittal, dated January 8, 2021, prepared by McChord Engineering Associates, signed by Harry Rocheville
28. Letter from McChord Engineering Associates, dated January 7, 2021, signed by Harry Rocheville
29. Septic System/Site Development Plan SE1, dated October 21, 2020, last revised January 7, 2021, by McChord Engineering, signed and sealed by Thomas Nelson, PE, CT Lic#26595
30. Construction Notes & Details SE2, dated October 21, 2020, last revised January 7, 2021, prepared by McChord Engineering, signed and sealed by Thomas Nelson, PE, CT Lic#26595
31. Stormwater Management Report, dated November 10, 2020, last revised January 7, 2021, prepared by McChord Engineering, signed and sealed by Thomas Nelson, PE, CT Lic#26595
32. Email from Staff to Commissioners, dated January 8, 2021
33. Email from Staff to SNEW, dated January 8, 2021
34. Referral Memo to Dept. of Public Works, Health, and Conservation, dated January 11, 2021
35. Memo from Frank Smeriglio, Town Engineer, dated January 12, 2021
36. Email from Town Engineer to McChord Engineer, dated January 12, 2021
37. Email from Staff to Commissioners, dated January 12, 2021
38. Email from Casey Cordes, SNEW, dated January 13, 2021
39. Letter from SNEW, dated January 13, 2021, signed by Casey Cordes
40. Email from Engineer of Record, dated January 13, 2021
41. Email from Staff to Engineer of Record, dated January 13, 2021
42. Email from Staff to Commissioners, dated January 13, 2021

The permit is subject to the attached General Conditions with the following General and normal Special Conditions:

1. Prior to the commencement of any on-site permit related activity, the applicant shall submit an estimate for the cost of the planting plan, the erosion and sedimentation control plan, and stormwater infiltration system for approval by this commission or its staff for the purpose of determining bond amounts.
2. Prior to the commencement of any on-site permit related activity, the applicant shall post a bond in a form and an amount acceptable to this commission and town counsel. The portion of the bond attributed to the planting plan shall be eligible for release at the end of the second full growing season after the planting plan is fully implemented. No portion of the bond is eligible for release until Special Condition #5 below is satisfied. In the event the applicant fails to properly implement and maintain the planting plan, the erosion and sedimentation control plan, stormwater infiltrators and rain gardens, the Town reserves the right to use the bonded funds to correct such deficiencies.

3. Prior to the commencement of any on-site permit related activity, the applicant shall submit photo documentation of the site. The photos shall be both wide angle and close up shots. They shall be labeled and cross referenced on a site plan.
4. Prior to the commencement of any on-site permit related activity, the applicant shall submit an information packet to the office of this commission for approval by staff. The packet shall contain information regarding the purpose and maintenance of the infiltrators, information regarding the presence of areas regulated by this commission, and lastly, information regarding environmentally friendly lawn care practices. Once approved, this packet shall be provided to the end user and evidence of their receipt shall be submitted to the office of the commission within one week of the property transfer.
5. Prior to the commencement of any on-site permit related activity, the applicant shall draft a “*Declaration to Maintain Drainage Facilities*” and submit it for review by Commission Staff and Town Counsel. Once approved by staff and Town Counsel the declaration shall be filed on the Wilton Land Records.
6. Prior to the commencement of any on-site permit related activity, the applicant shall coordinate any proposed tree removal within the Town Right-of-Way with the Tree Warden.
7. Prior to any clearing work for the driveway, storm drainage work alongside Nod Hill Road shall be in place to help reduce erosion in to the roadway during construction.
8. The applicant shall keep extra sediment and erosion controls on-site for emergency use in the event the primary controls fail during a major storm event. The extra controls shall remain on-site until the Commission staff determines the site is completely stabilized and construction is complete.
9. The applicant shall provide an as-built plan of the infiltration/stormwater management system for the site and a letter from the engineer of record attesting to conformance of the constructed system to the approved system.
10. The applicant shall cause to be prepared a foundation as-built plan that depicts the limit of lawn, boulder or other form of demarcation, wetlands, watercourses and their regulated areas, and rain gardens. The plan shall also include a note directing the reader to the office of the Inland Wetlands Commission for further information regarding WET#2663. This plan shall be in a form suitable for filing on the Wilton Land Records. The applicant shall file copy of the plan on the Wilton Land Records. The applicant shall submit two copies of the filed document to the office of the Commission. No portion of the bond in Special Condition #2 above may be released until this condition is fully satisfied.
11. The planting plan shall be fully installed within six months of receiving either a permanent or temporary Certificate of Occupancy.

END

Res#0121-03WET

**WET#2663**

**RESOLUTION#0121-03WET**

**GENERAL CONDITIONS**

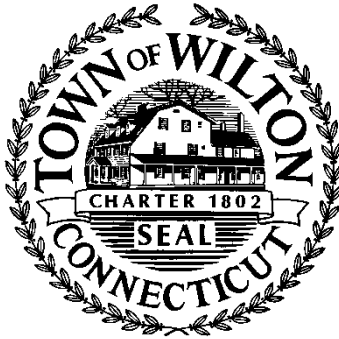
**IN THE ISSUANCE OF ALL WILTON INLAND WETLANDS COMMISSION PERMITS**

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 1/28/26 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 may 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 may 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 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: 0121-03WET

WETLANDS PERMIT NUMBER: #2663

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: \_\_\_\_\_

\_\_\_\_\_

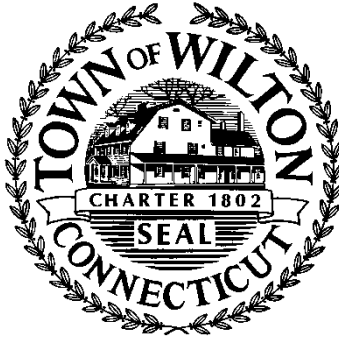
Signature

\_\_\_\_\_

Date Signed

MAIL TO: Wilton Inland Wetlands Commission  
Town Hall Annex  
238 Danbury Road  
Wilton, CT 06897  
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#### **LEGAL NOTICE - PUBLISH ONCE**

The Wilton Inland Wetlands Commission took the following ACTION on January 28, 2021

**GRANTED** with conditions, Wetlands Application **WET#2663 - DAVIS-CHEN** – proposed new single-family dwelling and associated site improvements at 105 Nod Hill Road, Wilton, CT (Assessor's Map #92, Lot #1-1).

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 28th day of January, 2021 at Wilton, CT

Published January 28, 2021

Claudia Avallone  
Secretary