

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



TOWN HALL  
238 Danbury Road  
Wilton, Connecticut 06897

April 3, 2024

**CERTIFIED MAIL - RETURN RECEIPT REQUESTED**

Mary Ellen & John Gill  
73 Cherry Lane  
Wilton, CT 06897

Subject: Wetlands Permit Application #2916 - GILL  
73 Cherry Lane, Wilton, CT, Map#43 Lot#35

Dear Mr. and Mrs. Gill:

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 #0324-14 WET. 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 and 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.

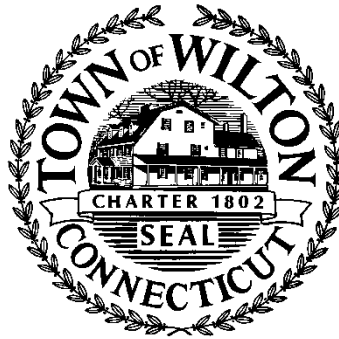
For your records, a copy of the Legal Notice of the Commission's decision is enclosed. If you have any questions or comments regarding your permit, please contact this office. Thank you for your cooperation in protecting the valuable natural resources of the Town of Wilton.

Sincerely,

Nick Lee  
Chairman

Encl. Resolution #0324-14 WET  
General Conditions  
Legal Notice of Publication

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



TOWN HALL  
238 Danbury Road  
Wilton, Connecticut 06897

**Resolution#0324-14 WET  
Permit WET#2916  
April 3, 2024**

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

**RESOLVED:**

that Wetlands Application #2916 to conduct "Significant Regulated Activities," as defined by Section 2.1.z of the Wilton Wetlands and Watercourses Regulations be granted to Mary Ellen and John Gill for proposed demolition of existing residence and reconstruct new residence including switching to gravel driveway from asphalt and new septic at 73 Cherry Lane, Wilton, CT (Map#43 Lot#35) as described in documents entitled:

1. Application for a Significant Regulated Activity with supporting documentation, dated December 14, 2023, signed by the Agent
2. Soil Investigation Report, dated March 23, 2021, prepared by Soil & Wetland Science, LLC, signed by Otto Theall, SS
3. Soil Survey Sketch Map, dated March 23, 2021, prepared by Soil & Wetland Science, LLC
4. Location Map, printed from GIS December 12, 2023
5. Watershed Mapping, printed from GIS, undated
6. Statewide Inland Wetlands & Watercourses Activity Reporting Form
7. Engineering Summary, dated December 13, 2023, prepared by McChord Engineering Associates, Inc., signed by Harry Rocheville, P.E.
8. Impervious Area Summary, undated, unknown preparer
9. Alternate Sketch, undated, unknown preparer
10. Letter from Environmental Land Solutions, LLC, signed by Kate Throckmorton, ASLA
11. Septic System/Site Development Plan SE1, dated December 13, 2023, prepared by McChord Engineering Associates, Inc., signed and sealed by Thomas Nelson, P.E., CT Lic#26595
12. Construction Notes and Details SE2, dated December 13, 2023, prepared by McChord Engineering Associates, Inc., signed and sealed by Thomas Nelson, P.E., CT Lic#26595
13. Wetland Planting Plan WP.1, dated December 13, 2023, prepared by Environmental Land Solutions, LLC, signed and sealed by Kate Throckmorton, LA, CT Lic#635
14. Email from Staff to Agents, dated December 20, 2023
15. Email from Staff to Commissioners, dated December 21, 2023
16. Email from Staff to Commissioners, dated December 21, 2023
17. Email from Staff to Commissioners, dated December 21, 2023
18. Email correspondence between Agents and Staff, dated December 21, 2023

**Resolution#0324-14 WET**  
**Permit WET#2916**  
**April 3, 2024**

19. Referral Memo to Dept. of Public Works, Health, and Conservation, dated December 21, 2023
20. Email from Dept. of Public Works to Staff and Agent, dated January 19, 2024
21. Memo from Dept. of Public Works, dated January 19, 2024, signed by Stephen Santacroce
22. Email from Staff to Commissioners, dated January 22, 2024
23. Legal Notice for Public Hearing, dated February 5, 2024
24. Email from Staff to Agents, dated February 15, 2024
25. Legal Notice for Public Hearing, dated February 26, 2024
26. Email correspondence between Owner, Agent and Staff, dated March 8, 2024
27. Email from Stephen Santacroce to Staff and Agents, dated March 13, 2024
28. Letter from Dept. of Public Works, dated March 13, 2024, signed by Stephen Santacroce
29. Email from Staff to Commissioners, dated March 13, 2024

The permit is subject to the attached General Conditions and the following 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 and the erosion and sedimentation control plan for approval by this commission or its staff for the purpose of determining a bond amount.
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 #4 below is satisfied. In the event the applicant fails to properly implement and maintain the planting plan and the erosion and sedimentation control plan, 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. The applicant shall cause to be prepared a foundation as-built plan that depicts the planting plan and the erosion and sedimentation control plan. The plan shall also include a note directing the reader to the office of the Inland Wetlands Commission for further information regarding WET#2916. 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.

5. The planting plan shall be fully installed within six months of receiving either a permanent or temporary Certificate of Occupancy.
6. Prior to the commencement of any on-site permit related activity, the applicant shall sign and submit the ***Authorization to Inspect Property Form*** to allow staff routine access of the property for the purpose of permit conformance inspections to the Office of the Commission.

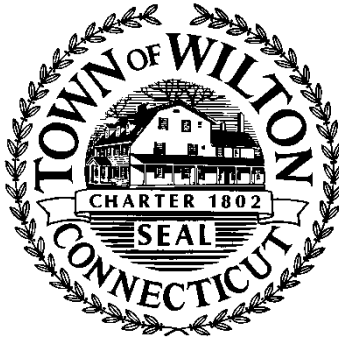
END

Res#0324-14WET

**GENERAL CONDITIONS****IN THE ISSUANCE OF ALL WILTON INLAND WETLANDS COMMISSION PERMITS****1. 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 3/14/2029 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.
12. Prior to the commencement of any on-site permit related activity, the applicant shall sign and submit the Authorization to Inspect Property Form to the Office of the Commission. This will allow commission staff routine access to the property for the purpose of permit conformance inspections.

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



TOWN HALL  
238 Danbury Road  
Wilton, Connecticut 06897

**CONTRACTOR AGREEMENT**

RESOLUTION NUMBER: #0324-14 WET

WETLANDS PERMIT NUMBER: #2916

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: \_\_\_\_\_  
\_\_\_\_\_

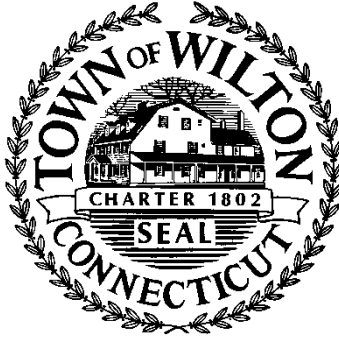
Telephone: \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date Signed

MAIL TO: Wilton Inland Wetlands Commission  
Town Hall Annex  
238 Danbury Road  
Wilton, CT 06897  
(203) 563-0180

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



TOWN HALL  
238 Danbury Road  
Wilton, Connecticut 06897

#### **LEGAL NOTICE - PUBLISH ONCE**

The Wilton Inland Wetlands Commission took the following ACTION on March 14, 2024

**GRANTED** with conditions, Wetlands Application **WET#2916 - GILL** – proposed demolition of existing residence and reconstruct new residence including switching to gravel from asphalt and new septic at 73 Cherry Lane, Wilton, CT (Map#43 Lot#35).

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 3rd Day of April, 2024 at Wilton, CT  
Publish in the WILTON BULLETIN April 11, 2024

Rem Bigosinski  
Secretary