

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



TOWN HALL  
238 Danbury Road  
Wilton, Connecticut 06897

May 11, 2022

**CERTIFIED MAIL - RETURN RECEIPT REQUESTED**

Robert Grippando  
35 Cavalry Hill Road  
Wilton, CT 06897

Subject: Wetlands Permit Application #2788 – **GRIPPANDO**  
35 Cavalry Hill Road, Wilton, CT (Map#1, Lot#23)

Dear Mr. Grippando:

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 #0422-27WET. 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 nine 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 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,

Rick Stow  
Chairman

Encl. Resolution #0422-27WET  
General Conditions  
Legal Notice of Publication

INLAND WETLANDS  
COMMISSION  
Telephone (203) 563-0180  
Fax (203) 5630284



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**May 11, 2022**  
**Resolution #0422-27WET**  
**WET#2788**

Upon review by the Commission at a duly noticed public meeting, the following decision was made:

**RESOLVED:**

that Wetlands Application #2788 to conduct "Intermediate Regulated Activities," as defined by Section 2.1.x of the Wilton Wetlands and Watercourses Regulations be granted to Robert Grippando for property located at 35 Cavalry Hill Road, Wilton, CT (Assessor's Map#1, Lot #23). The authorized activity consists of the construction of a proposed addition with crawl space and patio for an in-home office as described in the following documents:

1. Application for an Intermediate Regulated Activity, with supporting documentation, dated April 7, 2022, signed by the property owner
2. Excel Sheet, undated, unknown preparer
3. Zoning Location Map, dated September 29, 2014, last revised June 29, 2021, prepared by Stalker Land Surveying, Inc., unsigned
4. Location Map, undated, unknown preparer
5. Soil Investigation Report, dated September 12, 2014, prepared by Soil & Wetland Science, LLC, signed by Otto Theall, SS
6. Soil Survey Sketch Map, dated September 12, 2014, prepared by Soil & Wetland Science, LLC
7. Letter from L.F. Garcia Architects, LLC, dated March 31, 2022, signed by Luis Garcia
8. Proposed Plans & General Notes at Basement Option A-1, dated June 2, 2021, prepared by L.F. Garcia Architects, LLC, unsigned
9. Watershed Map, dated April 7, 2022, prepared by Soil & Wetland Science, LLC
10. Email correspondence between Owner and Staff, dated April 7, 2022
11. Email from Staff to Commissioners, dated April 8, 2022
12. Email correspondence between Owners and Staff, dated April 11, 2022
13. Email from Staff to Owners, dated April 21, 2022
14. Email correspondence between Owners and Staff, dated April 25, 2022
15. Certified Mail Receipt, signed by T. Failla, undated
16. Notification to Weston Town Clerk, dated April 25, 2022

This permit is subject to the attached General Conditions and the following special Conditions:

1. Prior to the commencement of any on-site permit related activity, the applicant shall revise the site plan to include erosion control measures for review and approval by Commission staff.

2. 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.
3. Prior to the commencement of any on-site permit related activity, the applicant shall submit an estimate for the cost of the erosion and sedimentation control plan for approval by this commission or its staff for the purpose of determining a bond amount.
4. 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. 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 erosion and sediment controls, the Town reserves the right to use the bonded funds to correct such deficiencies.
5. The applicant shall cause to be prepared a foundation as-built plan that depicts the limit of lawn, wetlands, watercourses and their regulated areas. The plan shall also include a note directing the reader to the office of the Inland Wetlands Commission for further information regarding WET#2788. 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 4# above may be released until this condition is fully satisfied.

END  
Res#0422-27

**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 4/28/27 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 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: 0422-27WET

WETLANDS PERMIT NUMBER: #2788

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

The Wilton Inland Wetlands Commission took the following ACTION on April 28, 2022

**GRANTED** with conditions, Wetlands Application **WET#2788 – GRIPPANDO** – proposed addition with crawl space and patio for an in-home office at 35 Cavalry Hill Road, Wilton, CT (Assessor's Map#1, Lot #23).

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 11th of May, 2022 at Wilton, CT  
Publish Once in the Wilton Bulletin on May 19, 2022

Penelope Koechl  
Secretary