

## Conklin, Mike

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**From:** Conklin, Mike  
**Sent:** Tuesday, June 8, 2021 12:15 PM  
**To:** 'Marc Gueron'  
**Subject:** RE: Inland Wetland Permit Conformance

Marc – I will bring your request to the Inland Wetland Commission for consideration at their meeting on Thursday evening.

Mike Conklin  
Director of Environmental Affairs  
Town of Wilton  
238 Danbury Road  
Wilton, CT 06897  
Phone (203) 563-0182  
Fax (203) 563-0284

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**From:** Marc Gueron <marc.gueron@globetech.net>  
**Sent:** Friday, May 28, 2021 12:41 PM  
**To:** Conklin, Mike <Mike.Conklin@WILTONCT.ORG>  
**Subject:** Re: Inland Wetland Permit Conformance

Hello Mike,

Thanks for the update.

I had been delayed in Florida on some urgent matter and just returned to the area.

Accordingly, we were not able to start working on the remedial action until the coming week.

Due to the circumstances, I'd appreciate if your office could kindly grant us a 30-day extension on the time-frame toward your remedial conformance.

Thanks and regards,

Marc

Marc Gueron  
MNG Properties, LLC  
CII: 1-786-200-2498

On Friday, May 28, 2021, 11:24:03 AM EDT, Conklin, Mike <[mike.conklin@wiltonct.org](mailto:mike.conklin@wiltonct.org)> wrote:

Marc – I see on my calendar that you have a deadline set forth in your wetland permit for work to be completed on your property in Cannondale. I am sending this as a reminder. See attached wetland permit for your information. My office will perform a site inspection for permit conformance next week.

Mike Conklin

Director of Environmental Affairs

Town of Wilton

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## Conklin, Mike

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**Sent:** Friday, May 28, 2021 12:41 PM  
**To:** Conklin, Mike  
**Subject:** Re: Inland Wetland Permit Conformance  
**Attachments:** 0920-42 MNG Properties 24-34 Cannon Road.pdf

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Marc

Marc Gueron  
MNG Properties, LLC  
Cll: 1-786-200-2498

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



TOWN HALL  
238 Danbury Road  
Wilton, Connecticut 06897

September 28, 2020

**CERTIFIED MAIL - RETURN RECEIPT REQUESTED**

MNG Properties, LLC  
c/o Marc Gueron  
2450 NE 196<sup>th</sup> Street  
Miami, FL 33180

Subject: Wetlands Permit Application #2637 – **MNG PROPERTIES, LLC**  
24-34 Cannon Road, Wilton, CT Map #34 Lot #12

Dear Mr. Gueron:

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 #0920-42WET. 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,

Elizabeth Craig  
Chairwoman

Encl. Resolution #0920-42WET  
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

September 28, 2020  
Resolution #0920-42WET  
WET#2637

Upon review by the Commission, the following decision was made:

**RESOLVED:**

that Wetlands Application #2637 to conduct "Minor Regulated Activities," as defined by Section 2.1.x of the Wilton Wetlands and Watercourses Regulations be granted to MNG Properties, LLC for property located at 24-34 Cannon Road, Wilton, CT (Assessor's Map#34 Lot #12). The authorized activity consists of "corrective action" to address unauthorized removal of trees in a regulated area as depicted in the following documents:

1. Notice of Violation, dated June 24, 2020
2. Application for a "Corrective Action" Intermediate Level Regulated Activity, with supporting documentation, signed by the property owner, July 18, 2020
3. Town of Wilton GIS Map, undated
4. Topographic Survey, dated May 3, 2004, last revised July 20, 2016
5. Soil Report, dated April 22, 2004, prepared by ConnSoil, signed by Cynthia Rabinowtz
6. Soils Map, illegible date, unknown preparer
7. Location Map, undated, unknown preparer
8. Watershed Map, dated December 4, 2009, prepared by Tighe & Bond, Inc.
9. Email correspondence between owner and Staff, dated July 23, 2020
10. Email correspondence between owner and Staff, dated August 10, 2020
11. Email from Property Owner to Commission Members, dated August 12, 2020
12. Email to Commissioners from Staff, dated August 12, 2020
13. Site Photos, dated June 19, 2020, prepared by Staff
14. Email to Property Owner, dated August 12, 2020
15. Email to Commissioners, dated August 12, 2020
16. Email from Property Owner to Staff, dated August 27, 2020
17. Email from Staff to Commissioners, dated August 28, 2020
18. Tree Planting Plan, undated, unknown preparer

This permit is subject to the attached General Conditions, the normal Special Conditions, and the following additional Special Conditions

1. Prior to commencing any permit-related activity, the applicant shall prepare a plan for approval by staff with three (3) native shade trees. The trees are to be 1 ¾ - 2-inch caliper in size and the location of the third tree to be located in agreement with the Commission staff.

2. Prior to the commencement of any on-site permit related activity, the applicant shall submit an estimate for the cost of the mitigation planting plan for approval by this commission or its staff for the purpose of determining a bond amount.
3. 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. In the event the applicant fails to properly implement and maintain the planting plan, the Town reserves the right to use the bonded funds to correct such deficiencies.
4. All mitigation plantings must be installed no later than May 31, 2021.

END  
Res0920-42

**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 ~~9/10/2025~~ 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: 0920-42WET

WETLANDS PERMIT NUMBER: #2637

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

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**LEGAL NOTICE - PUBLISH ONCE**

The Wilton Inland Wetlands Commission took the following ACTION on September 10, 2020

**GRANTED** with conditions, Wetlands Application **WET#2637 – MNG PROPERTIES, LLC** – “corrective action” to address unauthorized removal of trees in a regulated area at 24-34 Cannon Road, Wilton CT (Assessor's Map#34 Lot #12).

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 September 28, 2020 at Wilton, CT

Rick Stow  
Secretary