

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



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

October 21, 2021

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Gregory & Gina Jansen
70 Middlebrook Farm Road
Wilton, CT 06897

Subject: Wetlands Permit Application #2727 – JANSEN
70 Middlebrook Farm Road, Wilton, CT, Map#90 Lot#25

Dear Mr. and Mrs. Jansen:

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 #1021-75 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 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,

Nick Lee
Chairman

Encl. Resolution #1021-75WET
General Conditions
Legal Notice of Publication

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**Resolution#1021-75WET
Permit WET#2727
October 21, 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 #2727 to conduct "Significant Regulated Activities," as defined by Section 2.1.x of the Wilton Wetlands and Watercourses Regulations be granted to Gregory and Gina Jansen for a proposed in-ground swimming pool and associated B100a at 70 Middlebrook Farm Road, Wilton, CT (Assessor's Map #90, Lot #25) as described in documents entitled:

1. Application for a Significant Regulated Activity, with supporting documentation, dated July 20, 2021, signed by the Agent
2. Transmittal Sheet, dated July 23, 2021, prepared by Environmental Land Solutions, signed by Kate Throckmorton
3. Letter from Environmental Land Solutions, dated July 23, 2021, signed by Kate Throckmorton
4. Watershed Map, dated July 2021, prepared by Environmental Land Solutions
5. Pool and Landscape Plan, dated September 5, 1996, last revised October 3, 1996, prepared by Environmental Land Solutions
6. Proposed Pool LP.1, dated July 23, 2021, prepared by Environmental Land Solutions, signed and sealed by Kate Throckmorton, LA, CT Lic#635
7. Email from Kate Throckmorton, dated July 23, 2021
8. Email from Staff to Commissioners, dated July 26, 2021
9. Referral Memo to Dept. of Public Works, Health and Conservation, dated July 26, 2021
10. Email correspondence between Staff and Agent, dated August 2, 2021
11. Email from Agent to SNEW, dated August 2, 2021
12. Letter from Environmental Land Solutions, dated August 6, 2021
13. Transmittal Sheet, dated August 3, 2021, prepared by Environmental Land Solutions
14. Zoning Location Survey, dated July 7, 2021, prepared by Ryan & Faulds, signed by Douglas Faulds
15. Email correspondence between Agent and Staff, dated August 3, 2021
16. Referral Memo to Dept. of Public Works, Health, and Conservation, dated August 4, 2021
17. Transmittal Letter, dated August 4, 2021, prepared by Peak Engineers
18. Code Complying Septic Replacement Plan for Proposed Pool, dated July 6, 2021, last revised August 3, 2021, prepared by Peak Engineers, signed and sealed by Tom Quinn, PE, CT Lic#17051
19. Email from Tom Quinn, dated August 4, 2021

20. Email from Staff to Commissioners, dated August 4, 2021
21. Referral Memo to Dept. of Public Works, Health, and Conservation, dated August 4, 2021
22. Email from Agent, dated August 5, 2021
23. Email from Agent to Dept. of Public Health, dated August 5, 2021
24. Email correspondence between Staff and Agent, dated August 9, 2021
25. Email from Staff to Agent, dated August 18, 2021
26. Legal Notice for Public Hearing, dated September 7, 2021
27. Memo from Conservation Commission, dated September 9, 2021
28. Email from Staff to Commissioners, dated September 9, 2021
29. Email to Staff and Agent, from Casey Cordes, dated September 23, 2021
30. Letter from SNEW, dated September 23, 2021, signed by Casey Cordes
31. Email from Staff to Commissioners, dated September 23, 2021
32. Affidavit of Publication, dated September 13, 2021, prepared by Hearst Media
33. Email from Kate Throckmorton, dated October 7, 2021
34. Letter from Environmental Land Solutions, LLC, dated October 7, 2021, signed by Kate Throckmorton
35. Proposed Pool LP.1, dated July 23, 2021, last revised October 7, 2021, prepared by Environmental Land Solutions, signed and sealed by Kate Throckmorton
36. Email from Staff to Commissioners, dated October 7, 2021
37. Transmittal Letter from Peak Engineers, dated October 7, 2021
38. Email from Agent to Staff, dated October 7, 2021
39. Letter from Peak Engineers, dated October 5, 2021, signed and sealed by Tom Quinn, PE, CT Lic#17051
40. Proposed Pool Detail of Infiltration System, dated October 5, 2021
41. Email from Staff to Commissioners, dated October 12, 2021
42. Transmittal Sheet, dated October 7, 2021, prepared by Environmental Land Solutions

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. In the event the applicant fails to properly implement and maintain the planting plan or, the erosion and sedimentation control plan, the Town reserves the right to use the bonded funds to correct such deficiencies.

Resolution#1021-75WET
Permit WET#2727
October 21, 2021

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.

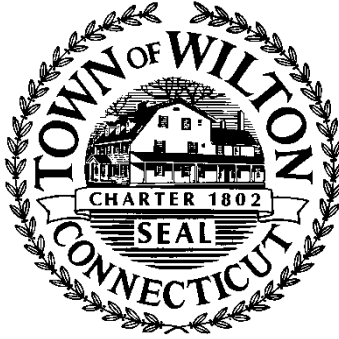
END

Res#1021-75WET

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 10/14/26 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: #1021-75WET

WETLANDS PERMIT NUMBER: #2727

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 October 14, 2021

GRANTED with conditions, Wetlands Application **WET#2727 - JANSEN** – proposed 20 ft. x 40 ft. in-ground swimming pool and associated B100a at 70 Middlebrook Farm Road, Wilton, CT (Assessor's Map #90, Lot #25).

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 21st day of October, 2021 at Wilton, CT

Publish in the WILTON BULLETIN October 28, 2021

Claudia Avallone
Secretary