

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



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

February 7, 2023

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Justin Smith
52 Grey Rocks Road
Wilton, CT 06897

Subject: Wetlands Permit Application #2847 – SMITH
52 Grey Rocks Road, Wilton, CT (Map#94 Lot#27)

Dear Mr. Smith:

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 #0123-02WET. 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 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,

Rick Stow
Chairman

Encl. Resolution #0123-02WET
General Conditions
Legal Notice of Publication

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Telephone (203) 563-0180
Fax (203) 5630284



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238 Danbury Road
Wilton, Connecticut 06897

February 7, 2023
Resolution #0123-02WET
WET#2847

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

RESOLVED:

that Wetlands Application #2847 to conduct "Intermediate Regulated Activities," as defined by Section 2.1.z of the Wilton Wetlands and Watercourses Regulations be granted to Justin Smith for property located at 52 Grey Rocks Road, Wilton, CT (Assessor's Map#94, Lot#27). The authorized activity consists of a proposed pool with site work 90 ft. from a wetland, driveway reconfiguration 85 ft. from a wetland and a B100a as described in the following documents:

1. Application for an Intermediate Regulated Activity, with supporting documentation, dated January 5, 2023, signed by the Property Owner
2. Project Narrative, dated January 6, 2023, prepared by Environmental Land Solutions, LLC, signed by Kate Throckmorton
3. Location Map, dated January 2023, prepared by Environmental Land Solutions, LLC
4. Wetland Delineation Report, dated November 5, 2021, prepared by Pfizer-Jahnig, signed by Mary Jaehnig
5. Soil Map on Town of Wilton GIS, dated November 1, 2021, prepared by Pfizer-Jahnig
6. Watershed Map, dated January 2023, prepared by Environmental Land Solutions, LLC
7. Transmittal Sheet, dated January 6, 2023, prepared by Environmental Land Solutions, LLC
8. Code Complying Area Plan, dated September 16, 2022, prepared by D. Palladino & Son Septic Co. Inc., unsigned
9. Improvement Location Survey, dated November 17, 2021, prepared by Stalker Land Surveying, Inc., signed and sealed by Roger Stalker, LS, CT Lic#70009
10. Pool Permit Plan PP-1.0, dated August 2, 2022, last revised December 21, 2022, prepared by Broadbent Design Studio, PLLC, signed and sealed by Allan Broadbent, LA, CT Lic#1333
11. Email correspondence between Agents and Staff, dated January 6, 2023
12. Email from Staff to Commissioners, dated January 9, 2023
13. Email from Staff to Property Owner, dated January 9, 2023
14. Email correspondence between Staff, Agent, and Owner, dated January 9, 2023
15. Email from Agent to Staff, dated January 11, 2023
16. Watershed or Aquifer Area Project Notification Form, undated, prepared by Kate Throckmorton
17. Letter to SNEW, dated January 11, 2023, prepared by Environmental Land Solutions, LLC
18. Email correspondence between Agent and Staff, dated January 17, 2023
19. Email from Staff to Owner and Agent, dated January 19, 2023
20. Email from Staff to Commissioners, dated January 19, 2023

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

Conditions:

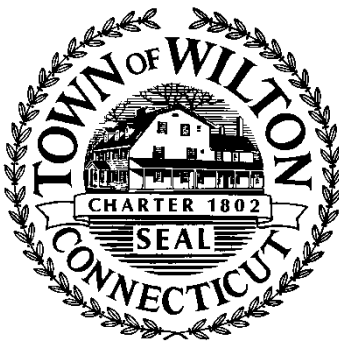
1. Prior to the commencement of any on-site permit related activity, the applicant shall submit an estimate for the cost of the planting plan and the erosion and sedimentation control plan for approval by this commission or its staff for the purpose of determining a bond amount.
2. Prior to the commencement 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 and the erosion and sedimentation control plan, the Town reserves the right to use the bonded funds to correct such deficiencies.

END
Res#0123-02

**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 1/26/28 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: 0123-02WET

WETLANDS PERMIT NUMBER: #2847

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 January 26, 2023

GRANTED with conditions, Wetlands Application **WET#2847 – SMITH** – proposed pool with site work 90 ft. from wetlands, driveway reconfiguration 85 ft. from wetlands and a B100a at 52 Grey Rocks Road, Wilton, CT (Assessor's Map#94, Lot #27).

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 7th of February, 2023 at Wilton, CT
Publish Once in the Wilton Bulletin on February 16, 2023

Penelope Koechl
Secretary