

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



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

March 14, 2022

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Sycamore, LLC
Jeremi Jablonski
375 Fairfield Ave, Building #2
Stamford, CT 06902

Subject: Wetlands Permit Application #2771 – **SYCAMORE, LLC**
21 Edith Lane, Wilton, CT, Map#84 Lot#69

Dear Mr. Jablonski:

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 #0322-15 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,

Rick Stow
Chairman

Encl. Resolution #0322-15 WET
General Conditions
Legal Notice of Publication

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**Resolution#0322-15 WET
Permit WET#2771
March 14, 2022**

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

RESOLVED:

that Wetlands Application #2771 to conduct "Significant Regulated Activities," as defined by Section 2.1.x of the Wilton Wetlands and Watercourses Regulations be granted to Sycamore, LLC for a proposed new single-family residence and associated site improvements at 21 Edith Lane, Wilton, CT (Assessor's Map #84, Lot #69) as described in documents entitled:

1. Application for a Significant Regulated Activity with supporting documentation, dated January 17, 2022, signed by the property owner and Agent
2. Additional Information for Inland Wetlands Commission Application, undated, unknown preparer
3. Town of Wilton GIS Map, printed January 17, 2022
4. Letter of Transmittal, dated January 17, 2022, prepared by DiVesta Civil Engineering, LLC, signed by Douglas DiVesta
5. Statewide Inland Wetlands & Watercourses Activity Reporting Form, unknown preparer
6. Site Engineering Report, dated January 2022, prepared by DiVesta Civil Engineering, LLC, signed and sealed by Douglas DiVesta, PE, CT Lic#18837
7. Proposed On-Site Subsurface Sewage Disposal System 1 of 3, dated January 7, 2022, prepared by DiVesta Civil Engineering, LLC, signed and sealed by Douglas DiVesta, PE, CT Lic#18837
8. Details 2 of 3, dated January 7, 2022, prepared by DiVesta Civil Engineering, LLC, signed and sealed by Douglas DiVesta, PE, CT Lic#18837
9. Details 3 of 3, dated January 7, 2022, prepared by DiVesta Civil Engineering, LLC, signed and sealed by Douglas DiVesta, PE, CT Lic#18837
10. Email correspondence between Agent and Staff, dated January 24, 2022
11. Email from Staff to Commissioners, dated January 24, 2022
12. Referral Memo to Dept. of Public Works, Health, and Conservation, dated January 24, 2022
13. Legal Notice for Public Hearing, dated February 8, 2022
14. Memo from Dept. of Public Works, dated February 16, 2022, signed by Frank Smeriglio

Resolution#0322-15 WET
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March 14, 2022

15. Email from Frank Smeriglio, Town Engineer, dated February 16, 2022
16. Email from Staff to Commissioners, dated February 16, 2022
17. Memo from Conservation Commission, dated February 16, 2022
18. Email from Staff to Agent, dated February 16, 2022
19. Email from Staff to Commissioners, dated February 16, 2022
20. Affidavit of Publication, dated February 14, 2022, prepared by Hearst Media Group
21. Email correspondence between Agent, Staff and Town Engineer, dated February 22, 2022
22. Letter of Transmittal, dated January 23, 2022, prepared by DiVesta Civil Engineering, LLC
23. Letter from DiVesta Civil Engineering, LLC, dated February 21, 2022, signed by Douglas DiVesta
24. Proposed On-Site Subsurface Sewage Disposal System 1 of 3, dated January 7, 2022, last revised February 21, 2022, prepared by DiVesta Civil Engineering, LLC, signed and sealed by Douglas DiVesta, PE, CT Lic#18837
25. Details 2 of 3, dated January 7, 2022, last revised February 21, 2022, prepared by DiVesta Civil Engineering, LLC, signed and sealed by Douglas DiVesta, PE, CT Lic#18837
26. Details 3 of 3, dated January 7, 2022, last revised January 31, 2022, prepared by DiVesta Civil Engineering, LLC, signed and sealed by Douglas DiVesta, PE, CT Lic#18837
27. Referral Memo to Dept. of Public Works, Health, and Conservation, dated February 23, 2022
28. Email from Bill Heyde, Neighbor, dated March 1, 2022
29. Email from Staff to Agent, dated March 1, 2022
30. Email from Staff to Commissioners, dated March 1, 2022
31. Affidavit of Publication, dated February 23, 2022, prepared by Hearst Media Group
32. Letter from DiVesta Civil Engineering, LLC, dated March 3, 2022, signed by Douglas DiVesta
33. Letter from DiVesta Civil Engineering, LLC, dated March 3, 2022, signed by Douglas DiVesta
34. Natural Diversity Data Base Areas Wilton, CT, dated December 2021, prepared by CT DEEP
35. Email correspondence between Agent and Staff, dated March 7, 2022
36. Email from Staff to Commissioners, dated March 7, 2022
37. Mitigation Planting Plan MP.1, dated March 7, 2022, prepared by Environmental Land Solutions, LLC, signed and sealed by Kate Throckmorton, LA, CT Lic#635
38. Email correspondence between Agent and Staff, dated March 7, 2022
39. Email from Staff to Commissioners, dated March 7, 2022
40. Email from Frank Smeriglio, Town Engineer, to Agent and Staff, dated March 10, 2022
41. Memo from Dept. of Public Works, dated March 10, 2022, signed by Frank Smeriglio
42. Email from Staff to Commissioners, dated March 10, 2022

The permit is subject to the attached General Conditions and the following Special Conditions:

1. The applicant shall provide an as-built plan of the infiltration/stormwater management

system and a letter from the engineer of record attesting to conformance of the constructed system to the approved system.

2. 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.
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. 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 planting plan and/or the erosion and sedimentation control plan, the Town reserves the right to use the bonded funds to correct such deficiencies.
4. 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.
5. The applicant shall cause to be prepared a foundation as-built plan that depicts the limit of lawn, boulder or other form of demarcation, 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#2771. 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 #3 above may be released until this condition is fully satisfied.
6. The planting plan shall be fully installed within six months of receiving either a permanent or temporary Certificate of Occupancy.
7. Prior to the commencement of any on-site permit related activity, the applicant shall submit an information packet to the office of this commission for approval by staff. The packet shall contain information regarding the purpose and maintenance of the infiltrators, information regarding the presence of areas regulated by this commission, and lastly, information regarding environmentally friendly lawn care practices. Once approved, this packet shall be provided to the end user and evidence of their receipt shall be submitted to the office of the commission within one week of the property transfer.

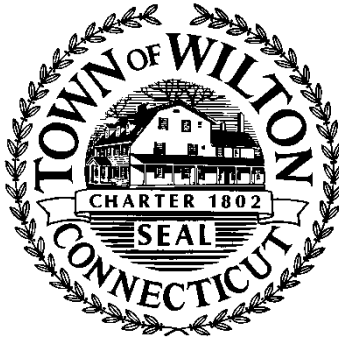
END

Res#0322-15 WET

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 3/10/27 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 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: #0322-15 WET

WETLANDS PERMIT NUMBER: #2771

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: _____

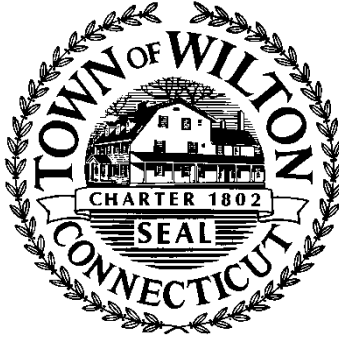
Telephone: _____

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 March 10, 2022

GRANTED with conditions, Wetlands Application **WET#2771 – SYCAMORE, LLC** – proposed new single-family residence and associated site improvements at 21 Edith Lane, Wilton, CT (Assessor's Map #84, Lot #69).

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 14th day of March, 2022 at Wilton, CT

Publish in the WILTON BULLETIN March 17, 2022

Penelope Koechl
Secretary