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

TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

MEMORANDUM

TO: Michael Wrinn, Town Planner

FROM: Michael Conklin, Director of Environmental Affairs

DATE: October 29, 2021

RE: Wetlands Permit Application #2714 – FDSPIN 141 DR, LLC
141 Danbury Road, Wilton, CT Map#70, Lot#2

At the October 28, 2021 regular meeting of the Inland Wetlands Commission, Commissioners voted to approve WET#2714 FDSPIN 141 DR, LLC Inland Wetlands Application to construct an apartment complex with 173 units within a regulated area at 141 Danbury Road. The vote to approve was carried by a 3-1-0 vote and the resolution is attached for your reference.

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TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

October 29, 2021

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

FDSPIN 141 DR, LLC
c/o Carmody Law
707 Summer Street
Stamford, CT 06901

Subject: Wetlands Permit Application #**2714 – FDSPIN 141 DR, LLC**
141 Danbury Road, Wilton, CT, Map#70 Lot#2

Dear Ms. Feinberg:

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 #1021-80 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 #1021-80WET
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

Resolution#1021-80WET
Permit WET#2714
October 29, 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 #2714 to conduct "Significant Regulated Activities," as defined by Section 2.1.x of the Wilton Wetlands and Watercourses Regulations be granted to FDSPIN 141 DR, LLC for a proposed apartment complex with 173 units within a regulated area at 141 Danbury Road, Wilton, CT (Assessor's Map #70, Lot #2) as described in documents entitled:

1. Application for a Significant Regulated Activity, with supporting documentation, dated June 8, 2021, signed by the Agent, Lisa Feinberg
2. Letter from Carmody Torrance Sandak Hennessey, dated June 8, 2021, signed by Lisa Feinberg
3. Project Narrative, undated, unknown preparer
4. Letter from Environmental Land Solutions, LLC, dated June 7, 2021, signed by Kate Throckmorton and Matthew Popp
5. Wetland & Watercourse Delineation, dated March 15, 2021, prepared by William Kenny Associates, LLC, signed by William Kenny and Alexander Wojtkowiak
6. Wetland & Watercourse Map, dated March 15, 2021, prepared by William Kenny Associates, LLC, signed by William Kenny
7. Engineering Report, dated June 7, 2021, prepared by Tighe & Bond, signed and sealed by Charles Croce, PE, CT Lic#20374 and Erik Lindquist, PE, CT Lic#22850
8. Topographic Survey, dated April 22, 2021, prepared by D'Andrea Surveying & Engineering, P.C., signed and sealed by Edwin Rhodes, LS, CT Lic#70436
9. Illustrated Site Plan A.01, dated January 21, 2021, prepared by Lessard Design
10. Full Podium, 4 over 1 Option A.01a, dated March 15, 2021, prepared by Lessard Design
11. Landscape and Lighting Plan LP-1, dated June 7, 2021, prepared by Environmental Land Solutions, LLC, signed and sealed by Kate Throckmorton, LA, CT Lic#635
12. Site Index, Abbreviations, Notes and Legend C-001, dated June 7, 2021, prepared by Tighe & Bond, signed and sealed by Charles Croce, PE, CT Lic#20374 and Erik Lindquist, PE, CT Lic#22850
13. Site Layout Plan C-101, dated June 7, 2021, prepared by Tighe & Bond, signed and sealed by Charles Croce, PE, CT Lic#20374 and Erik Lindquist, PE, CT Lic#22850
14. Fire Truck Turning Plan C-102, dated June 7, 2021, prepared by Tighe & Bond, signed and sealed

15. by Charles Croce, PE, CT Lic#20374 and Erik Lindquist, PE, CT Lic#22850
16. Grading Plan C-201, dated June 7, 2021, prepared by Tighe & Bond, signed and sealed by Charles
17. Croce, PE, CT Lic#20374 and Erik Lindquist, PE, CT Lic#22850
18. Stormwater Management Plan C-301, dated June 7, 2021, prepared by Tighe & Bond, signed and sealed by Charles Croce, PE, CT Lic#20374 and Erik Lindquist, PE, CT Lic#22850
19. Utility Plan C-401, dated June 7, 2021, prepared by Tighe & Bond, signed and sealed by Charles Croce, PE, CT Lic#20374 and Erik Lindquist, PE, CT Lic#22850
20. Soil Erosion and Sediment Control Plan Initial Phase C-501, dated June 7, 2021, prepared by Tighe & Bond, signed and sealed by Charles Croce, PE, CT Lic#20374 and Erik Lindquist, PE, CT Lic#22850
21. Soil Erosion and Sediment Control Plan Final Phase C-502, dated June 7, 2021, prepared by Tighe & Bond, signed and sealed by Charles Croce, PE, CT Lic#20374 and Erik Lindquist, PE, CT Lic#22850
22. Soil Erosion and Sediment Control Details C-503, dated June 7, 2021, prepared by Tighe & Bond, signed and sealed by Charles Croce, PE, CT Lic#20374 and Erik Lindquist, PE, CT Lic#22850
23. Soil Erosion and Sediment Control Details C-504, dated June 7, 2021, prepared by Tighe & Bond, signed and sealed by Charles Croce, PE, CT Lic#20374 and Erik Lindquist, PE, CT Lic#22850
24. Details 1 C-601, dated June 7, 2021, prepared by Tighe & Bond, signed and sealed by Charles Croce, PE, CT Lic#20374 and Erik Lindquist, PE, CT Lic#22850
25. Details 2 C-602, dated June 7, 2021, prepared by Tighe & Bond, signed and sealed by Charles Croce, PE, CT Lic#20374 and Erik Lindquist, PE, CT Lic#22850
26. Details 3 C-603, dated June 7, 2021, prepared by Tighe & Bond, signed and sealed by Charles Croce, PE, CT Lic#20374 and Erik Lindquist, PE, CT Lic#22850
27. Details 4 C-604, dated June 7, 2021, prepared by Tighe & Bond, signed and sealed by Charles Croce, PE, CT Lic#20374 and Erik Lindquist, PE, CT Lic#22850
28. Details 5 C-605, dated June 7, 2021, prepared by Tighe & Bond, signed and sealed by Charles Croce, PE, CT Lic#20374 and Erik Lindquist, PE, CT Lic#22850
29. Details 6 C-606, dated June 7, 2021, prepared by Tighe & Bond, signed and sealed by Charles Croce, PE, CT Lic#20374 and Erik Lindquist, PE, CT Lic#22850
30. Details 7 C-607, dated June 7, 2021, prepared by Tighe & Bond, signed and sealed by Charles Croce, PE, CT Lic#20374 and Erik Lindquist, PE, CT Lic#22850
31. Details 8 C-608, dated June 7, 2021, prepared by Tighe & Bond, signed and sealed by Charles Croce, PE, CT Lic#20374 and Erik Lindquist, PE, CT Lic#22850
32. Details 9 C-609, dated June 7, 2021, prepared by Tighe & Bond, signed and sealed by Charles Croce, PE, CT Lic#20374 and Erik Lindquist, PE, CT Lic#22850
33. Referral Memo to Dept. of Public Works, Health, and Conservation, dated June 9, 2021
34. Email correspondence between Agent and Staff, dated June 9, 2021
35. Email from Staff to Commissioners, dated June 9, 2021
36. Email correspondence between Agent and Staff, dated June 9, 2021
37. Email correspondence between Agent and Staff, dated June 10, 2021
38. Email correspondence between Agent and Staff, dated June 15, 2021
39. Email from Agent to Staff, dated June 18, 2021
40. Email correspondence between Agent and Staff, dated June 22, 2021

41. Email from Staff to Commissioners, dated June 22, 2021
42. Legal Notice for Public Hearing, dated July 6, 2021
43. Conservation Comments, dated July 8, 2021
44. Email from Staff to Agents, dated July 8, 2021
45. Email from Staff to Commissioners, dated July 8, 2021
46. Letter from Carmody Torrance Sandak Hennessey, dated July 13, 2021, signed by Jason Klein
47. Certificate of Mailing Receipts, dated July 8, 2021
48. Revised List of Neighbors, dated July 8, 2021
49. Letter from Environmental Land Solutions, dated July 15, 2021, signed by Kate Throckmorton and Matthew Popp
50. Engineering Report, dated June 7, 2021, last revised July 15, 2021, prepared by Tighe & Bond, signed and sealed by Erik Lindquist, PE, CT Lic#22850 and signed and sealed by John Block, PE, CT Lic#5488
51. Landscape and Lighting Plan LP-1, dated June 7, 2021, last revised on July 15, 2021, prepared by Environmental Land Solutions, signed and sealed by Kate Throckmorton, LA, CT Lic#635
52. Landscape and Lighting Details LP-2, dated June 7, 2021, last revised July 15, 2021, prepared by Environmental Land Solutions, signed and sealed by Kate Throckmorton, LA, CT Lic#635
53. Site Index, Abbreviations, Notes & Legend C-001, dated June 7, 2021, last revised July 15, 2021, prepared by Tighe & Bond, signed and sealed by Erik Lindquist, PE, CT Lic#22850 and John Block, PE, CT Lic#6488
54. Site Layout Plan C-101, dated June 7, 2021, last revised July 15, 2021, prepared by Tighe & Bond, signed and sealed by Erik Lindquist, PE, CT Lic#22850 and John Block, PE, CT Lic#6488
55. Fire Truck Turning Plan C-102, dated June 7, 2021, last revised July 15, 2021, prepared by Tighe & Bond, signed and sealed by Erik Lindquist, PE, CT Lic#22850 and John Block, PE, CT Lic#6488
56. Grading Plan C-201, dated June 7, 2021, last revised July 15, 2021, prepared by Tighe & Bond, signed and sealed by Erik Lindquist, PE, CT Lic#22850 and John Block, PE, CT Lic#6488
57. Stormwater Management Plan C-301, dated June 7, 2021, last revised July 15, 2021, prepared by Tighe & Bond, signed and sealed by Erik Lindquist, PE, CT Lic#22850 and John Block, PE, CT Lic#6488
58. Utility Plan C-401, dated June 7, 2021, last revised July 15, 2021, prepared by Tighe & Bond, signed and sealed by Erik Lindquist, PE, CT Lic#22850 and John Block, PE, CT Lic#6488
59. Soil Erosion and Sediment Control Plan Initial Phase C-501, dated June 7, 2021, last revised July 15, 2021, signed and sealed by Erik Lindquist, PE, CT Lic#22850 and John Block, PE, CT Lic#6488
60. Soil Erosion and Sediment Control Plan Final Phase C-502, dated June 7, 2021, last revised July 15, 2021, prepared by Tighe & Bond, signed and sealed by Erik Lindquist, PE, CT Lic#22850 and John Block, PE, CT Lic#6488
61. Soil Erosion and Sediment Control Details C-503, dated June 7, 2021, last revised July 15, 2021, prepared by Tighe & Bond, signed and sealed by Erik Lindquist, PE, CT Lic#22850 and John Block, PE, CT Lic#6488
62. Soil Erosion and Sediment Control Details C-504, dated June 7, 2021, last revised July 15, 2021, prepared by Tighe & Bond, signed and sealed by Erik Lindquist, PE, CT Lic#22850 and John Block, PE, CT Lic#6488

63. Details – 1, C-601, dated June 7, 2021, last revised July 15, 2021, prepared by Tighe & Bond, signed and sealed by Erik Lindquist, PE, CT Lic#22850 and John Block, PE, CT Lic#6488
64. Details – 2, C-602, dated June 7, 2021, last revised July 15, 2021, prepared by Tighe & Bond, signed and sealed by Erik Lindquist, PE, CT Lic#22850 and John Block, PE, CT Lic#6488
65. Details – 3, C-603, dated June 7, 2021, last revised July 15, 2021, prepared by Tighe & Bond, signed and sealed by Erik Lindquist, PE, CT Lic#22850 and John Block, PE, CT Lic#6488
66. Details – 4, C-604, dated June 7, 2021, last revised July 15, 2021, prepared by Tighe & Bond, signed and sealed by Erik Lindquist, PE, CT Lic#22850 and John Block, PE, CT Lic#6488
67. Details – 5, C-605, dated June 7, 2021, last revised July 15, 2021, prepared by Tighe & Bond, signed and sealed by Erik Lindquist, PE, CT Lic#22850 and John Block, PE, CT Lic#6488
68. Details – 6, C-606, dated June 7, 2021, last revised July 15, 2021, prepared by Tighe & Bond, signed and sealed by Erik Lindquist, PE, CT Lic#22850 and John Block, PE, CT Lic#6488
69. Details – 7, C-607, dated June 7, 2021, last revised July 15, 2021, prepared by Tighe & Bond, signed and sealed by Erik Lindquist, PE, CT Lic#22850 and John Block, PE, CT Lic#6488
70. Details – 8, C-608, dated June 7, 2021, last revised July 15, 2021, prepared by Tighe & Bond, signed and sealed by Erik Lindquist, PE, CT Lic#22850 and John Block, PE, CT Lic#6488
71. Details – 9, C-609, dated June 7, 2021, last revised July 15, 2021, prepared by Tighe & Bond, signed and sealed by Erik Lindquist, PE, CT Lic#22850 and John Block, PE, CT Lic#6488
72. Referral Memo with Additional Information to Dept. of Public Works, Health, and Conservation, dated July 19, 2021
73. Email from Agent to Staff, dated July 20, 2021
74. PowerPoint Presentation, dated July 22, 2021, prepared by Carmody Torrance Sandak Hennessey
75. Email from Agent to Staff, dated July 20, 2021
76. Letter from Carmody Torrance Sandak Hennessey, dated July 20, 2021, signed by Jason Klein
77. Site Layout Plan C-101, dated June 7, 2021, last revised July 19, 2021, prepared by Tighe & Bond, signed and sealed by John Block, PE, CT Lic#6488 and Erik Lindquist, PE, CT Lic#22850
78. Email from Staff to Commissioners, dated July 20, 2021
79. Referral Memo to Dept. of Public Works, Health, and Conservation, dated July 20, 2021
80. Email from Agent to Staff, dated July 21, 2021
81. PowerPoint Presentation, dated July 22, 2021, prepared by Carmody Torrance Sandak Hennessey
82. Email correspondence between Agent and Staff, dated July 22, 2021
83. Letter from Environmental Land Solutions, dated July 21, 2021, signed by Kate Throckmorton
84. Email from Staff to Commissioners, dated July 22, 2021
85. Email from Kate Throckmorton, dated July 22, 2021
86. Stake Out Sketch, dated July 19, 2021, prepared by D'Andrea Surveying & Engineers, unsigned
87. Email from Staff to Commissioners, dated July 23, 2021
88. Email from Theodora Pinou, dated July 22, 2021
89. Photo of Well, prepared by Dr. Pinou, undated
90. Email correspondence between Agent and Staff, dated July 29, 2021
91. Soil Erosion and Sedimentation Control Narrative, undated, prepared by Tighe & Bond
92. Maintenance and Inspection Plan, dated July 2021, prepared by Tighe & Bond

93. Landscape Maintenance Plan, dated July 28, 2021, prepared by Environmental Land Solutions, LLC
94. Email from Staff to Commissioners, dated July 29, 2021
95. Staff Memo, dated July 29, 2021
96. Email from Staff to Agent, dated July 29, 2021
97. Email from Staff to Commissioners, dated July 29, 2021
98. Affidavit of Publication, dated July 12, 2021, prepared by Hearst Media, signed by Melinda Kelly
99. Email from Commissioner, Dr. Pinou, dated August 2, 2021
100. Riparian Buffer Width, Vegetative Cover, and Nitrogen Removal Effectiveness: A Review of Current Science and Regulations, dated October 2005, prepared by EPA (United States Environmental Protection Agency)
101. Position Statement by Brian Murphy, Technical Assistance Biologist Inland Fisheries Division, undated
102. Email from Staff to Agent, dated August 3, 2021
103. Email from Staff to Commissioners, dated August 3, 2021
104. Letter from Carmody Law, dated August 4, 2021, signed by Jason Klein
105. Referral Memo to Dept. of Public Works, Health, and Conservation, dated August 4, 2021
106. Email correspondence between Agent and Staff, dated August 4, 2021
107. Email from Agent, dated August 5, 2021
108. Consulting Services Agreement between Town of Wilton and ALP Engineering, dated August 2, 2021
109. Check in the Amount of $6,525 to the Town of Wilton for Third Party Engineering Review
110. Email correspondence between Agent and Staff, dated August 5, 2021
111. Email from Agent, dated August 9, 2021
112. Letter from Carmody, Torrance, Sandak, Hennessey, dated August 9, 2021, signed by Lisa Feinberg
113. Email from Staff to Commissioners, dated August 10, 2021
114. Email from Agent to Staff, dated August 9, 2021
115. Resumes for Applicant Team, undated
116. Email from Staff to Commissioners, dated August 10, 2021
117. Email correspondence between Agent and Staff, dated August 11, 2021
118. Email from Staff to Commissioners, dated August 11, 2021
119. Email correspondence between Agent and Staff, dated August 16, 2021
120. Email correspondence between Agent and Staff, dated August 16, 2021
121. Letter from Carmody Law, dated August 12, 2021
122. Letter from Tighe & Bond, dated August 10, 2021, signed by Erik Lindquist and John Block
123. Declaration to Maintain Stormwater Management Plan, undated
124. Letter from Environmental Land Solutions, signed by Kate Throckmorton
125. Letter from GZA, dated August 3, 2021, signed by Adam Henry and Kathleen Cyr
126. Letter from GZA, dated August 10, 2021, signed by Adam Henry and Kathleen Cyr
127. Site Plan with Sampling Locations, dated February 2, 2008, prepared by LBG, unsigned
128. Electronic Transmittal Form for DEEP Remediation and LUST Secure File Transfer, dated July 1, 2021

129. Phase 1 Environmental Site Assessment, dated April 2021, prepared by GZA, signed by Adam Henry and Kathleen Cyr
130. Referral Memo to Dept. of Public Works, Health, and Conservation, dated August 16, 2021
131. Email correspondence between Agent and Staff, dated August 18, 2021
132. Letter from Carmody Law, dated August 19, 2021, signed by Lisa Feinberg
133. Phase I Environmental Site Assessment, dated April 2021, prepared by GZA
134. Referral Memo to Dept. of Public Works, Health and Conservation, dated August 20, 2021
135. Legal Notice for Public Hearing, dated August 24, 2021
136. Certificate of Mailing Receipts, dated August 25, 2021
137. Email from Third Party Reviewer to Staff, dated September 9, 2021
138. Third Party Review Letter, dated September 2, 2021, prepared by ALP Engineering & Landscape Architecture, PLLC
139. Email to Agents from Staff, dated September 9, 2021
140. Email to Commissioners from Staff, dated September 9, 2021
141. Dept. of Public Works Memo, dated September 9, 2021, signed by Frank Smeriglio
142. Email from Staff to Agents, dated September 9, 2021
143. Email from Staff to Commissioners, dated September 9, 2021
144. Email from Gregory & Adams, dated September 10, 2021
145. Email from Staff to Agents, dated September 10, 2021
146. Email from Agent to Staff, dated September 10, 2021
147. Letter from Carmody Law, dated September 10, 2021, signed by Lisa Feinberg
148. Affidavit of Publication, dated August 30, 2021, prepared by Hearst Media
149. Letter from Dr. Pinou to Commission, dated September 17, 2021
150. Six (6) Photos of Test Pits, dated September 20, 2021, unknown preparer
151. Email from Staff to Agents, dated September 22, 2021
152. Email from Staff to Commissioners, dated September 22, 2021
153. Email from Agent to Staff, dated September 23, 2021
154. Letter from Carmody Law, dated September 23, 2021, signed by Lisa Feinberg
155. Email from Staff to Commissioners, dated September 23, 2021
156. Email from Third Party Reviewer to Staff, dated October 12, 2021
157. Letter from ALP Engineering, dated October 11, 2021, signed by Alan Pilch
158. Email from Staff to Agent, dated October 12, 2021
159. Email from Staff to Commissioners, dated October 12, 2021
160. Letter from Carmody Law, dated October 8, 2021, signed by Lisa Feinberg
161. Site Layout Plan C-101, dated June 7, 2021, last revised October 8, 2021, prepared by Tighe & Bond, signed and sealed by Erik Lindquist, PE, CT Lic#22850 and John Block, PE, CT Lic#8488
162. Grading Plan C-201, dated June 7, 2021, last revised October 8, 2021, prepared by Tighe & Bond, signed and sealed by Erik Lindquist, PE, CT Lic#22850 and John Block, PE, CT Lic#8488
163. Stormwater Management Plan C-301, dated June 7, 2021, last revised October 8, 2021, prepared by Tighe & Bond, signed and sealed by Erik Lindquist, PE, CT Lic#22850 and John Block, PE, CT Lic#8488
164. Utility Plan C-401, dated June 7, 2021, last revised August 24, 2021, prepared by Tighe & Bond, signed and sealed by Erik Lindquist, PE, CT Lic#22850 and John Block, PE, CT Lic#8488

165. Soil Erosion and Sediment Control Plan Final Phase C-502, dated June 7, 2021, last revised October 8, 2021, prepared by Tighe & Bond, signed and sealed by Erik Lindquist, PE, CT Lic#22850 and John Block, PE, CT Lic#8488
166. Details – 2 C-602, dated June 7, 2021, last revised August 24, 2021, prepared by Tighe & Bond, signed and sealed by Erik Lindquist, PE, CT Lic#22850 and John Block, PE, CT Lic#8488
167. Details – 5 C-605, dated June 7, 2021, last revised October 8, 2021, prepared by Tighe & Bond, signed and sealed by Erik Lindquist, PE, CT Lic#22850 and John Block, PE, CT Lic#8488
168. Details – 8 C-608, dated June 7, 2021, last revised August 24, 2021, prepared by Tighe & Bond, signed and sealed by Erik Lindquist, PE, CT Lic#22850 and John Block, PE, CT Lic#8488
169. Letter from Tighe & Bond, dated October 8, 2021, signed by Erik Lindquist and John Block
170. Letter from Tighe & Bond, dated September 21, 2021, signed by Erik Lindquist and John Block
171. Site Soils Information Report, various materials, various dates
172. Revised Watershed Map & Hydrologic Calculations Report, various materials, various dates
173. Letter from GZA, dated September 21, 2021, signed by Joseph Trzaski, Adam Henry, and David Rusczyk
174. Memorandum to IWC from Agent, dated October 8, 2021
175. Contech CDS Guide
176. Eight (8) Letters of Support from Neighbors to Planning & Zoning, various dates
177. Referral Memo to Dept. of Public Works, Health, and Conservation, dated October 13, 2021
178. Email from Agent to Staff, dated October 13, 2021
179. Email from Staff to Third Party Reviewer, dated October 13, 2021
180. Email from Staff to Commissioners, dated October 13, 2021
181. Letter from Tighe & Bond, dated October 13, 2021, signed by Erik Lindquist and John Block
182. Stormwater BMP Pollutant Removal Estimate, dated July 9, 2021, last revised October 13, 2021, prepared by Tighe & Bond
183. Water Quality Watershed Map, dated July 9, 2021, prepared by Tighe & Bond, unsigned
184. Stormwater Management Plan C-301, dated June 7, 2021, last revised October 13, 2021, prepared by Tighe & Bond, signed and sealed by John Block, PE, CT Lic#8488 and Erik Lindquist, PE, CT Lic#22850
185. Referral Memo to Dept. of Public Works, Health, and Conservation, dated October 14, 2021
186. Email from Frank Smeriglio to Staff, dated October 14, 2021
187. Memo from Dept. of Public Works, dated October 14, 2021, signed by Frank Smeriglio
188. Email from Staff to Agent, dated October 14, 2021
189. Email from Staff to Commissioners, dated October 14, 2021
190. Email from Agent to Staff, dated October 15, 2021
191. Letter from Carmody Law, dated October 15, 2021, signed by Lisa Feinberg
192. Email from Agent to Staff, dated October 15, 2021
193. Stormwater BMP Pollutant Removal Estimate, dated July 9, 2021, last revised October 15, 2021, prepared by Tighe & Bond
194. Letter from State of New Jersey Dept. of Environmental Protection, dated January 9, 2015, signed by James J. Murphy
195. CDS Inspection and Maintenance Guide – New Jersey

196. Email from Staff to Third-Party Engineer, dated October 18, 2010
197. Email from Staff to Commissioners, dated October 18, 2021

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 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.

2. Prior to the commencement of any on-site permit related activity, the applicant shall submit a "Declaration to Maintain Stormwater Management Plan" to the Office of the Commission for review and approval by Commission Staff and Town Counsel. The final approved "Declaration to Maintain Stormwater Management Plan" shall be filed on the Wilton Land Records.

3. 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.

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. 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 #7 below is satisfied. 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.

5. The applicant shall cause to have weekly construction site monitoring reports submitted to the office of this commission. The reports shall at a minimum be performed by a professional approved by Commission staff and address the site work just completed, work anticipated for the coming week, condition of the stormwater management system, and the condition of the erosion and sedimentation controls. These reports shall be delivered to the Office of the Commission each Monday by 4 p.m. until the site is completely stabilized.

6. The applicant shall provide an as-built plan of the infiltration and stormwater management system and a letter from the engineer of record attesting to conformance of the constructed system to the approved system.

7. The applicant shall cause to be prepared a foundation as-built survey that depicts the limit of disturbance, area of conservation restriction, wetlands, watercourses and their regulated areas. The survey shall also include a note directing the reader to the office of the Inland Wetlands Commission for further information regarding WET#2714. This survey shall be in a form suitable for filing on the Wilton Land Records. The applicant shall file copy of the survey 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.

8. The planting plan shall be fully installed within six months of receiving either a permanent or temporary Certificate of Occupancy.

END

Res#1021-80WET

WET#2714 RESOLUTION#1021-80WET

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 10/28/26 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.

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

TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

CONTRACTOR AGREEMENT

RESOLUTION NUMBER: #1021-80WET

WETLANDS PERMIT NUMBER: #2714

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

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

TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

LEGAL NOTICE - PUBLISH ONCE

The Wilton Inland Wetlands Commission took the following ACTION on October 28, 2021

GRANTED with conditions, Wetlands Application **WET#2714 – FDSPIN 141 DR, LLC** – proposed apartment complex with 173 units within a regulated area at 141 Danbury Road, Wilton, CT (Assessor's Map #70, Lot #2).

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 29th day of October at Wilton, CT

Publish in the WILTON BULLETIN November 4, 2021

Nick Lee, Chair