

Town of Andover

17 SCHOOL ROAD • ANDOVER, CT 06232

INLAND WETLANDS & WATERCOURSES COMMISSION

Permit #IWWC23-03 (Agent Approval in Upland Review Area)

EFFECTIVE DATE: April 12, 2023

EXPIRATION DATE: April 12, 2028

Name and Address of Property Owner and Applicant:

Sean Maynard
196 Lake Road
Andover, CT 06232

Property to which this permit applies:

196 Lake Road, Andover CT

This authorization refers to an application to conduct a regulated activity within the 200-foot Upland Review Area of Andover Lake.

The permitted activities within the upland review area include:

- **Demolition of an approximately 20-foot-by-20-foot one-car garage, and construction of a 24-foot-by-30-foot two-car garage in the same location. Location and dimensions of the proposed garage and associated erosion controls are indicated on the site plan dated July 12, 2022 (submitted on 04-03-2023), and "Garage First Floor Plan" dated April 4, 2022. Excavation and erosion control details are on a document submitted on April 3, 2023**

The Duly Appointed Agent of the Inland Wetlands and Watercourses Commission of the Town of Andover, following investigation, and after reviewing the full record, has considered the application with due regard for the criteria found in the Inland Wetland Regulations of the Town of Andover. The Agent believes that the proposed activity, subject to the specified conditions, conforms with the purpose of Town regulations and does not violate any of its provisions or regulations governing wetlands and/or watercourses in the State of Connecticut. Therefore, this authorization will constitute the permit required pursuant to Section 6.1 of the Inland Wetland Regulations of the Town of Andover.

This permit is issued with the attached Standard Permit Conditions (Page 3), and the following Special Permit Condition:

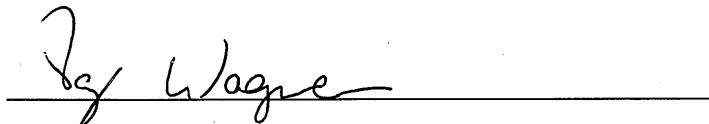
- **Any temporary soil or material stockpiles must be covered to prevent wind or water erosion.**
- **Erosion and sediment control measures will be installed between the work area and the lake prior to construction.**
- **The proposed dry well will be designed and installed in accordance with Section 7.6 of the Andover Zoning Regulations, and in accordance with the Nutrient Allocation Worksheet submitted to the Zoning Agent.**

This permit is subject to, and in no way derogates, any present or future property right or any other rights or powers of the Town of Andover. This permit conveys no property rights in real estate or materials or any exclusive privileges. No permission, either express or implied, is given for any regulated activities other than those authorized in this permit.

This permit is valid for five (5) years from the date of approval. Any permit shall be renewed upon request by the permit holder unless the agency finds that there has been a substantial change in circumstances which requires a new permit application or an enforcement action has been undertaken with regard to the regulated activity for which the permit was issued provided no permit may be valid for more than ten (10) years. (Review permit section 310 of the General Statutes "Duration of Permit".)

The applicant will notify the Commission via its Agent 2 days before the permitted activity begins.

The applicant will notify the Commission via its Agent within 7 days of the completion date that the permitted activity has been finished.



Joseph Wagner, Duly Authorized Wetlands Agent

on behalf of the Town of Andover Inland Wetlands & Watercourses Commission

Original to: Applicant

Copy to: Inland Wetlands & Watercourses Commission files

**ALL TOWN OF ANDOVER INLAND WETLAND & WATERCOURSES
PERMITS ARE SUBJECT TO THE FOLLOWING STANDARD PERMIT
CONDITIONS:**

1. The Inland Wetlands Commission's Agent is to be notified 48 hours before the commencement and completion of any part of the activity.
2. The granting of this permit does not relieve the applicant from obtaining additional permits and/or approvals required by other agencies federal, state, and local.
3. If an approval or permit is granted by another agency and contains conditions affecting wetlands and/or watercourses and the area one hundred feet from their flagged boundaries and/or two hundred feet from any area identified in Section 1.6 of the Town of Andover's Inland Wetlands and Watercourses Regulation as an "Area of Special Concern," the applicant must resubmit the application for further consideration by the Inland Wetlands and Watercourses Commission for a decision before work on the activity is to take place.
4. Any permit issued under this section for the development of property for which an approval is required under chapter 124, 124b, 126 or 126a shall be valid until the approval granted under such chapter expires or for ten years, whichever is earlier. Any permit issued under this section for any activity for which an approval is not required under chapter 124, 124b, 126 or 126a shall be valid for not less than two years and not more than five years. Any such permit shall be renewed upon request of the permit holder unless the agency finds that there has been a substantial change in circumstances which requires a new permit application or an enforcement action has been undertaken with regard to the regulated activity for which the permit was issued, provided no permit may be valid for more than ten years.
5. No applicant shall assign or transfer this permit, or any part thereof, without providing written notice of such transfer to the commission or its agent.
6. This approval is for the activity within the regulated area surrounding a wetland or watercourse as indicated on the following map submitted with the application: **MAP DATE:** 07/12/2022 **REVISION:** 04/03/2023
7. Any person installing or placing soil erosion materials such as silt fences and hay bales shall employ the best management practices, consistent with the terms and conditions of this permit, to control storm water discharges and to prevent erosion and sedimentation to otherwise prevent pollution, impairment, or destruction of wetlands or watercourses. Erosion controls are to be inspected by the permittee weekly and after rains and all deficiencies must be remediated within twenty-four hours of finding them.
8. If any information provided by the applicant in the permit approval process is subsequently proved to be false, incomplete, or misleading, this permit may be modified, suspended, or revoked and the permittee may be subject to any remedies or penalties provided by law.
9. These Standard Conditions, along with any special conditions contained in the approval motion, shall be reproduced in full on the final plans, which final plans shall be endorsed by the commission or its agent prior to the commencement of any regulated activity.
10. Any bonds required by the permit approval shall be in cash and held by the commission until all regulated activities are completed and the site is stabilized. Bond funds may be used for the repair, replacement, or supplement erosion and sedimentation control measures; site stabilization or restoration; correction of work that is not in accordance with the approved permit and its supporting plans and documents; or any other purpose to protect inland wetland and watercourses that may be adversely impacted by regulated activities on the permit premises.