



Town of Andover

17 SCHOOL ROAD • ANDOVER, CT 06232

INLAND WETLANDS & WATERCOURSES COMMISSION

Permit #IWWC21-24 (Agent Approval in Upland Review Area)

EFFECTIVE DATE: November 4, 2021

EXPIRATION DATE: November 4, 2026

Name and Address of Property Owner:

Lake Road, LLC.
30 Brian Dr.
Bolton, CT 06043

Name and Address of Applicant:

Garrett Homes, LLC.
59 Field St.
Torrington, CT 06790

Name and Address of Authorized Agent:

Matthew Bruton, PE (BL Companies)
100 Constitution Plaza
Hartford, CT 06103

Property to which this permit applies:

580 Lake Rd, Andover CT

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

The permitted activities within the upland review area include:

- **Subdivision of existing 2.65-acre lot to create a 1.24-acre lot for future construction of a retail building. Permit is for subdivision of land only. Location and dimensions of the lot are indicated on the application and project narrative dated October 28, 2021, and the subdivision site plan dated October 27, 2021.**

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).

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



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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. See item 2.11.
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 two hundred feet from an area identified in section 1.6 by this permit, the applicant must resubmit the application for further consideration by the Inland Wetlands Commission for a decision before work on the activity is to take place.

Any permit issued under this section for the development of property for which an approval is required under sections 8-3, 8-25 or 8-26 of the Connecticut General Statutes shall be valid for five (5) years provided the agency may establish a specific time period within which any regulated activity shall be conducted. Any permit issued under this section for any other activity shall be valid for not less than two (2) years and not more than five (5) 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 (10) years. Review permit section 310 of the General Statutes "Duration of Permit".

4. The applicant shall not assign or transfer this permit, or any part thereof, without the written permission of the commission or it's agent.
5. This approval is for the activity within the regulated area surrounding a wetland or watercourse as indicated on sheets **1** of the latest revised map submitted with the application. Latest revision: **10/27/2021**.
6. All activities for the prevention of soil erosion, such as silt fences and hay bales shall be under the direct supervision of a certified engineer, who 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.
7. 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.
8. The applicant is to pay an additional fee of \$ **N/A** as determined by the IWWC agent from Section 19 (Fee Schedule) of the IWWC Regulations.
9. A copy of this motion and the conditions listed, when approved by majority vote of the IWWC members present shall constitute a permit for the activity described in the application and accompanying data when signed and dated by the IWWC Agent.