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**Waterford Conservation Commission
Inland Wetlands & Watercourses Permit #C-23-11
49 Niantic River Road, Waterford, CT**

The Waterford Conservation Commission herein authorizes the applicant to conduct regulated activities in designated areas at 49 Niantic River Road, Waterford, CT which are subject to the jurisdiction authorized by the CT General Statutes Section 22a-36 through 22a-45 inclusive, as amended, and the Town of Waterford Inland Wetlands and Watercourses regulations.

This permit is a grant of approval, with conditions, in accordance with the Waterford Inland Wetlands and Watercourses regulations to conduct the following activities:

1. Modification of inland wetland permit #00-05 and inland wetland permit #99-21 to revise the non-encroachment area boundary line.

The modified wetland non-encroachment boundary is depicted on the attached site plans revised from inland wetland permits #00-05 and #99-21 and on an aerial GIS map.

SPECIAL CONDITIONS:

- 1) The limits of the revised non-encroachment boundary shall be marked at the site and approved by the Commission's agent.
- 2) The boundary of the revised non-encroachment area shall be permanently marked on the property with stakes and non-encroachment area identification markers. Identification markers are provided by the Commission. The owner shall contact the Commission's agent to review the location of the boundary stakes prior to installation of markers.
- 3) Wetland buffer vegetation south of the revised non-encroachment area boundary shall not be cut or mowed.
- 4) The Conservation Commission has established a wetland non-encroachment boundary on this property to protect adjacent inland wetland resources from direct and indirect impacts resulting from the adjacent use. No activity shall be conducted within the wetland non-encroachment area, including but not limited to clearing, placement of fill, grading and removal of vegetation, without specific approval by the Waterford Conservation Commission.

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 permit modification, suspension or revocation.

In the event that any additional wetland or watercourse regulated activities are required as a result of other agency permitting to support the proposed facility, the Waterford Conservation Commission reserves the right to reconsider development of this site and may require design modifications to minimize the impact to regulated resources.

In evaluating this application, the Commission has relied on information provided by the applicant. If such information subsequently proves to be false, incomplete and/or inaccurate, this permit may be modified, suspended or revoked.

This permit is issued for a period of 5 years, subject to extension in accordance with CT State Statutes for a period not to exceed 10 years. If the regulated activity is not completed within this time frame, the permit may be held to be invalid by the Commission and the applicant may be required to petition the Commission for an extension or re-issuance of the permit. The Commission may require the applicant to furnish additional information at that time.

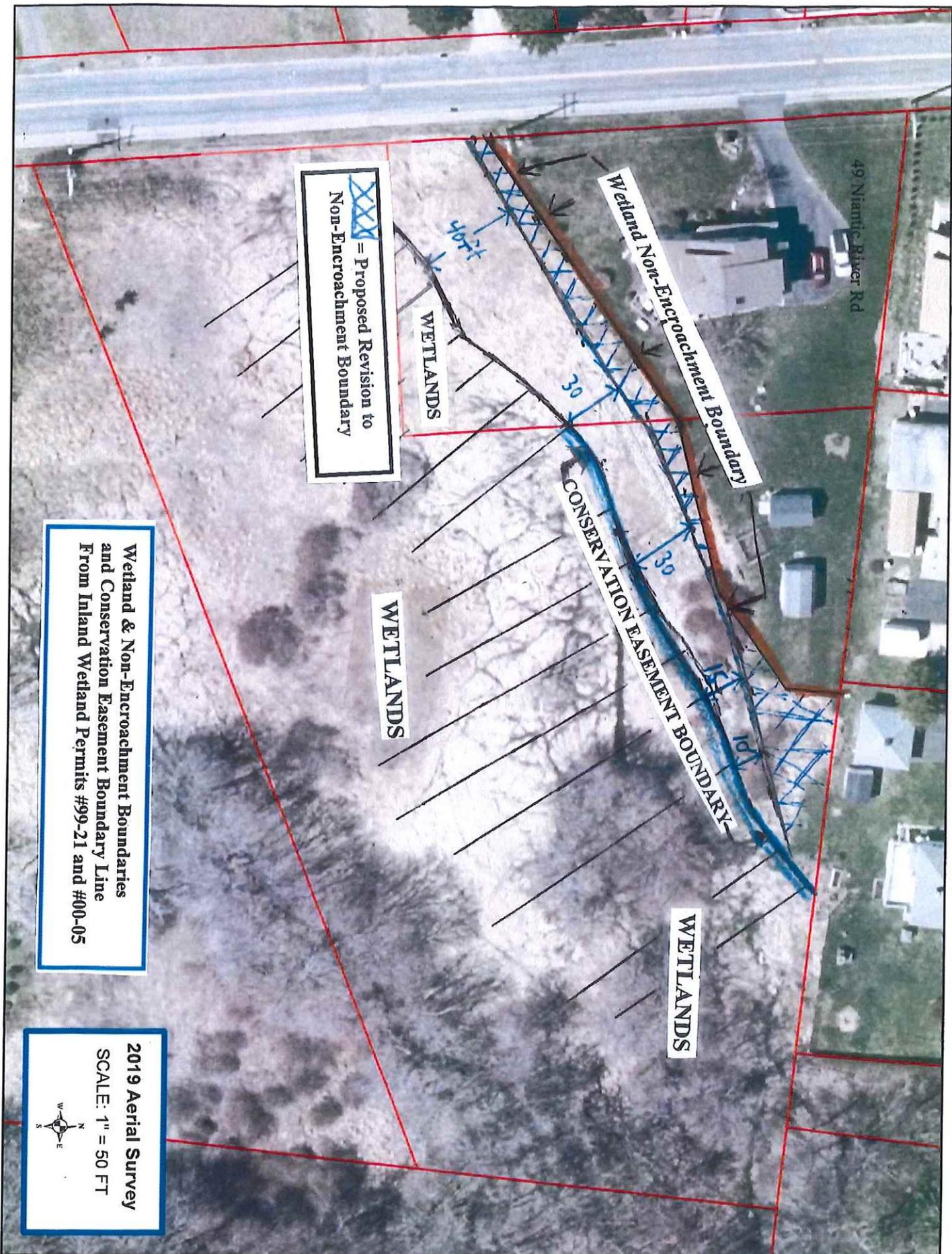
The Conservation Commission renders this Summary Ruling in accordance with the Waterford Inland Wetlands and Watercourses Regulations based on the following considerations:

- A. The activity does not involve direct impacts to inland wetland and watercourse resources. Naturally vegetated area remains between the limits of land use and the wetland and water resources to minimize impacts, filter run-off and stabilize soils against erosion.
- B. The conversion of a portion of the non-encroachment area to residential lawn is not anticipated to adversely affect adjacent inland wetlands based on the existing slopes, drainage pattern and vegetation cover.

This permit will be strictly enforced. If the Conservation Commission finds that the applicant has not complied with the permit conditions or has exceeded the scope of this permit as set forth herein, or, if the intended use of the general site is not as represented by the application or the plan of record, the Commission may suspend or revoke this permit, direct the Environmental Officer to issue a cease and desist order, require the applicant to modify, extend or revise the site work, or require the applicant to restore the area to its original condition.

Dated: November 9, 2023

Issued By: _____
Chairman, Richard F. Muckle
Waterford Conservation Commission

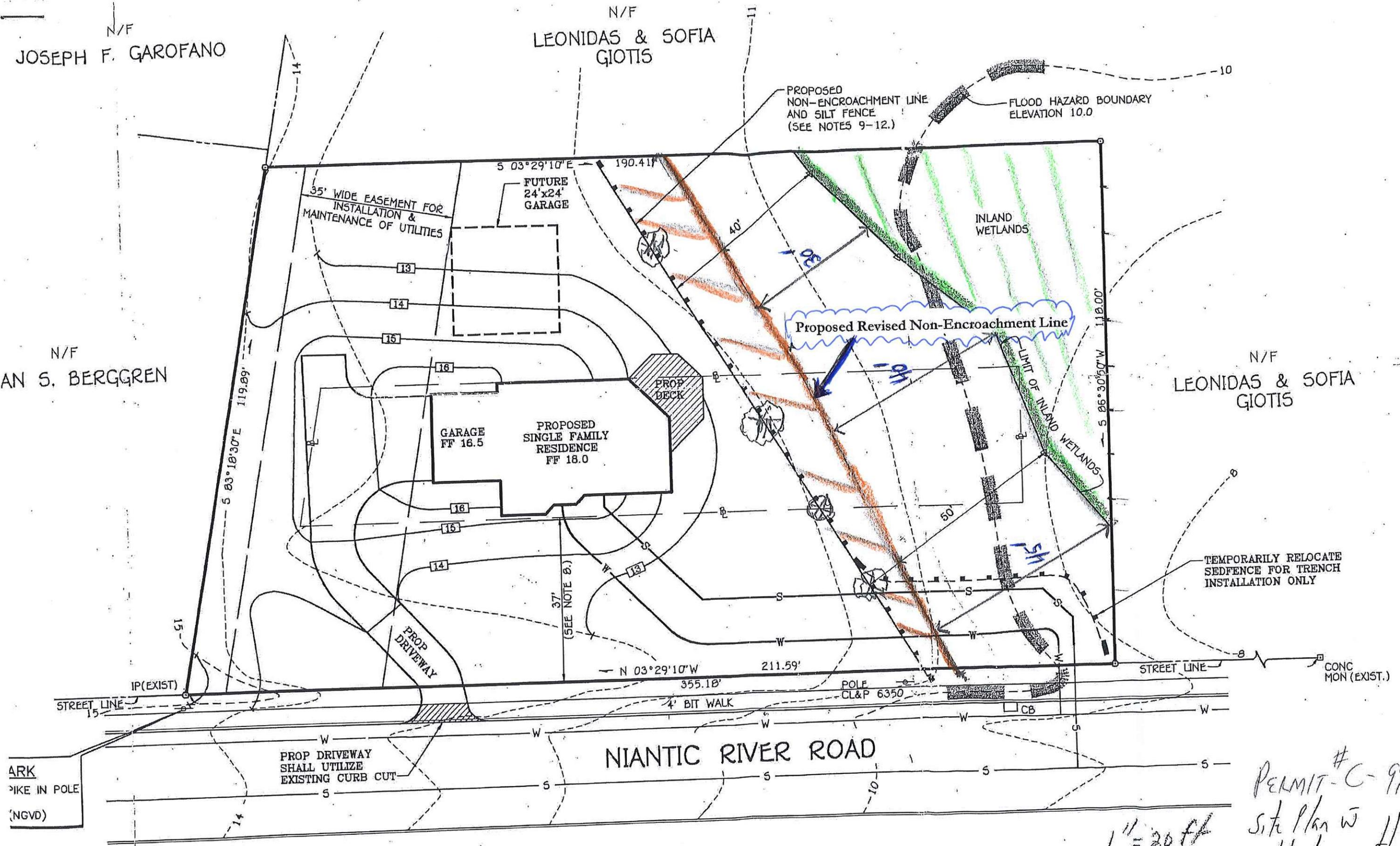


N/F
JOSEPH F. GAROFANO

N/F
LEONIDAS & SOFIA
GIOTIS

N/F
AN S. BERGGREN

N/F
LEONIDAS & SOFIA
GIOTIS



ARK
PIKE IN POLE
(NGVD)

PROP DRIVEWAY
SHALL UTILIZE
EXISTING CURB CUT

PERMIT # C-99-21
Site Plan w/
wetlands & wetland
non-encroachment line
49 Niantic River Rd

1" = 40' ft
PERMIT # C-00-05

