

**TOWN OF WATERFORD**  
**Application for Inland Wetland / Watercourse Permit**



**Type of Application:**

Permitted Use, Section 4.1 \_\_\_\_\_

Unregulated Activities, Section 4.2 \_\_\_\_\_

Regulated Activities, Section 6 ☒ \_\_\_\_\_

Fee: ☒ \_\_\_\_\_

**Agency Use:**

Date Received: \_\_\_\_\_

Received By: \_\_\_\_\_

Application Number: C-23-2

|                                                                                                                                                                                                                                                                                                                                    |  |                                       |                                |                   |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------|--------------------------------|-------------------|--|
| 1. Applicant: <u>MATT KOBYLUCK</u>                                                                                                                                                                                                                                                                                                 |  |                                       | Phone: _____                   |                   |  |
| Address: <u>20 BUTLERTOWN RD, WATERFORD</u>                                                                                                                                                                                                                                                                                        |  | State: <u>CT</u>                      |                                | Zip: <u>06385</u> |  |
| Fax: _____                                                                                                                                                                                                                                                                                                                         |  | E-Mail: <u>matt@koby Luck-inc.com</u> |                                |                   |  |
| 2. Owner: <u>SAME</u>                                                                                                                                                                                                                                                                                                              |  |                                       | Phone: <u>860-625-4640</u>     |                   |  |
| Address: _____                                                                                                                                                                                                                                                                                                                     |  | State: _____                          |                                | Zip: _____        |  |
| Fax: _____                                                                                                                                                                                                                                                                                                                         |  | E-Mail: _____                         |                                |                   |  |
| 3. Agent: <u>SAME</u>                                                                                                                                                                                                                                                                                                              |  |                                       | Phone: _____                   |                   |  |
| Address: _____                                                                                                                                                                                                                                                                                                                     |  | State: _____                          |                                | Zip: _____        |  |
| Fax: _____                                                                                                                                                                                                                                                                                                                         |  | E-Mail: _____                         |                                |                   |  |
| 4. Property Address: <u>20 BUTLERTOWN RD WATERFORD</u>                                                                                                                                                                                                                                                                             |  |                                       |                                |                   |  |
| 5. Abutting Property Owners – Complete Attached Form                                                                                                                                                                                                                                                                               |  |                                       |                                |                   |  |
| 6. Activity to be Reviewed and / or Licensed (attach sheet if necessary): <u>RENEWAL OF PERMIT C17-02</u>                                                                                                                                                                                                                          |  |                                       |                                |                   |  |
|                                                                                                                                                                                                                                                                                                                                    |  |                                       |                                |                   |  |
| 7. Description of Proposed Activity (attach sheet if necessary):                                                                                                                                                                                                                                                                   |  |                                       |                                |                   |  |
|                                                                                                                                                                                                                                                                                                                                    |  |                                       |                                |                   |  |
| 8. Purpose of Activity (attach sheet if necessary): <u>BUILD NEW DETACHED GARAGE</u>                                                                                                                                                                                                                                               |  |                                       |                                |                   |  |
| 9a. Acreage of Property: <u>4.37</u>                                                                                                                                                                                                                                                                                               |  |                                       | 9b. Acreage of Wetlands: _____ |                   |  |
| 10. Acreage of Wetlands Altered: <u>0</u>                                                                                                                                                                                                                                                                                          |  |                                       |                                |                   |  |
| 11. Wetland Mitigation Proposed: <u>0</u>                                                                                                                                                                                                                                                                                          |  |                                       |                                |                   |  |
| 12. Section 7 and sections 8.1 & 8.2 of the Town of Waterford "Inland Wetlands and Watercourse Regulations" have been complied with: (Review attached check list) Yes: _____ No: _____                                                                                                                                             |  |                                       |                                |                   |  |
| The applicant / owner hereby gives the Commission, its agent and consultants the right of free access to any part of the property under consideration. The undersigned warrants the truth of all statements contained herein and in all supporting documents according to the best of his / her knowledge, information and belief. |  |                                       |                                |                   |  |
| Applicant: <u>MATT KOBYLUCK</u>                                                                                                                                                                                                                                                                                                    |  |                                       | Date: <u>5/10/23</u>           |                   |  |
| Owner: <u>MATT KOBYLUCK</u>                                                                                                                                                                                                                                                                                                        |  |                                       | Date: <u>5/10/23</u>           |                   |  |
| Agent: _____                                                                                                                                                                                                                                                                                                                       |  |                                       | Date: _____                    |                   |  |

**Properties Adjacent to:**

RECEIVED  
MAY 10 2023  
Planning & Development  
Town of Waterford, CT



FIFTEEN ROPE FERRY ROAD  
WATERFORD, CT 06385-2886



PHONE: 860-442-0553  
www.waterfordct.org



**Waterford Conservation Commission  
Inland Wetlands & Watercourses Permit #C-17-02  
20 Butlertown Road, Waterford, CT**

The Waterford Conservation Commission herein authorizes the applicant to conduct regulated activities in designated areas at 20 Butlertown 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. Clearing, excavation, fill and grading on land upgradient of inland wetlands to construct an 40 ft. by 60 ft. single-story garage with 30 ft. x 60ft. paved apron;
2. Discharge of roof run-off to two (2) rip-rap plunge pools constructed upgradient of inland wetlands;
3. Disturbance of approximately 8,000 square feet of upland review area for construction of the detached garage structure.

These regulated activities are associated with construction of a detached 40 ft. x 60 ft. garage at 20 Butlertown Road, Waterford, Connecticut as depicted on site plans entitled; "LVK, LLC; Site Development Plan Proposed Residence, 20 Butlertown Road – Waterford, Connecticut; Proposed Garage, Sheet 1", prepared by CLA Engineers, Inc., revised through 3/21/17.

The Conservation Commission has reviewed the application materials and attaches the following conditions to minimize impacts associated with the regulated activity and protect the inland wetlands and watercourses on this site:

**SPECIAL CONDITIONS:**

1. The limits of clearing and disturbance shall be marked at the site and approved by the Commission's agent prior to the start of site clearing and grading activity.
2. The approved clearing limits are designated as the wetland non-encroachment boundary to protect the adjacent inland wetland. No activity, including but not limited to filling, grading, clearing or removal of vegetation shall be conducted beyond

the wetland non-encroachment boundary without specific authorization from the Conservation Commission.

3. The cut and fill slopes shall be stabilized with erosion control matting and seeded to enhance vegetation establishment and reduce erosion potential.

**STANDARD CONDITIONS:**

1. The Conservation Commission's agent shall be notified at least 48 hours prior to commencement of any regulated activity.
2. Final stabilization of disturbed soil areas shall be stabilized with the application of loam, seed, required plantings and appropriate erosion control measures.
3. At all times during site work and until soil areas are stabilized, the applicant shall install and maintain erosion and sediment control measures such as fabric filter fence, staked hay bales or other measures deemed necessary by the Commission's agent to prevent erosion and sedimentation impacts to wetlands and watercourses.
4. Erosion control and soil stabilization measures shall comply with the approved plans and the guidelines as established in the Connecticut Guidelines for Soil Erosion and Sediment Control, 2002, CTDEP Bulletin 34.
5. Upon direction of the Commission's agent, erosion and sediment control measures shall be removed by the applicant following stabilization of the site.

All work and all regulated activities conducted pursuant to this authorization shall be consistent with the terms and conditions of this permit. Any other construction, excavation, deposition of fill, obstructions of flow, encroachments or other 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 the regulated activities associated with the proposal and may require design modifications to minimize impacts to wetland and watercourse 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. 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 wetlands and watercourse resources.
- B. A non-encroachment area is designated between the activity and the adjacent wetland.
- C. The Conservation Commission has reviewed alternatives for the proposed garage location and finds the approved location minimizes encroachment into the upland review area and minimizes impacts to the on-site septic system.
- D. Strict adherence to the terms and conditions imposed with this permit will protect the quality of wetlands and surface waters on this property.

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: April 13, 2017

Issued By:

  
Chairman, Jeffrey C. Sims

Waterford Conservation Commission



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