

Inland Wetlands Commission

August 23, 2018

101 Wykeham Road, LLC.  
157 East 81st Street, PH  
New York, NY 10028

Re: 101 Wykeham Road, LLC./101 Wykeham Road, Washington, Ct.  
Application #IW-18-04  
Inn

To whom it may concern;

For your records, please be advised that at its meeting held on Tuesday, August 14, 2018 the Washington Inland Wetlands Commission took the following action:

MOTION: To approve Application #IW-18-04 submitted by 101 Wykeham Road, LLC. for an inn at 101 Wykeham Road subject to the following conditions:

1. A cash performance bond of \$75,000 shall be submitted by the applicant prior to the onset of demolition and construction to be held by the Town of Washington throughout construction and subsequent monitoring periods. These monies may be used by the Town to secure the site in the event that mal performance or neglect by the applicant or her agents creates a risk of adverse impact on inland wetlands or watercourses. If the Town uses any bond funds pursuant to this condition, the applicant must, within 15 calendar days, replenish or restore the bond to the full \$75,000 amount before construction may continue.
2. A qualified professional in erosion and sediment control and stormwater management shall on behalf of the Commission, monitor job site conditions for any unanticipated erosion and sedimentation risks and to confirm compliance with application details and the use of best management practices. The applicant shall be responsible for all of this qualified professional's fees for these services and shall, no later than the date of commencement of construction, submit to the Commission a cash bond, which shall be held by the Town and which must be maintained in the amount of \$5,000 throughout all phases of construction

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and monitoring. The Town shall pay the professional's fees from the bond and the applicant shall replenish the bond to the full \$5,000 amount within 15 calendar days. The professional will issue a report to the Land Use Office, with a copy to the applicant after each site inspection, generally according to the following guidelines: Consultant's Inspection Schedule: twice per month during general construction phases and periods, seasonally during post construction and throughout the monitoring period, and at any time at the request of the Land Use Enforcement Officer or because of mal performance, neglect, or serious weather situations. Also, the Wetlands Enforcement Officer shall inspect the site once per week during the construction phases.

3. The site shall be monitored according to schedule for two (2) full years after the end of construction, and until the disturbed areas of the site are fully stabilized, whichever is later. The site shall not be deemed to be fully stabilized unless the Commission makes a specific finding to that effect. Long term maintenance of the stormwater management system shall comply with the maintenance schedule as described on the site development plans. A log of maintenance activities shall be submitted annually to the Land Use Office in December. All wetland mitigation plantings, buffer plantings, and stormwater pond plantings shall be monitored for three (3) growing seasons. Dead plants are to be replaced by the applicant as needed during the monitoring period.
4. Bi weekly (every other week) reports by the erosion control professional noted in the construction sequences shall be submitted to the Land Use Office throughout all construction phases. A rain gauge shall be installed on site and rainfall amounts recorded in the bi weekly erosion control reports.
5. At the time of the preconstruction meeting, construction managers shall deliver detailed and specific construction sequences to the enforcement officer and to the Commission's consultant. These sequences should adhere to the approved sequences in the file and be augmented by more specific description and timing.

6. Any proposed change in the approved plans and/or supporting documents must be reviewed by the enforcement officer prior to implementation. The enforcement officer may authorize minor changes or reductions in the scope of regulated activities provided that any such changes shall be reported to the Commission immediately and further provided that the Commission may require a permit modification for such changes if it finds that they may have a previously unanticipated impact on wetlands and watercourses. Any substantial changes such as changes in location, enlargements, modifications to septic due to DEEP review, changes in the sequence of construction, or changes that may in any way impact wetlands and/or watercourses must be approved by the Commission prior to implementation.
7. During the demolition and construction, unstabilized or unvegetated site disturbance shall be limited to five (5) acres at any one time.
8. Regarding the routed discharge rates for Pond #1 and #2 for the 25 year storm and the rates used to calculate the outlet protection at these discharge points, the applicant shall revise the calculation as necessary and submit the revised calculations and plans to the Land Use Office and Commission's professional consultant for review prior to the commencement of demolition and construction.
9. The outlet control details shall be revised to be consistent with the stormwater management report calculations provided on the final plan set.
10. The applicant shall prepare a minimum of three full plan sets incorporating all revisions and conditions of approval and submit them to the Land Use Office and to Land Tech for review prior to the commencement of demolition and construction.

**Any change to the plans as approved must be submitted immediately to the Commission for reapproval.**

This letter shall serve as your Inland Wetlands permit. It will expire on August 14, 2020 and may not be transferred to another owner without the written consent of the Commission.

Regulations require that the Land Use Office be notified after the erosion and sedimentation control measures have been installed and at least 48 hours prior to the commencement of work so that the erosion controls can be inspected and approved. You must also notify the Office when the work is complete. Start/Finish "cards" for these purposes are enclosed.

You are also required to give your contractor the motion of approval and the approved plans to ensure the work is done per your approved permit.

No work may be done under this permit until all other necessary approvals from federal, state, and/or local agencies are obtained.

If you have any questions, please do not hesitate to call the Land Use Office at 860-868-0423. Thank you.

Yours truly,

Janet M. Hill  
Land Use Administrator

Certified mail/return receipt requested  
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