



Town of Hampton, Connecticut
Incorporated 1786

INLAND WETLANDS AND WATERCOURSES AGENCY

SUMMARY RULING

Permit Granted: (July 8, 2025)

Applicant: Nicholas Basley and Donovan Lirette Application #: WP0625-01
Property Owner: New England Developments
Property Location: Map #: _____ Block #: 32 Lot #: IE & IF
Property Address: Brook Road
Site Plans Dated: _____
Application Rcv'd: June, 2025 Hearing: Public none

Fee Schedule:

				PAID	(DUE)
19.6 a.	Application Review		\$30.00	\$30.00	
19.6 b.	Permitted and Nonregulated Uses, Permitted Uses As Of Right		No Charge		
19.6 c.	New Residential Development (Not Part Of A Proposed Subdivision)		\$100.00	\$100.00	
19.6 d.	All Other Residential Uses Or Development (Not Part Of A Proposed Subdivision)		\$50.00		
19.6 e.	Residential Development (Part Of A Proposed Subdivision)		\$150.00 + \$75.00/Lot		
19.6 f.	Commercial, Industrial and Multifamily Developments		\$300.00		
19.6 g.	All Other Uses, Activities Or Operations Which Require A Permit		\$50.00		
19.6 h.	Public Hearing Fee		\$150.00 + Other Required Fees		
19.6 i.	Legal Notice Publication Fee		\$75.00 Per Publication		
19.6 j.	Petitions For Amendments To Map and Regulations		\$525.00		
19.6 k.	Additional Monitoring & Inspection Fees	\$50.00 Per Inspection Or Per ½ Hour	\$150.00		
19.6 l.	Complex Application Fee				
DEP	Environmental Quality Fund Fee		\$60.00	\$60.00	
Total Fees Paid (Due):					

Proposed Activity:

Intend to cut in driveway on recorded easement, clear lot 1E and 1F, grade land, dig foundations, drill well, dig and install septic, erect houses, landscape and fill.

As provided for in sections 22a-36 to 22a-45, inclusive, of the Connecticut General Statutes, as amended, and in accordance with sections 7, 8 and 9 of the Hampton Inland Wetlands and Watercourses Regulations, it is move that the application as described above be approved and a permit be granted with the conditions listed below. All prudent and feasible measures have been taken to minimize the impact on the wetlands and no feasible and prudent alternative exists. The short-term impacts have been addressed by the applicant's plan and should be sufficient to protect the resource provided the plan is implemented as designed. The long-term impacts to the resource have been mitigated to the fullest extent feasible.

The above approval is conditioned on the proper implementation of the plan and adherence to the conditions of the permit, failure to do so may result in revocation of the permit.

1. The Inland Wetlands and Watercourses Agency (IWWA) or its Agent is to be notified at least 48 hours prior to the commencement of any part of the activity approved and identified in this permit.
2. The granting of this permit does not relieve the applicant from obtaining additional permits and/or approvals required by other agencies, federal, state, or local.
3. If an approval or permit is granted by another agency, and it contains conditions affecting the wetlands and/or watercourses or the area within 100 feet from their flagged boundaries not addressed by this permit, the applicant must resubmit the application for further consideration by the IWWA. The IWWA must make a determination on whether a modification to the permit is necessary.
4. The duration of this permit is for five (5) years unless extended, by this Agency, and shall expire upon completion of the activity approved herein or (July 8, 2025)
5. The applicant shall not assign or transfer this permit, or any part thereof, without the written permission of this Agency.
6. All activities for the prevention of soil erosion, such as installation of silt fence, hay bales and other necessary or required measures shall be under the direct supervision of a certified engineer, or at the discretion of the IWWA agent, the home owner or contractor who shall: employ management practices consistent with the terms and conditions of this permit, control storm water discharges, prevent erosion and sedimentation and otherwise prevent pollution of wetlands or watercourses.
7. The wetlands agent is to be notified of a pre-construction meeting with the engineer, contractor, and property owner (prior to the start of work). The intention of the meeting is to discuss the conditions of the permit, the construction sequence, the proposed E&S measures required or necessary to protect the resource and stabilization of the site during and immediately following construction.
8. Plans should be revised to include silt fence extending to the north/northwest on lot 1F, encompassing all proposed grading.
9. E&S controls shall be installed, inspected and approved, prior to land clearing and grading activities.
10. E & S controls should be maintained throughout the course of the development. Applicants shall notify staff immediately of any E & S failures.

11. Houses, driveway(s), septic and well systems should be staked out by the land surveyor prior to land clearing and grading activities.
12. Three inspections are anticipated, assuming both lots are built out at the same time: 1) E & S approval; 2) Driveway, drainage, and foundation excavation; 3) Final

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Motion by: Penny Newbury Seconded by: Martin Mlyniec Commission Action: approved

Sincerely,

Stanley Crawford
IWWA Chairman

The Agency shall notify the applicant and any named parties to the proceedings of its decision within fifteen (15) days of the date of the decision by certified mail, return receipt requested, and the Agency shall cause notice of its order in the issuance or denial of the permit, to be published in a newspaper having general circulation in the town wherein the inland wetland or watercourse lies. In any case in which such notice is not published within such Fifteen day period, the applicant may provide for the publication of Such notice within ten days thereafter. (Section 12, item 12.4, Hampton, Connecticut, Inland Wetlands And Watercourses Regulations)

Applicant Name & Address: Donovan Lirette, 145 Green Hollow Road, Danielson, CT. 06239
 Forwarding Date: July 10, 2025
 Certified Return Receipt Number:

Property Owner Name & Address: New England Developments, 575 Wauregan Road, Danielson, CT. 06239
 Forwarding Date: July 10, 2025
 Certified Return Receipt Number: