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Town Hall
 P.O. Box 548
 Salisbury, Connecticut 06068

PATRICK MULBERRY

August 3, 2026

79 WHITCOMB HILL RD

CORNWALL BRIDG CT - Connecticut
 06754

RE: Notice of Decision - Inland Wetland and Watercourses Commission application # IWWC-26-30 by PATRICK MULBERRY for/to "Construction of a Barn Garage with One Bedroom Dwelling Unit and associated site work and planting, in accordance with submitted E&S Plan dated March 2026 (Rev: June 3, 2026) and the Overall Landscape Plan dated June 17, 2026." at: 11 ROUTE 7, LAKEVILLE, CT, 06039

To Whom it may concern,

This letter is to notify you that at the July 27, 2026 meeting of the Salisbury Inland Wetlands and Watercourses Commission, application # IWWC-26-30 for/to "Construction of a Barn Garage with One Bedroom Dwelling Unit and associated site work and planting, in accordance with submitted E&S Plan dated March 2026 (Rev: June 3, 2026) and the Overall Landscape Plan dated June 17, 2026." was approved. The attached notice of decision will appear in the August 13, 2026 edition of the Lakeville Journal.

NOTICE OF DECISION
 TOWN OF SALISBURY INLAND WETLANDS AND WATERCOURSES COMMISSION
 Approved

This approval is subject to the following special and standard conditions and will expire on August 3, 2031.

Special Conditions

1. The proposed driveway shall be paved.
2. Final approved plans shall have live signature and embossed seal of the Engineer of Record. These shall be submitted to the Town of Salisbury Land Use Director prior to any construction.
3. The Erosion and Sedimentation Control Measures Bond is set at \$5,000.00. The bond shall be a cash bond payable to the "Town of Salisbury"
4. A Pre-Construction Meeting is recommended with the Town staff prior to the start of construction to inspect E & S control measures and to discuss construction sequencing/phasing.
5. During the construction process, the Owner/Contractor shall add erosion and sedimentation control measures as deemed necessary by the Town of Salisbury staff and/or the Consulting Town Engineer.
6. Inspections of the erosion and sedimentation control measures shall be completed daily, prior to impending inclement weather, and after every rain storm event of 0.5 inches of rainfall or greater. The required repairs and/or maintenance of all erosion and sedimentation control measures shall be completed by the Applicant immediately after the inspection(s) and until a permanent vegetated cover is established (70% turf establishment shall be required).
7. Four inspections shall be conducted by the Consulting Town Engineer.
8. Review and approval by the Torrington Area Health District is required prior to the issuance of a Building Permit.
9. Prior to the issuance of the Zoning Permit, the following shall be met: a. Posting of the erosion and sedimentation control bond as set by the Consulting Town Engineer.
10. An As-Built Site Improvement and Grading Plan in accordance with Town "Existing Conditions and As-Built Survey Requirements," shall include topography/locations of all altered areas within the limit of disturbance, to include but not limited to the drainage improvements and volumes of proposed stormwater treatment systems). Said map shall be submitted to the Consulting Town Engineer and the Land Use Director for review/approval, after all the site work is completed, and prior to requesting the release of the E & S Bond. Said map shall prepared by a State of Connecticut Registered Land Surveyor.
11. A final site inspection shall be completed by the Land Use Director and/or the Consulting Town Engineer prior to the release of the Erosion & Sedimentation Control Bond. Please note: This inspection shall only take place after receipt of the As-Built Site Improvement and Grading Plan, as required in item #10 above.
12. Any revisions to the approved plans, as required by other reviewing entities, whether private, local, state, and/or federal, shall be submitted to the Town of Salisbury for review/approval

Standard Conditions

1. The permittee shall notify the Inland Wetlands Agent immediately upon the commencement of work and its completion. **A pre-construction meeting with the contractor and the Town of Salisbury Inland Wetlands staff is required.**
2. 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 its modification, suspension or revocation.
3. This authorization is not transferable without written consent of the Inland Wetlands and Watercourses Commission.
4. In evaluating this application, the Wetlands Agent relies on the information provided by the applicant. If such information is subsequently proven to be false, incomplete or misleading, this permit may be modified, suspended, or revoked and the permittee may be subject to any other remedies or penalties provided by law.
5. **The permittee shall immediately inform the Agent of any problems involving the wetlands or watercourses that have developed or are caused by the authorized work.**
6. No equipment or material including without limitation, fill construction materials or debris shall be deposited, placed or stored in any wetland or watercourse on the site.
7. This authorization is subject to and does not derogate any rights and powers of the Town of Salisbury, conveys no property rights or exclusive privileges, and is subject to all public and private rights and to all applicable federal, state and local laws. In conducting and maintaining any activities authorized herein, the permittee may not cause pollution, impairment or destruction of the wetlands and watercourses.
8. If the activity authorized also involves activity or a project that requires zoning or subdivision approval, special permit, variance, or special exception, no work pursuant to the wetlands permit may begin until such approval is obtained.
9. The permittee shall maintain sediment and erosion controls at the site in such an operable condition as to prevent the pollution of wetlands and watercourses. Said controls are to be inspected by the permittee for deficiencies at least once per week and immediately after rain events. The permittee shall correct any such deficiencies within 24 hours of said deficiency being found. The permittee shall maintain such control measures until all areas of disturbed soils, at the site, are stabilized.
10. Erosion and sediment controls must be installed and inspected prior to construction.
11. The site must be stabilized within 30 days of completing any ground disturbance.

Any aggrieved person may appeal this decision to the Connecticut Superior Court in accordance with the provisions of Connecticut General Statutes §22a-43(a) & §8-8.

If you have any questions or need any assistance with this approval, please contact the Inland Wetlands Agent.

Sincerely,



Miles Todaro
Town of Salisbury
Inland Wetlands Agent

Expires on August 3, 2031.

CC:
Delbert L Auray Jr
1245 Old Academy Road
Fairfield, CT 06824