

# TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

**Land Use Office  
Inland Wetlands Commission**

Tel. (203) 239-5321  
Fax (203) 234-2130

6 September 2018

Phil Brudz  
15 Cottontail Lane  
North Haven, CT 06473

RE: #I18-04 Application of Phil Brudz, Applicant & Owner, relative to 15 Cottontail Lane, (Map 61, Lot 108), seeking a Subdivision Referral. Plan Entitled: Brudz Subdivision, Sundown Place, North Haven, Connecticut. Prepared by: Nafis & Young Engineers, Inc. Dated: June 27, 2017, Rev. Feb 8, 2018. Scale 1"=30'. R-20 Zoning District.

Dear Mr. Brudz:

Please be advised that during the deliberation session of the Inland Wetland Commission meeting held on Wednesday, June 27, 2018 the Commission voted unanimously to approve the above referenced application subject to the following conditions:

1. Submit revised plans which include:
  - a. A note on the cover sheet indicating "I18-04, Subdivision Referral".
  - b. Revised front setback for Lot #6 to be on west side of property and others revised accordingly.
  - c. The addition of 4 wetland buffer markers to be installed on 4"x4" wood posts in accordance with town detail.
  - d. The addition of wetland buffer plantings to include 4 trees and additional shrubs.
  - e. Revised drainage easement note on Lot #1 in accordance with Town Engineer's requirements.
2. Soil and erosion controls must be inspected by the Zoning Enforcement Officer before work may commence.

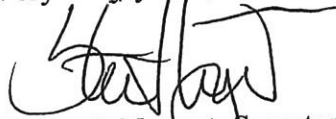
3. The owner must maintain (repair/replace when necessary) the siltation control until all regulated activity is completed and all disturbed areas are permanently stabilized.
4. Submit an as-built prior to bond release.
5. Submit bond in the amount of \$2,500.00.

**Unless all conditions of approval as set forth above are addressed, this approval will expire on 6 July 2019. The Commission may grant no more than two (2) six (6) month extensions to the approval.**

**Please note that one (1) set of revised drawings should be submitted for review after all outstanding issues (conditions of approval as set forth above), are adequately addressed. If there are any questions relative to the conditions of approval, please call the Town prior to submitting the revised plans. This will avoid costly and time consuming revisions and reviews, therefore expediting the process for you as the applicant.**

This approval is subject to compliance with any and all *Inland Wetlands Regulations of the Town of North Haven.*

Very truly yours,



Steven J. Nugent, Secretary  
Inland Wetlands Commission  
SJN/pm

cc: First Selectman  
Finance

**CERTIFIED MAIL R/R**