

**TOWN OF WOODSTOCK  
INLAND WETLANDS AND WATERCOURSES AGENCY**

APPLICATION FOR PERMISSION TO CONDUCT A REGULATED ACTIVITY WITHIN AN INLAND WETLAND OR WATER COURSE AREA IN THE TOWN OF WOODSTOCK, CONNECTICUT.

(In accordance with the Woodstock Inland Wetlands and Watercourses Regulations, and the regulations of the Connecticut Department of Environmental Protection)

**INSTRUCTIONS:** All applicants must complete Section 1 of this application form for preliminary review. The Agency will then notify the applicant of any additional information that may be required and will schedule a public hearing, if necessary. In addition to the information supplied in Section 1, the applicant should submit other supporting facts or documents which may assist the Agency in its evaluation of this proposal.  
**NO PERMIT SHALL BE TRANSFERRED WITHOUT PERMISSION OF AGENCY.**

**SECTION I** Spring Hill Builders & Remodelers LLC (if not applicant)  
 1. Name of Applicant Frank Halle Name of Property Owner John Napolitano  
 Address P.O. Box 917 Address 30 Loyola Rd  
STORRS, CT 06268 Woodstock, CT 06281  
 Telephone # 860-429-8227 Telephone # 860-707-2427

2. Attach a written consent to the proposed activity by the owner, if applicant is not the property owner.  
 3. Street Location of the Property: 27 Loyola Rd Woodstock CT 06281  
 Specific directions: TEAR down & Rebuild House

Utility Pole Number if present: \_\_\_\_\_  
 (Use an additional sheet, if necessary, to draw a sketch showing the property in relation to surrounding roads.)

4. Purpose and Description of Activity for which Authorization is Requested  
 a. Proposed activity will involve the following: (Check appropriate activity):  
 Alteration \_\_\_\_\_ Construction  Deposition or  Removal of material  Waste Disposal \_\_\_\_\_  
 b. Attach a general description of the proposal and identification of each regulated activity for which permit is sought. Include nature, area and a volume of material to be placed, removed or transferred. Linal measurements of affected water-courses or wetlands must also be given.  
 c. A detailed site plan of the proposal must be included.  
 d. Purpose of the proposed activity (i.e., a new dwelling, addition to existing dwelling, new business, driveway, etc.):  
TEAR Down & Rebuild House

5. Attach a copy of soils map section and copy of U.S. Geological survey map section which contains the proposed activity if any watercourses are altered in any way.  
 6. Names and Addresses of Adjacent Property Owners (attach separate sheet).

The undersigned applicant hereby consents to necessary and proper inspections of the above-mentioned property by Agents of the Inland Wetlands and Watercourses Agency, at reasonable times, both before and after the permit in question has been granted by the Agency. In evaluating this application, the Agency has relied on information provided by the applicant and, if such information subsequently proves to be false, deceptive, incomplete and/or inaccurate, this permit may be modified, suspended or revoked.

The undersigned swears that the information supplied in the complete application is accurate to the best of his/her knowledge and belief.

Frank Halle, John Napolitano 10/19/2023  
 Signature of Applicant Date

**SECTION II TO BE FILLED IN BY AGENCY**  
 Date Filed \_\_\_\_\_ Application # \_\_\_\_\_ Fee: \_\_\_\_\_

Approved with the following conditions: All erosion controls required are to be inspected and approved by the Enforcement Officer prior to the start of the approved activity. Failure to arrange for the inspection and secure approval may VOID the permit.

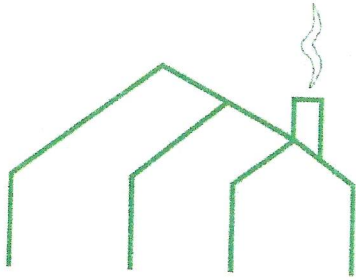
This approval covers only specific activities described in this application.

By: \_\_\_\_\_ Date Approved \_\_\_\_\_ Expires: \_\_\_\_\_  
 Chairperson

Erosion controls inspected on \_\_\_\_\_ Date \_\_\_\_\_ by \_\_\_\_\_

Bonding (if required) posted on \_\_\_\_\_ Date \_\_\_\_\_ by \_\_\_\_\_ release date \_\_\_\_\_

RECEIVED  
OCT 19 2023  
TOWN OF WOODSTOCK  
DEPT.



# Spring Hill Builders & Remodelers, LLC

October 19, 2023

To whom it may concern;

Please accept this letter as a description of the activities that I am requesting permission to perform work at 27 Loyola Road. The owner has requested me to tear down and rebuild the house located at 27 Loyola Road. The house is in poor condition and needs to be rebuilt. Below is a list of activities I plan on performing

- Install silt fence and hay bales.
- Demolish the house and remove all debris, including concrete.
- Erect the new home within the same footprint.
- Spread topsoil and plant grass as needed.
- No work to be done on the well (using existing well).
- No work to be done on septic (using existing septic).

If you have any questions or concerns, please give me a call at (860) 429-8227 (office) or (860) 933-3794 (cell), or via email at [info@springhillbuildersandremodelers.com](mailto:info@springhillbuildersandremodelers.com).

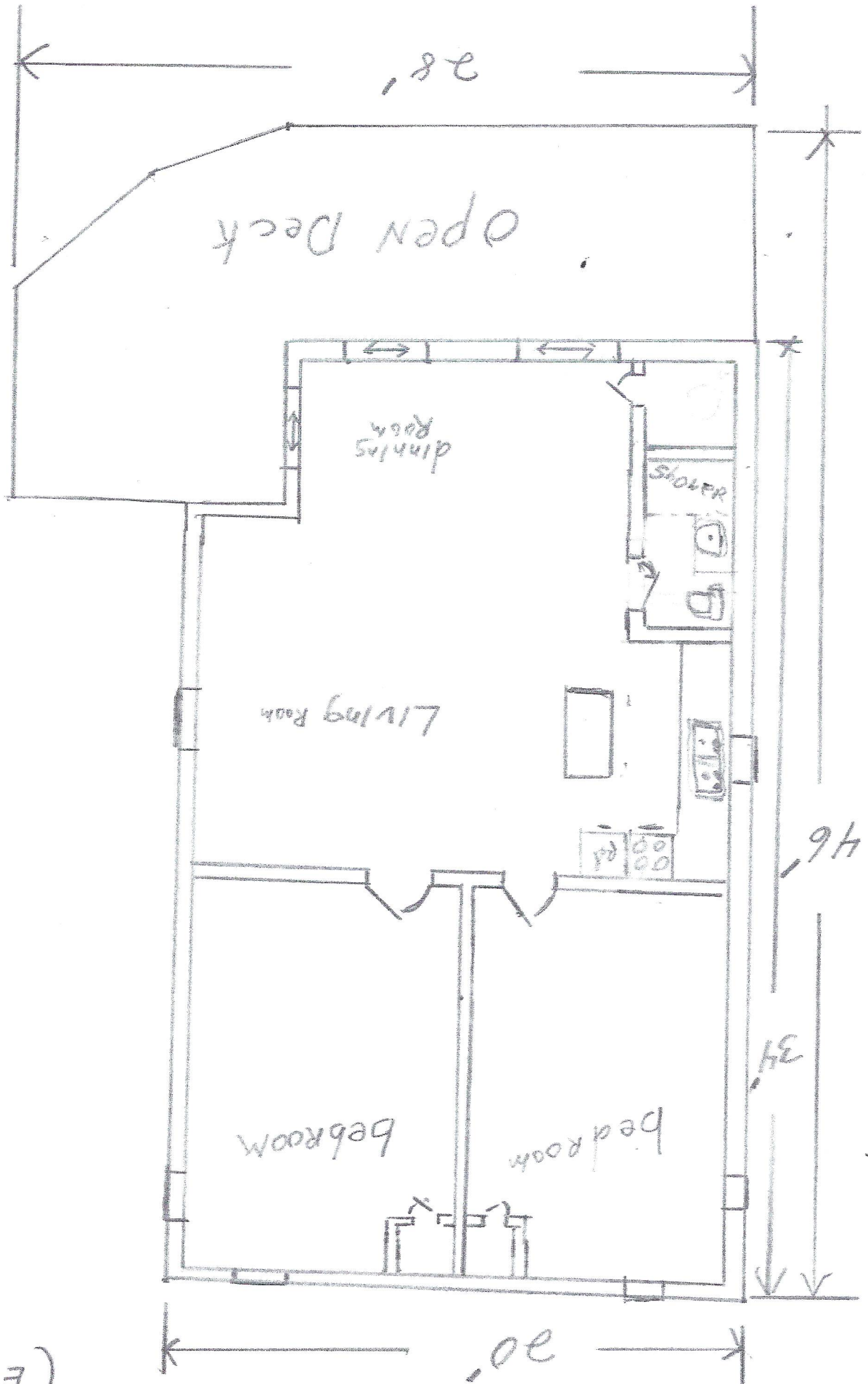
Thank you in advance for your help with this project.

Respectively Submitted,

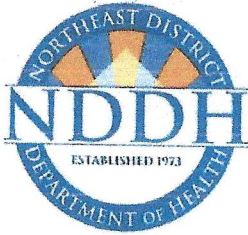
Francis Halle  
Spring Hill Builders and Remodelers  
(860) 429-8227 (office)  
(860) 933-3794 (cell)  
Email: [info@springhillbuildersandremodelers.com](mailto:info@springhillbuildersandremodelers.com)

CC: John Napoletano  
20 Loyola Road  
Woodstock, CT 06211  
(860) 707-2422

P.O. Box 917 ♦ Storrs, CT 06268-0917 ♦ (860) 429-8227 ♦ Fax (860) 429-4787  
Email: [info@springhillbuildersandremodelers.com](mailto:info@springhillbuildersandremodelers.com)  
Website: [www.springhillbuildersandremodelers.com](http://www.springhillbuildersandremodelers.com)



(Existing)



# NORTHEAST DISTRICT DEPARTMENT OF HEALTH

69 SOUTH MAIN STREET • UNIT 4 • BROOKLYN, CT 06234  
PHONE (860) 774-7350 • FAX (860) 774-1308 • WEB SITE WWW.NDDH.ORG

September 25, 2023

John Napoletano  
20 Loyola Road  
Woodstock, CT 06281

**B100/APPLICATION**

**SUBJECT: FILE #91002087 -- LOYOLA ROAD #27, MAP #6393, BLOCK #65, LOT #96, WOODSTOCK, CT**

Dear John Napoletano:

On June 29, 2023, this department received an application proposing to raze existing structure and decaying cinder-block foundation and replace it with new foundation, and a new 2-bedroom house with open deck to your property.

Based on the information provided and paperwork in our files this request has been approved under the following conditions:

1. Owner to verify exact location of septic.
2. Once addition is completed, a water analysis must be submitted to this office. The water sample is to be taken from the new faucet in the kitchen. This is to ensure that the new plumbing has been properly disinfected prior to use of the water for drinking purposes.
3. Septic system to be taped off during construction to ensure proper separating distance is maintained and to protect from heavy traffic or storage of building materials in this area.

Approval is being granted under Section 19-13-B100a of the CT Public Health Code. This approval is given with the understanding that you will provide proper care and maintenance of the existing system (the septic tank is to be pumped every 3 years).

**THE OWNER IS RESPONSIBLE TO SEEK PROPER AUTHORIZATION FROM ALL TOWN AGENCIES PRIOR TO START OF CONSTRUCTION.**

Should you have any questions, please do not hesitate to contact this office.

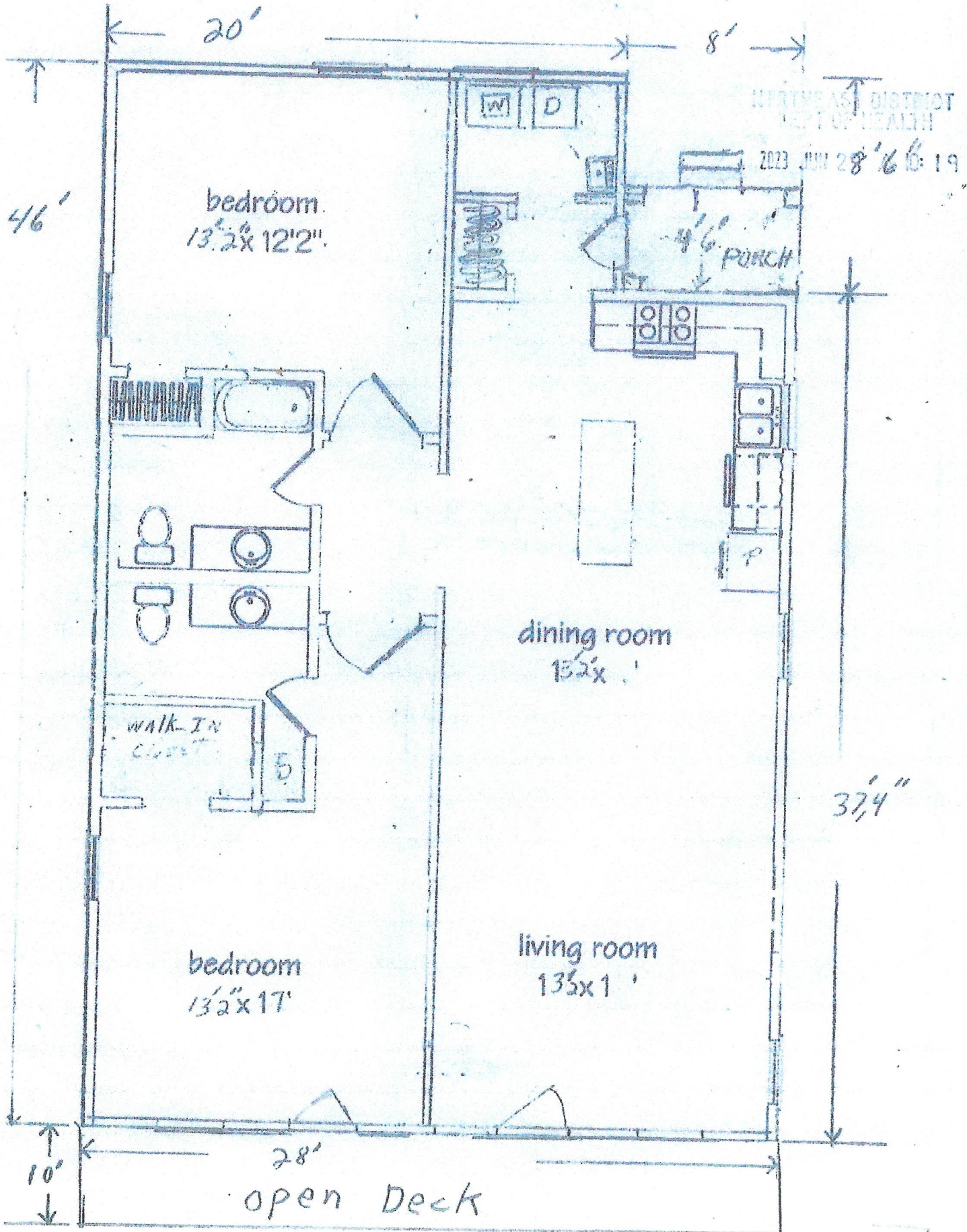
Sincerely,

Maureen Marcoux, RS  
Senior Sanitarian ~ NDDH

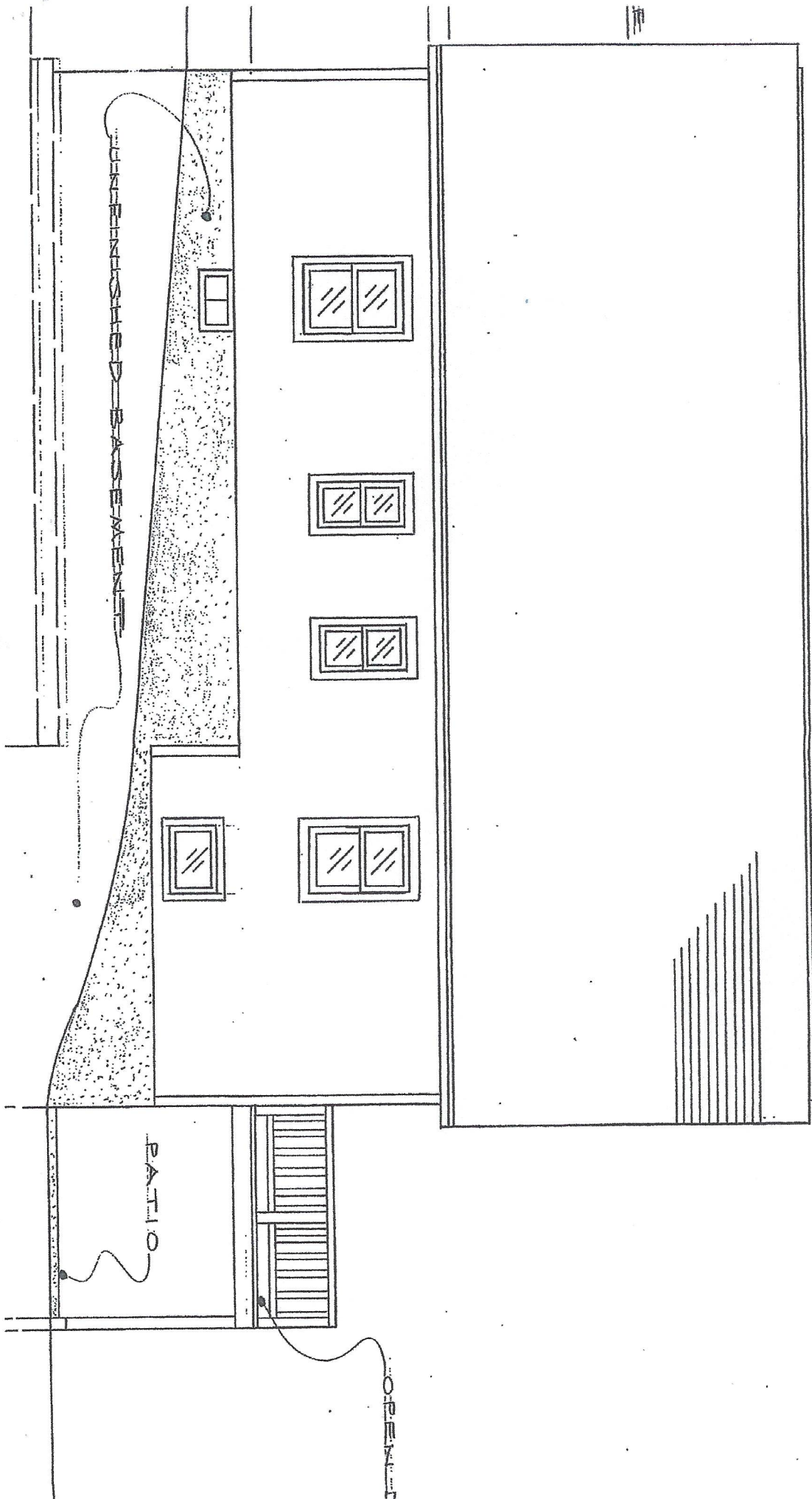
cc: Woodstock Building Official

Loyola Road

Proposed



OVER



9/30/2023



Ref: 27 Loyola Rd  
Woodstock, Ct 06281

Kelley Septic & Drain Service  
Has pumped septic system  
on 6/19/2023 (ck# 467 paid)  
Septic system is good.

Thank You  
John Napolitano





DRAWING NUMBER  
**MPa.8 NTMO**

SAECO PRODUCTS • NEW HIRE, MINNESOTA  
REVISION BY PART NUMBER 8502

DRAWING NUMBER  
**1987**

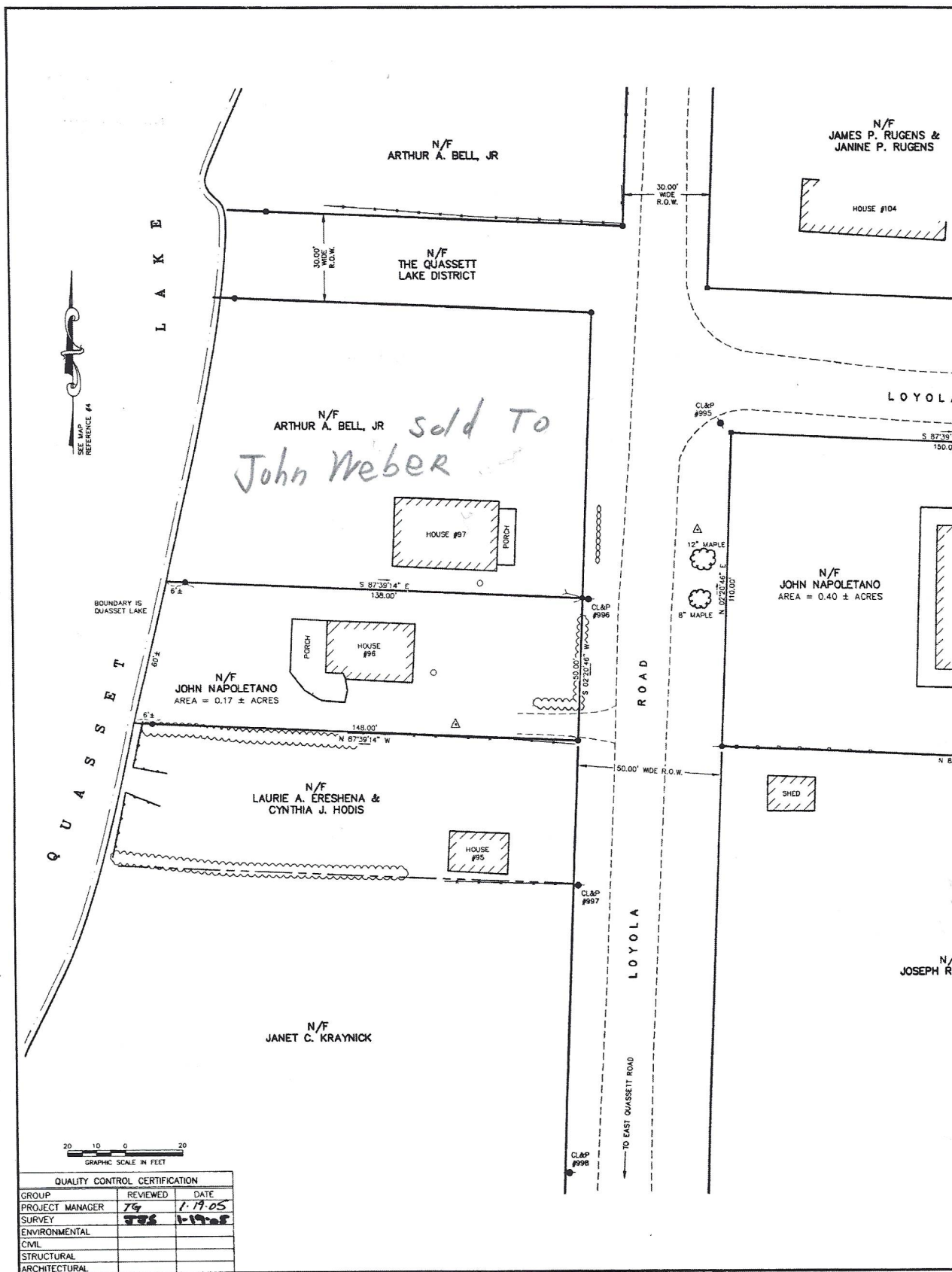
SAECO PRODUCTS • NEW HIRE, MINNESOTA  
REVISION BY PART NUMBER 8502

DRAWING NUMBER  
**NMPOLETANO**

SAECO PRODUCTS • NEW HIRE, MINNESOTA  
REVISION BY PART NUMBER 8502

DRAWING NUMBER  
**1987**

SAECO PRODUCTS • NEW HIRE, MINNESOTA  
REVISION BY PART NUMBER 8502



QUALITY CONTROL CERTIFICATION

GROUP	REVIEWED	DATE
PROJECT MANAGER	7g	1-17-05
SURVEY	776	1-19-05
ENVIRONMENTAL		
CIVIL		
STRUCTURAL		
ARCHITECTURAL		

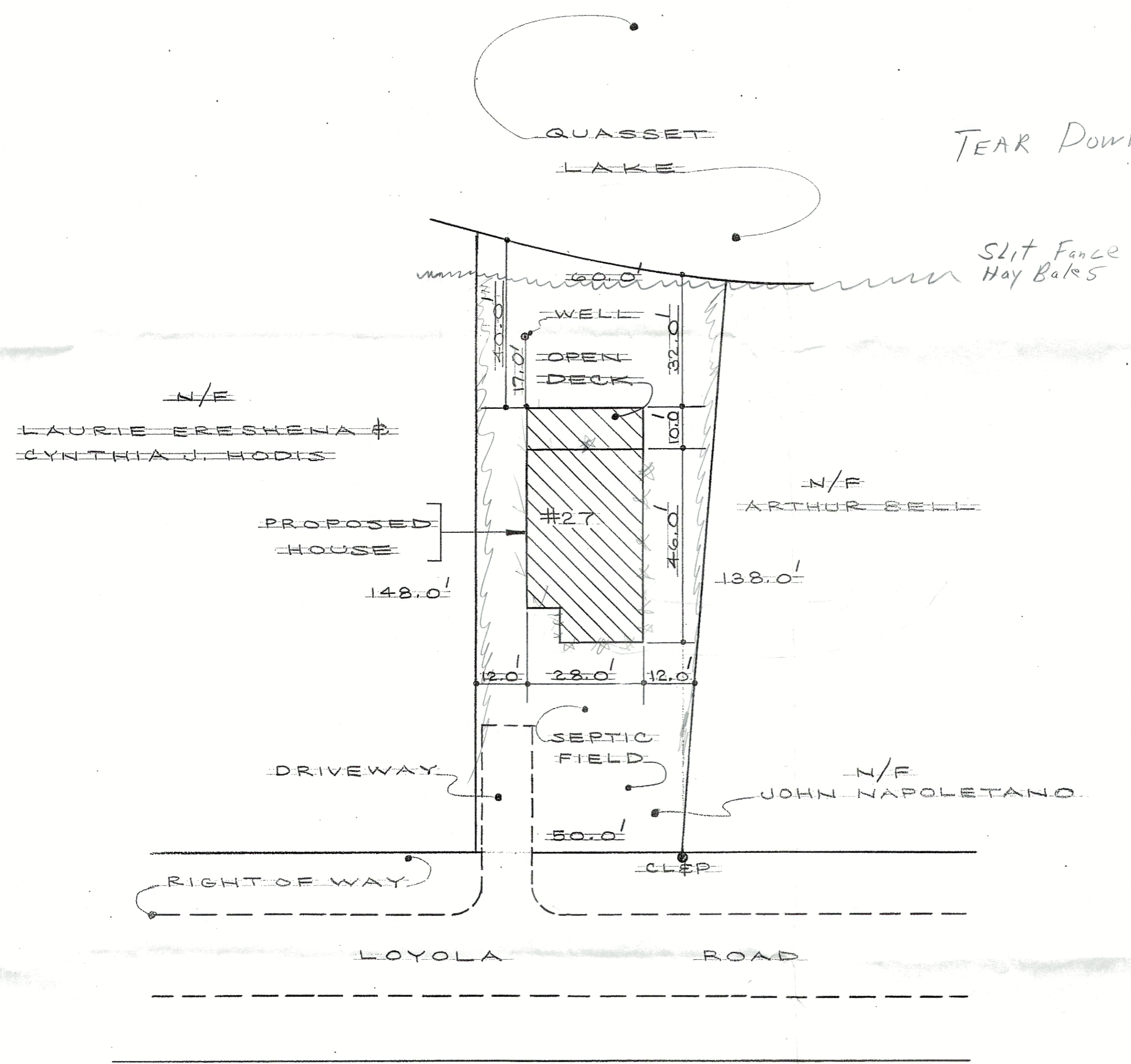
John Napoletano (owner)  
 20 Loyola Rd. 860-707-2422  
 Woodstock, CT 06221

FRANK Halle  
 Spring Hill Builders & Remodelers L.L.C.  
 PO Box 917  
 Storrs, Ct. 860-429-8227 (Phone)  
 06268 860-429-4787 FAX

TEAR Down & Rebuild House IN  
 same location and same Foot Print

★ Existing wall Location

✓ New Wall



PLOT PLAN

SCALE - 1" = 20'-0"

Frank's Plan

P.C.B. HOUSE DESIGNER		APPROVED BY:	DRAWN BY: P.C.B.
SCALE: AS NOTED	DATE: 7-17-23	SPRING HILL	REVISED
PROPOSED HOUSE FOR #27		LOYOLA RD. WOODSTOCK, CT	
CLIENT: J. NAPOLETANO	DRAWING NUMBER 1 OF 9		