



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

Town Hall, 415 Route 169, Woodstock, CT 06281 860.928.0208

LUCENT LLC  
207 WASHINGTON ST #657  
BROOKLINE, MA 02447

June 27<sup>th</sup>, 2023

RE: NOTICE

Dear Current Owner:

It has come to this office's attention that there has been a disturbance of wetland soils at your property, 234 West Quasset Road in Woodstock, CT. Such work constitutes a regulated activity pursuant to the Town of Woodstock Inland Wetlands and Watercourses Regulations.

Apparent dock or platform construction along the water's edge

Connecticut General Statutes, sections 22a-36 through 22a-45, require that a permit be obtained prior to conducting regulated activities which affect inland wetlands and watercourses. A review of our files indicates that no permit was issued for the work described above.

Please call the office to discuss the work that is being performed. If you feel it is an as of right activity, it will need to be approved by the Inland Wetlands and Watercourse Agency.

You are directed to:

1. immediately cease work in wetlands and upland review area;
2. appear at the next regularly scheduled meeting of the Inland Wetlands Agency to discuss the unauthorized activity (tentatively July 10, 2023 @ 7:00 p.m. via ZOOM).

Any questions, please contact me at 860-928-1388 x332 or danmalo@woodstockct.gov.

Sincerely,

Dan Malo  
Wetlands Agent







## Dan Malo

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**From:** Dan Malo  
**Sent:** Thursday, July 20, 2023 1:19 PM  
**To:** Brian Scagliola  
**Cc:** Tracy Giarrusso  
**Subject:** RE: 234 West quasset rd. dock and deck

Good afternoon, Brian—sorry I missed you—

It happens... Permitting is a cumbersome process here, so I totally understand any confusion. There are no fines or penalty, and I don't believe there is any risk that any of the agencies below would force you to remove the dock. Unfortunately, a project like this might sometimes require a few permits, but that can be done post facto.

In logistical order, the permits which could be necessary would be:

- [Heath Department](#) (depending on if the Building Department requires it—it is sometimes unnecessary for minor projects)
- [Wetlands](#) (NEEDED)
- [Zoning](#) (following approval of a Wetlands permit, depending on the evaluation of Zoning Officer)
- [Building](#) (NEEDED)

*Each agency/department generally requires approval from the one before it in the above list.*

1<sup>st</sup> step: You'd want to check with the Building Department about your project:

- a) Will it require Health Department approval?
- b) Will it require a building permit?
- c) What types of drawings or other documents do they need?

Let the Building Department know that the dock has been built and that you weren't aware that permits were required, and that you are currently seeking a wetlands permit.

Any earth-moving or construction within 100 ft of Wetland or 125ft of a Watercourse is within the jurisdiction of the Wetlands Agency. You'll be seeking approval for the Dock/platform, and any clearing/grubbing or driveway construction to it. It isn't a difficult permit to achieve and is not contingent on other approvals. I administer applications for the Agency, and they would need to review:

- a) [A wetlands permit application](#)
- b) Payment of fee (\$35 town fee + \$60 DEEP state fee—can be one check, payable to 'Town of Woodstock')
- c) Notification to the watershed district ([Putnam Water Pollution Control Authority](#) – please call—they might provide a form for you)
- d) Drawings reflecting the work and area of disturbance, aka 'site plan'. This doesn't have to be engineered plans but should contain dimensions and distances from property lines.
- e) Supporting photographs or other documentation that you think would be helpful
- f) Attendance at a meeting—they are conducted by ZOOM (agendas/link are published the Thursday preceding the meeting—next meeting is Monday 8/7/23 at 7PM)
- g) The Agency would have a few questions for you about your installation...
- h) With enough information, they could possibly authorize me to issue a permit as a 'Use permitted as a right, for the maintenance and enjoyment of the home' that evening.

The Zoning Enforcement Officer would require similar drawings and fees for their permits (if necessary).



The biggest hurdle in a post facto permit may be the Building Department, as they review for conformity with State Building Code. Any design drawing/construction information you can provide will help the cause. I don't know what information they are specifically looking for, but it might relate to sono-tubes depths, anchoring, and materials used.

There are fees, personalities, and sometimes a wait for a meeting, but you'll want any permits squared away, if only for insurance purposes...

This is a lot to unpack, but please let me know if you have any questions. (and see if your schedule fits for the 8/7 Wetlands meeting)

All the best—

*Dan Malo*

*Wetlands Agent*

*Tuesday & Thursday,  
by appointment*

*Woodstock Town Hall  
415 Route 169  
Woodstock, CT 06281  
860-928-1388 x332*

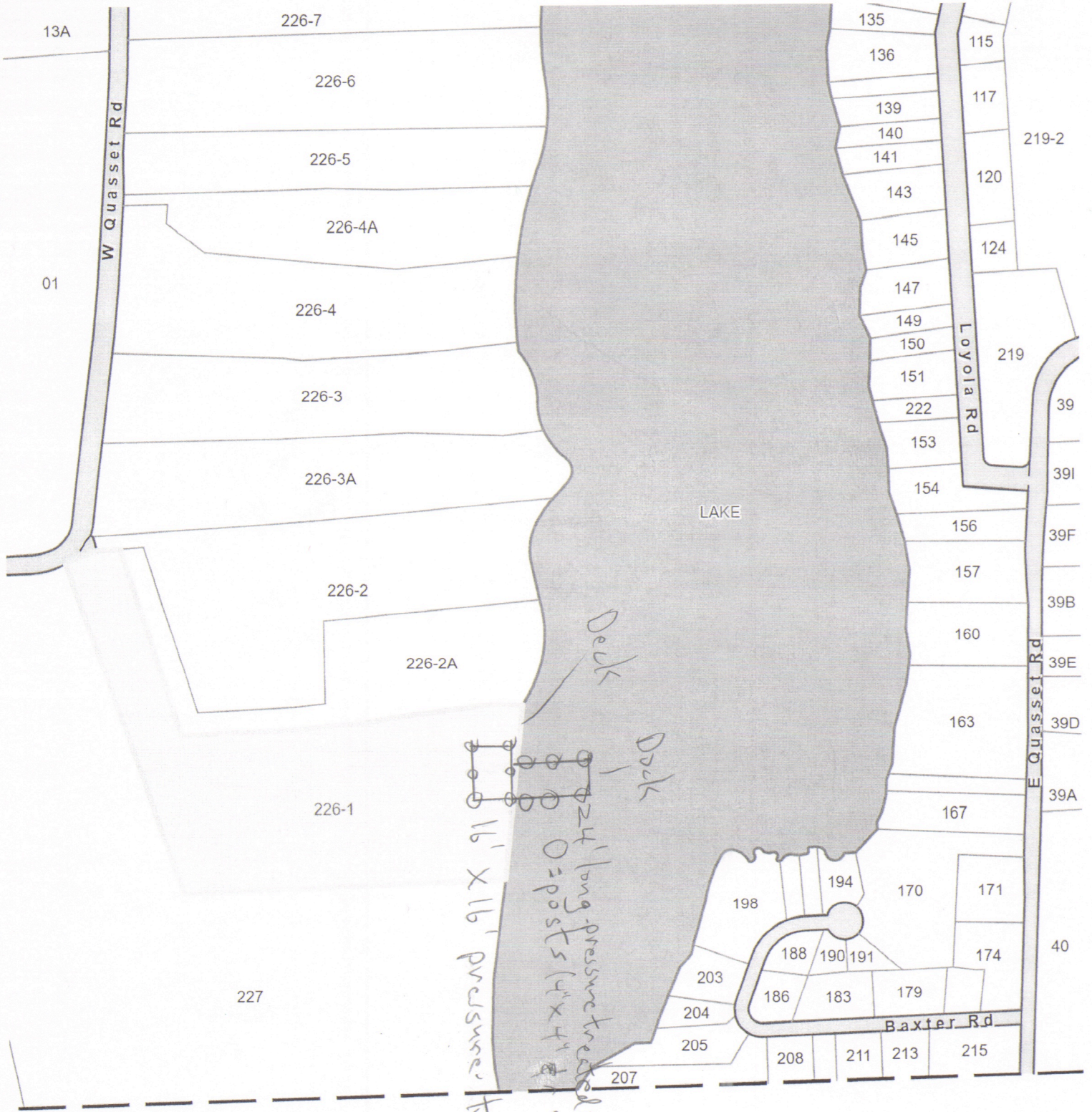


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**From:** Brian Scagliola <bscagliola@gmail.com>  
**Sent:** Monday, July 17, 2023 3:31 PM  
**To:** Dan Malo <DanMalo@woodstockct.gov>  
**Subject:** 234 West quasset rd. dock and deck

Hi Dan, I had stopped in your office last week and the person I spoke with suggested I send you a map and photos of the deck and dock. I hadn't known we were supposed to pull a permit, my apologies. Please let me know what else you might need from me so we can be in good standing with the Wetlands department and the Town.

Thank you.  
Brian Scagliola



24' long pressure treated wood  
 0 = posts (4" x 4" & 4" x 6")  
 16' x 16' pressure treated wood  
 Pomfret







