

ENFORCEMENT REPORT ENVIRONMENTAL PROTECTION BOARD

Date: December 13, 2023

Location: 175 Prudence Drive

Owners: Christopher and Maria DiSiato

Watershed: Springdale Brook

Account: 000-6408

Flood Map: 09001C0507F (6/18/2010)

Flood Zone: X – Minimal Chance Flood

Area: ~0.61 acres

Map/Block/Lot: 79/380/12

References

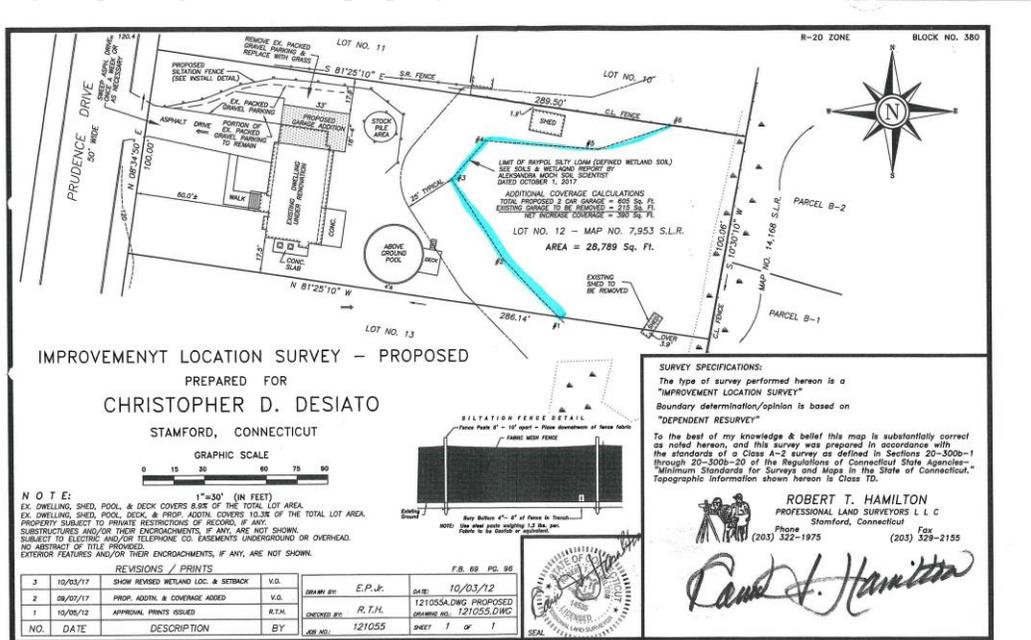
- Building Permit B-17-1020
- Images from November 27, 2023 site inspection depicting current conditions

Unauthorized Regulated Activities

Installation of shed on gravel pad in wetland

Property Description

175 Prudence Drive is developed with a single-family residence and driveway, above-ground pool, two sheds, and a playset. The wetlands that cover most of the eastern half of the property were delineated by soil scientist Aleksandra Moch in October 2017 and consist of Raypol silt loam soil. The wetland is maintained as lawn under scattered deciduous trees, except for a ±20' wide shrubby strip along the eastern property line.



2017 plan from Building Permit file

Issues/Discussion/Recommendation

EPB staff inspected 175 Prudence Drive on November 27, 2023 as part of a request that a certificate of occupancy be granted for the garage addition that was constructed under Building Permit B-17-1020. Staff found no issue with the garage, but noted that a ~12 x 20' shed had been installed on a gravel pad in the wetland.



The Cease and Desist Order sent to Mr. and Mrs. DiSiato on December 12, 2023, informed them of their opportunity to make their case at the Show Cause Hearing that will be held as part of the Board's regularly scheduled meeting on December 21, 2023.

Staff feels this violation has a clearcut means of resolution – i.e., remove the shed and gravel from the wetland and restore any resulting disturbance. Staff therefore recommends the Board maintain the Cease and Desist Order and require removal of the shed and gravel from the wetland by March 15, 2024 to take advantage of firm winter ground conditions, after which any disturbance can be restored next spring. Staff also recommends the Board authorize the filing of a Notice of Violation on the Land Records if this deadline is not met. Finally, staff recommends the Board make clear to the property owner that additional enforcement action, including referral to the Law Department for initiation of action in Connecticut Superior Court, may result from failure to comply with the Board's instructions to correct this violation.

Robert E. Clausi