



Town of Watertown Connecticut
Conservation Commission/ Inland Wetland Agency
Watertown Municipal Center
61 Echo Lake Road
Watertown, CT 06795
(860) 945-5266
www.watertownct.org

Conservation Commission / Inland Wetland Agency
Town of Watertown, Connecticut

Application for Permit

Permit Application Number: 2026-01

Property location: 54 Rockdale Ave

INSTRUCTIONS

All applicants must complete Section 1 of this application form for preliminary review. If the Agency determines that the activity described constitutes a significant activity in accordance with the definition provided in Section 2.1 of the Regulations, then a public hearing shall be scheduled, and additional information requested. In addition to the information supplied in Section 1, the applicant may submit any other supporting documents or facts which may assist the commission in its evaluation of the proposal. Incomplete applications will be rejected by the commission.

1. **Name of Applicant:** Geoffrey Miko
Business or Home Address: 54 Rockdale Ave Oakville CT
Telephone #: _____ **Mobile#:** 203 560 1040
Email: JBMIK@HOTMAIL.COM

2. **Applicant's Interest in Land:**
 Owner Lessee Contract Purchases Other - Please Describe
To build 15 x 20 Addition To existing garage

3. **Name of Property Owner:** Geoffrey Miko
Address: 54 Rockdale Ave Oakville CT
Telephone #: _____ **Mobile** 203 560 1040
Email: _____

4. Name of Authorized Agent: Geoffrey Miko
Address: 54 Rockdale Ave Oakville CT
Telephone #: _____ Mobile 203 560 1040
Email: _____

5. Property owner's consent to the activities proposed in this application:
~~No build is to be addition to garage~~ Date: 01/12/28
Geoffrey Miko

6. Geographical Location of subject property:
54 Rockdale Ave Oakville CT

A. Attach a vicinity map prepared at a scale of one-inch equals 1,000 feet, or larger, which is of sufficient detail to allow identification of the property on the Inland Wetlands and Water Courses Map, Town of Watertown, Connecticut.

B. Is the property located within 500 feet of any adjoining town or city boundary?
Yes or (No)

If yes, identify municipalities:

() Bethlehem () Middlebury () Morris () Thomaston () Waterbury () Woodbury

7. Purpose and Description of the Proposed Activities, Use or Operation.

A. List below or attach a narrative describing the proposal including area computations of all wetlands, watercourses, and upland review areas to be altered; type and volume of material to be deposited or removed, separating distances between proposed regulated activities and wetlands and/or top of bank of any watercourses. Attach a site development plan.

Proposed addition to existing garage would be 16' w x 20' L
Attached to back of existing garage, excavation for front wall
Foundation to match existing and excavated soil to be used
in backfill of new foundation. The proposed addition would be
104.6 ft from rear property line. Total area of proposed addition
to garage would be 320 sq ft. Distance between rear of addition
(closest point to steel track) would be 100 ft once foundation is
installed all disturbed areas of lawn to be reseeded and
restored to current conditions

B. Provide a narrative describing the alternatives to the proposal which have been considered, and state why these alternatives were rejected in favor of the requested activity. Attach drawings or diagrams which show the alternatives considered.

one alternative initially considered was to purchase a pre built structure, shed, garage. This idea was rejected because it would place the structure further into the upland review area and further encroach upon the setback. By attaching to the existing structure this setback distance can be maximized. For this reason a fill on addition would be the least impactful.

C. Steps taken to avoid or minimize impacts to wetlands and upland review area.

Survey of property to determine if structure could be built anywhere on property without encroachment.

D. List any mitigation or enhancement measures if avoidance is not possible.

E. Provide a report from a qualified soil scientist.

F. Describe the proposed erosion and sediment control plan.

- 1 minimize excavation area to only what is necessary for frost wall foundation
- 2 soil to be kept around work area and to be reused as backfill for new foundation
- 3 installation of silt fence

PLEASE ANSWER THE FOLLOWING STATEMENTS

8. The applicant shall certify the following information by circling the appropriate word(s).

A. Traffic attributable to the completed project on the site (will/will not) use streets within an adjoining municipality to enter the site. YES OR **NO**

B. Sewer or water drainage from the project site (will/will not) flow through and impact the sewage or drainage system of another municipality. YES OR **NO**

C. Water run-off from the improved site (will/ will not) impact streets or other municipal or private property within another municipality. YES OR **NO**

9. Complete the following section if the purpose of this application is to transfer, amend/ modify a previously issued permit:

A. Name of current permittee: _____

B. Agency number of existing permit: _____

C. Initiation date of existing permit: _____


D. Expiration date of existing permit: _____

10. Complete the attached D.E.E.P. reporting form.

11. The undersigned hereby consents to necessary and proper inspections of above referenced property by members or agents of the Inland Wetlands Agency at reasonable times, both before and after the permit in question has been acted upon by the Agency.




Signature of Property Owner


01/12/25

Date:

12. The undersigned attest that the information supplied in the completed application is accurate, to the best of his or her knowledge and belief and is aware of the penalties for obtaining a permit through deception, inaccurate or misleading information.



Signature of Applicant

01/12/25

Date:


AFFIDAVIT

I, Geoffrey Minkof, 54 Rockdale Ave. hereby depose and
Oakville, CT 06779

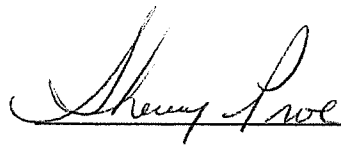
say:

1. That I am over the age of 18 and believe in the obligation of an oath;
2. That I am the Owner of 54 Rockdale Ave Oakville, CT 06779
3. That I have an application pending before the Conservation Commission/ Inland Wetlands Agency which is subject to Section 9.4.a. to 9.4.i. of the Watertown Inland Wetlands and Watercourses Regulations concerning the posting of public hearing notices;
4. That I have fully complied with the regulation concerning posting of public hearing notices.

Subscribed and sworn to before me, this 12th day of January, 2002024



Geoffrey Minkof



Commissioner of the Superior Court
Notary Public Sherry Proc
My Commission Expires: 12/31/2030

Town of Watertown Connecticut

Planning and Zoning, Zoning Board of Appeals,
Conservation Commission/Inland Wetland Agency

Watertown Municipal Center
61 Echo Lake Road
Watertown, CT 06795
Telephone: (860) 945-5266

Website: www.watertownct.org




SITE WALK/FIELD INSPECTION REQUIREMENTS

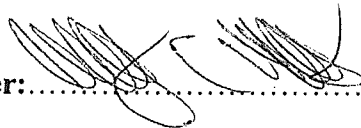
Dear Applicant/ Applicant Representative:

Please be advised that pursuant to Section 7 Article VII of the By-laws of Conservation Commission/ Inland Wetland Agency of Town of Watertown (the Agency) when the Agency determines that a field inspection/ site walk is appropriate, the Agency will set a time and place at the convenience of its members to gain on site knowledge of the proposed activities. The applicant or his agent/ representative, the design engineer and the Soil Scientist who delineated and flagged the wetlands/watercourses shall be present and the following shall be provided:

1. Adequate and safe access to the property
2. All wetlands and watercourses (permanent and intermittent) on the site shall be delineated and flagged by a certified Soil Scientist. Soil Scientist report shall be submitted with the application.
3. All building locations, access ways, onsite septic system locations and other regulated activities shall be marked on the site.
4. A copy of the proposed Site Plan shall be available on the site during the site walk/field inspection.

No testimony may be taken on the site walk/field inspection by the Commission.

Signature of Applicant:  Date: 01/12/26

Signature of Property Owner:  Date: 01/12/26

Inland Wetland Fee Schedule

Residential uses means activities carried out on property developed for permanent housing or being developed to be occupied by permanent housing.

Commercial and industrial uses means activities carried out on property developed for industry, commerce, trade, recreation or business or being developed to be occupied for such purposes, for profit or nonprofit.

An additional \$60.00 State fee must be added to all application costs per Public Act 92-235 Section (4) enacted by the Connecticut State Legislature.

Other uses means activities other than residential, commercial or other industrial uses.

Permitted uses as of right	\$0.00
No regulated uses	\$35.00

REGULATED USES

Residential Uses

Single Lot	\$125.00
Proposed Subdivisions Plus \$50.00 per each proposed lot	\$250.00

Commercial and Industrial Uses

Regulated Area Plus \$25.00 per acre of regulated area	\$250.00
All other uses	\$150.00
Significant Activity fee/ Public Hearing Fee	\$350 .00
Map Amendment Petitions	\$200.00 plus \$25.00/acre
Modification of Previous Approval	\$100.00 (Permit Approval)
Transferal of an Existing Permit	\$50

No application shall be granted or approved by the Conservation Commission/ Inland Wetland Agency unless the correct application fee is paid in full or unless a waiver has been granted by the Conservation Commission/ Inland Wetland Agency pursuant to subsection 4.14 of the Town Fee Ordinance #09-20-93-134.

The application fee is not refundable. Fees shall be paid by either cash, check or creditcard.

All checks should be made payable to the 'Town of Watertown. Prior to holding a public hearing, the \$350.00 significant activity fee (public hearing fee) must be paid to the Planning and Zoning Office prior to the public hearing being scheduled and advertised in the newspaper.

An application will be considered incomplete if all the required fees are not paid.

INSTRUCTIONS FOR COMPLETING THE STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM

*Use a separate form to report EACH action taken by the Agency. Complete the form as described below.
Do NOT submit a reporting form for withdrawn actions.*

PART I: Must Be Completed By The Inland Wetlands Agency

1. Choose the year and month the Inland Wetlands Agency took the action being reported. If multiple actions were taken regarding the same project or activity then multiple forms need to be completed.
2. Choose ONE code letter to describe the final action or decision taken by the Inland Wetlands Agency. Do NOT submit a reporting form for withdrawn actions. Do NOT enter multiple code letters (for example, if the same project or activity had both a permit issued and enforcement action, submit two forms for the two separate actions).
 - A = A Permit Granted by the Inland Wetlands Agency (not including map amendments, see code D below)
 - B = Any Permit Denied by the Inland Wetlands Agency
 - C = A Permit Renewed or Amended by the Inland Wetlands Agency
 - D = A Map Amendment to the Official Town Wetlands Map - or -
An Approved/Permitted Wetland or Watercourse Boundary Amendment to a Project Site Map
 - E = An Enforcement Action: Permit Revocation, Citation, Notice of Violation, Order, Court Injunction, or Court Fines
 - F = A Jurisdictional Ruling by the Inland Wetlands Agency (activities "permitted as of right" or activities considered non-regulated)
 - G = An Agent Approval pursuant to CGS 22a-42a(c)(2)
 - H = An Appeal of Agent Approval Pursuant to 22a-42a(c)(2)
3. Check "yes" if a public hearing was held in regards to the action taken; otherwise check "no".
4. Enter the name of the Inland Wetlands Agency official verifying that the information provided on this form is accurate and that it reflects the FINAL action of the agency.

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant - If Part II is completed by the applicant, the applicant MUST return the form to the Inland Wetlands Agency. The Inland Wetlands Agency MUST ensure that the information provided is accurate and that it reflects the FINAL action of the Agency.

5. Enter the name of the municipality for which the Inland Wetlands Agency has jurisdiction and in which the action/project/activity is occurring.
Check "yes" if the action/project/activity crosses municipal boundaries and enter the name(s) of the other municipality(ies) where indicated. Check "no" if it does not cross municipal boundaries.
6. Enter the USGS Quad Map name or number (1 through 115) as found on the Connecticut Town and Quadrangle Index Map (the directory to all USGS Quad Maps) that contains the location of the action/project/activity. USGS Quad Map information is available at: <https://portal.ct.gov/-/media/deep/gis/resources/IndexNamedQuadTownpdf.pdf>
ALSO enter the four-digit identification number of the corresponding Subregional Drainage Basin in which the action/project/activity is located. If located in more than one subregional drainage basin, enter the number of the basin in which the majority of the action/project/activity is located. Town subregional drainage basin maps can be found at UConn CLEAR's website: https://media.clear.uconn.edu/data/watershed_maps/index.htm (no roads depicted) or at CTECO: http://www.cteco.uconn.edu/map_catalog.asp (depicts roads, choose town and a natural drainage basin map).
7. Enter the name of the individual applying for, petitioning, or receiving the action.
8. Enter the name and address or location of the action/project/activity. Check if the action/project/activity is TEMPORARY or PERMANENT in nature. Also provide a brief DESCRIPTION of the action/project/activity. It is always best to provide as much information as possible (for example, don't state "forestry," provide details such as "20 acre forest harvest, permit required for stream crossing.")



Connecticut Department of

ENERGY &
ENVIRONMENTAL
PROTECTION

GIS CODE #: _____
For DEEP Use Only

79 Elm Street • Hartford, CT 06106-5127

www.ct.gov/deep

Affirmative Action/Equal Opportunity Employer

Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete this form in accordance with the instructions on pages 2 and 3 and mail to:

DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3rd Floor, Hartford, CT 06106

Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

1. DATE ACTION WAS TAKEN: year: _____ month: _____
2. ACTION TAKEN (see instructions - one code only): _____
3. WAS A PUBLIC HEARING HELD (check one)? yes no
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(print name) _____ (signature) _____

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

5. TOWN IN WHICH THE ACTIVITY IS OCCURRING (print name): _____
does this project cross municipal boundaries (check one)? yes no
if yes, list the other town(s) in which the activity is occurring (print name(s)): _____
6. LOCATION (see instructions for information): USGS quad name: _____ or number: _____
subregional drainage basin number: _____
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): _____
8. NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): _____
briefly describe the action/project/activity (check and print information): temporary permanent description: _____
9. ACTIVITY PURPOSE CODE (see instructions - one code only): _____
10. ACTIVITY TYPE CODE(S) (see instructions for codes): _____, _____, _____, _____
11. WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):
wetlands: _____ acres open water body: _____ acres stream: _____ linear feet
12. UPLAND AREA ALTERED (must provide acres): _____ acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): _____ acres

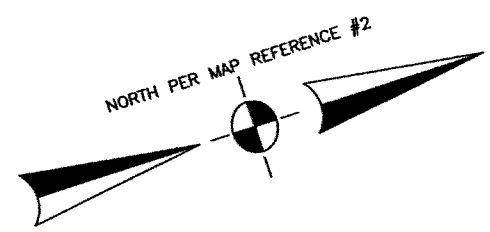
DATE RECEIVED:

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

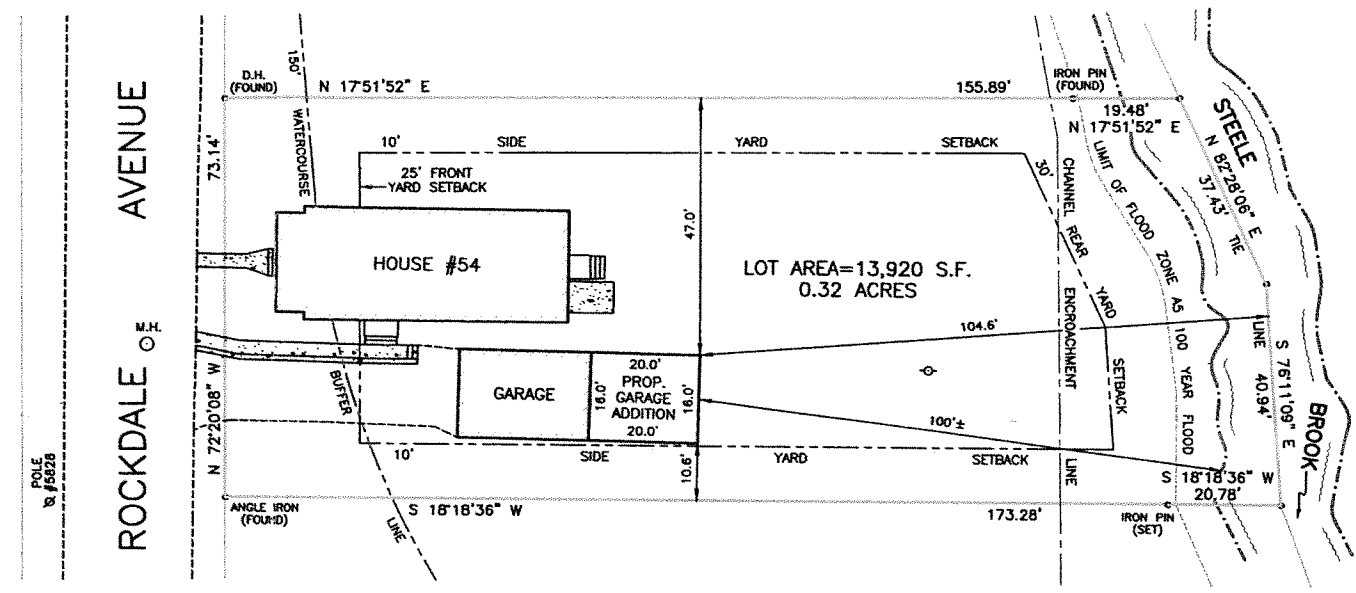
FORM CORRECTED / COMPLETED: YES NO



N/F
 AMY CHEVALIER BENDELL &
 DAVID ROBERT BENDELL
 VOL.2083 PG.173

RESIDENCE DISTRICT RG ZONING TABLE

ITEM	REQUIRED/ALLOWED	PROVIDED
MINIMUM LOT AREA	7,500 SQUARE FEET	13,920 SQUARE FEET
MINIMUM SQUARE	75 FEET	73 FEET
MINIMUM LOT FRONTAGE	50 FEET	73.14 FEET
MAX. BUILDING HEIGHT	3 STORIES OR 35 FEET	LESS THAN 35 FEET
MINIMUM FRONT YARD	25 FEET	N/A
MINIMUM REAR YARD	30 FEET	104.6 FEET
MINIMUM SIDE YARD	10 FEET	10.6 FEET & 47.0 FEET
MAX. BUILDING COVERAGE	40%	13.2%
MAX. IMPERVIOUS COVERAGE	60%	17.6%



N/F
 PETER J. KARAS &
 DEANNA E. KARAS
 VOL.1254 PG.218

SURVEY NOTES:

1. This map has been prepared pursuant to the Regulations of Connecticut State Agencies sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
2. Survey Type: Improvement Location Survey.
3. Boundary determination/opinion is based on a Dependent Resurvey.
4. This map conforms to class A-2 horizontal accuracy standards.

REFERENCE MAPS

1. Map of Property 54 Rockdale Avenue Oakville, Connecticut Prepared For John DeLarosa October 11, 1994 prepared by Meyers Associates, P.C.
2. Improvement Location Survey-Proposed Addition Prepared For Amy Chevalier Bendell & David Robert Bendell 60 Rockdale Avenue Watertown, Connecticut May 14, 2019 prepared by Smith & Company, Inc.
3. Map of Land of Seymour Smith & Son, Inc. Watertown, Connecticut January 21, 1985 revised to January 30, 1985 prepared by A.J. Patton Co.

To the best of my knowledge and belief, this map is substantially correct as noted hereon.

David P. Petroccia
 David P. Petroccia, L.S. CT License #18,627
 Not Valid Without Embossed Seal Affixed



**IMPROVEMENT LOCATION SURVEY
 PROPOSED GARAGE ADDITION
 PREPARED FOR GEOFFREY C. MIKO
 54 ROCKDALE AVENUE
 OAKVILLE, CONNECTICUT**

DATE: JUNE 13, 2025	OFFICE OF: DAVID P. PETROCCIA LICENSED LAND SURVEYOR 3 LAKE DRIVE OXFORD, CONNECTICUT 06478	SCALE: 1"=20'
DRAWN: D. PETROCCIA		REVISIONS:
CHECKED: D. PETROCCIA		
SHEET: 1 OF 1		

