



DRAFT PERMIT

Permittee: Town of Fairfield, Engineering Department
Sullivan Independence Hall
725 Old Post Road
Fairfield, CT 06824
William Hurley, whurley@fairfieldct.org

Permit No: DS-202207228

Town/ City: Fairfield

Project: Fairchild Wheeler Dam #1 (DEEP ID #TBD; Hazard Class AA, Negligible Hazard Potential Dam)
Fairchild Wheeler Dam #2 (DEEP ID #TBD; Hazard Class C, High Hazard Potential Dam)

Waters: Londons Brook

Pursuant to Connecticut General Statutes Section 22a-403, the Commissioner of Energy and Environmental Protection (“Commissioner”) hereby grants a permit to the Town of Fairfield (“the Permittee”) to conduct regulated activities associated with Fairchild Wheeler Dam #1 and Fairchild Wheeler Dam #2. The purpose of said activities is to construct two (2) new flood control dams.

AUTHORIZED ACTIVITY

Specifically, the permittee is authorized to do the following: construct two flood control dams at Fairchild Wheeler Golf Course located in the Town of Fairfield and owned by the City of Bridgeport. The purpose of the project is to attenuate flood flows downstream of the sites and reduce the frequency and severity of flooding along the Rooster River. The proposed activities will impact approximately 14,950 square feet of Londons Brook and associated wetlands.

All activities shall be conducted in accordance with plans entitled: “Rooster River Flood Mitigation Project at Fairchild Wheeler Country Club, 2390 Easton Turnpike, Fairfield, Connecticut”, dated June 10, 2025, prepared by Kishor Patel, P.E. and James C. Murac, P.E. of SLR International Corporation, and submitted as a part of the permit application.

This authorization constitutes the licenses and approvals required by Section 22a-403 of the Connecticut General Statutes. This authorization is subject to and does not derogate any present or future property rights or other rights or powers of the State of Connecticut, conveys no property rights in real estate or material nor any exclusive privileges, and is further subject to any and all

public and private rights and to any federal, state, or local laws or regulations pertinent to the property or activity affected thereby.

The permittee's failure to comply with the terms and conditions of this permit shall subject the permittee, including the permittee's agents or contractor(s) to enforcement actions and penalties as provided by law.

This authorization is subject to the following conditions:

CONDITIONS:

1. **Expiration.** This permit shall expire five years following the date of issue unless this permit is specifically renewed.
2. **Construction Commencement and Completion.** If construction of any structures or facilities authorized herein is not completed within five years of issuance of this permit or within such other time as may be provided by this permit, or if any activity authorized herein is not commenced within five years of issuance of this permit or within such other time as may be provided by this permit, this permit shall expire five years after issuance or at the end of such time as may be authorized by the Commissioner.
3. **Notification of Project Initiation.** The permittee shall notify the Commissioner in writing no less than seven (7) days prior to commencement of permitted activities and no less than seven (7) days following completion of permitted activities.
4. **De minimis Alteration.** The permittee may not make any alterations, except de minimis alterations, to any structure, facility, or activity authorized by this permit. A de minimis alteration means a change in the design, construction or operation authorized under this permit that does not increase environmental impacts or substantively alter the construction of the project as authorized. If during the process of construction, unforeseen conditions are found on the site and the permittee and their engineer determine that it would be appropriate to modify the design, then the permittee shall notify DEEP within 24 hours of any potential design changes. DEEP shall determine if the design modifications will be an activity that can be categorized as a de minimis activity when compared to the permitted design. No work shall take place which was not included as part of the permitted design until DEEP responds to this determination request.
5. **Maintenance of Structures.** All structures, facilities, or activities constructed, maintained, or conducted pursuant hereto shall be consistent with the terms and conditions of this permit, and any structure, facility or activity not specifically authorized by this permit, or exempted pursuant to Section 22a-377 of the Connecticut General Statutes or Section 22a-377(b)-1 of the Regulations of Connecticut State Agencies, or otherwise exempt pursuant to other Connecticut General Statutes, shall constitute a

violation hereof which may result in modification, revocation or suspension of this permit or in the institution of other legal proceedings to enforce its terms and conditions.

6. **Accuracy of Documentation.** In issuing this permit, the Commissioner has relied on information provided by the permittee. If such information was false, incomplete, or misleading, this permit may be modified, suspended or revoked and the permittee may be subject to any other remedies or penalties provided by law.
7. **Best Management Practices & Notification of Adverse Impact.** The permittee shall utilize engineered erosion and sediment controls to prevent pollution of wetlands and watercourses in accordance with Best Management Practices. Best Management Practices include, but are not limited to, the *Connecticut Guidelines for Soil Erosion and Sediment Control*¹ as revised, the *Connecticut Stormwater Quality Manual* as revised, the Department of Transportation's *ConnDOT Drainage Manual* as revised, and the Department of Transportation Standard Specifications as revised.

The permittee shall deploy controls prior to the commencement of construction, and regularly inspect and maintain controls as needed for effectiveness. Said controls shall be inspected by the permittee for deficiencies at least once per week and immediately after each rainfall and at least daily during prolonged rainfall. The permittee shall correct any such deficiencies within forty eight (48) hours of said deficiencies being found.

The permittee shall immediately inform the Commissioner of any adverse impact or hazard to the environment which occurs or is likely to occur as the direct result of the construction, maintenance, or conduct of structures, facilities, or activities authorized herein.

8. **Reporting of Potential Violations.** The permittee shall, no later than 48 hours after the permittee learns of a violation of this permit, report in writing to the Commissioner. Such written report shall contain the following information, and be submitted to DEEP.DamSafety@ct.gov:
 - a. The provision(s) of this permit that has been violated;
 - b. The date and time the violation(s) was first observed and by whom;
 - c. The cause of the violation(s), if known
 - d. If the violation(s) has ceased, the duration of the violation(s) and the exact date(s) and times(s) it was corrected;
 - e. If the violation(s) has not ceased, the anticipated date when it will be corrected;

¹ For guidance on the use of erosion and sediment controls, refer to the 2002 *Connecticut Guidelines For Soil Erosion and Sediment Control* document (update pending). URL: <https://portal.ct.gov/-/media/DEEP/water/sesc/sescintrotoctpdf.pdf>.

- f. Steps taken and steps planned to prevent a reoccurrence of the violation(s) and the date(s) such steps were implemented or will be implemented; and
 - g. The best telephone number where DEEP can reach the engineering consultant in a timely manner.
- 9. **Material Storage in the Floodplain.** The storage of any materials at the site which are buoyant, hazardous, flammable, explosive, soluble, expansive, radioactive, or which could in the event of a flood be injurious to human, animal or plant life, below the elevation of the five-hundred (500) year flood is prohibited. Any other material or equipment stored at the site below said elevation by the permittee or the permittee's contractor must be firmly anchored, restrained or enclosed to prevent flotation. The quantity of fuel stored below such elevation for equipment used at the site shall not exceed the quantity of fuel that is expected to be used by such equipment in one day.
- 10. **Permit Transfer.** This permit is not transferable without the prior written consent of the Commissioner.
- 11. **Contractor Notification.** The permittee shall give a copy of this permit to the contractor(s) who will be carrying out the activities authorized herein prior to the start of construction and shall receive a written receipt for such copy, signed and dated by such contractor(s). The permittee's contractor(s) shall conduct all operations at the site in full compliance with this permit and, to the extent provided by law, may be held liable for any violation of the terms and conditions of this permit.
- 12. **Certification of Documents.** Any document, including but not limited to any notice, which is required to be submitted to the Commissioner under this permit shall be signed by the permittee or a responsible corporate officer of the permittee, a general partner of the permittee, and by the individual or individuals responsible for actually preparing such document, each of whom shall certify in writing as follows:

“I have personally examined and am familiar with the information submitted in this document and all attachments thereto and I certify that based on reasonable investigation, including my inquiry of the individuals responsible for obtaining the information, the submitted information is true, accurate and complete to the best of my knowledge and belief. I understand that a false statement in the submitted information may be punishable as a criminal offense in accordance with Section 22a-6 of the General Statutes, pursuant to Section 53a-157b and in accordance with any other applicable statute.”
- 13. **Submission of Documents.** Any document or notice required to be submitted to the Commissioner under this permit shall, unless otherwise specified in writing by the Commissioner, be directed to: DEEP.DamSafety@ct.gov

The date of submission to the Commissioner of any document required by this permit shall be the date such document is received by the Commissioner. The date of any notice by the Commissioner under this permit, including but not limited to notice of approval or disapproval on any document or other action, shall be the date such notice is personally delivered or the date three days after it is mailed by the Commissioner, whichever is earlier. Except as otherwise specified in this permit, the word "day" means any calendar day. Any document or action which is required by this permit to be submitted or performed by a date which falls on a Saturday, Sunday or legal holiday shall be submitted or performed by the next business day thereafter.

- 14. Rights.** This permit is subject to and does not derogate any rights or powers of the State of Connecticut, conveys no property rights or exclusive privileges, and is subject to all public and private rights and to all applicable federal, state, and local law. In constructing or maintaining any structure or facility or conducting any activity authorized herein, the permittee may not cause pollution, impairment, or destruction of the air, water, or other natural resources of this State. The issuance of this permit shall not create any presumption that this permit should be renewed.

15. Dam Safety Conditions.

- a. This permit and a copy of the approved plans and specifications shall be kept at the project site and made available to the Commissioner at any time during the construction of permitted activities.
- b. Permitted activities shall be performed under the supervision of an engineer who is licensed to practice in the State of Connecticut and who has expertise in dam construction. Said engineer shall, upon completion of the permitted activities, certify to the Commissioner in writing that the permitted activities have been completed according to the approved plans and specifications.
- c. The permittee shall ensure that any soil relocation shall be performed as indicated in the approved Soil Management Plan dated September 17, 2025.
- d. Within thirty (30) days of completion of the permitted activities, permittee shall submit to the Commissioner record drawings depicting the dam construction as completed, including any deviations from the approved plans and specifications and a copy of the hazardous waste manifest and/or bill of lading for the final disposal facility for any sediment waste. Said drawings shall be prepared and sealed by the engineer who oversaw the construction. In addition, the permittee shall arrange for submission of an electronic copy of the final record drawings in Adobe Acrobat "pdf" format.
- e. Nothing in this chapter and no order, approval or advice of the Commissioner, shall relieve any owner or operator of this dam from his legal duties, obligations and liabilities resulting from such ownership or operation. No action for damages sustained through the partial or total failure of any structure or its maintenance

shall be brought or maintained against the state, the Commissioner of Energy and Environmental Protection, or his employees or agents.

- f. The Sequence of Construction, Water Handling Plan and Soil Management Plan provided in the application shall be reviewed by the contractor constructing the dam. If the plan is revised or updated, a copy of the revised plan must be submitted to the Dam Safety Program at its email address: DEEP.DamSafety@ct.gov before beginning construction or within 48 hours of its revision after the work has started.
- g. Geotechnical recommendations listed in the Geotechnical report submitted with the application shall be followed paying particular attention to the gradation requirements for the embankment fill and the material placement and compaction conditions.
- h. The flood contingency plan submitted with the application shall be reviewed by the contractor and if any revisions are made to the plan, a copy of the revised plans must be submitted to the Dam Safety Program at DEEP.DamSafety@ct.gov within 48 hours.
- i. Following the completion of the dam construction, the permittee must obtain a Dam Registration form from DEEP Dam Safety. Subsequently, the permittee is required to submit the forms in accordance with the provided instructions to officially register the dams.
- j. An Emergency Action Plan (EAP) shall be prepared and submitted to the DEEP Dam Safety Program for review for the Fairchild Wheeler Dam #2 (Hazard Class C – High Hazard Potential Dam).

16. Land and Water Resources Conditions.

- a. **Wetland Delineation and Demarcation.** Prior to construction commencement, the Permittee shall demarcate, by use of silt fence, hay bales, and/or construction fence, the limits of wetlands located within 25 feet of any proposed construction area. Any work, vehicular / pedestrian passage, equipment staging, or material storage not shown on the above noted plans shall be prohibited within these limits to prevent any aquatic resource impacts. Any such demarcation material should be capable of withstanding daily flows and shall be maintained in optimal operating condition until project completion, at which time fencing and erosion controls shall be removed to an upland location.
- b. **Wetland Mitigation.** The Permittee shall conduct approximately 45,552 square feet of wetland mitigation as detailed in the wetland mitigation plan sheet titled Wetland Replanting Areas, dated June 29, 2023, and revised August 9, 2023 and a Technical Memorandum dated August 2, 2023, both prepared by SLR. Planting shall be completed between April 1st and September 30th of the year following the completion of site work unless otherwise authorized in writing by the Commissioner.

- c. **Letter of Map Revision.** The Town of Fairfield shall be responsible for applying for a Map Revision from FEMA for those activities which will affect the hydrologic or hydraulic characteristics of Londons Brook and thus result in the modification of the existing regulatory floodway, the effective Base Flood Elevations, or the Special Flood Hazard Area. This FEMA Map Revision shall be applied for prior to the commencement of construction activities.

17. Remediation Conditions.

- a. **Soil Management Plan.** The Permittee shall follow the Soil Management Plan prepared by SLR, dated September 17, 2025 to manage the excavated soil that may be encountered during construction.
- b. **Additional Sampling.** The Permittee shall conduct sampling of soil from the 1.5 to 3 feet below ground surface (bgs) interval during construction as described in the Soil Management Plan. The Permittee shall submit the sampling results and comparison to the Remediation Standard Regulation (RSR) residential direct exposure criteria and the GB pollutant mobility criteria, to the Dam Safety Group and the Remediation Division for review and approval prior to onsite reuse of the material.
- c. **Off-site Disposal.** If excess soil is not reused on-site or the soil sampling results are above the RSR criteria, the soil must be transported to an off-site permitted disposal facility. The Permittee shall contact the receiving facility to determine their sampling and acceptance requirements.

Issued by the Commissioner of Energy and Environmental Protection on:

Date

Brian Thompson
Acting Bureau Chief
Water Protection and Land Reuse