



## WATER DIVERSION PERMIT

Permittee: Sterling Farms Golf Course  
1349 Newfield Avenue  
Stamford, CT 06905

Attn: Michael Golden, Superintendent  
[goldengrounds21@gmail.com](mailto:goldengrounds21@gmail.com)

Permit No: DIVC-202600346 [Renews DIV-200600128]

Town: Stamford

License: Withdrawal of surface water and groundwater for golf course irrigation

Waters: Unnamed intermittent stream, tributary to Springdale Brook, groundwater

Pursuant to Connecticut General Statutes Section 22a-368, the Commissioner of the Department of Energy and Environmental Protection (“Commissioner”) hereby grants a Water Diversion Permit to Sterling Farms Golf Course (“Permittee”) to divert the waters of the state at 1349 Newfield Avenue, Stamford, CT 06905 (“Site”). The purpose of the diversion is to divert water from four wells and surface water for the irrigation of an 18-hole golf course.

### AUTHORIZED ACTIVITY

The Permittee is authorized to withdraw 0.250 million gallons of water per day (MGD) from Pond C for golf course irrigation purposes, withdraw a combined maximum of 0.143 MGD from Well 3, Well 4, and Well 5, and discharge such water into Pond B, transfer 0.101 MGD from Pond B into Pond C, transfer 0.036 MGD from Well 14 into Pond D, and transfer water from Pond D to Pond C through a connecting channel.

All authorized activities shall be conducted in accordance with plans entitled: “*Sterling Farms Golf Course, Stamford, Connecticut, Site Map*” prepared by Weston & Sampson, dated September 2025, and documentation submitted as part of the permit application.

This authorization constitutes the licenses and approvals required by Section 22a-368 of the Connecticut General Statutes.

***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. Metering of Withdrawals.** The permittee shall maintain totalizing flow meter(s) to measure the total amount of water withdrawn from Pond C; Wells 3, 4, and 5; and Well 14 as authorized herein and shall for the duration of this authorization continuously operate and maintain such meter(s) in good working order. In the event of meter malfunction or breakage, the permittee shall repair or replace such meter within 72 hours.
- 2. Daily Withdrawal Record.** The permittee shall maintain a daily record of the meter readings as prescribed on the Department's Water Diversion Reporting webpage at <https://portal.ct.gov/DEEP/Water/Divisions/Water-Diversion-Reporting> indicating the total volume of water in gallons withdrawn from Pond C; Wells 3, 4, and 5; and Well 14 that day. The daily record shall also record the hours of operation, the time of meter readings, and denote and explain any instances in which the diversion of water exceeded the authorized withdrawal limitation(s) specified in this permit. A copy of the daily record of withdrawals shall be included in the Annual Report to the Commissioner required by Condition 11 of this permit.
- 3. Chemigation.** The permittee is prohibited from using the irrigation system for the purpose of chemigation without the appropriate discharge permit and pesticide application permit from the Commissioner.
- 4. Seasonal Irrigation Restrictions.** Irrigation withdrawals authorized under this permit are restricted to the period April 15 through October 31 inclusive.
- 5. Drought Management Plan.** Upon declaration of a particular drought stage as described in "Connecticut Drought Preparedness and Response Plan (September 6, 2022, or as amended)", the permittee shall limit the authorized withdrawal maximum from Pond C and combined withdrawal from the wells as follows:

### Pond C

Stage 1:	0.250 mgd (0% reduction of permitted maximum withdrawal)
Stage 2:	0.225 mgd (10% reduction of permitted maximum withdrawal)
Stage 3:	0.213 mgd (15% reduction of permitted maximum withdrawal)
Stage 4:	0.200 mgd (20% reduction of permitted maximum withdrawal)
Stage 5:	0.188 mgd (25% reduction of permitted maximum withdrawal)

Wells:

Stage 1:	0.179 mgd (0% reduction of permitted maximum withdrawal)
Stage 2:	0.161 mgd (10% reduction of permitted maximum withdrawal)
Stage 3:	0.152 mgd (15% reduction of permitted maximum withdrawal)
Stage 4:	0.143 mgd (20% reduction of permitted maximum withdrawal)
Stage 5:	0.134 mgd (25% reduction of permitted maximum withdrawal)

Furthermore, during a Stage 5 drought declaration, the permittee shall comply with any and all applicable drought restrictions of the “Connecticut Drought Preparedness and Response Plan” (September 6, 2022, or as may be amended).

6. **Unconfined Instream Work.** Unconfined instream work is limited to the period June 1 through September 30. Confinement of a work area by cofferdam techniques using sandbag placement, sheet pile installation (vibratory method only), “portadam”, or similar confinement devices is allowed any time of the year unless specifically prohibited by a permit condition. The removal of such confinement devices is allowed any time of the year unless specifically prohibited by a permit condition. Once a work area has been confined, in-water work within the confined area is allowed any time of the year. The confinement technique used shall completely isolate and protect the confined area from all flowing water. The use of silt boom/curtain or similar technique as a means for confinement is prohibited.
7. **Meter Calibration and Reporting.** The permittee shall biennially, beginning in 2027, test and calibrate each source meter to within two percent accuracy as shown through a post-calibration test. The permittee shall maintain a record of the accuracy and calibration test(s) along with supporting documentation and certifications. The permittee shall make a copy of said records available to the Commissioner or the Commissioner’s designee immediately upon request.
8. **Long-range Water Conservation Plan.** The permittee shall implement its Long-range Water Conservation Plan, as described in the permittee’s application, and in accordance with the permittee’s Water Supply Plan as approved pursuant to CGS Section 25-32d and any amendments or updates thereto. The permittee shall maintain a summary of all actions taken each year pursuant to the Long-range Water Conservation Plan including a description of the estimated or actual water savings achieved. A copy of this summary shall be included in the Annual Report to the Commissioner required by Condition 11 of this permit.

9. **Purchased Water.** The permittee, prior to the initiation of the diversion, shall obtain any permits required for discharge of purchased water into a watercourse. The permittee shall maintain a record of all water purchased and released into Pond C for irrigation. A copy of the record of purchased water shall be included in the Annual Report to the Commissioner required by Condition 11 of this permit.
10. **Record Keeping Requirements.** Except as provided below, or as otherwise specified in writing by the commissioner, all information required under this permit shall be retained at the subject site or be readily available on request. The permittee shall maintain a copy of this permit on site at all times. The permittee shall retain copies of all records and reports required by this permit; and records of all data used to compile these reports for a period of at least ten years from the date such data was generated, or report created, whichever is later.
11. **Annual Reporting.** The permittee shall electronically submit, by January 31 of each year for the duration of this authorization, an Annual Report for the preceding calendar year that is consistent with reporting protocols located on the Department website at <https://portal.ct.gov/DEEP/Water/Diversions/Water-Diversion-Reporting>. The Annual Report shall be certified in accordance with Condition 16 of this permit, emailed to [DEEP.WaterUseReport@ct.gov](mailto:DEEP.WaterUseReport@ct.gov), and shall contain the following:
  - a. a copy of the record of daily withdrawals and hours operated as required by Condition 2 of this permit, and
  - b. denotation and explanation of any instances of violation of the authorized withdrawal limitation(s) or any other condition of this authorization, and
  - c. a summary report of all the actions taken pursuant to the Long-Range Water Conservation Plan and description of actual or estimated water savings achieved, as required by Condition 8 of this permit, and
  - d. records of purchased water volumes measured in gallons as required by Condition 9 of this permit
12. **Other Restrictions.** The Commissioner shall have the right to restrict the diversion authorized in this permit at any time the Commissioner determines: a) a declared local, regional, or state-wide drought necessitates restriction or reduction of water uses, or b) the continuation of the diversion would have an adverse effect on water quality, fisheries resources, aquatic habitat or public health.
13. **Reporting of Violations.** The permittee shall, no later than 48 hours after the permittee learns of a violation of this permit, report same in writing to the Commissioner. Such report shall contain the following information:
  - 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;
  - 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;
  - g. the signatures of the permittee and of the individual(s) responsible for preparing such report, each of whom shall certify said report in accordance with Condition 16 of this permit.
14. **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 any 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.
15. **Request to Withdraw as Exempt.** Should the regulated activity authorized by this permit becomes eligible for an exemption listed under CGS 22a-377(a) or RCSA 22a-377(b)-1, the permittee may request in writing that this permit be withdrawn. Upon receipt of such a request and confirmation of exemption eligibility by the Department, the diversion permit shall be withdrawn.
16. **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 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.”

17. **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:

Director  
Water Planning and Management Division  
Department of Energy and Environmental Protection  
79 Elm Street  
Hartford, CT 06106-5127  
c/o [DEEP.WaterDiversion@ct.gov](mailto:DEEP.WaterDiversion@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.

18. **Notification of Project Initiation.** The permittee shall notify the Commissioner in writing two weeks prior to: (A) commencing construction or modification of structures or facilities authorized herein; and (B) initiating the diversion authorized herein.
19. **De minimis Alteration.** The permittee may not make any alterations, except de minimis alterations, to any structure, facility, or activity authorized by this permit unless the permittee applies for and receives a modification of this permit in accordance with the provisions of section 22a-377(c)-2 of the Regulations of Connecticut State Agencies. Except as authorized by subdivision (5) of section 22a-377(b)-1(a) of the Regulations of Connecticut State Agencies, the permittee may not make any de minimis alterations to any structure, facility, or activity authorized by this permit without written permission from the Commissioner. A de minimis alteration means an alteration which does not significantly increase the quantity of water diverted or significantly change the capacity to divert water.
20. **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 General Statutes or section 22a-377(b)-1 of the Regulations of Connecticut State Agencies, or otherwise exempt pursuant to other 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.

21. **Removal of Structures.** Unless the permittee maintains in optimal condition any structures or facilities authorized by this permit, the permittee shall remove such structures and facilities and restore the affected waters to their condition prior to construction of such structures or facilities.
22. **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.
23. **Initiation of Construction.** If construction of any structures or facilities authorized herein is not completed within three 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 three years of issuance of this permit or within such other time as may be provided by this permit, this permit shall expire three years after issuance or at the end of such other time.
24. **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.
25. **Best Management Practices & Notification of Adverse Impact.** In constructing or maintaining any structure or facility or conducting any activity authorized herein, or in removing any such structure or facility under Condition 20 hereof, the permittee shall employ best management practices to control storm water discharges, to prevent erosion and sedimentation, and to otherwise prevent pollution of wetlands and other waters of the State. 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.
26. **Permit Transfer.** This permit is not transferable without the prior written consent of the Commissioner.

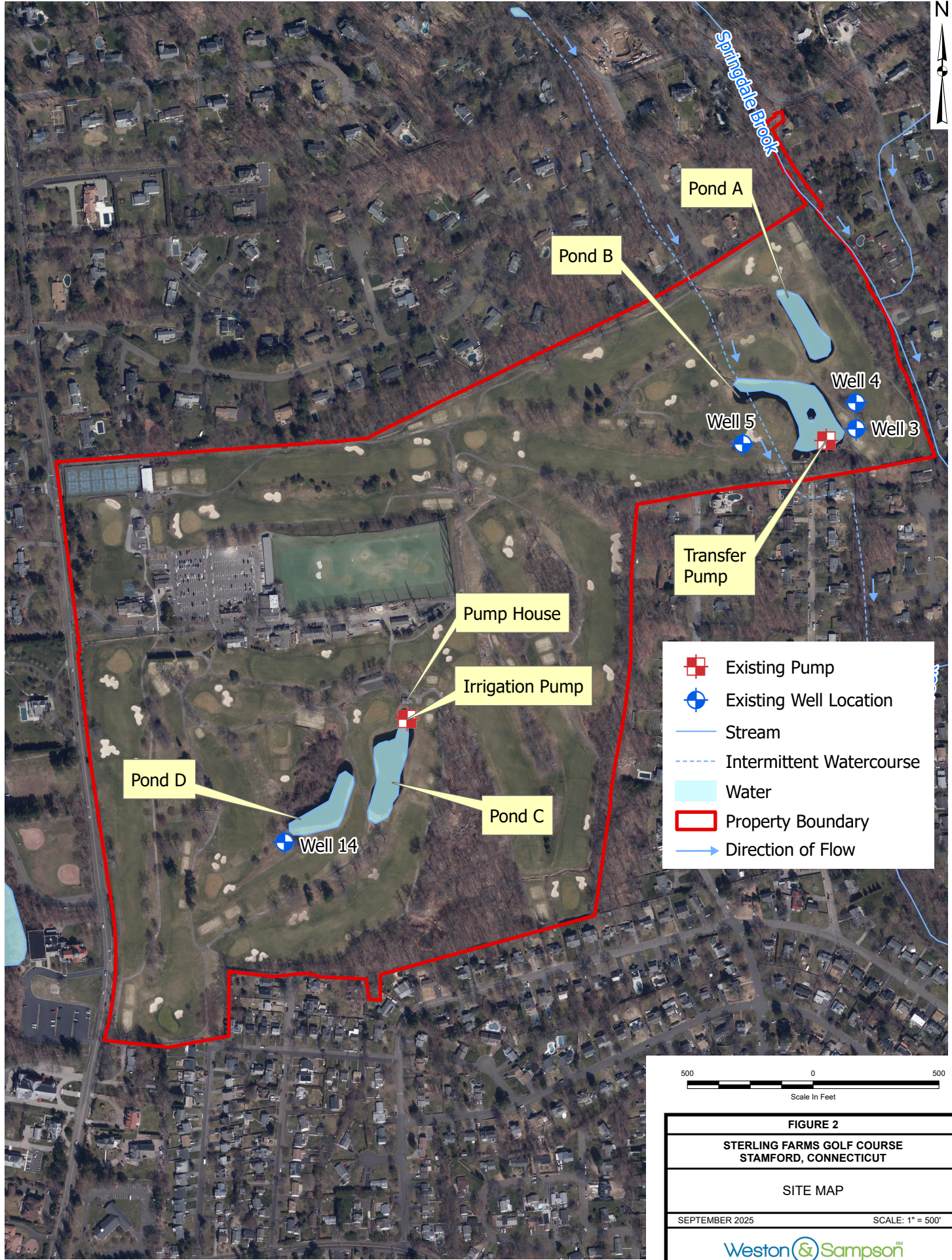
27. **Expiration.** This permit shall expire on [up to 25 years].

Issued by the Commissioner of the Department of Energy and Environmental Protection on:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Graham J. Stevens, Chief  
Bureau of Water Protection and Land Reuse

DRAFT



**FIGURE 2**  
**STERLING FARMS GOLF COURSE**  
**STAMFORD, CONNECTICUT**  
**SITE MAP**  
SEPTEMBER 2025 SCALE: 1" = 500'  
Weston & Sampson



STATE OF CONNECTICUT  
DEPARTMENT OF ENVIRONMENTAL PROTECTION



PERMITTEE: Sterling Farms Golf Course  
1349 Newfield Avenue  
Stamford, CT 06905

PERMIT NO.: DIV-200600128  
TOWN: Stamford  
WATERS: Unnamed intermittent stream, tributary to Springdale Brook

Pursuant to Connecticut General Statutes section 22a-368, Sterling Farms Golf Course (the "permittee") is hereby authorized to divert the waters of the state at 1349 Newfield Avenue, Stamford (the "site") in accordance with permittee's application dated January 17, 2006, filed with this Department on January 25, 2006 and described herein. The purpose of the diversion is to divert water from four wells and an intermittent stream for the irrigation of an 18-hole golf course.

#### AUTHORIZED ACTIVITY

The permittee is authorized to divert the waters of the state by withdrawing a maximum of 0.250 million gallons of water per day (mgd) from Pond C for golf course irrigation purposes. Additionally, the permittee may withdrawal a combined maximum of 0.143 mgd from Well 3, Well 4, and Well 5, and discharge such water into Pond B, and the permittee may transfer a maximum of 0.101 mgd from Pond B into Pond C. The permittee may also transfer 0.036 mgd from Well 14 into Pond D and transfer water from Pond D to Pond C through the connecting channel. All authorized activities shall be in accordance with plans entitled "Sterling Farms Golf Course", dated September 14, 2005, prepared by Leggette, Brashesars & Graham, and documentation submitted as a part of the application.

**PERMITTEE'S FAILURE TO COMPLY WITH THE TERMS AND CONDITIONS OF THIS PERMIT SHALL SUBJECT PERMITTEE AND PERMITTEE'S CONTRACTOR(S) TO ENFORCEMENT ACTIONS AND PENALTIES AS PROVIDED BY LAW.**

#### SPECIAL CONDITIONS

1. **Metering of Withdrawals.** The permittee shall install totalizing flow meters to measure the total amount of water withdrawn from each of the following locations: Pond C; Well 3, Well 4, and Well 5; and Well 14 (well number indicates the nearest fairway) for which withdrawals are authorized herein, and shall for the duration of this authorization continuously operate and maintain such meter. In the event of meter malfunction or breakage, the permittee shall repair or replace such meter within 72 hours.
2. **Daily Withdrawal Record.** The permittee shall maintain a daily record of the meter readings indicating the total volume of water in gallons withdrawn from Pond C; Wells 3, 4, and 5; and Well 14, that day. The daily record shall also record the hours of operation, the time of meter

readings, and denote and explain any instances in which the diversion of water exceeded the authorized withdrawal limitation(s) specified in this permit. A copy of the daily record of withdrawals shall be included in the Annual Report to the Commissioner required by Special Condition #9 of this permit.

3. **Other Restrictions.** The DEP shall have the right to restrict the diversion authorized in this permit at any time the Commissioner in his judgment determines: a) a declared local, regional or state-wide drought advisory, watch, warning or emergency necessitates restriction or reduction of water uses, or b) the continuation of the diversion would have an adverse effect on water quality, fisheries resources, aquatic habitat or public health.
4. **Record Keeping Requirements.** Except as provided below, or as otherwise specified in writing by the commissioner, all information required under this permit shall be retained at the subject site, or be readily available on request. The permittee shall maintain a copy of this permit on site at all times. The permittee shall retain copies of all records and reports required by this permit, and records of all data used to compile these reports.
5. **Meter Calibration.** The permittee shall biennially (i.e., every other year) beginning in 2007 test each meter referenced in Special Condition #1 above and calibrate to within two percent accuracy as shown through a post-calibration test. The permittee shall maintain a record of the accuracy and calibration tests along with supporting documentation and certifications. The permittee shall make a copy of said records available to the Commissioner or the Commissioner's designee immediately upon request. Such record shall be signed by the permittee and the individual(s) responsible for actually preparing such record, each of whom shall certify in writing in accordance with General Condition #11.
6. **Chemigation.** The permittee is prohibited from using the irrigation system for the purpose of chemigation without the appropriate discharge permit and pesticide application permit from the Commissioner.
7. **Seasonal Irrigation Restrictions.** Irrigation withdrawals authorized under this permit are restricted to the period April 15 through October 31 inclusive.
8. **Recording and Reporting Violations.** Within 48 hours after the permittee learns of a violation of this permit, the permittee shall submit in writing a report of the violation to the Commissioner. Such report shall be certified in accordance with General Condition #11 and shall include the following information:
  - a. The provision(s) of this permit that has been violated;
  - b. The date and time the violation(s) was first discovered 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 time(s) it was corrected;

- e. If the violation(s) has not ceased, the anticipated date when it will be corrected;
  - f. Actions taken and Actions planned to prevent a reoccurrence of the violation(s) and the date(s) such steps were implemented or will be implemented;
9. **Annual Report.** The permittee shall submit by January 30 of each year, for the duration of this authorization, an Annual Report for the preceding calendar year. The Annual Report shall be certified in accordance with General Condition #11 of this permit and shall contain the following:
- a. A copy of the record of daily withdrawals and hours operated as required by Special Condition No. 2 of this permit;
  - b. Denotation and explanation of any instances of violation of the authorized-withdrawal limitation(s) or any other condition of this authorization;
  - c. Records of annual diversion shutdown and startup dates.
  - d. Records of purchased water volumes measured in gallons.
10. **Purchased Water.** The permittee, prior to the initiation of the diversion, shall obtain any permits required for discharge of purchased water into a watercourse. The permittee shall maintain a record of all water purchased and released into Pond C for irrigation. A copy of the record of purchased water shall be included in the Annual Report to the Commissioner required by Special Condition #9 of this permit.

#### GENERAL CONDITIONS

1. The permittee shall notify the Commissioner in writing two weeks prior to: (A) commencing construction or modification of structures or facilities authorized herein; and (B) initiating the diversion authorized herein.
2. The permittee may not make any alterations, except de minimis alterations, to any structure, facility, or activity authorized by this permit unless the permittee applies for and receives a modification of this permit in accordance with the provisions of section 22a-377(c)-2 of the Regulations of Connecticut State Agencies. Except as authorized by subdivision (5) of section 22a-377(b)-1(a) of the Regulations of Connecticut State Agencies, the permittee may not make any de minimis alterations to any structure, facility, or activity authorized by this permit without written permission from the Commissioner. A de minimis alteration means an alteration which does not significantly increase the quantity of water diverted or significantly change the capacity to divert water.
3. 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 General Statutes or section 22a-377(b)-1 of the Regulations of Connecticut State

Agencies, 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.

4. Unless the permittee maintains in optimal condition any structures or facilities authorized by this permit, the permittee shall remove such structures and facilities and restore the affected waters to their condition prior to construction of such structures or facilities.
5. 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.
6. If construction of any structures or facilities authorized herein is not completed within three 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 three years of issuance of this permit or within such other time as may be provided by this permit, this permit shall expire three years after issuance or at the end of such other time.
7. 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.
8. In constructing or maintaining any structure or facility or conducting any activity authorized herein, or in removing any such structure or facility under paragraph 4 hereof, the permittee shall employ best management practices to control storm water discharges, to prevent erosion and sedimentation, and to otherwise prevent pollution of wetlands and other waters of the State. 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.
9. This permit is not transferable without the prior written consent of the Commissioner.
10. This permit shall expire on May 10, 2026.
11. **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 and certify that based on reasonable investigation, including my inquiry of those individuals responsible for obtaining the information, the submitted information is true, accurate and complete to the best of my knowledge and belief, and I understand that any false statement made in this document or its attachment may be punishable as a criminal offense in accordance with Section 22a-376 under 53a-157 of the Connecticut General Statutes."

12. **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:

Director  
DEP/Inland Water Resources Division  
79 Elm Street  
Hartford, CT 06106-5127

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" as used in this permit 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.

This authorization constitutes the permit required by section 22a-368(b) of the Connecticut General Statutes.

Issued as a permit of the Commissioner of Environmental Protection on

5/9/06



Gina McCarthy  
Commissioner