

Richard H. Hubli  
36 Rock House Road  
Wilton, Connecticut 06897  
(203) 705-8069

September 23, 2025

Mr. Rafael Marin  
Nova Development, LLC  
887 Federal Road, #12  
Brookfield, Connecticut 06804

RE: Hubli to Nova Development, LLC  
98 Georgetown Road  
Weston, Connecticut 06883

Dear Mr. Marin:

I am writing to confirm that, by this letter, I hereby assign to you and to Nova Development, LLC, all right, title and interest that I may have in and to any application, permit, and/or approval to or from the Town of Weston, including any of its departments, districts and/or agencies, in connection with the above-referenced property and/or the potential development thereof (the "Assigned Matters"). Such Assigned Matters, include, but are not limited to:

1. Inland Wetlands Permit issued by the Conservation Commission (#CC 22-02) on March 24, 2002, which expires on March 24, 2027;
2. Zoning Permit for site development and construction of a single-family dwelling with related site work issued August 18, 2022, the expiration date of which has been extended to August 7, 2026;
3. Soil Disturbance Permit for the disturbance of 34,000 square feet of soil and the removal of 1,000 cubic yards of same from the site, issued on October 27, 2022, which expires on August 7, 2026; and
4. Application To Construct, Alter or Repair a Sewage Disposal System, which was approved by the Aspetuck Health District on April 2, 2025.

The assignment of all such rights shall be effective upon the next business day following the closing of the sale of the above-referenced property.

I enclose for your reference copies of letters dated December 9, 2024, and March 5, 2025, from Richelle Hodza, Land Use Director of the Town of Weston, which set forth

relevant information, regulations and processes to guide you in the completion of the transfer, assignment and/or assumption of the Assigned Matters.

Very truly yours,



Richard H. Hubli

Enclosures



Incorporated 1787

## Land Use Department

December 9, 2024

Richard H. Hubli  
36 Rock House Road  
Wilton, Connecticut 06897

Re: 98 Georgetown Road, M 3 B 1 L 62

Dear Mr. Hubli,

Please let this letter confirm that the following permits have been issued by Weston's Land Use Department pertaining to the subject property. After careful review of the records, I list their expiration dates below. In addition to any so-called automatic extensions I have approved, further applications for extensions may also be available to you or a future property owner. You are hereby advised that the original plans, terms, and conditions of each permit must be followed. Any changes to the permitted activities must be reviewed and approved by the appropriate land use officer and may require applications for modification.

1. **Inland Wetlands Permit** issued by the Conservation Commission #CC 22-02 on March 24, 2022, expires **March 24, 2027** (Note: Provided conditions of the site have not changed and provided that no modifications to the original permit are made, this permit may be extended for a period of up to 719 days, or until April 4, 2029, by a simple letter of authorization from the Conservation Planner, owing to the matter's resting in the hands of the courts for the same number of days from March 5, 2020 through February 22, 2024).
2. **Zoning Permit** for site development and construction of a single-family dwelling with related site work issued August 18, 2022, expired August 18, 2024. Provided that no modifications to the original permit are made, this permit is hereby **extended** for 719 days, or until **August 7, 2026**, owing to the matter's resting in the hands of the courts for the same number of days from March 5, 2020, through February 22, 2024.
3. **Soil Disturbance Permit** for the disturbance of 34,000 square feet of soil and the removal of 1,000 cubic yards of same from the site, issued on October 27, 2022, remains valid through the extended date of the Zoning Permit or **August 7, 2026**.

Letter to Richard Hubli  
re: 98 Georgetown Road

Page 2 of 2  
December 9, 2024

Should you have any questions about the permits or expiration dates listed herein, please contact me.

Sincerely,



Richelle Hodza,  
Land Use Director

cc: Dr. J. Thomas Failla, Conservation Planner  
Cheryl A. Vallerie, Zoning Enforcement Officer



Incorporated 1787  
**Land Use Department**

March 5, 2025

Richard H. Hubli  
36 Rock House Road  
Wilton, Connecticut 06897

Re: 98 Georgetown Road, Weston, Connecticut  
Transfer of Existing Land Use Permits

Dear Mr. Hubli,

With regard to the transfer of the existing permits related to the subject property, which I identified in my letter of December 9, 2024, here is the procedure for each of the three issued through my department.

According to the Weston Zoning Regulations, zoning permits and soils disturbance permits are not explicitly stated as transferable; however, neither do they prohibit such transfer. Likewise, the permits themselves do not prohibit transfer. As Land Use Director and duly authorized Deputy Certified Zoning Enforcement Officer for the Town of Weston's Planning and Zoning Commission, I have the authority to transfer to a new owner the Zoning Permit and the Soils Disturbance Permit. If a new owner intends to undertake the project as approved by the then Code Enforcement Officer James M. Pjura and my predecessor Tracey Kulikowski at 98 Georgetown Road, I will require a notarized statement from the transferee that the terms and conditions of the permits are understood, acknowledged, and agreed to. Any changes to the plans by the new owner would, of course, require modifications to the existing permits, or depending on the degree of modification, may require entirely new permits.

The Wetlands regulations require Conservation Commission permission before I can make the transfer; however, it is an administrative function, rather than a legislative one, so a notarized letter from the new owner should suffice. I will talk to the Conservation Planner and the Chairwoman and the Conservation Planner, and ask whether or not, given the extraordinary delay in beginning the project was outside your control, a transfer could be authorized by me acting as its agent. Even if a meeting with the Commission is required, this, too, is an administrative act, and should be able to be taken care of at a single meeting (the next one is March 27<sup>th</sup>). I am willing to write a letter to the Conservation Commission in support of the transfer.

Letter to Richard Hubli  
re: 98 Georgetown Road

Page Two of Two  
March 5, 2025

Here are the relevant Inland Wetlands regulations:

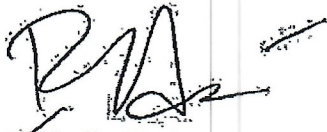
**11.9** No permit issued by the Commission shall be assigned or transferred without the written permission of the Commission. Permits may be transferred providing the party to whom the permit is transferred submits a notarized letter to the Commission stating that there will be no changes in the plan. The letter must also state that the party understands and will comply with all conditions of approval of the original application. The Commission shall approve all transfers in writing prior to any transfer occurring.

**11.11 General provisions in the granting of all permits:**

c. If the activity authorized by the inland wetland permit also involves an activity or a project which requires zoning or subdivision approval, special permit, variance or special exception under Sections 8-3(g), 8-3c or 8-26 of the Connecticut General Statutes, as amended, no work pursuant to the wetland permit may begin until such approval is obtained.

Should you have any questions about the process of transferring the permits, please feel free to contact me.

Sincerely,



Richelle Hodza,  
Land Use Director

cc: J. Thomas Failla, Conservation Planner  
Sally Korsh, Chair, Planning and Zoning Commission  
Cheryl A. Vallerie, Certified Zoning Enforcement Officer  
Sarah Schlecter, Chair, Conservation Commission

Town Hall Annex | 24 School Road | P.O. Box 1007 | Weston CT 06883 | 203 222 2530 | rhodza@westonct.gov