

Larkin, Elizabeth

From: Susan Saxon [susaxon@optonline.net]
Sent: Tuesday, June 30, 2015 9:42 AM
To: Larkin, Elizabeth
Subject: Re: Request for return of Bond 197 Catalpa Rd

Hi Elizabeth,

I checked with my engineer he explained what needs to be completed by RKW the survey company (we have used all along). I'll contact them today and work with them towards completing #6. I'll be in touch with you once completed.

Thanks,
Susan

From: "Larkin, Elizabeth" <elizabeth.larkin@wiltonct.org>
Date: Tuesday, June 30, 2015 at 9:30 AM
To: Susan Saxon <susaxon@optonline.net>
Subject: RE: Request for return of Bond 197 Catalpa Rd

Hi Susan,

I have double checked your file and special condition #6 has not been completed. Once this has been completed, the inspection will take place and your bond will be eligible for release.

Thank you,
Liz

From: Susan Saxon [mailto:susaxon@optonline.net]
Sent: Monday, June 29, 2015 4:21 PM
To: Larkin, Elizabeth
Subject: Re: Request for return of Bond 197 Catalpa Rd

Hi Elizabeth,

I have to admit I am completely confused by this. I don't fully understand what wasn't submitted?

My husband is an attorney so I'll have him look at it. I also contacted our Engineer Tom Quinn because he handled all of the plan submissions at that time and attended the Wetlands meetings on our behalf. He directed us concerning full compliance.

I don't see how # 6 would have been missed, but I will look in to it and would appreciate it if you would double check your records as well.

Thank you,
Susan

From: "Larkin, Elizabeth" <elizabeth.larkin@wiltonct.org>
Date: Monday, June 29, 2015 at 1:20 PM
To: Susan Saxon <susaxon@optonline.net>
Subject: RE: Request for return of Bond 197 Catalpa Rd

Hi Susan,

The first step of the process in releasing your bond consists of confirming you have completed all of the requirements per the permit you received, dated June 28, 2012 (attached). I am find the following special condition has not been met:

#6. The applicant shall cause to be prepared a foundation as-built plan showing the limit of wetlands, rubble wall, limit of lawn demarcation and shall include a note directing the reader to the office of the wetlands commission for further information pertaining to WET#2106. A draft of this plan shall be approved by this commission or its staff and the approved draft shall be filed on the land records by the applicant or his agent and two copies of the file map shall be submitted to the office of the commission. No portion of the bond required in condition 3 above shall be eligible for release until this condition is fully satisfied.

Please arrange to have this as-built plan completed by your surveyor and we can proceed with the release of your bond.

Thank you,
Liz
203-563-0180

From: Susan Saxon [<mailto:susaxon@optonline.net>]
Sent: Monday, June 29, 2015 9:46 AM
To: Larkin, Elizabeth
Subject: Request for return of Bond 197 Catalpa Rd

Hi Elizabeth,
As per our conversation this morning, our wetlands application was approved on 6/28/12.

We later submitted a check for \$2300.00 with the understanding it would be returned to us (with interest) after two growing seasons and a final inspection from your dept.

We are in to the third growing season so we would like to have our bond back.

Thank you for your assistance in this matter.

Susan Saxon
Any additional questions I can be reached at:

203 834-2815
Cell #203 858-9659

*handed bond original
Copy to Tom Quinn
C 6/28/12 Meeting.

INLAND WETLANDS
COMMISSION
Telephone (203) 563-0180
Fax (203) 563-0284



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

June 28, 2012

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Susan & Jonathan Saxon
197 Catalpa Road
Wilton, CT 06897

Subject: Wetlands Permit Application #2106 — Saxon
197 Catalpa Road, Wilton, CT, Map#60 Lot#17

Dear Mr. & Mrs. Saxon:

The Inland Wetlands Commission of the Town of Wilton has **GRANTED** your application to conduct significant "regulated activities" within the Town of Wilton. Your attention is directed to the enclosed Resolution #0612-46WET. It contains a description of the permitted work and the terms and conditions attached. Please review it carefully. Your work must conform to your permit. This permit is valid for nine years. Refer to General Condition #2 for additional information. The Director of Environmental Affairs must be notified 24 hours prior to commencing on-site work.

If you have not already done so, you should contact the State of Connecticut, Department of Environmental Protection, Bureau of Water Management, to determine the requirement, if any, for State authorization. If your project involves filling of, or discharge to, Federally regulated wetlands or watercourses, you should contact the U.S. Army Corps of Engineers in Waltham, Massachusetts.

For your records, a copy of the Legal Notice of the Commission's decision is enclosed. If you have any questions or comments regarding your permit, please contact this office. Thank you for your cooperation in protecting the valuable natural resources of the Town of Wilton.

Sincerely,

Franklin Wong
Chairman

Encl. Resolution #0612-46WET
General Conditions
Legal Notice of Publication

INLAND WETLANDS
COMMISSION
Telephone (203) 563-0180
Fax (203) 563-0284



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

**Resolution #0612-46WET
Permit WET#2106
June 28, 2012**

Upon Public Hearing, duly noticed and held and upon MOTION duly made, seconded, and carried, the following decision was made:

RESOLVED:

that Wetlands Application #2106 to conduct "Significant Regulated Activities," as defined by Section 2.1.x of the Wilton Wetlands and Watercourses Regulations be granted to Susan & Jonathan Saxon for construction of building addition and B100a septic system within 100 ft. of a wetland at 197 Catalpa Road, Wilton, CT (Assessor's Map #60, Lot #17) as described in documents entitled:

1. Completed Application for a Significant Regulated Activity with supporting documentation dated February 27, 2012, signed by the owners and submitted by Peak Engineers
2. Vicinity Sketch, undated, unknown preparer
3. Watershed Sketch, undated, unknown preparer
4. Soil Investigation Report, dated October 27, 2005, prepared by Soil & Wetland Science, LLC, signed by Otto Theall
5. Map, undated, prepared by Otto Theall
6. Plan entitled, "Inland Wetland Plan, Proposed Building Addition, Alternative Plan One", undated, prepared by Peak Engineers, LLC, unsigned, unsealed
7. Plan entitled, "Inland Wetland Plan Proposed Building Addition", dated February 20, 2012, signed and sealed by Thomas Quinn, PE, CT Lic#17051
8. Legal Notice for Public Hearing on May 24, 2012
9. Staff Comments, dated May 16, 2012
10. Portion of Survey depicting planting plan, undated, unknown preparer
11. Certificate of Publication, dated May 18, 2012, prepared by Hersam Acorn, LLC
12. Project Narrative, dated June 1, 2012, prepared by Peak Engineers, LLC, signed and sealed by Thomas Quinn, PE, CT Lic#17051
13. Transmittal, dated June 12, 2012, prepared by Environmental Land Solutions, LLC
14. Environmental Assessment Report, dated June 12, 2012, prepared by Environmental Land Solutions, LLC, signed by Kate Throckmorton, ASLA
15. Plan entitled, "Inland Wetland Plan Proposed Building Addition Alternative Plan Two", dated February 20, 2012, last revised June 12, 2012, prepared by Peak Engineers, LLC, signed and sealed by Thomas Quinn, PE, CT Lic#17051

**Resolution #0612-46WET
Permit WET#2106
June 28, 2012**

The permit is subject to the attached General Conditions and the following Special Conditions.

1. Prior to the commencement of any on-site permit related activity, the applicant shall submit a detailed cross section of the gravel driveway.
2. Prior to the commencement of any on-site permit related activity, the applicant shall submit a bond estimate addressing the erosion and sedimentation controls and the retail, installed cost of the planting plan. The estimate is subject to the approval of this commission or its staff.
3. Prior to the commencement of any on-site permit related activity, the applicant shall post a bond in a form and an amount acceptable to this commission and town counsel. The portion of the bond attributed to the planting plan shall be eligible for release at the end of the second full growing season after the planting plan is fully implemented. In the event the applicant fails to properly implement and maintain the planting plan and/or the erosion and sedimentation controls, the Town reserves the right to use the bonded funds to correct such deficiencies. No portion of the bond required in condition 6 below shall be eligible for release until that condition is also fully satisfied
4. Prior to the commencement of any on-site permit related activity, the applicant shall submit photo documentation of the site. The photos shall be both wide angle and close up shots. They shall be labeled and cross referenced on a site plan.
5. The planting plan and limit-of-lawn boulder demarcation shall be fully installed within 2 months the commencement of pachysandra removal.
6. The applicant shall cause to be prepared a foundation as-built plan showing the limit of wetlands, rubble wall, limit of lawn demarcation and shall include a note directing the reader to the office of the wetlands commission for further information pertaining to WET#2106. A draft of this plan shall be approved by this commission or its staff and the approved draft shall be filed on the land records by the applicant or his agent and two copies of the file map shall be submitted to the office of the commission. No portion of the bond required in condition 3 above shall be eligible for release until this condition is fully satisfied.

END
Res#0612-46WET

GENERAL CONDITIONS**IN THE ISSUANCE OF ALL WILTON INLAND WETLANDS COMMISSION PERMITS**

1. The permittee shall notify the Director of Environmental Affairs 24 hours prior to the commencement of work and upon its completion.
2. If the authorized activity is not completed on or before 6/28/21 said activity shall cease and, if not previously revoked or specifically extended, this permit shall be null and void.
3. No equipment or material including fill, construction materials, or debris, shall be deposited, placed, or stored in any wetland or watercourse on or off site unless specifically authorized by this permit.
4. All work and all regulated activities conducted pursuant to this authorization shall be consistent with the terms and conditions of this permit. Any structures, excavation, fill, obstructions, encroachments or regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in its modification, suspension, or revocation. Upon initiation of the activities authorized herein, the permittee thereby accepts and agrees to comply with the terms and conditions of this permit.
5. Prior to commencement of any construction, including road, accessways, drainage systems, and lots, each and every general contractor and subcontractor employed by the applicant or subsequent purchaser shall execute a document in the form annexed indicating that the contractor or subcontractor has fully familiarized itself with and understands the Wilton Inland Wetlands and Water Courses Regulations as they apply to its project, and with the terms of the permitted activity, including the general and special conditions which may pertain.
6. The permittee shall employ best management practices, consistent with the terms and conditions of this permit, to control storm water discharges, to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands or watercourses. For information and technical assistance, contact the Director of Environmental Affairs. The permittee shall immediately inform the Commission of any problems involving wetlands or watercourses which develop during the course of, or which are caused by, the authorized work.
7. In evaluating this application, the Commission has relied on information provided by the applicant and, if such information subsequently proves to be false, deceptive, incomplete and/or inaccurate, this permit shall be modified, suspended or revoked.
8. Nothing in this permit shall obviate the requirements for the applicant to obtain any other assents, permits or licenses required by law or regulation by the Town of Wilton, State of Connecticut and the Government of the United States, including any approval required by the Connecticut Department of Environmental Protection and the U.S. Army Corps of Engineers. Obtaining such assents, permits or licenses is the sole responsibility of the applicant.
9. This permit is subject to and does not derogate any present or future property rights or other rights or powers of the Town of Wilton, conveys no property rights in real estate of material nor any exclusive privileges, and is further subject to any and all public and private rights and to any federal, state and local activity affected hereby.
10. This authorization is not transferable without the written consent of the Wilton Inland Wetlands Commission.
11. Where applicable, the oil tank shall be above ground or in the basement of the dwelling.

CONTRACTOR AGREEMENT

RESOLUTION NUMBER: 0612-46WET

WETLANDS PERMIT NUMBER: #2106

As a contractor/subcontractor engaged by _____ to perform the regulated activities described in Wilton Inland Wetlands Commission Permit referenced above, I am familiar with the applicable State and Town of Wilton Inland Wetlands and Water Courses Regulations and the Permit, and will comply with all the conditions therein.

Work will commence on or about _____ and will be completed within weeks.

Name: _____

Address: _____

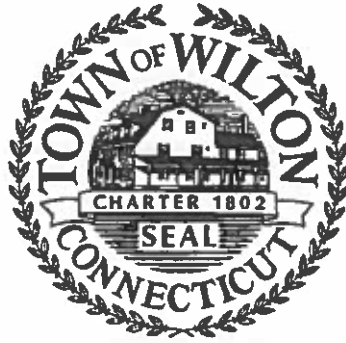
Telephone: _____

Signature

Date Signed

MAIL TO: Wilton Inland Wetlands Commission
Town Hall Annex
238 Danbury Road
Wilton, CT 06897
(203) 563-0180

INLAND WETLANDS
COMMISSION
Telephone (203) 563-0180
Fax (203) 563-0284



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

LEGAL NOTICE - PUBLISH ONCE

The Wilton Inland Wetlands Commission took the following ACTION on June 28, 2012

GRANTED with conditions, Wetlands Application WET#2106 – **SAXON** – construction of building addition and B100a septic system within 100 ft. of a wetland at 197 Catalpa Road, Wilton, CT (Assessor's Map #60, Lot #17).

The full record of the Commission's action is available for public review at its offices in the Town Hall Annex at 238 Danbury Road, Wilton, CT.

Dated this 28th day of June, 2012 at Wilton, CT

Publish **ONCE** in the Wilton Bulletin, July 5, 2012

Elisa Pollino
Secretary

RECEIVED

JUN 1 2 2012

WILTON INLAND WETLAND
COMMISSION

PROJECT NARRATIVE

APPLICATION TO THE INLAND WETLANDS AGENCY FOR
A SIGNIFICANT ACTIVITY

For

RESIDENTIAL ADDITION AND
DESIGNATION OF REPLACEMENT SEPTIC AREA
197 CATALPA ROAD
WILTON, CONNECTICUT 06897

Prepared For

Susan and Jonathan Saxon
197 Catalpa Road
Wilton, Connecticut 06897

Prepared By

Peak Engineers, LLC

PROVIDING CIVIL ENGINEERING SERVICES
4 Old Mill Road, Redding, Connecticut 06896
Mailing: PO Box 312, Georgetown, CT 06829-0312
Tel 203-834-0588
Fax 203-834-0589
Email: tquinn@peakengineersllc.com

June 1, 2012

PROJECT NARRATIVE

197 Catalpa Road

Page 2

Purpose

This Project narrative is being submitted as part of a wetland application for proposed activities at 197 Catalpa Road. The project proposes the construction of a building addition and the designation of a Code-Complying Septic Replacement Area within upland review areas.

General Location and Description

The project site is located on the south side of Catalpa Road in the R-2A residence Zone. The entire parcel drains to the south to a designated wetland. The wetlands were delineated by Otto Theall, Soil Scientist in November of 2005 and field located by RKW Land Surveying on July 6, 2006. Approximately 0.70 acres, of the 2.075 acre site, is improved and the remainder is wooded or wooded/wetland.

Access to the property is from Catalpa Road via a gravel driveway. The driveway accesses an existing west facing garage located on the west end of the house. Behind the house is a pool and the septic tank and septic leaching gallery.

A loose boulder wall is present at the rear of the developed area. This wall extends nearly the entire width of the lot. The rear yard maintains a large amount of pachysandra as well as some invasive species. It is logical that the lawn extended to the loose boulder wall but over time a combination of shade and lack of routine lawn maintenance allowed the spreading of the "ground cover" to flourish. Today the pachysandra has spread north to where it is within ten feet of the house.

Deep hole testing was performed to locate suitable soils and area for a septic replacement area. Deep test holes indicated a relatively thick organic layer of approximately 16" underlain with 12" or so of yellow brown silty loam followed by a mottled hardpan. The average restrictive layer, for the septic system design, is 31". The test hole logs are included on the site plan.

Proposed Improvements

Preferred Plan-Alternative Two

The owner proposes a building addition on the west side of the existing structure. This addition will include a new garage with doors facing north and the upstairs of the garage will be a new bedroom. The existing garage will be finished for use as living area. The total proposed new roof area is 865 square feet.

Access to the construction area is from the existing driveway.

PROJECT NARRATIVE
197 Catalpa Road
Page 3

The preferred plan, Alternative Two, orientates the garage doors to the north and requires approximately 18" of cutting in the front yard to provide a minimum distance back-up area. Two parking places will be provided along the west side of the garage. The corner of the parking/driveway area is a minimum of 51' to the designated wetlands. By comparison the existing driveway is 50' to the wetlands. The proposed driveway area is essentially equal (4 SF less) than the existing driveway area. The driveway will remain gravel. A detail of the driveway section is on the plan.

The water from the new roof area will discharge onto splash pads located at the corner of the building. Water will flow to the lowest area in the rear yard by the loose boulder wall. The plan proposes the placement of 4-6" of topsoil across the existing barway. The natural flat area and the resulting berm will allow the roof water to pond before infiltrating the ground.

The plan proposes the removal of some of the pachysandra and invasive species to reclaim a portion of the lawn area. The limit of the proposed plant removal is indicated on the plan by the location of "two man" boulders and the loose boulder wall.

The construction of the driveway and garage will require the removal of one 16" maple tree (8' south of the garage).

Proposed mitigation includes the placement of the 4-6" high topsoil berm to allow the roof water to pond and the placement of eleven 3-4' tall *Viburnum dentatum* along the loose boulder wall.

Septic Replacement Area

Increasing the number of bedrooms requires the designation of a code-complying septic area to be approved by the Health Department. This septic area does not need to be installed as part of the site improvements and will not be installed as part of the site improvements. This septic replacement system simply designates a possible septic replacement area should the existing septic system fail. Septic testing has determined that suitable soil and area was found to exist in the south east corner of the site behind the pool. Installation of the septic system will require placement of approximately 50 cubic yards of select septic sand, common loam and topsoil.

If and when the existing septic system ceases to be serviceable the replacement septic system may be installed. Installation of the replacement septic system will require the removal of a 10" oak tree. The system installation requires placement of 8-10" of septic sand and topsoil fill. This fill will have an impact on two 30" oak trees that are located within the fill envelope.

PROJECT NARRATIVE

197 Catalpa Road

Page 4

If and when the replacement septic system is installed the entire area will be seeded with native grasses and the area will receive seasonal (twice a year) mowing only.

Proposed Alternatives

Prior to deciding on Alternative Plan Two as the preferred plan, a couple of other plans and locations for the proposed garage were considered. Following is a brief description of the previously submitted plan dated February 2, 2012 and the plan titled *Alternative One*.

Previously Submitted plan dated February 20, 2012

This plan places the proposed garage as the preferred alternative Two. The difference being the manner in which the roof water from the new garage is handled. The February 20, 2012 plan indicated the roof drains being piped to a rain garden near the rear loose boulder wall. The rain garden was designed for the 1" rainfall from the roof. This alternative was rejected because some, although minor, excavation would be required to form the rain garden and this excavation would likely damage the roots of the existing 12" cottonwood and 20" maple located on the loose boulder wall.

Alternative One

Alternative One proposes the access to the garage from the west. Alternative One was rejected because it places the corner of the driveway 34 feet from the designated wetlands (17' less than Alternative Two) and proposes a driveway area of 2,420 square feet (870 square feet more than Alternative Two)

Potential Impacts of the Development

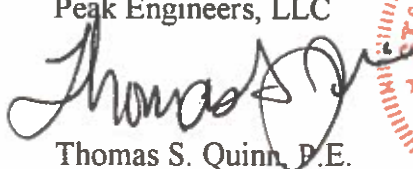
Please refer to the Environmental Assessment by Environmental Land Solutions, LLC.

Conclusion

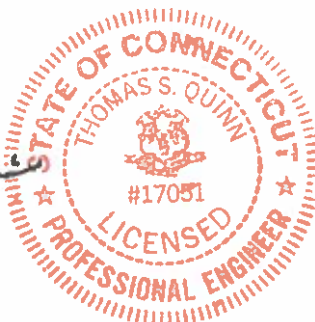
The Site Plan includes both permanent and temporary erosion controls to limit the effects of the construction process on the site.

Respectfully submitted:

Peak Engineers, LLC



Thomas S. Quinn, P.E.





Environmental Land Solutions, LLC
Environmental Analysis, Landscape Architecture & Planning

June 12, 2012

Inlands Wetlands and Watercourses Commission
Town of Wilton
238 Danbury Road
Wilton, CT 06897

RECEIVED

JUN 12 2012

RE: 197 Catalpa Road - Wilton, CT

WILTON INLAND WETLAND
COMMISSION

Dear Commission Members:

Environmental Land Solutions, LLC (ELS) has been retained by the owners of the above referenced property to prepare this environmental assessment to compliment the narrative portion of the inland wetland application prepared by Peak Engineers, LLC for the purpose of reviewing potential wetland impacts and mitigation measures in conjunction with the proposed residential addition and associated site improvements. ELS conducted a site visit to the property on May 22, 2012.

EXISTING CONDITIONS

The 2.0± acre parcel located at the south side Catalpa Road. This roughly triangular parcel fronts on Catalpa Road with the existing house nearly centered in the property. The developed portion of the property is approximately 0.7 acres in size with lawn and landscape improvements immediately area around the building. The property gently slopes from the road to the wetland in the back of the property. The improved portion of the property is defined by an old farmer's wall that occurs along the developed perimeter of the southern portion of the property.

Regulated Wetlands

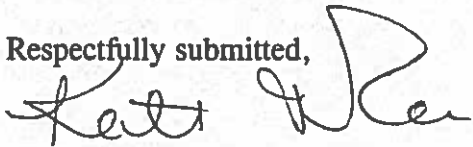
The wetlands were identified and flagged by Otto Theall of Soil and Wetland Science, LLC. The on site wetland is found along the southern portion of the site and extends off the property to a larger wetland system to the south and west. This naturalized area is wooded with red maples and a thick understory of euonymus, spicebush and ferns and includes the following nonnative invasive plants: garlic mustard, Japanese stilt grass, Asia bittersweet, and Japanese barberry. The larger wooded is a naturalized second growth forest surrounded by residential homes on 2 acres. The 100' upland review area extends from the wetland toward the developed area and encompasses all most of the proposed improvements. This property is within the Norwalk River watershed. The watershed above this property is residentially developed with single family residential homes and is approximately 20 acres in area.

The distance from the wetland to the proposed permanent improvements is over 50' at its closest point. The existing wooded buffer to the wetland will remain with new measures for infiltration opportunities. The potential impacts are foreseen only from short term disturbance during construction. These impacts will be mitigated with proper installation and maintenance of the sediment and erosion controls during the time of construction.

SUMMARY

In summary, with the short term and long term mitigation measures in effect ELS does not anticipate any significant impacts to wetland resources from the proposed site work. During construction proper installation and maintenance of sedimentation and erosion controls as specified on plans prepared by Peak Engineers, LLC will prevent soil migration into the wetland resources. Long term measures designed to enhance the wetland buffer and maintain infiltration of stormwater will minimize and prevent impacts to the onsite wetland resources and help maintain the current wetland functions.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Kate Throckmorton', written over the typed name.

Kate Throckmorton, ASLA, CPESC

Catalpa Road 197-wilton-ea.wpd

INLAND WETLANDS
COMMISSION
Telephone (203) 563-0180
Fax (203) 563-0284



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

MEMORANDUM

TO: Inland Wetlands Commission

FROM: Patricia Sesto, Director of Environmental Affairs *PS*

DATE: May 16, 2012

RE: WET#2106 – Saxon – 197 Catalpa Road

I have reviewed the submitted material and conducted a site inspection. Based on this I offer the following comments.

1. The Inland Wetland and Watercourses Regulations require an environmental evaluation and narrative be submitted with the application. This information has not been provided.
2. There is an area delineated for a planting with no further details. Details need to be provided.
3. Similarly, planting details for the rain garden are needed.
4. The depiction of trees along the stone wall is incomplete. Accordingly, it is unclear which, if any of the trees will be removed to accommodate the leaching system.
5. The project description on the application form simply states invasive plants will be removed. Details regarding this intent need to be provided.
6. The narrative cited in item one above should also be used to discuss Alternative One as it compares to the preferred alternative.
7. At the site walk with the Conservation Commission, Mr. Saxon indicated there is intent to remove pachysandra and reclaim the area as lawn. This intent is not indicated within the application documents.

CERTIFICATE OF PUBLICATION

State of Connecticut
County of Fairfield

ss Ridgefield

I, Thomas B. Nash, being duly cautioned and sworn depose and say that I am the Publisher of Hersam Acorn, LLC. and that there was printed in The Wilton Bulletin, a weekly paper published in the Town of Ridgefield, CT on May 10, 17, 2012 a copy of the attached order of notice.

Thomas B. Nash

Subscribed and sworn to this 18th day of May 2012 before me.

Linda Zarczynski

Notary Public
Linda Zarczynski

My Commission Exp. Oct. 31, 2013

The Wilton Inland Wetlands Commission will hold a Public Hearing on May 24, 2012, beginning at 7:30 p.m. in the Town Hall Annex to review the following applications:

A. WET#2106(S)
- SAXON - 197 Catalpa Road - construction of building addition within 100 ft. of upland review, to include future B100a and other site improvements

B. WET#2108(S)
- TOWN OF WILTON
- Horseshoe Road and Wolfpit Road - sanitary

sewer extension from existing man hole on River Road through Horseshoe Road and Wolfpit Road to Miller-Driscoll School

Dated this 8th day of May, 2012 at Wilton, CT

Elisa Pollino
Secretary
5-10, 5-17

ENVIRONMENTAL LAND SOLUTIONS, LLC

Landscape Architecture and Environmental Site Planning

TRANSMITTAL

To: Wilton Inland Wetlands Commission
Wilton Town Hall
238 Danbury Road
Wilton, CT 06897

Re: 197 Catalpa Road
Wilton, CT

RECEIVED

From: Kate Throckmorton

JUN 12 2012

Date: 6/12/12

**WILTON INLAND WETLAND
COMMISSION**

We are sending you via:

The following item(s):

☐ U.S. Mail
☐ Overnight Mail
☒ Hand Delivery

☒ Prints
☐ Environmental Report
☐ Original Plans
☐ Proposal
☐ Application
☐ Other

Copies: Sheet No.: Date: Description:

9 1		6/12/12 as noted	Assessment Report

Transmitted:

☐ At your request ☒ For your information ☐ For your review and comments ☒ For your use

Copy To: Tom Quinn



Environmental Land Solutions, LLC
Environmental Analysis, Landscape Architecture & Planning

June 12, 2012

Inlands Wetlands and Watercourses Commission
Town of Wilton
238 Danbury Road
Wilton, CT 06897

RECEIVED

JUN 12 2012

WILTON INLAND WETLAND
COMMISSION

RE: 197 Catalpa Road - Wilton, CT

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Regulated Wetlands

The wetlands were identified and flagged by Otto Theall of Soil and Wetland Science, LLC. The on site wetland is found along the southern portion of the site and extends off the property to a larger wetland system to the south and west. This naturalized area is wooded with red maples and a thick understory of euonymus, spicebush and ferns and includes the following nonnative invasive plants: garlic mustard, Japanese stilt grass, Asia bittersweet, and Japanese barberry. The larger wooded is a naturalized second growth forest surrounded by residential homes on 2 acres. The 100' upland review area extends from the wetland toward the developed area and encompasses all most of the proposed improvements. This property is within the Norwalk River watershed. The watershed above this property is residentially developed with single family residential homes and is approximately 20 acres in area.

Wetland and Watercourse Functions

The functional evaluation of the wetlands is based on the suggested criteria cited in the publication entitled "The Highway Methodology Workbook, *Supplement*, Wetland Functions and Values, *A Descriptive Approach*," prepared by the US Army Corps of Engineers, NAEEP-360-1-30a, September 1999. Using this publication as a guide, the primary functions and values of the wetland-watercourse areas were identified as follows:

Wooded Wetlands: This wetland is part of a larger system that expands to the south and west. The size and naturalized character of this area would provide the following primary functions: Groundwater Recharge/Discharge, Floodflow Alternation, Sediment/Shoreline Stabilization, Sediment/toxicant Pathogen Retention, Nutrient Removal, Production Export and Wildlife Habitat.

PROPOSED ACTIVITY

The owner is proposing to build an addition with associated site work. The following site and building work is proposed within the upland review area.

- 1) Constructing 865 ± sf. building addition.
- 2) Constructing piping and discharge for a curtain drain from the driveway.
- 3) Reconfiguration of the driveway to accommodate new garage space.
- 4) Proposed (future) B-100 septic system with it's associated filling and grading work.
- 5) Proposed small earth berm at the exiting stone wall "bar way" to increase infiltration.
- 6) Removal of one 16" red maple, south of the addition.
- 7) Reclaiming approximately 2500 sf. of lawn area where pachysandra grows.
- 8) Removal of nonnative invasive plants from the area of disturbance.
- 9) Provide a new line of native shrubs (*Viburnum dentatum*), along the existing stone wall.
- 10) Provide a line of boulders to demarcate the new lawn line.

The list of above improvements is within previous development areas as defined by the farmer's wall. The slight increase in impervious area is being directed to a nearly level lawn area adjacent to the building 51' from the wetland. The B-100 septic system has been designed and located to save as many trees as possible and minimize grading and disturbance to adjoining areas.

POTENTIAL IMPACTS & MITIGATING MEASURES

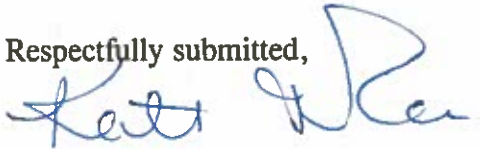
None of the proposed activities are within wetlands or regulated areas, however most of the work lies within the 100' upland review area. The closest area of disturbance to the wetland is 20' for grading work associated with the installation of the B-100 which is not expected to be constructed. The addition will be 58' away and the driveway is essentially within the same disturbance area as the existing driveway. All work is within previous developed areas of the residence yard area.

The distance from the wetland to the proposed permanent improvements is over 50' at its closest point. The existing wooded buffer to the wetland will remain with new measures for infiltration opportunities. The potential impacts are foreseen only from short term disturbance during construction. These impacts will be mitigated with proper installation and maintenance of the sediment and erosion controls during the time of construction.

SUMMARY

In summary, with the short term and long term mitigation measures in effect ELS does not anticipate any significant impacts to wetland resources from the proposed site work. During construction proper installation and maintenance of sedimentation and erosion controls as specified on plans prepared by Peak Engineers, LLC will prevent soil migration into the wetland resources. Long term measures designed to enhance the wetland buffer and maintain infiltration of stormwater will minimize and prevent impacts to the onsite wetland resources and help maintain the current wetland functions.

Respectfully submitted,



Kate Throckmorton, ASLA, CPESC

Catalpa Road 197-wilton-ea.wpd

RECEIVED

JUN 12 2012

WILTON INLAND WETLAND
COMMISSION

PROJECT NARRATIVE

APPLICATION TO THE INLAND WETLANDS AGENCY FOR
A SIGNIFICANT ACTIVITY

For

RESIDENTIAL ADDITION AND
DESIGNATION OF REPLACEMENT SEPTIC AREA
197 CATALPA ROAD
WILTON, CONNECTICUT 06897

Prepared For

Susan and Jonathan Saxon
197 Catalpa Road
Wilton, Connecticut 06897

Prepared By

Peak Engineers, LLC

PROVIDING CIVIL ENGINEERING SERVICES
4 Old Mill Road, Redding, Connecticut 06896
Mailing: PO Box 312, Georgetown, CT 06829-0312
Tel 203-834-0588
Fax 203-834-0589
Email: tquinn@peakengineersllc.com

June 1, 2012

PROJECT NARRATIVE

197 Catalpa Road

Page 2

Purpose

This Project narrative is being submitted as part of a wetland application for proposed activities at 197 Catalpa Road. The project proposes the construction of a building addition and the designation of a Code-Complying Septic Replacement Area within upland review areas.

General Location and Description

The project site is located on the south side of Catalpa Road in the R-2A residence Zone. The entire parcel drains to the south to a designated wetland. The wetlands were delineated by Otto Theall, Soil Scientist in November of 2005 and field located by RKW Land Surveying on July 6, 2006. Approximately 0.70 acres, of the 2.075 acre site, is improved and the remainder is wooded or wooded/wetland.

Access to the property is from Catalpa Road via a gravel driveway. The driveway accesses an existing west facing garage located on the west end of the house. Behind the house is a pool and the septic tank and septic leaching gallery.

A loose boulder wall is present at the rear of the developed area. This wall extends nearly the entire width of the lot. The rear yard maintains a large amount of pachysandra as well as some invasive species. It is logical that the lawn extended to the loose boulder wall but over time a combination of shade and lack of routine lawn maintenance allowed the spreading of the "ground cover" to flourish. Today the pachysandra has spread north to where it is within ten feet of the house.

Deep hole testing was performed to locate suitable soils and area for a septic replacement area. Deep test holes indicated a relatively thick organic layer of approximately 16" underlain with 12" or so of yellow brown silty loam followed by a mottled hardpan. The average restrictive layer, for the septic system design, is 31". The test hole logs are included on the site plan.

Proposed Improvements

Preferred Plan-Alternative Two

The owner proposes a building addition on the west side of the existing structure. This addition will include a new garage with doors facing north and the upstairs of the garage will be a new bedroom. The existing garage will be finished for use as living area. The total proposed new roof area is 865 square feet.

Access to the construction area is from the existing driveway.

PROJECT NARRATIVE

197 Catalpa Road

Page 4

If and when the replacement septic system is installed the entire area will be seeded with native grasses and the area will receive seasonal (twice a year) mowing only.

Proposed Alternatives

Prior to deciding on Alternative Plan Two as the preferred plan, a couple of other plans and locations for the proposed garage were considered. Following is a brief description of the previously submitted plan dated February 2, 2012 and the plan titled *Alternative One*.

Previously Submitted plan dated February 20, 2012

This plan places the proposed garage as the preferred alternative Two. The difference being the manner in which the roof water from the new garage is handled. The February 20, 2012 plan indicated the roof drains being piped to a rain garden near the rear loose boulder wall. The rain garden was designed for the 1" rainfall from the roof. This alternative was rejected because some, although minor, excavation would be required to form the rain garden and this excavation would likely damage the roots of the existing 12" cottonwood and 20" maple located on the loose boulder wall.

Alternative One

Alternative One proposes the access to the garage from the west. Alternative One was rejected because it places the corner of the driveway 34 feet from the designated wetlands (17' less than Alternative Two) and proposes a driveway area of 2,420 square feet (870 square feet more than Alternative Two)

Potential Impacts of the Development

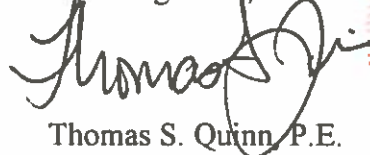
Please refer to the Environmental Assessment by Environmental Land Solutions, LLC.

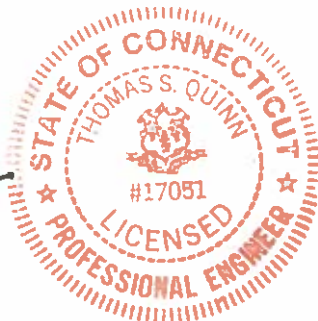
Conclusion

The Site Plan includes both permanent and temporary erosion controls to limit the effects of the construction process on the site.

Respectfully submitted:

Peak Engineers, LLC


Thomas S. Quinn, P.E.



Susan Saxon called the office on Wednesday, October 3, 2012 to report that she is removing the pachysandra this week.

Liz Larkin

Inland Wetlands Commission
Telephone (203) 563-0180
Fax (203) 563-0284



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

TO: Sandy Dennies, CFO
FROM: Inland Wetlands Commission
DATE: 9/7/12
SUBJECT: Bond Submittal

Re: 197 Catalpa Road
Wilton, CT 06897

WET#	2106
Bond Amount	\$2,300.00
Submitted by	Jonathan Saxon 197 Catalpa Road Wilton, CT 06897

Enclosed you will find a check totaling \$2,300.00 for payment of the total amount of the bond.

The applicant's Form W-9 is attached.

Total \$2,300.00

Should you have any questions, please call.

Liz Larkin
Administrative Secretary
Ext. 358

Attachments

8/29/12

JOE OBOY EXCAVATING AND LANDSCAPING

NORWALK CT

THE FOLLOWING PROPOSAL IS AN ITEMIZED LIST OF WORK TO BE PERFORMED AT 197 CATALPA RD
WILTON CT.

- INSTALL CURTAIN DRAIN AS PER SITE PLAN ~~\$1,500.00~~
- REMOVE PACYSANDRA, ESTABLISH NEW LAWN \$ 750.00
- SUPPLY AND INSTALL ELEVEN VIBURNAM DENTATUM \$1,200.00
- PROVIDE TREE PROTECTION AS PER PLAN \$ 250.00
- INSTALL SILT FENCE FOR EROSION CONTROL \$ 400.00
- SUPPLY MATERIALS AND FABRICATE RAISED BEDS AT
DRIVEWAY ENTRANCE ~~\$ 750.00~~
- INSTALL THREE FERN GARDENS AS PER PLAN \$ 450.00

P/S
9/5/12

TOTAL MATERIALS AND LABOR

~~\$5,400.00~~
\$ 2,300.00

THANK YOU



JOE OBOY

CERTIFICATE OF PUBLICATION

State of Connecticut
County of Fairfield

ss Ridgefield

I, Thomas B. Nash, being duly cautioned and sworn depose and say that I am the Publisher of Hersam Acorn, LLC. and that there was printed in The Wilton Bulletin, a weekly paper published in the Town of Ridgefield, CT on July 5, 2012 a copy of the attached order of notice.

Thomas B. Nash

Subscribed and sworn to this 6th day of July 2012 before me.

Linda Zarczynski

Notary Public
Linda Zarczynski

My Commission Exp. Oct-31, 2013

The Wilton Inland Wetlands Commission took the following ACTION on June 28, 2012

GRANTED with conditions, Wetlands Application WET#2106 - SAXON - construction of building addition and B100a septic system within 100 ft. of a wetland at 197 Catalpa Road, Wilton, CT (Assessor's Map #60, Lot #17).

GRANTED with conditions, Wetlands Application WET#2125 - FANG - "after-the-fact" shed, 25 ft. from wetlands at 90 Pheasant Run Road, Wilton CT (Assessor's Map#115, Lot #25-2).

GRANTED with conditions, Wetlands Application WET#2118 - BORDOLEY - two porch additions and the associated B100a 60 feet from a pond at 43 Indian Hill Road, Wilton, CT (Assessor's Map#38, Lot #9).

GRANTED with conditions, Wetlands Application WET#2120 - MCBRINN - "emergency" septic tank replacement 60 ft. from wetlands at 43 Sunset Pass, Wilton, CT (Assessor's Map#12, Lot #42).

The full record of the Commission's action is available for public review at its offices in the Town Hall Annex at 238 Danbury Road, Wilton, CT.

Dated this day July 2,
2012 at Wilton, CT
Elisa Pollino
Secretary