

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



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

APPLICATION FOR AN INTERMEDIATE REGULATED ACTIVITY

For Office Use Only:

WET#	_____
Filing Fee \$	_____
Wilton Land Record Map#	_____
Date of Submission	_____
Volume #	_____ Page # _____
Date of Acceptance	_____
Assessor's Map #	_____ Lot# _____

APPLICANT INFORMATION:

Applicant Donna Aldaia & Peter Hickman
Address 81 McFadden Drive,
Wilton
Telephone (973) 851-7261
Email phickman16@hotmail.com

Agent (if applicable) Rob Sanders Architects LL
Address P.O. BOX 132
Wilton
Telephone (203) 761-0144
Email info@rsarchct.com

PROJECT INFORMATION:

Property Address 81 McFadden Drive
Acres of altered Wetlands On-Site 0.02 acres
Linear Feet of Watercourse 175'
Linear Feet of Open Water 0
Sq. Ft. of proposed and/or altered impervious coverage 641SF

Site Acreage 1.07 acres
Cu. Yds. of Material Excavated 60
Cu. Yds. of Material to be Deposited 0
Acres of altered upland buffer .02 acres
Sq. Ft. of disturbed land in regulated area 900sf

APPLICATION REQUIREMENTS:

Is The Site Within a Public Water Supply
Watershed Boundary? NO ☒ YES* ☐

Is The Site Within 500 Feet of a Town Boundary?
NO ☒ YES* ☐

* If the answer is yes, then the applicant is responsible for notifying the appropriate water authority and/or adjoining community's Wetlands Department. Instructions for notification are available at the office of the commission.

Project Description and Purpose: _____
Construct new sitting room and half bath (344sf), with bluestone terrace (297sf) on stone dust base.

In addition, the applicant shall provide nine (9) collated copies of the following information as well as an electronic submission via email to mike.conklin@wiltonct.org & elizabeth.larkin@wiltonct.org **

- ☒ A. Written consent from the owner authorizing the agent to act on his/her behalf
- ☒ B. A Location Map at a scale of 1" = 800'
- ☒ C. ***A Site Plan showing existing and proposed features at a scale not to exceed 1" = 40'***
- ☒ D. Sketch Plans depicting the alternatives considered
- ☒ E. Names and addresses of adjoining property owners
- ☒ F. A narrative describing, in detail
 - a. the proposed activity
 - b. the alternatives considered
 - c. impacts
 - d. proposed mitigation measures
- ☒ G. Soils Report prepared by a Certified Soil Scientist and Wetlands Map prepared by a Registered Land Surveyor
- ☒ H. Description of the chemical and physical characteristics of fill material to be used in the Regulated Area
- ☒ I. Description and maps detailing the watershed of the Regulated Area
- ☒ J. One original application and eight (8) copies

****Application materials shall be collated and copies of documents more than two pages in length shall be double sided.**

See Section 7 of the Wetlands and Watercourses Regulations of the Town of Wilton for a more detailed description of applications requirements.

The Applicant or his/her agent certifies that he is familiar with the information provided in this application and is aware of the penalties for obtaining a permit through deception, inaccurate or misleading information.

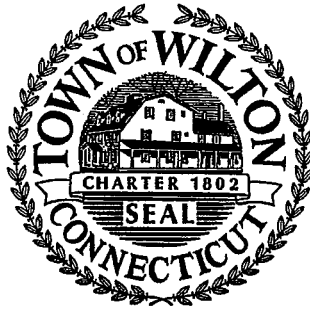
By signing this application, permission is hereby given to necessary and proper inspections of the subject property by the Commissioners and designated agents of the Commission or consultants to the Commission, at reasonable times, both before and after a final decision has been rendered.

Applicant's Signature: _____ Date: **02.03.2023**

Agent's Signature (if applicable): _____ Date: **02.03.2023**

WILTON BUILDING
DEPARTMENT

Building Official
Demolition Officer
Tel: 203-563-0177



TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

Fax: 203-563-0284

LETTER OF AUTHORIZATION

To Whom It May Concern:

I hereby declare the following:

1. That I am the owner of the premises described as follows:

81 McFadden Drive	Wilton	CT	R-2A
Street	City	State	Zone

2. That Rob Sanders Architects LLC is duly authorized for and on behalf of the owner to execute an application for building, zoning, health and wetlands permits to enable him/her to obtain permits to complete construction of the following work Addition of Sitting Room and Half Bath, renovation of existing Sunroom with new windows and double-sided fireplace, new terrace

at the above site.

3. That Rob Sanders AIA is hereby designated as the owner's representative with whom all town departments may deal with in respect to the work involved.

4. That this authorization also includes any and all electrical, plumbing, heating, and HVAC contractors doing work in conjunction with the above noted activity to obtain the appropriate sub permits.

Date: 11/26/23

Owner: Kevin Hickman
Print Name

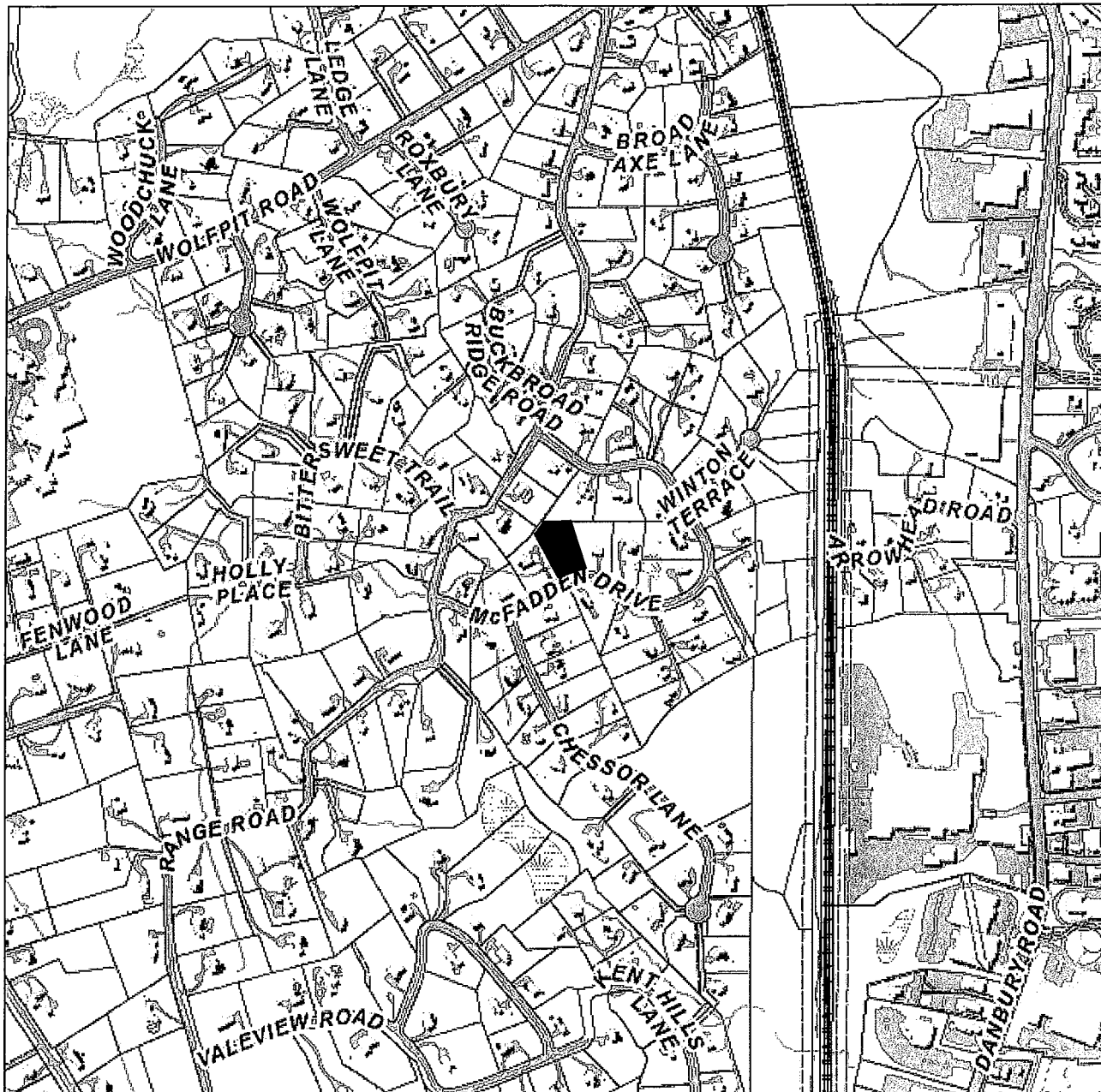
[Signature]
Signature

Town of Wilton

Geographic Information System (GIS)



Date Printed: 1/30/2023



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Wilton and its mapping contractors assume no legal responsibility for the information contained herein.

Zoning Effective: July 28, 2017

Planimetrics Updated: 2014

Approximate Scale: 1 inch = 800 feet

0 800 Feet



TOWN OF WILTON, CONNECTICUT
81 McFadden Drive — Abutting Properties

Parcel ID	Site Address	Owner Name	Mailing Address	City	State	Zip
85-14	76 MCFADDEN DR	MIGLOZZI ALLISON E	76 MCFADDEN DR	WILTON	CT	06897
85-15	80 MCFADDEN DR	GOSDEN MARK R & ELAINE C	80 MCFADDEN DR	WILTON	CT	06897
85-28	85 MCFADDEN DR	LYNN SOMER D	85 MCFADDEN DR	WILTON	CT	06897
85-29	81 MCFADDEN DR	HICKMAN PETER &	81 MCFADDEN DR	WILTON	CT	06897
85-30	75 MCFADDEN DR	LYNCH PAUL J & DEBORAH P	75 MCFADDEN DR	WILTON	CT	06897
85-36	11 MCFADDEN DR	FRATARCANGELO PETER A JR	11 MCFADDEN DR	WILTON	CT	06897
85-38	96 RANGE RD	KUMAR BALAJI SAMPATH	96 RANGE RD	WILTON	CT	06897
85-107	90 RANGE RD	DONOVAN FRANEY M & BARBARA E	90 RANGE ROAD	WILTON	CT	06897

F. Narrative for 81 McFadden Drive, Wilton

a. The proposed activity:

The proposed project consists of the addition of a new 344sf living room to the existing 1780sf one family home. A new 300sf bluestone terrace (on permeable stone dust) will be built adjacent to the rear of the residence. No new bedrooms are being added so the existing septic system will remain. A B100A submitted.

b. The alternatives considered:

Every part of the site is either within the 100' wetlands regulated area, within the 75' setback from the existing well, or is designated as wetlands. Other locations were considered but all would have equal or more impact on the site. The replacement septic has been designed for the only area where the soil is suitable.

c. Impacts

As the proposed addition is only 344sf and replaces an existing deck of 418sf we believe impact to the site and plantings will be minimal.

d. Proposed mitigation measures

Silt fences will be maintained in place during the course of construction

H. Description of the chemical and physical characteristics of fill material to be used in the Regulated Area

No fill used at addition.

If a new septic is required a 5' sand buffer (septic sand) will be used around the proposed 60' Mantis system.

SOIL & WETLAND SCIENCE, LLC
OTTO R. THEALL
PROFESSIONAL SOIL SCIENTIST / WETLAND SCIENTIST
2 LLOYD ROAD
NORWALK, CONNECTICUT 06850
OFFICE (203) 845-0278
CELL (203) 247-0650
EMAIL: soilwetlandsci@aol.com

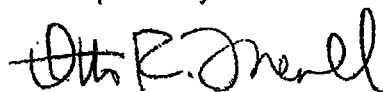
SOIL INVESTIGATION REPORT
81 MCFADDEN DRIVE
WILTON, CONNECTICUT
JUNE 4, 2020

I conducted an on-site investigation of the soils on the residential property that is located at 81 McFadden Drive in Wilton, Connecticut on June 4, 2020. The examination for wetland soils was conducted in the field by inspection of soil samples taken with spade and auger.

Inland wetlands in Connecticut, according to the Connecticut General Statutes, are lands, including submerged lands, which consist of any of the soil types designated as poorly drained, very poorly drained, alluvial, and floodplain by the National Cooperative Soils Survey of the NRCS. Watercourses include rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent. Intermittent watercourses are to be delineated by a defined permanent channel and bank and the occurrence of two or more of the following characteristics: (A) evidence of scour or deposits of recent alluvium or detritus, (B) the presence of standing or flowing water for a duration longer than a particular storm incident, and (C) the presence of hydrophytic vegetation.

The wetland boundary was marked in the field with pink flags numbered 1 through 10, 101 through 118 and 201 through 206. The wetland in the front yard contains a watercourse. The wetland soils consist of Ridgebury, Leicester and Whitman soils, extremely stony (3). The non-wetland soils consist of Sutton fine sandy loam (50), Canton and Charlton soils (60) and Udorthents-Urban land complex (306). The soil map units contain inclusions of other soil types. **The results of this investigation are subject to change until accepted by the Inland Wetland Commission of the Town of Wilton.**

Respectfully submitted:



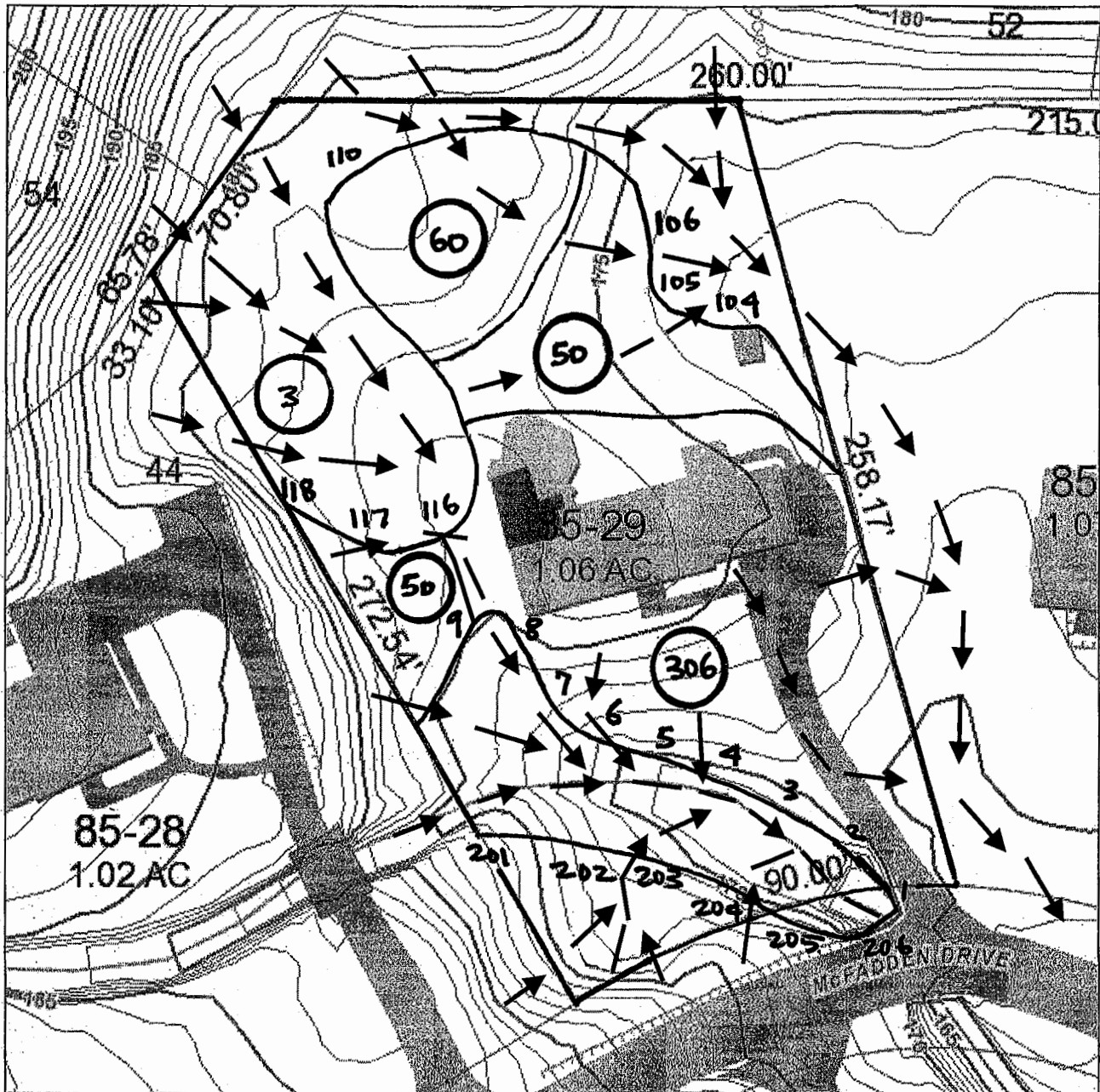
Otto R. Theall
Professional Soil Scientist

Town of Wilton

Geographic Information System (GIS)



WATERSHED MAP



SOIL SURVEY SKETCH MAP
81 MCFADDEN DRIVE
WILTON, CONNECTICUT
SOIL & WETLAND SCIENCE, LLC
OTTO R. THEALL
PROFESSIONAL SOIL SCIENTIST
JUNE 4, 2020

SOIL LEGEND:
Wetland Soils:
3 = Ridgebury, Leicester & Whitman
Non-wetland Soils:
50 = Sutton fine sandy loam
60 = Canton and Charlton soils
306 = Udorthents-Urban land complex

20 AND
STREET
283, INC
IN A
CAP
LOCATES
AP IS ON

1 TO
IDING A
TRNER
HARLES
AIN SR
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R

Test Hole 1

0-14 T.S.
14-27 y.b.scl.
27-40 mod. comp. s.H
ledge @ 40
No water
rest @ 27

Test Hole 2

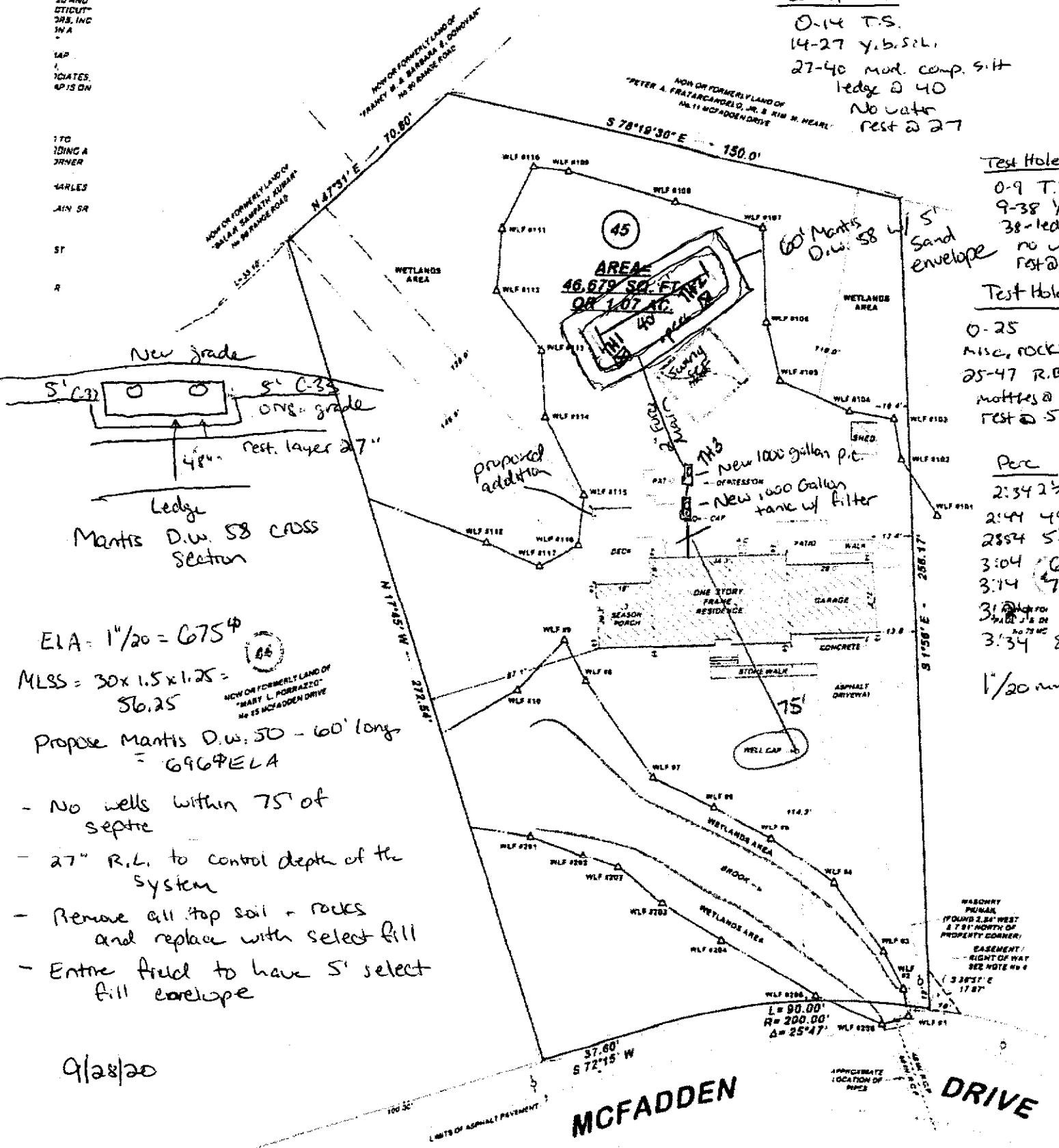
0-9 T.S.
9-38 y.b.scl.
38-ledge
no water
rest @ 38

Test Hole 3

0-25
misc. rocks,
25-47 R.B.SL
mottles @ 30
rest @ 5

Perc

2:34 2 1/2"
2:44 4"
2:54 5 1/2"
3:04 6 1/2"
3:14 7 1/2"
3:24 8"
3:34 8 1/2"
1 1/20 mm.



ELA = $1\frac{1}{20} = 675^{\phi}$

MLSS = $30 \times 1.5 \times 1.25 = 56.25$

Propose Mantis D.w. 50 - 60' long
= 696^{ϕ} ELA

- No wells within 75' of septic
- 27" R.L. to control depth of the system
- Remove all top soil - rocks and replace with select fill
- Entire Area to have 5' select fill envelope

9/28/20

Frank Marmi
NorthEast Septic + Excavating
(203) 447-9798
License # 5881

MCFADDEN

DRIVE

B-100
81 McFadden Drive, Winton