

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



TOWN HALL  
238 Danbury Road  
Wilton, Connecticut 06897

RECEIVED  
JUL 06 2021

WILTON INLAND WETLAND  
COMMISSION

## APPLICATION FOR A MINOR REGULATED ACTIVITY

**For Office Use Only:**

Filing Fee \$ 210.00  
Date of Submission 7-6-21  
Date of Acceptance N/A  
WET# 2721  
Wilton Land Record Map# 4688  
Volume # 2461 Page # 139  
Assessor's Map # 41 Lot# 1

### APPLICANT INFORMATION:

Applicant: JOSEPH & SHANNON BENEDEK Agent (if applicable) \_\_\_\_\_  
Address 1 WEST WIND LANE Address \_\_\_\_\_  
WILTON CT. 06897  
Telephone 203.556-2946 Telephone \_\_\_\_\_  
Email SHANNON.BENEDEK@GMAIL.COM Email \_\_\_\_\_

### PROPERTY INFORMATION:

Property Address 1 WEST WIND LANE Site Acreage 0.663  
Acres of altered Wetlands On-Site -0- Cu. Yds. of Material Excavated 21.8  
Linear Feet of Watercourse -0- Cu. Yds. of Material to be Deposited 21.8 BACKFILL  
Linear Feet of Open Water -0- Acres of altered upland buffer 0.013 AC  
Sq. Ft. of proposed and/or altered impervious coverage Sq. Ft. of disturbed land in regulated area 570 SF

ALTERED = 966 SF  
PROPOSED  
ADDITIONAL = 604 SF

### APPLICATION REQUIREMENTS:

Is The Site Within a Public Water Supply  
Watershed Boundary? NO X YES\* \_\_\_\_\_

Is The Site Within 500 Feet of a Town Boundary?  
NO X 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: THE SCOPE OF WORK PROPOSED IS AS FOLLOWS

1. DEMOLISH EXISTING OPEN PORCH
2. CONSTRUCT NEW MULTILEVEL OPEN PORCH & STAIRS.
3. CONSTRUCT NEW STONE TERRACE @ GRADE.
4. MISC. IMPROVEMENTS AS REQUIRED TO COMPLETE PROPOSED WORK

In addition, the applicant shall provide three (3) collated paper copies of the following information as well as an electronic submission via email to [mike.conklin@wiltonct.org](mailto:mike.conklin@wiltonct.org) & [elizabeth.larkin@wiltonct.org](mailto: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
- ☐ D. Names and addresses of adjoining property owners

**\*\*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: Shannon Benecke Date: 7/2/21

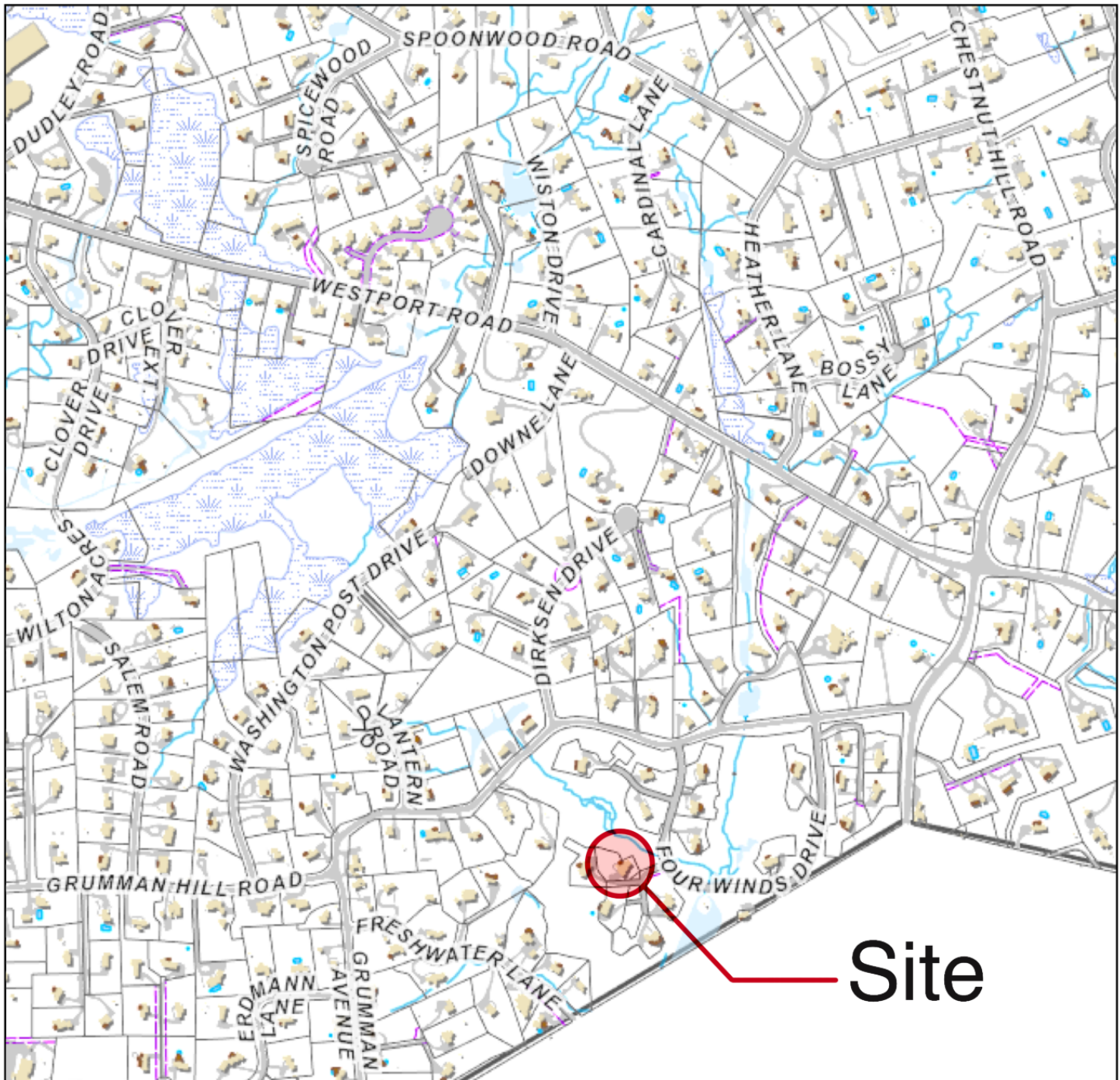
Agent's Signature (if applicable): \_\_\_\_\_ Date: \_\_\_\_\_

# Town of Wilton

Geographic Information System (GIS)



Date Printed: 6/30/2021



## **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



# T O M A S E T T I

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## A R C H I T E C T S L L C

Benedek: Porch & Terrace  
1 West Wind Lane  
Wilton, Connecticut 06897

Project # 20232

### List of Adjacent Property Owners

TOWN OF WILTON, CONNECTICUT						
Parcel ID	Site Address	Owner Name	Mailing Address	Mailing City	Mailing State	Mailing Zip
41-1-6	1 NORTH WIND LA	GOTUA DIANE	1 NORTH WIND LA UNIT #6	WILTON	CT	06897- 0000
41-1-7	8 FOUR WINDS DR	MARTIN RICHARD A & CORA P	8 FOUR WINDS DR	WILTON	CT	06897- 0000
41-1-8	10 FOUR WINDS DR	MCNAMARA MEREDITH J &	10 FOUR WINDS DR	WILTON	CT	06897- 0000
41-1-9	5 EAST WIND LA	BARTLETT BLAIR D &	5 EAST WIND LA	WILTON	CT	06897- 0000
41-1-10	4 EAST WIND LA	HEFFERNAN KEITH & AMY	4 EAST WIND LA	WILTON	CT	06897- 0000
41-1-11	2 EAST WIND LA	O'DEA JOHN JOSEPH & BAILEY STOLER	2 EAST WIND LA	WILTON	CT	06897- 0000
41-1-12	1 EAST WIND LA	HAGERTY FRANCIS & JANE SV	1 EAST WIND LA	WILTON	CT	06897- 0000
41-1-13	3 EAST WIND LA	GAY TYLER &	3 EAST WIND LA	WILTON	CT	06897- 0000
41-1-14	2 FOUR WINDS DR	ANGERAME TRACY	2 FOUR WINDS DR	WILTON	CT	06897- 0000
41-1-15	4 FOUR WINDS DR	SOKOL JOSEPH L	4 FOUR WINDS DR	WILTON	CT	06897- 0000
41-1-16	6 FOUR WINDS DR	PICCO PATRICIA E & JOHN O TRUSTEES	6 FOUR WINDS DR	WILTON	CT	06897- 0000
41-1-17	1 WEATHERVANE LA	CLAUS MARY M	1 WEATHERVANE LA	WILTON	CT	06897- 0000
41-1-18	2 WEATHERVANE LA	GIGA DEVELOPMENT (USA) CORP	1070 PARK AVE #9A	NEW YORK	NY	10028- 0000
41-1-19	3 WEATHERVANE LA	AUGENBRAUN SARA S	3 WEATHERVANE LA	WILTON	CT	06897- 0000
41-1-20	3 WEST WIND LA	TAFT MILLENS W III & JOHANNE O 50% &	3 WEST WIND LA	WILTON	CT	06897- 0000
41-1-21	1 WEST WIND LA	BENEDEK JOSHUA & SHANNON	1 WEST WIND LA	WILTON	CT	06897- 0000

# T O M A S E T T I

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## A R C H I T E C T S L L C

41-1-22	4 WEST WIND LA	ARCIERO MICHAEL &	4 WEST WIND LA	WILTON	CT	06897- 0000
41-1-23	6 WEST WIND LA	MESSINA MICHAEL &	6 WEST WIND LA	WILTON	CT	06897- 0000
41-1-24	5 WEST WIND LA	SCHWARTZ DAVID G	5 WEST WIND LA	WILTON	CT	06897- 0000
41-2	159 GRUMMAN HILL RD	ORTON ROBERT L & KIMBERLY G	159 GRUMMAN HILL RD	WILTON	CT	06897- 0000
41-2-1	163 GRUMMAN HILL RD	WALSH GLENN J & ELIZABETH H	163 GRUMMAN HILL RD	WILTON	CT	06897- 0000
41-8	5 DIRKSEN DR	WILTON TOWN OF	238 DANBURY RD	WILTON	CT	06897- 0000
41-9	4 DOGWOOD LA	DINEEN TERRENCE	4 DOGWOOD LA	WILTON	CT	06897- 0000
41-13	3 DOGWOOD LA	CONNORS THOMAS W &	3 DOGWOOD LA	WILTON	CT	06897- 0000
41-14	244 GRUMMAN HILL RD	PAIGE MICHAEL & COURTNEY	244 GRUMMAN HILL RD	WILTON	CT	06897- 0000
41-22	288 GRUMMAN HILL RD	NILSON RALPH G	288 GRUMMAN HILL RD	WILTON	CT	06897- 0000
41-23	31 CHESTNUT HILL RD	MORIN SHARON & JOHN R	31 CHESTNUT HILL RD	WILTON	CT	06897- 0000
41-50	170 GRUMMAN HILL RD	STEWART DIANE GAYLE &	8 SPORT HILL RD	REDDIN G	CT	06896- 0000
41-51	178 GRUMMAN HILL RD	BALICKI MICHAL &	178 GRUMMAN HILL RD	WILTON	CT	06897- 0000
54-70	26 FRESHWATER LA	HUNTER JEFFREY J & VALERIE K	26 FRESHWATER LA	WILTON	CT	06897- 0000
54-71	30 FRESHWATER LA	DZIAMA PATRICIA E	30 FRESHWATER LA	WILTON	CT	06897- 0000
54-72	36 FRESHWATER LA	SNYDER ALICE G	PO BOX 702	WILTON	CT	06897- 0000
54-73	42 FRESHWATER LA	BOTTONE SAMUEL B EST OF & DOLORE	42 FRESHWATER LA	WILTON	CT	06897- 0000
54-74	48 FRESHWATER LA	BAJAJ LUV &	48 FRESHWATER LA	WILTON	CT	06897- 0000

# T O M A S E T T I

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## A R C H I T E C T S L L C

Benedek Porch & Terrace  
1 West Wind Lane  
Wilton, Connecticut 06897

Project # 20232

June 30, 2021

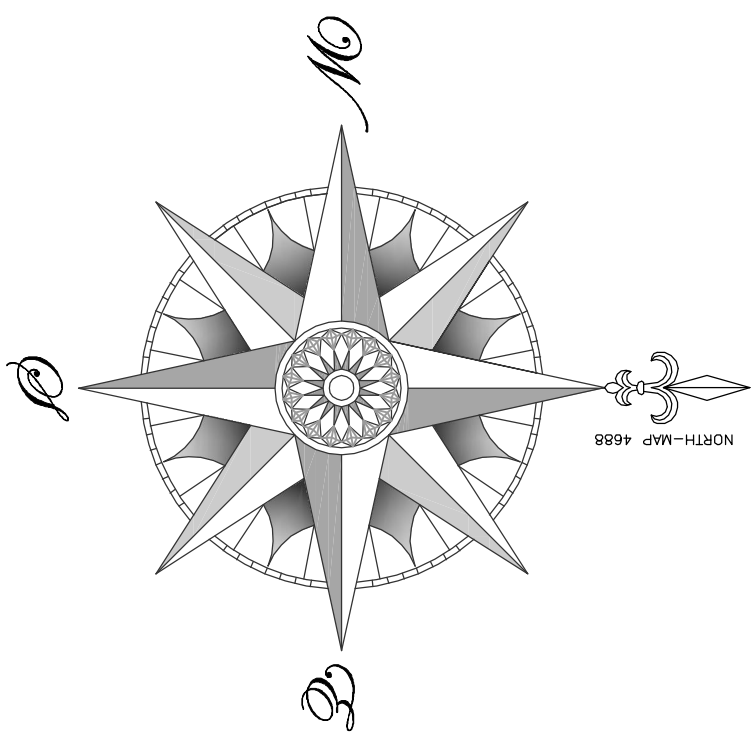
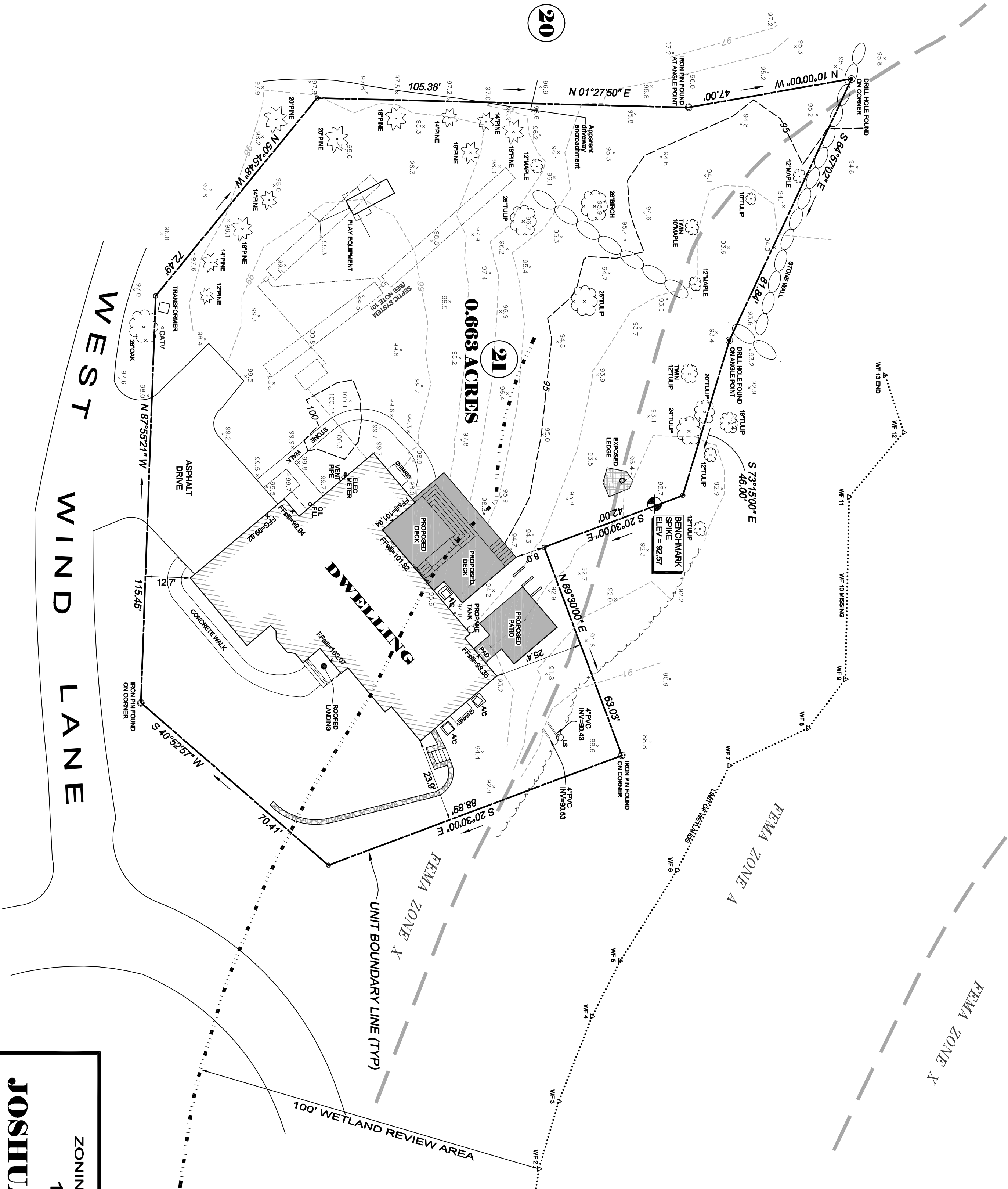
### Proposed Additional Building Coverage

Location Description	Area	Remarks
Proposed New Open Porch Structure	694 sf	
Existing Porch to be Removed	-362 Sf	
Proposed Additional Building Coverage	332	

### Proposed Additional Site Coverage

Location Description	Area	Remarks
Proposed New Open Porch Structure	694 Sf	
Proposed New Stone Terrace	272 sf	
Existing Porch to be Removed	-362 Sf	966
Proposed Additional Site Coverage	604	





**NOTES:**

1. This survey has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. as a Zoning Location Survey (Proposed) the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 and the locations and elevations of which conform to Topographic Accuracy Class T-2. It is intended to be used for regulatory zoning review.
2. Area of Unit = 28,893 S.F. / 0.663 Acres
3. Property designated as Unit No. 21, Map No. 4688 of the Wilton Land Records.
4. Reference is made to Warranty Deed recorded in Vol. 2461, Pg. 139 of the Wilton Land Records.
5. Reference is made to Tax Map 41, Block 1, Lot 7.
6. Property Located in R-1A Residence Zone.
7. Elevations depicted hereon is based on assumed datum.
8. Portion of the Unit is located in Special Flood Hazard Zone A as depicted on Flood Insurance Rate Maps prepared by the Federal Emergency Management Agency. Reference is made to Community Panel No. 09001C0382F, dated June 18, 2010.
9. Wetlands delineated hereon were flagged in the field by William Kenny Associates, LLC on 5/26/2021 and field located by Ryan and Faulds 5/28/2021.
10. Septic System depicted hereon per plan titled "AS-BUILT Private Sewage Disposal System for Louis Mauro Unit 21 Four Winds Farm Wilton, Connecticut", Dated 3/28/1995. Prepared by Nexus Engineering Associates on file with Town of Wilton Health Department.
11. All monumentation, found or set, depicted hereon.

ZONING LOCATION SURVEY, PROPOSED  
1 WEST WIND LANE  
PREPARED FOR  
**JOSHUA & SHANNON BENEDEK**  
WILTON, CONNECTICUT



MAY 28, 2021

TO MY KNOWLEDGE AND BELIEF  
THIS MAP IS SUBSTANTIALLY  
CORRECT AS NOTED HEREON.



11 GRUMAN HILL ROAD  
WILTON, CT 06897

DOUGLAS R. FAULDS  
LAND SURVEYOR CONN. LIC. No. 13292

Ph. (203) 762-9492 ryanaandfaulds.com