

original

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

<i>For Office Use Only:</i>	
WET# _____	
Filing Fee \$ _____	Wilton Land Record Map# _____
Date of Submission _____	Volume # _____ Page # _____
Date of Acceptance _____	Assessor's Map # _____ Lot# _____

APPLICANT INFORMATION:

Applicant <u>Jesse and Emily Casinelli</u>	Agent (if applicable) <u>N/A</u>
Address <u>44 Forest Lane</u>	Address _____
<u>Wilton, CT 06897</u>	_____
Telephone <u>203-249-8110</u>	Telephone _____
Email <u>epcasinelli@gmail.com</u>	Email _____

PROJECT INFORMATION:

Property Address <u>44 Forest Lane, Wilton, CT</u>	Site Acreage <u>1.2+/-</u>
Acres of altered Wetlands On-Site <u>0</u>	Cu. Yds. of Material Excavated <u>52 c.y.</u>
Linear Feet of Watercourse <u>0</u>	Cu. Yds. of Material to be Deposited <u>20.77 c.y.</u>
Linear Feet of Open Water <u>0</u>	Acres of altered upland buffer <u>0.0287</u>
Sq. Ft. of proposed and/or altered impervious coverage <u>1501 s.f.</u>	Sq. Ft. of disturbed land in regulated area <u>1970 s.f.</u>

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: House additions/alterations as outlined in the attached plans dated 3/27/23 and prepared by Peter C. Hart & Assoc., Ltd. Removal of existing screened porch, add a two-story slab-on-grade addition with front porch, kitchen/dining area, mud room, and two car garage; 2nd floor primary bedroom area, bathroom, multipurpose room; alterations to existing living space including LR chimney and fireplace; add a rear screened porch with wood deck construction on a pier. Septic system per D. Palladino & Son. dated 7/11/22.

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 **

- ☐ N/A 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 c. impacts
b. the alternatives considered 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:  Emily Casinelli Date: 4/20/23

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

Attachments to Application for an Intermediate Regulated Activity

44 Forest Lane, Wilton, CT

Re: Application for an Intermediate Regulated Activity – 44 Forest Lane, Wilton, CT 06897

E. Names and addresses of adjoining property owners:

Parcel No
117-15
Unique ID
5843
Account
001091
Owner
NEWMAN CAROL
Location
40 FOREST LA
MAILING ADDRESS
40 FOREST LA
WILTON CT 06897

Parcel No
117-13
Unique ID
5841
Account
004604
Owner
KAMINSKY DEBORAH & MARK F
Location
17 ABBOTT LA
MAILING ADDRESS
17 ABBOTT LA
WILTON CT 06897

Parcel No
117-12
Unique ID
5840
Account
005123
Owner
NAN ZHANG GUAN
Location
23 ABBOTT LA
MAILING ADDRESS
23 ABBOTT LA
WILTON CT 06897

Parcel No
117-2-1
Unique ID
5827
Account
072331
Owner
WILTON LAND CONSERVATION TRUST %
Location
DEFOREST RD

MAILING ADDRESS

PO BOX 77
WILTON CT 06897

Parcel No

116-24

Unique ID

5796

Account

004686

Owner

WILTON LAND CONSERVATION TRUST

Location

50 FOREST LA

MAILING ADDRESS

PO BOX 77
WILTON CT 06897

F. A narrative describing, in detail:

The project consists of Phase I removal of an existing screened porch and the creation of a two-story addition with 1st floor kitchen/dining area, mud room, 2 car garage, and front porch (all slab on grade). The second story of the addition would consist of a primary bedroom area, bathroom and a multipurpose room. A new rear screened porch with wood deck construction on a pier would also be added. The septic system plan is per D. Palladino & Son dated 7/11/22. During Phase II alterations to the existing living space would be made, including a new chimney and fireplace.

The existing home was built in 1951 and predates the zoning and inland wetlands regulations. The property has a non-confirming lot size; 1.19 acres in a 2-acre zone. The existing home is nonconforming as it does not conform to the required side yard setback on the north and is situated within the 100' regulated wetlands setback to the south. We have designed the alterations/addition plans to impact both the zoning and wetlands restrictions as minimally as possible and considered several alternatives listed below and shown as attachments hereto.

a. The proposed activity.

Phase I

- Install silt fence per SP-1
- Install temporary protection wall on inside of L.R. on south. Removal of existing chimney & screened porch
- Layout & set up of control points for the additions (already performed).
- Install construction fence on west side to protect existing weeping cherry and Japanese maple trees.
- Remove and save shrubs on south and west sides of the house. Temporarily store on the north side outside the buffer zone for replanting in phase 2 (only items impacted by addition).

- Remove TR2 to TR6 in their entirety (see SP-1)
- Remove TR7 (located along driveway opposite of the proposed new garage doors (leans over towards addition). To be cut 2' above existing grade.
- Remove TR8 located along the driveway west side (leans east towards the new addition and existing house). To be cut 2' above existing grade.
- Note, there is a dead ash tree in the neighboring property owned by the Wilton Land Trust close to WLT7 that is a hazard to life and property.
- General tree trimming for new overhead service to pole CL&P #8235 (see SP-1)
- All trees proposed for removal are marked with yellow and black ribbon for identification purposes.
- All shrubs proposed for removal and replanting are marked with green ribbon for identification purposes.
- Existing gravel walkway will be removed and disbursed on the south side of the driveway.
- The existing chimney and screened porch will come down and removed from site.
- The thin layer of topsoil will be removed from the addition footprint and removed from site.
- The excavation slab on grade foundation work is primarily trenching work. The cut line is 10" from face of foundation. The mini will work within the footprint of the addition, working itself north to south and material exiting at the garage overhead opening and onto the existing gravel driveway.
- Concrete footing will go in and wall CMU will be installed.
- The new chimney foundation will also go in at this point. The chimney and fireplace will be built in Phase II.
- The sanitary piping and new septic tank and pump chamber will be installed and temporarily tied to the existing forced main. The new CLF72-12 will be installed in Phase II if needed.
- Slab work will be prepped, radiant heating, vapor barrier, etc. $\frac{3}{4}$ crushed stone
- Slab will be poured.
- The site will be temporarily restored.
- The framed structure will rise.
- Any hoisting by lull will be from the driveway or within the new garage, the rest will be done by hand.

b. the alternatives considered

Various alternative plans have been explored. See attached:

Alternate #1: A1.1 dated 2/17/23 marked in red notes

Alternate #2: A1.1 dated 3/1/23 marked in red notes

Alternate #3: A1.1 dated 3/1/23 marked in red notes

Alternate #4: A1.1 dated 3/27/23 Final "works"

Re: Application for an Intermediate Regulated Activity – 44 Forest Lane, Wilton, CT 06897

Buried service was eliminated, crawl space was eliminated, full basement was eliminated.

Part of an alternate plan submitted in 2022 involved the addition to/renovation of the existing detached garage, but upon reflection we found those plans wouldn't be the best option for the property or our overall needs, so we decided not to move forward and to re-evaluate.

c. impacts

We have designed the additions to impact the zoning and wetland restrictions as minimally as possible.

d. proposed mitigation measures

Land disturbance will be kept to a minimum during construction; silt curtain barriers will be installed at the locations indicated on these plans; all control measures will be maintained during the construction period; the erosion controls (which will be installed immediately downstream of the proposed construction areas) shall be inspected periodically and especially following any periods of extended precipitation.

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

¾ Crushed stone.

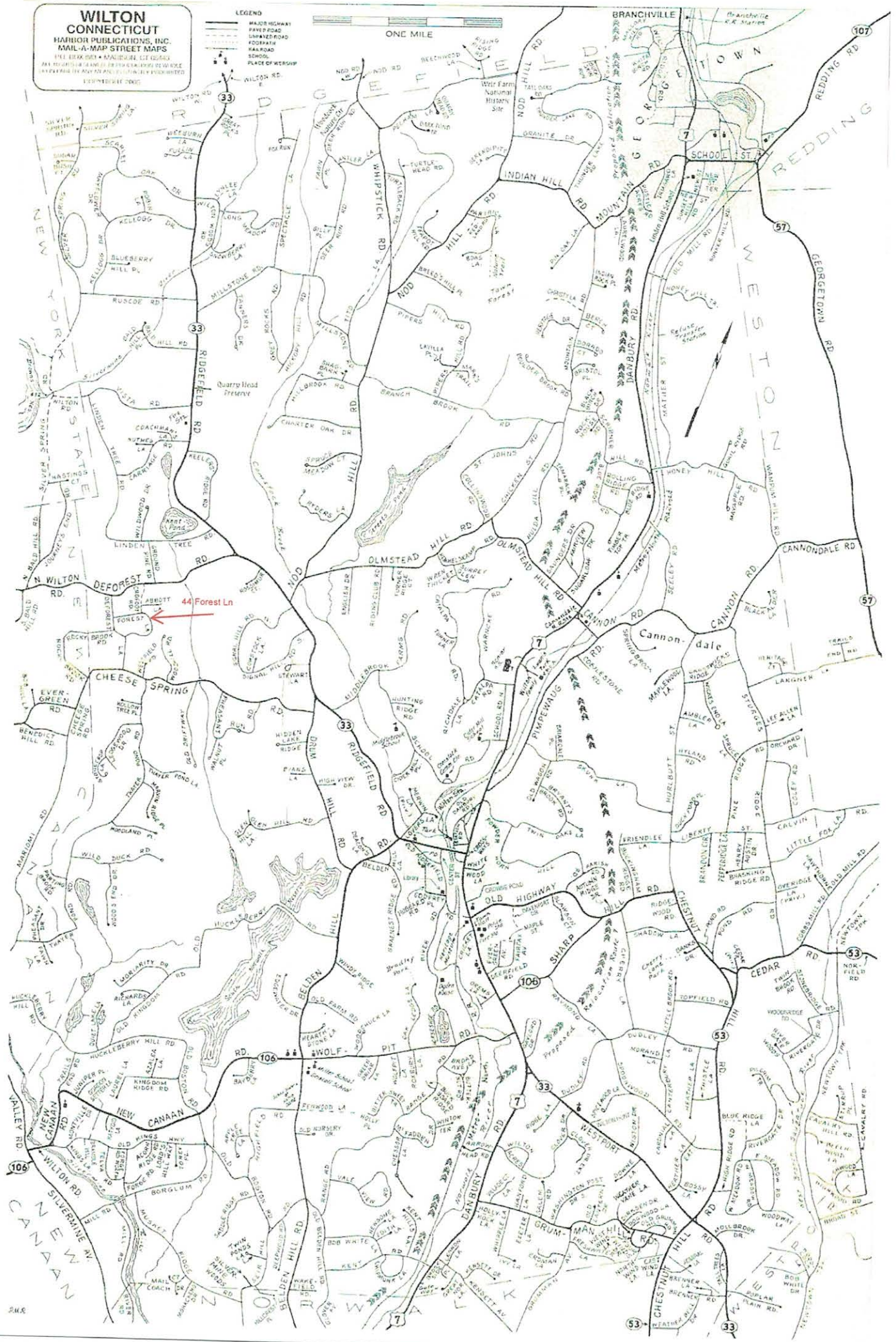
I. Description and maps detailing the watershed of the Regulated Area

See the attached Wetland Delineation Report dated September 12, 2021, prepared by Pfizer-Jähmig Environmental Consulting. The closest distance of the addition to the south is 40 +/- feet to wetlands.

WILTON CONNECTICUT
HARRIS PUBLICATIONS, INC.
MAIL-A-MAP STREET MAPS
P.O. BOX 305 • WILTON, CT 06095
ALL TOWNS IN CT AND CT DEPENDENCIES OF WILTON
ARE AVAILABLE FOR PURCHASE IN A SEPARATE EDITION
© 1997 HARRIS PUBLICATIONS, INC.

LEGEND
MAJOR HIGHWAY
PAVED ROAD
UNPAVED ROAD
FOOTPATH
RAILROAD
SCHOOL
PLACE OF WORSHIP

ONE MILE



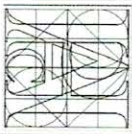
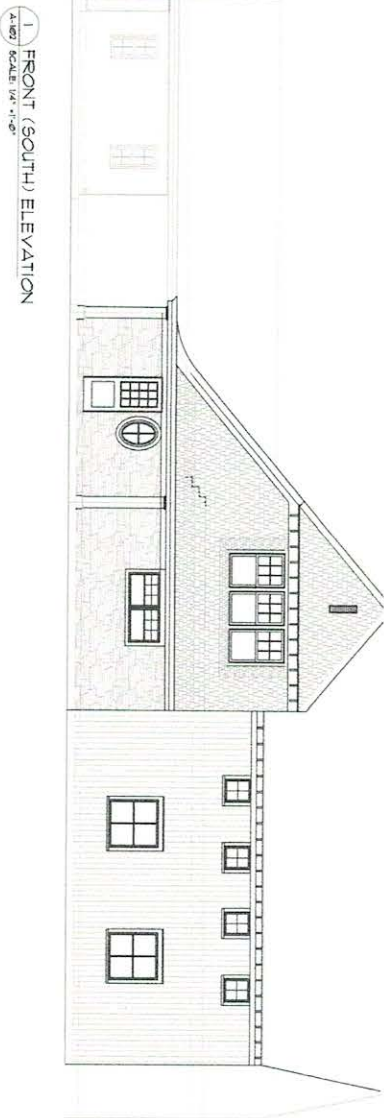
CASINELLI RESIDENCE

44 FOREST LANE
WILTON, CT

MARCH 27, 2023

LIST OF DRAWINGS

- T-1 TITLE SHEET
- SP-1 SITE PLAN
- EX-1 EXISTING PLANS & ELEVATIONS
- A-1.1 FIRST FLOOR PLAN
- A-1.2 SECOND FLOOR PLAN
- A-2.1 FRONT & REAR ELEVATIONS
- A-2.2 SIDE ELEVATIONS



Peter C. Hart & Assoc., Ltd.
160 Bridge Street
Stamford, CT 06905
tel: (203) 253-1174
www.peterhart.com

Seal

Casinelli Residence

44 Forest Lane
Wilton, CT

Jesse and Emily Casinelli

Document Date:

March 27, 2023

Document Phase:

Zoning Approval Documents

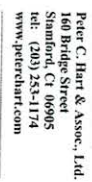
rev. date remark

1 XXXXX Plan revision X

Scale: 1"=20'-0"

Site Plan

TSP-1



Casinelli Residence

Jesse and Emily Casinelli

Document Date: March 27, 2003

March 27, 2023

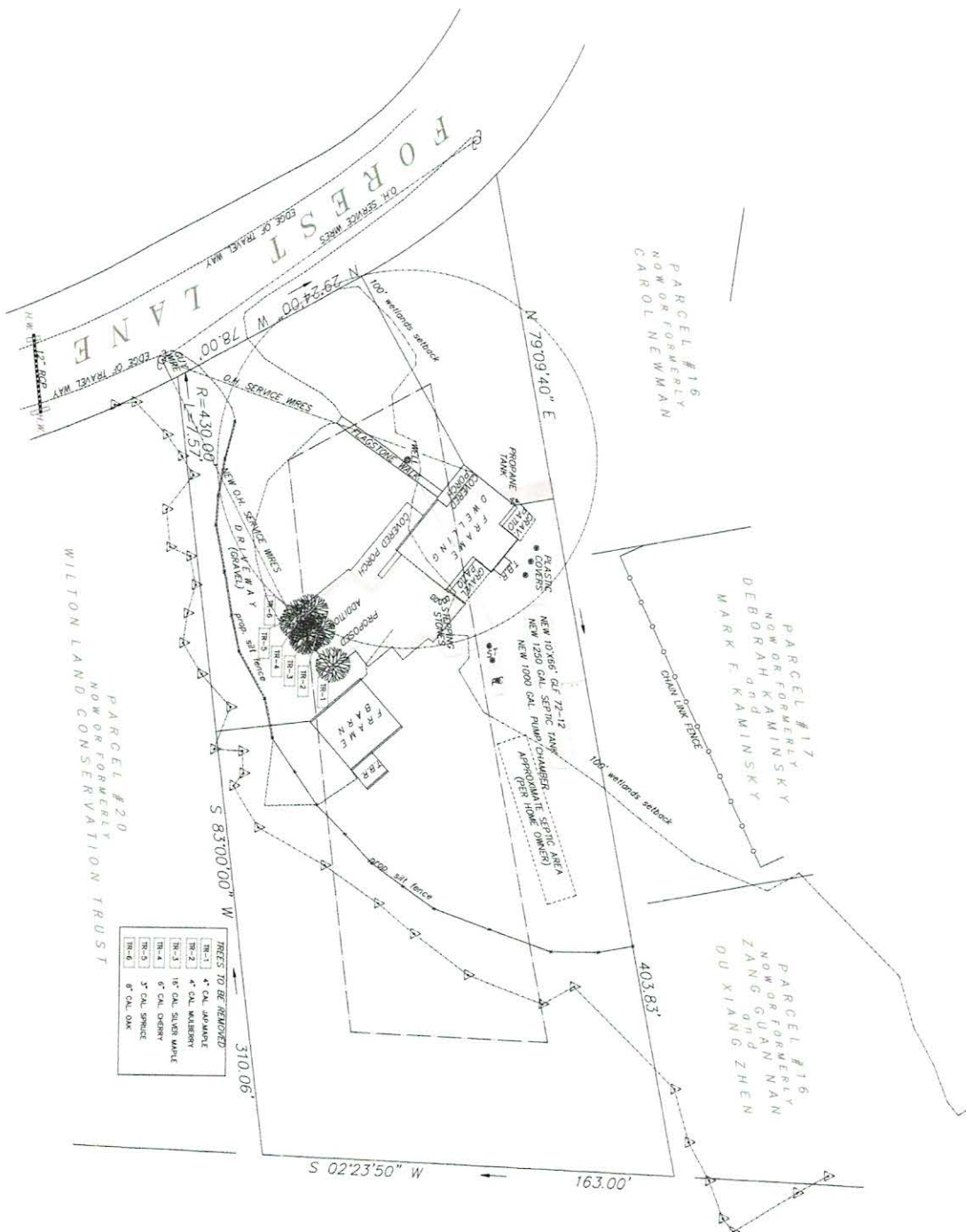
Document Phase:
Zoning Approval Document only

rev.	date	remark
1	XX/XX/XX	plan revision X

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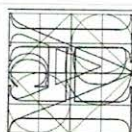
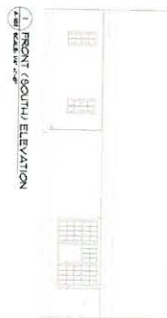
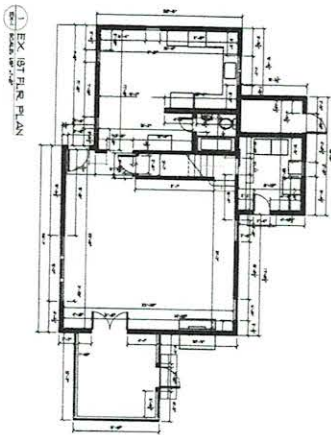
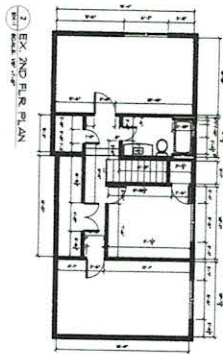
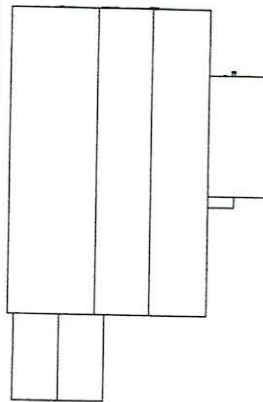
Site Plan

SP-1



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new role as *Energy Analyst* and the opportunity is extended so the original bid for which they were prepared. However, corporate law is a little more by any standard to be made on the basis of good-faith, unless authorized by Board of Directors. I did "know" of the change, officers and directors in and for such Board of Directors.



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tel: (203) 253-1174
www.peterchart.com

44 Forest Lane
Wilton, CT

Casinelli Residence

Jesse and Emily Casinelli

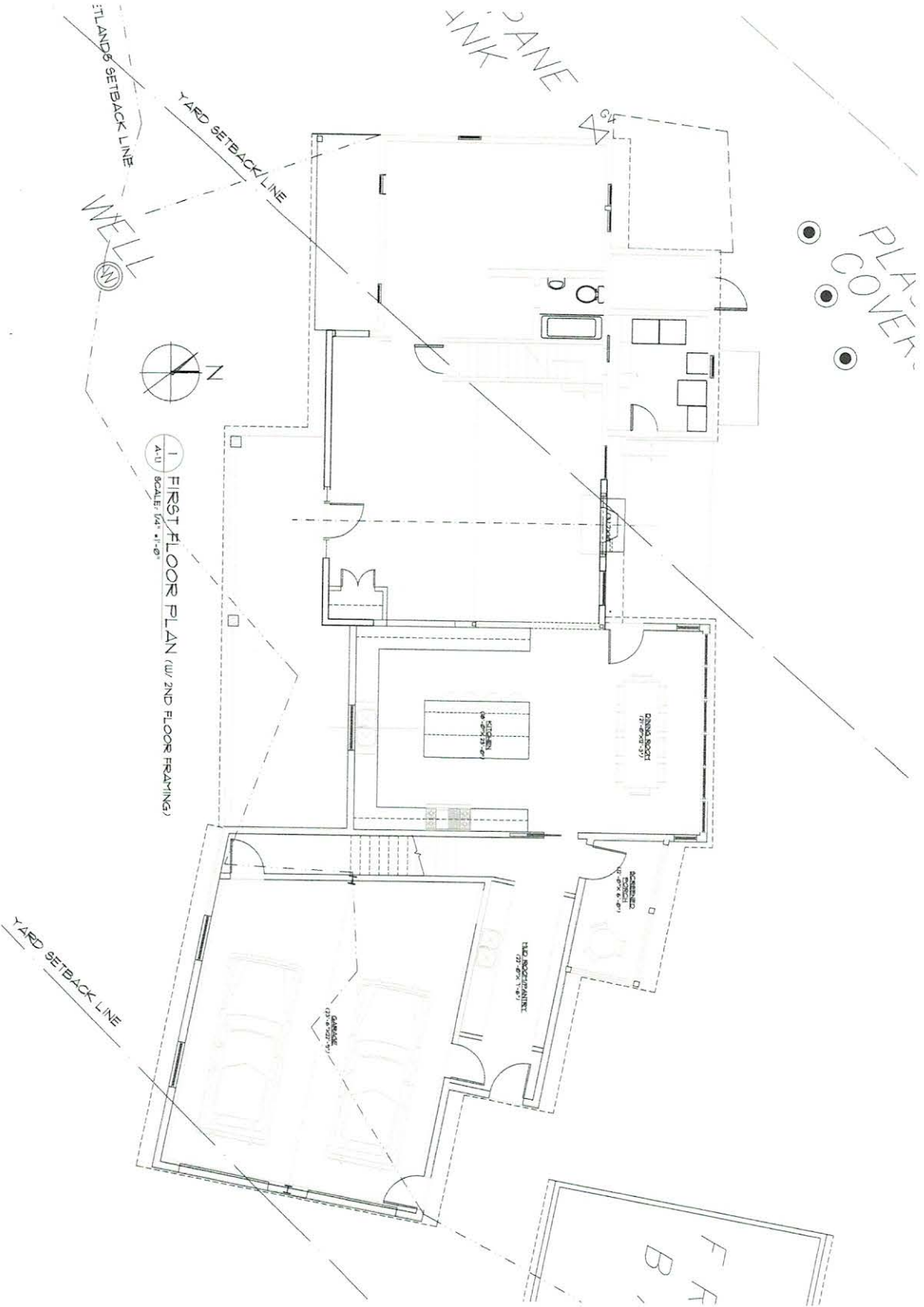
Document Date:
March 27, 2023

Document Phase:
Zoning Approval Documents

rev.	date	remark
1	XX/XX/XX	photo revision X

First Floor Plan

EX-1

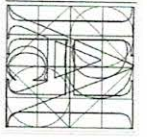


Casinelli Residence

Jesse and Emily Casinelli

44 Forest Lane
 Wilton, CT

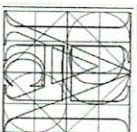
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 Stamford, CT 06905
 Tel: (203) 253-1174
 www.peterhart.com



First Flr. Plan

A1.1

Document Date:
 March 27, 2013
 Document Phase:
 Zoning Approval Documents
 rev. date: none
 status: none
 version: 1



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Casinelli Residence

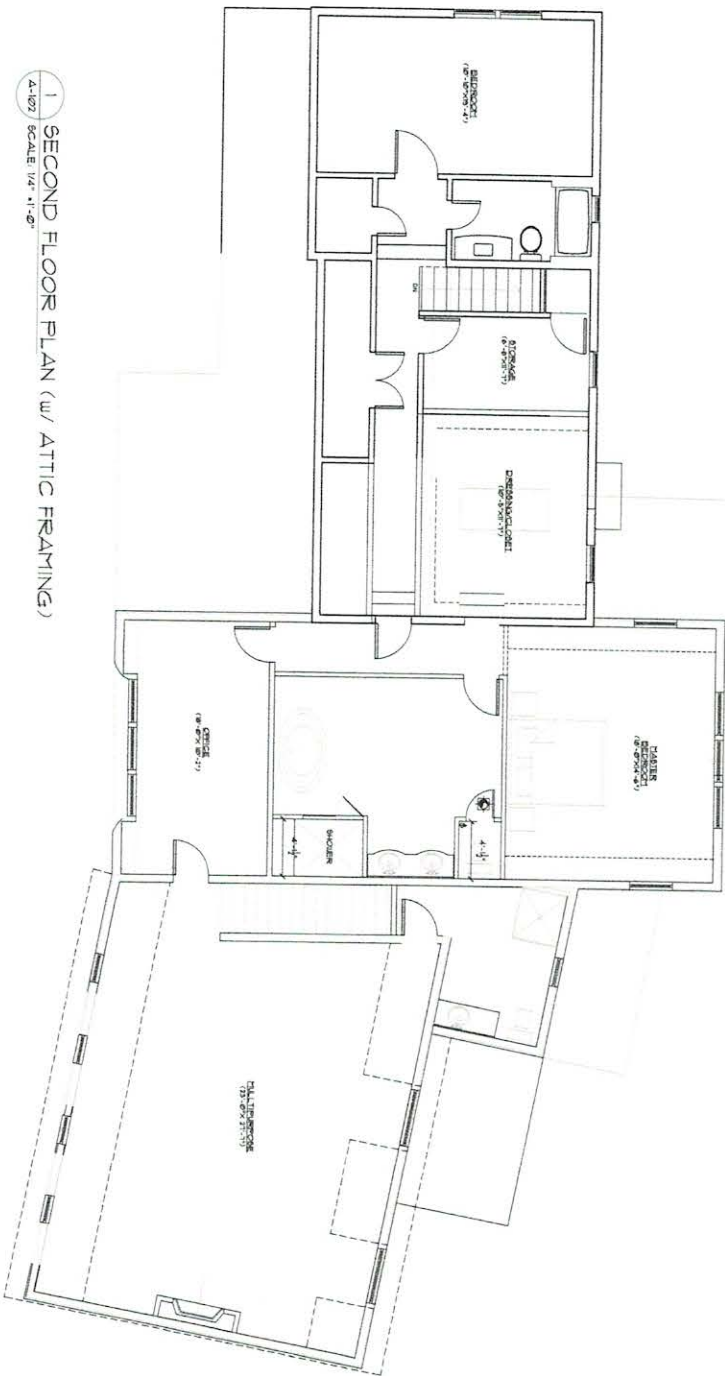
44 Forest Lane
Wilton, CT

Jesse and Emily Casinelli

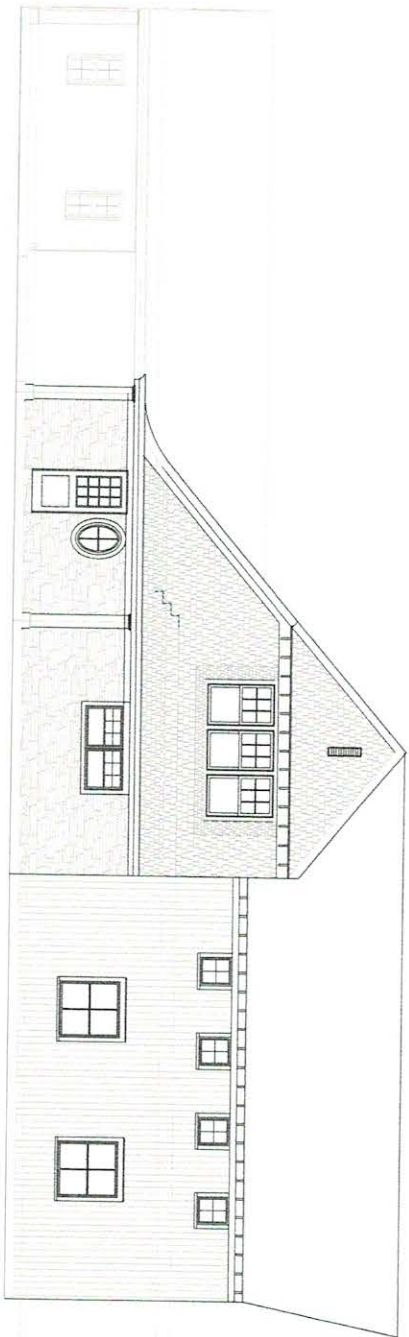
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Document Phase:
Zoning Approval Documents
rev date remark
1 XXXXX plan revision X

First Flr. Plan

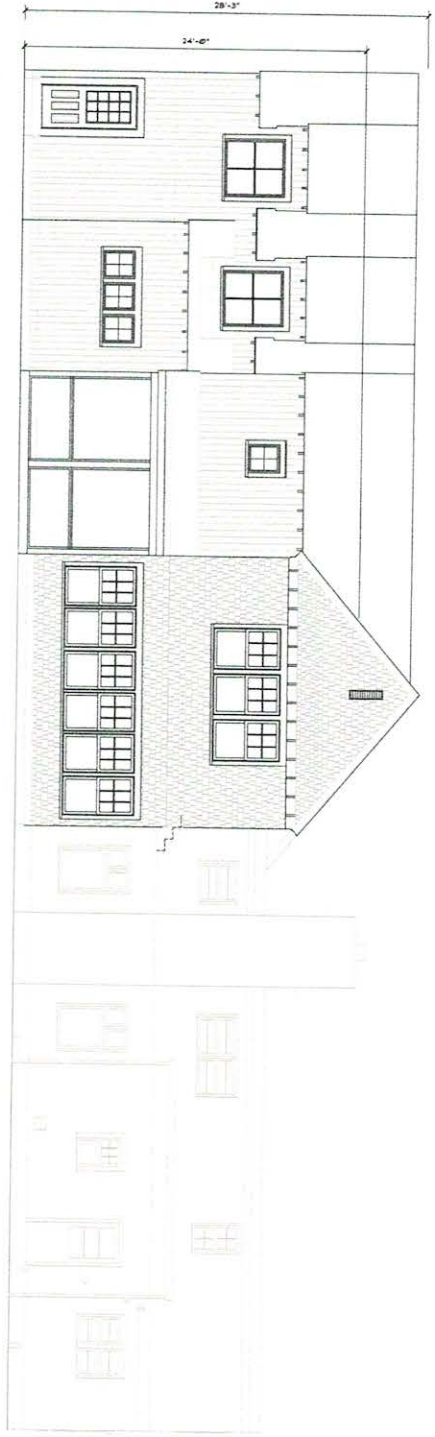
A1.2



1 SECOND FLOOR PLAN (w/ ATTIC FRAMING)
A-102 SCALE: 1/4" = 1'-0"

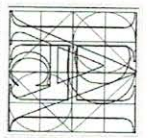


1 FRONT (SOUTH) ELEVATION
A-1007 SCALE: 1/4" = 1'-0"



1 REAR (NORTH) ELEVATION
A-1007 SCALE: 1/4" = 1'-0"

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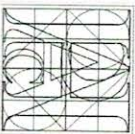
Casinelli Residence

Jesse and Emily Casinelli

Document Date:
March 27, 2023
Document Phase:
Zoning Approval Documents
rev. date remark
1 XXXXX per revision X

North & South
Elevations

A2.1



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Sharon, CT 06095
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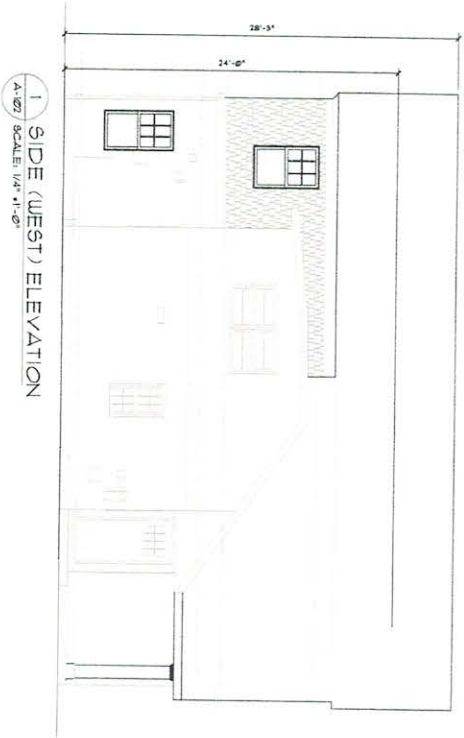
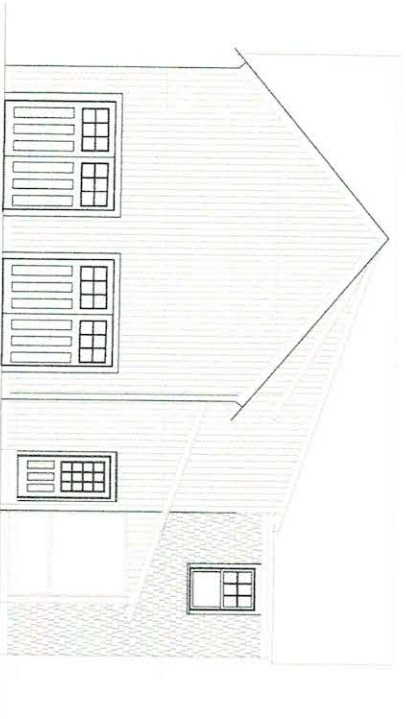
Seal

Casinelli Residence

44 Forest Lane
Wilton, CT

Jesse and Emily Casinelli

Document Date:
March 27, 2023
Document Phase:
Zoning Approval Documents
rev. date remark
1 XXXXX plan revision X



East & West
Elevations

A2.2

CODE COMPLYING AREA

5 BEDROOM DESIGN 1710 Min Perc.
 660 SQUARE FEET INCURRED 8.6% SLOPE
 PROPOSED 66' OF GLF 72-12
 66 X 101 SPT/IF = 666.6 SQ. FT. TOTAL

MLSS
 FLOW FACTOR 2.00
 PERC. FACTOR 1.00
 HYDRAULIC FACTOR 24

2.00 X 100 X 24 = 48' MLSS

AVERAGE RESTRICT LAYER

UPGRADED T11 TH11 & TH13
 39' + 34' = 73'72" = 36.5'
 DOWNGRADIENT TH1 TH12 = 33'11" = 33'

36.5' + 33' = 69.52' = 34.75' AVERAGE RESTRICT LAYER

HST HOLE DATA

TH11	TH12
Topsoil 0' - 11"	Topsoil 0' - 10"
11' - 39"	Orange/Brown Silty 10' - 33"
39' - 65"	Fine Sandy Loam 33' - 55"
65' - 97"	Grey Montmorillonite 55' - 55"
97' - 39"	Compact Hardpan 55' - 33"
	Hardpan 33' - 33"
	Restric Layer

TH13
Topsoil 0' - 10"
Orange/Brown Silty 10' - 34"
Fine Sandy Loam 34' - 56"
Moderate Compact 56' - 34"
Hardpan 34' - 34"
Total Depth 34' - 34"
Restric Layer

PERC DATA

TIME	DROP
2:20	4.50"
2:30	12.50"
2:40	15.00"
2:50	17.00"
3:01	REFILL 11.00"
3:11	14.50"
3:21	17.00"
	EMPTY
	1710 MIN. PERC.

NOTE:

1. THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 75' OF THE PROPOSED SEPTIC SYSTEM.
2. THERE ARE NO WATERCOURSES LOCATED ON THE PROPERTY.
3. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.

D. PALLADINO & SON
SEPTIC CO. INC.

P.O. BOX 968 NEW CANAAN CT 06840
 TEL: (203)966-9349
 LICENSE #004053

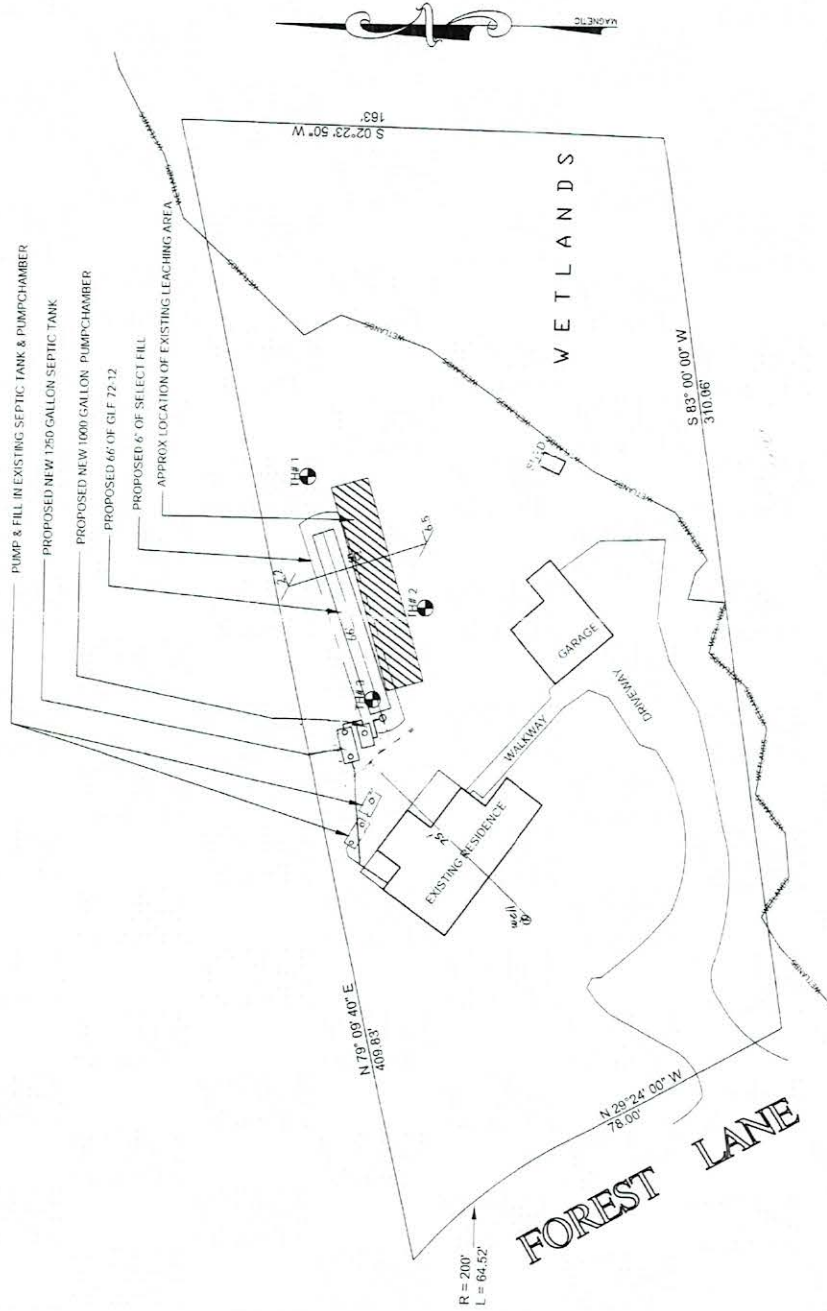
JESSE CASINELLI
 AND
 EMILY CASINELLI
 44 FOREST LANE
 WILTON CT

DATE: 07/11/2022

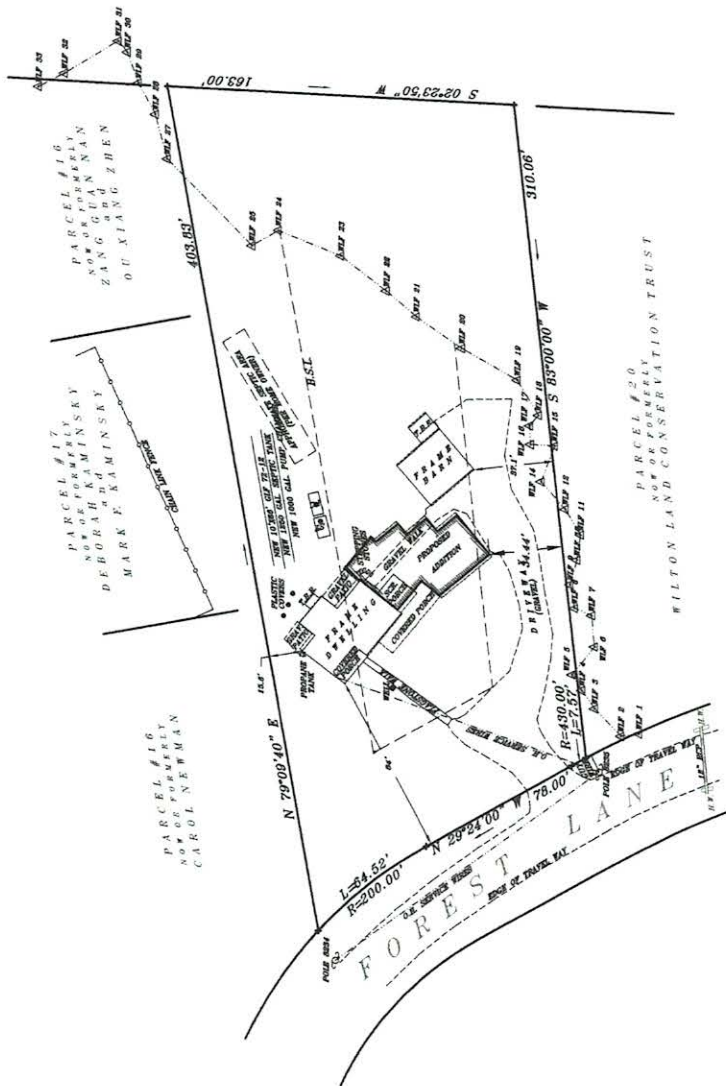
SCALE: 1" = 30' - 0"

DRAW. NO.

P1853



PER FILED MAP #1032



Parcel #19
M A P
Prepared for
JESSE CASINELLI
and
EMILY CASINELLI
Wilton, Connecticut
R-2A Residence Zone
Area = 1.19 +/- Acres

R-2 RESIDENCE ZONING REQUIREMENTS:
FRONT/REAR YARD SETBACKS - 60'
SIDE YARD SETBACK - 40'

MAXIMUM BUILDING COVERAGE - 7%
EXISTING BUILDING COVERAGE - 4.2%
PROPOSED BUILDING COVERAGE - 7.7% +/-

MAXIMUM SITE COVERAGE - 12%
EXISTING SITE COVERAGE - 8.1% +/-

WETLANDS SHOWN HEREON WERE FIELD DESIGNATED BY
MARY JARNOG, SOIL SCIENTIST, ON SEPTEMBER 8, 2004
AND WERE FIELD LOCATED BY R K W LAND SURVEYING
ON OCTOBER 14, 2004.

USE OF THIS SURVEY BY SUBSEQUENT OWNERS
SUBJECT TO ELECTRIC AND/OR TELEPHONE COMPANY
POLLS SHALL BE CERTIFICATION HEREON.

STRUCTURES AND/OR THEIR ENCROACHMENTS BELOW GRADE,
IF ANY, NOT SHOWN.

THE PURPOSE OF THIS MAP IS TO SHOW THE BUILDINGS
AND BUILDING COVERAGE ONLY.

NO OTHER INTERIOR LOCATION DONE AT THIS TIME.

THIS MAP IS NOT TO BE USED FOR CONVEYANCE PURPOSES.
ALTERATIONS OF THIS MAP OTHER THAN BY A LICENSED
LAND SURVEYOR IS ILLEGAL.

REFERENCE HEREIN MADE TO MAP #1032
ON FILE IN THE WILTON TOWN CLERK'S OFFICE.

GRAPHIC SCALE

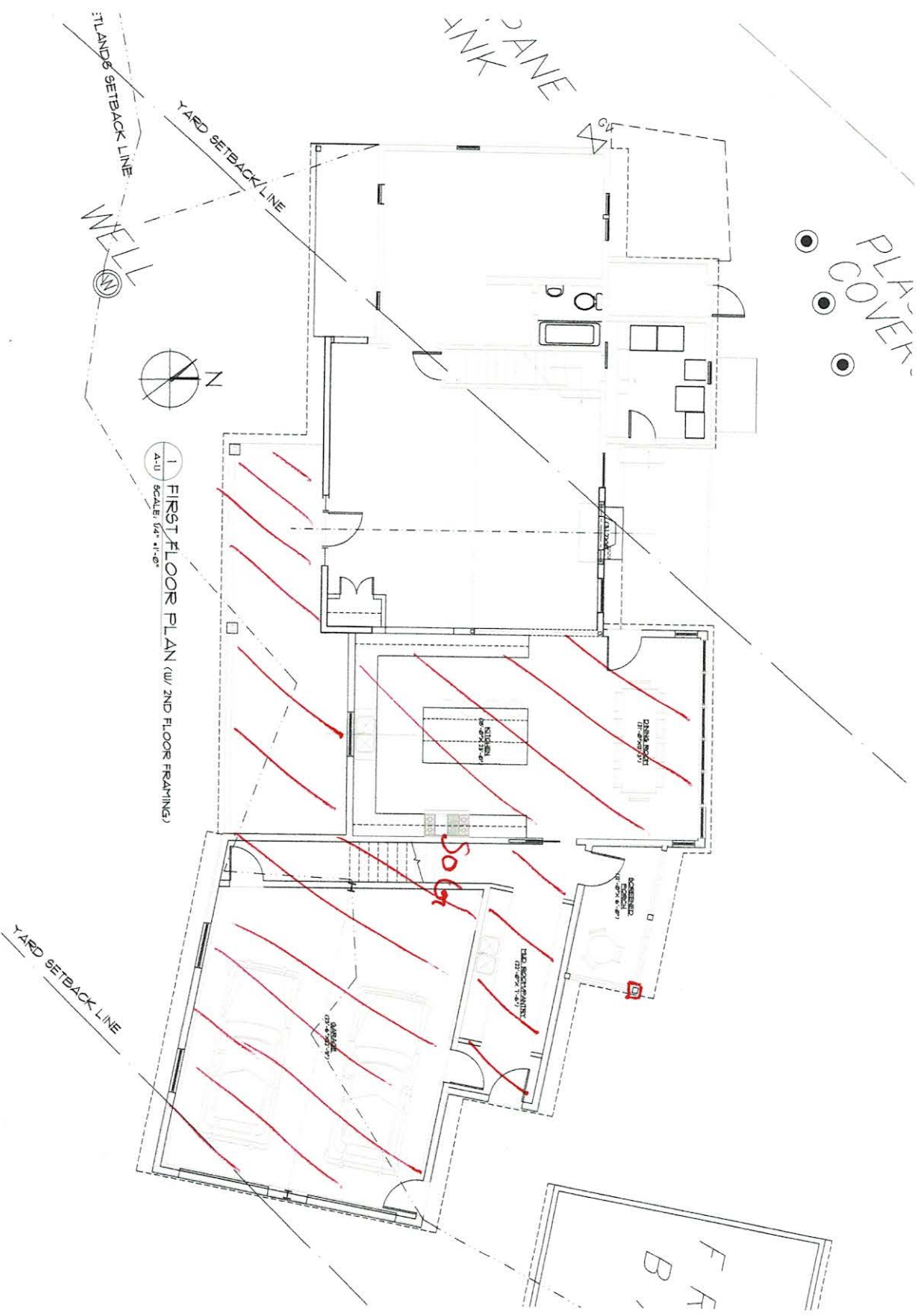


ALL ENCUMBRANCES ARE VALID FOR THIS MAP AND CURRENT TERRITORY
CONVEYANCE. THE SURVEYOR'S SEAL OF THE SURVEYOR WHOSE
SIGNATURE APPEARS HEREON.

THE TYPE OF SURVEY PERFORMED IS A BUILDING LOCATION SURVEY
PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE
CONNECTICUT LAND SURVEYING ACT, AS AMENDED, AND THE
WITH BUILDING REGULATION WITH RESPECT TO BUILDING LOCATION.
ACCURACY INFORMATION IS BASED ON A DEPENDENT INSURANCE.

THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTION
36-200-1, 200-2, 200-3, 200-4, 200-5, 200-6, 200-7, 200-8, 200-9, 200-10, 200-11, 200-12, 200-13, 200-14, 200-15, 200-16, 200-17, 200-18, 200-19, 200-20, 200-21, 200-22, 200-23, 200-24, 200-25, 200-26, 200-27, 200-28, 200-29, 200-30, 200-31, 200-32, 200-33, 200-34, 200-35, 200-36, 200-37, 200-38, 200-39, 200-40, 200-41, 200-42, 200-43, 200-44, 200-45, 200-46, 200-47, 200-48, 200-49, 200-50, 200-51, 200-52, 200-53, 200-54, 200-55, 200-56, 200-57, 200-58, 200-59, 200-60, 200-61, 200-62, 200-63, 200-64, 200-65, 200-66, 200-67, 200-68, 200-69, 200-70, 200-71, 200-72, 200-73, 200-74, 200-75, 200-76, 200-77, 200-78, 200-79, 200-80, 200-81, 200-82, 200-83, 200-84, 200-85, 200-86, 200-87, 200-88, 200-89, 200-90, 200-91, 200-92, 200-93, 200-94, 200-95, 200-96, 200-97, 200-98, 200-99, 200-100, 200-101, 200-102, 200-103, 200-104, 200-105, 200-106, 200-107, 200-108, 200-109, 200-110, 200-111, 200-112, 200-113, 200-114, 200-115, 200-116, 200-117, 200-118, 200-119, 200-120, 200-121, 200-122, 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Alternative Plans



Document Date:
 March 27, 2023

Document Phase:
 Zoning Approval Documents

rev.	date	remark
1	XXXXXX	plan revision X

#4

Final Works

First Flr. Plan

A1.1

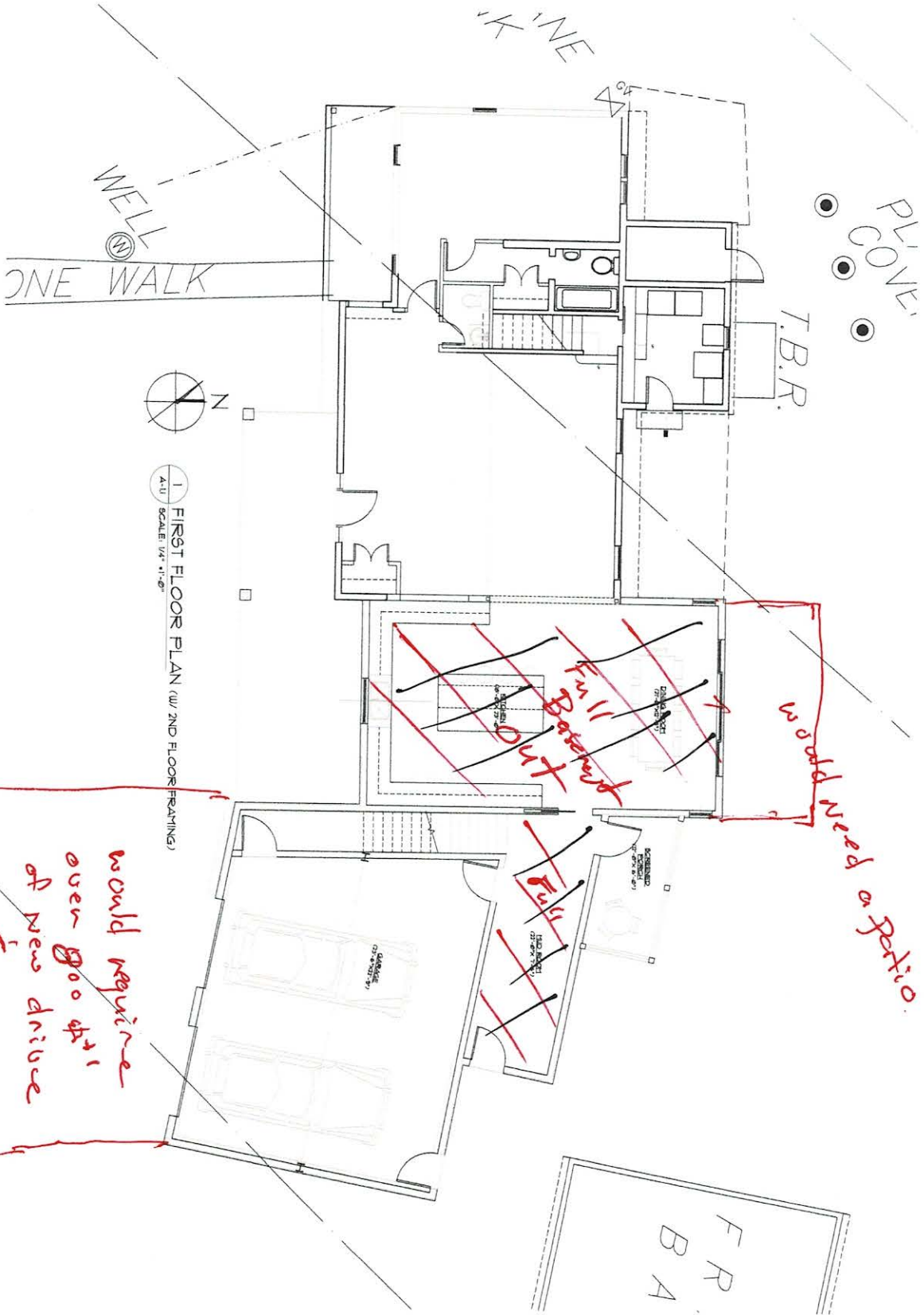
Casinelli Residence

Jesse and Emily Casinelli

44 Forest Lane
 Wilton, CT

Scale

Peter C. Hart & Assoc., Ltd.
 160 Bridge Street
 Stamford, Ct 06905
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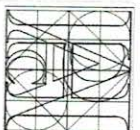


Casinelli Residence

Jesse and Emily Casinelli

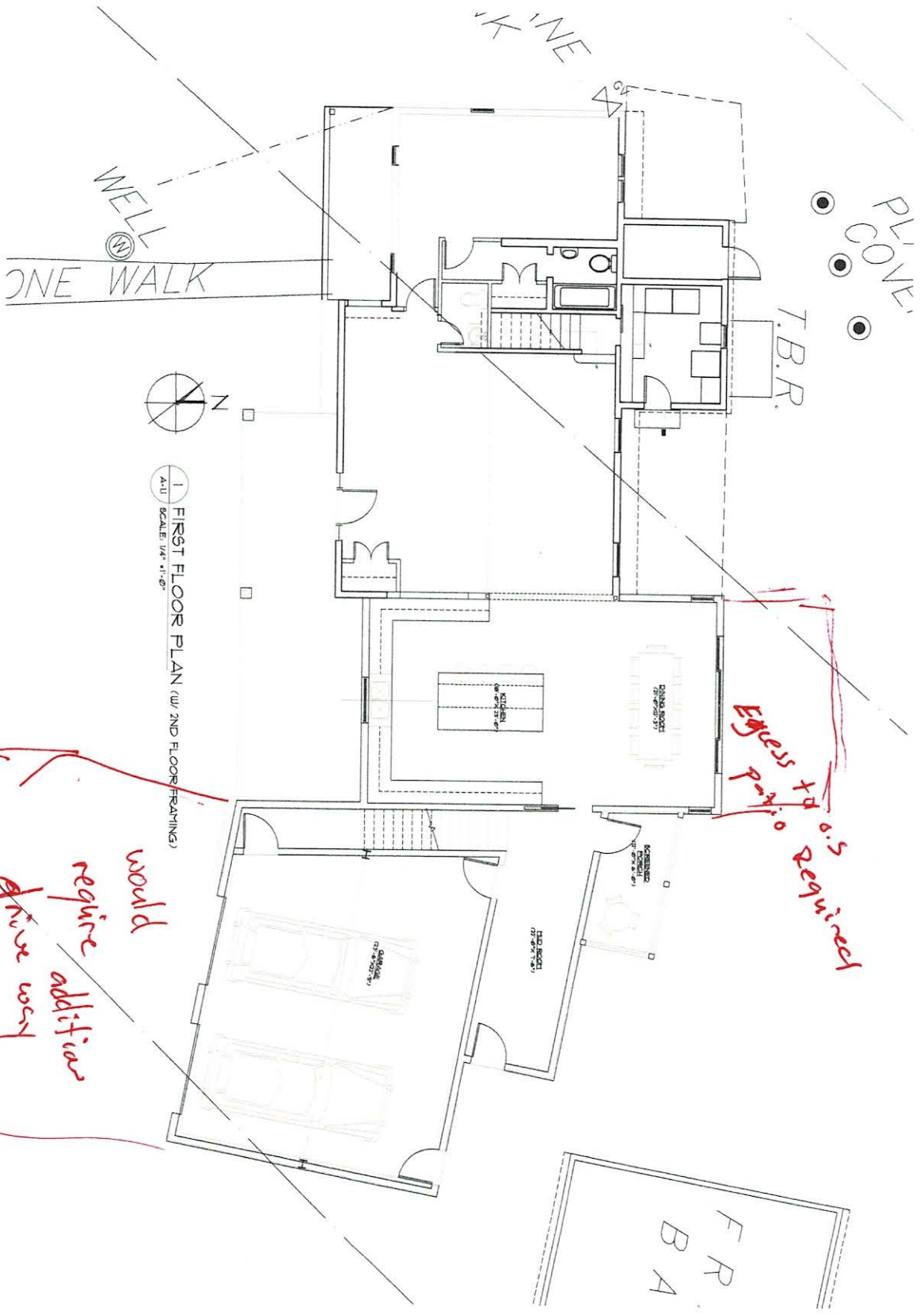
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New Canaan, CT

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A1.1

First Floor Plan



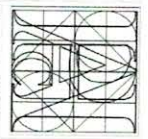
1 FIRST FLOOR PLAN (w/ 2ND FLOOR FRAMING)
A-11 SCALE: 1/4" = 1'-0"

Casinelli Residence

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New Canaan, CT

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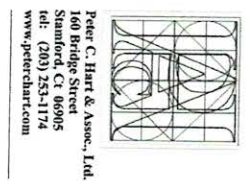


Document Date:	March 1, 2023	
Document Phase:	Schematic Documents	
rev.	date	remark
1	07/01/16	plan revision X

#22

First Floor Plan





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44 Forest Lane
New Canaan, CT

Jesse and Emily Casinelli

Document Date:
February 17, 2023

Document Phase:
Schematic Documents

rev.	date	remark
1	07/01/16	plan revision X

#1

First Floor Plan

A1.1

September 12, 2021

Wetland Delineation Report
44 Forest Lane
Wilton, Connecticut

Introduction:

A wetland delineation was conducted at 44 Forest Lane on September 8, 2021 by Mary Jaehnig, soil scientist. The 1+ acre parcel is located on the eastern side of Forest Lane and supports a single family dwelling and barn. The topography is gently rolling.

A wetland is located along the southern and eastern edges of the property. The edge of wetland was flagged in the field using pink ribbon and numbered 1 to 34. The site is within the watershed to Huckleberry Hills Brook and the South Norwalk Reservoir.

The Inland Wetlands and Watercourses Act (Connecticut General Statutes 22a-38) defines inland wetlands as “land...which consists of any soil types designated as poorly drained, very poorly drained, alluvial, and floodplain.” Watercourses are defined in the act as “rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent, public or private, which are contained within, flow through or border upon the state or any portion thereof.” The act defines intermittent watercourses as having 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.

Soils:

Soil samples were obtained using an auger. Features noted include color, texture and depth to wetland indicators. Soils were classified according to guidelines established by the NRCS.

The upland soil on site is Woodbridge fine sandy loam. This soil is deep, moderately well drained and formed in glacial till. The seasonally high

PFIZER – JÄHNIG
ENVIRONMENTAL CONSULTING

water table may be located at approximately 20 inches below grade for a short time during the early spring.

The wetland soils include Ridgebury, Leicester and Whitman, extremely stony loams and Timakwa muck.

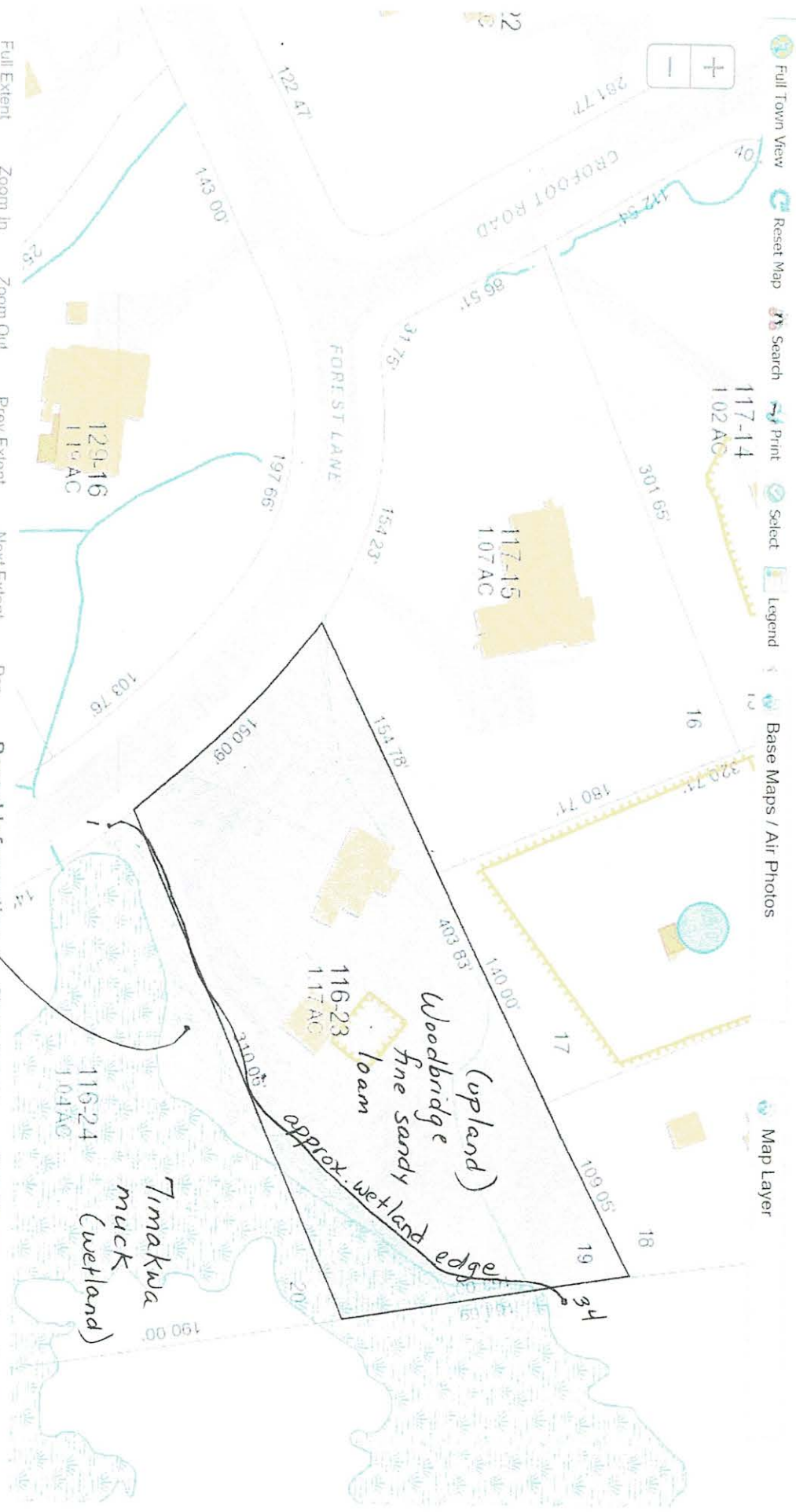
The Ridgebury, Leicester and Whitman, extremely stony unit is deep, poorly and very poorly drained and formed in glacial till. The water table is located close to the surface from late fall into spring.

Timakwa muck is located further into the wetland and is very deep and very poorly drained and formed in decomposing organic and woody material over a mineral base. The water table is located close to the surface for most of the year.

Sincerely,

A handwritten signature in cursive script that reads "Mary Jaehnig".

Mary Jaehnig, soil scientist



[MapXpress v1.2](#)

Huckleberry Hills Brook
to South Norwalk
Reservoir watershed

Ridgebury, Leicester
and Whitman
extremely stony loams
(wetland)

44 Forest Lane
Flagged 9-8-21,
Mary Jaehrig

Watershed map in relation to 44 Forest Ln, Wilton, CT

