

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:**

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

### APPLICANT INFORMATION:

Applicant <u>James &amp; Sandra Marie Cassidy</u>	Agent (if applicable) <u>Marek Mroz</u>
Address <u>368 Nod Hill Rd.</u>	Address <u>110 Pheasant Run Rd.</u>
<u>Wilton, CT 06897</u>	<u>Wilton, CT 06897</u>
Telephone <u>908-672-4029</u>	Telephone <u>203-273-0780</u>
Email <u>sandicassidy1960@gmail.com</u>	Email <u>fairfieldcountycontractor@gmail.com</u>

### PROJECT INFORMATION:

Property Address <u>368 Nod Hill Rd.</u>	Site Acreage <u>2.365</u>
Acres of altered Wetlands On-Site <u>0</u>	Cu. Yds. of Material Excavated <u>15 +/-</u>
Linear Feet of Watercourse <u>0</u>	Cu. Yds. of Material to be Deposited <u>0</u>
Linear Feet of Open Water <u>0</u>	Acres of altered upland buffer <u>0.007</u>
Sq. Ft. of proposed and/or altered impervious coverage <u>0</u>	Sq. Ft. of disturbed land in regulated area <u>275 +/-</u>

### APPLICATION REQUIREMENTS:

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

Is The Site Within 500 Feet of a Town Boundary?  
NO<sup>X</sup> \_\_\_\_\_ 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: Removing the existing concrete steps and part of the existing concrete patio.  
After removal of the existing concrete slab excavate for the new crawlspace foundation and steps. The purpose of the new  
foundation is one story kitchen addition. The excavation in the regulated area is at the existing steps foundation and patio  
This area was already excavated in 1998 for the purpose of the existing steps and patio.

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](mailto:mike.conklin@wiltonct.org) & [elizabeth.larkin@wiltonct.org](mailto:elizabeth.larkin@wiltonct.org) \*\*

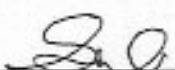
- ( ) A. Written consent from the owner authorizing the agent to act on his/her behalf
- ( ) B. A Location Map at a scale of 1" = 800'
- ( ) C. **A Site Plan showing existing and proposed features at a scale not to exceed 1" = 40'**
- ( ) D. Sketch Plans depicting the alternatives considered
- ( ) E. 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 form 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: 02/03/21

Agent's Signature (if applicable)  Date: 02/03/2021

James & Sandra Cassidy  
368 Nod Hill Rd  
Wilton, CT 06897

January 25, 2021

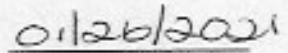
Town of Wilton  
Inland Wetland  
Commission  
238 Danbury Rd.  
Wilton, CT 06897

To whom it may concern:

As the owner of the property at 368 West Meadow Rd. Wilton, CT 06897, I authorize Marek Mroz of M&M Constructions, LLC to submit all paperwork for an Inland Wetland permit to perform activities within the upland review area and all associated site work permitting to the Inland Wetland Department of the Town of Wilton, CT.



Signature



Date

**James and Sandra Cassidy**  
**Names and Addresses of 368 Nod Hill Rd. Adjoining Property Owners**

Sollmann Robert E Jr. & Kathryn A  
351 Nod Hill Rd. Wilton, CT 06897

Hefner Gregory J  
385 Nod Hill Rd. Wilton, CT 06897

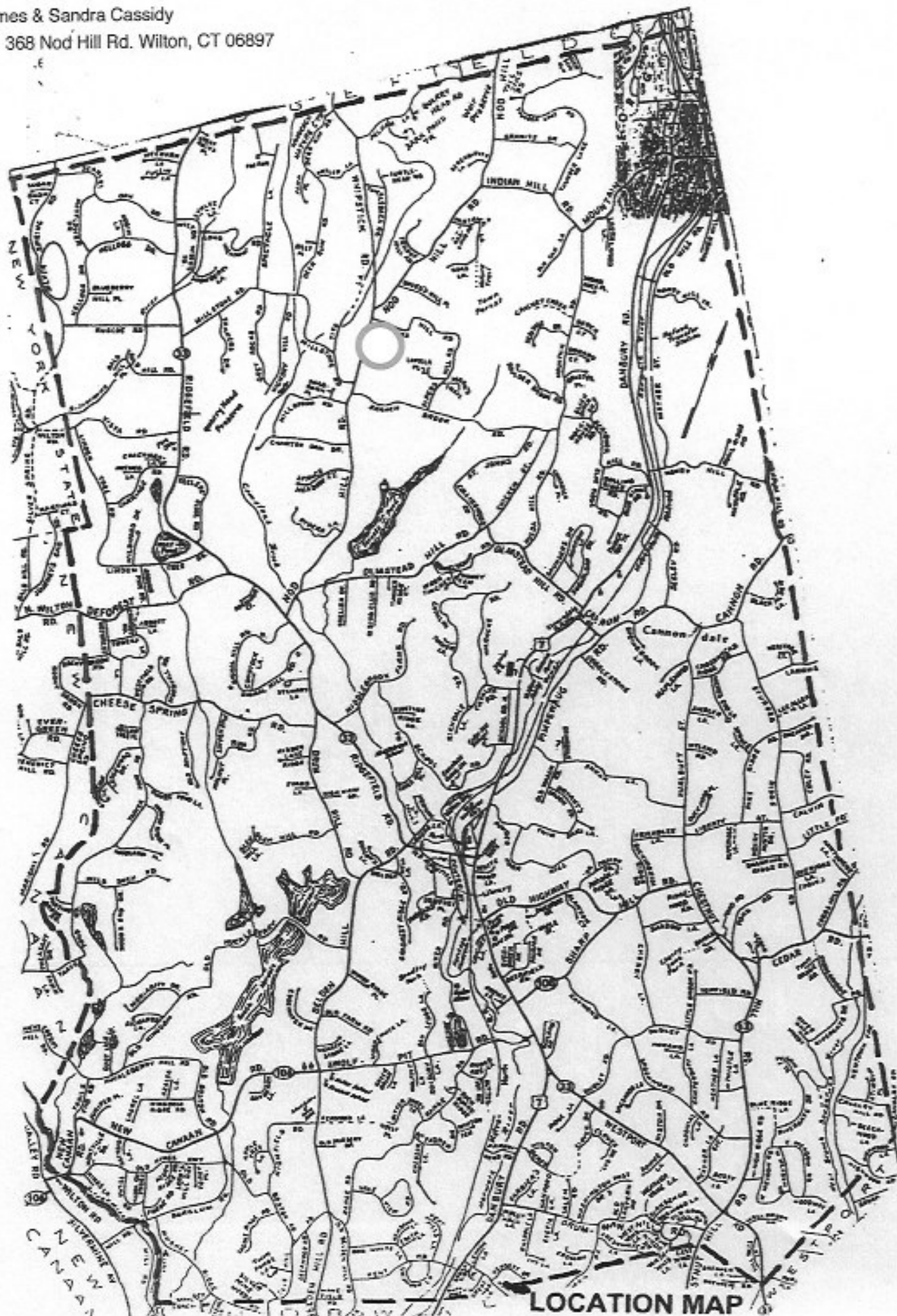
Farmer Paul J & Iris M  
364 Nod Hill Rd. Wilton, CT

Batiduan Wolfson Family, LLC  
378 Nod Hill Rd. Wilton, CT 06897

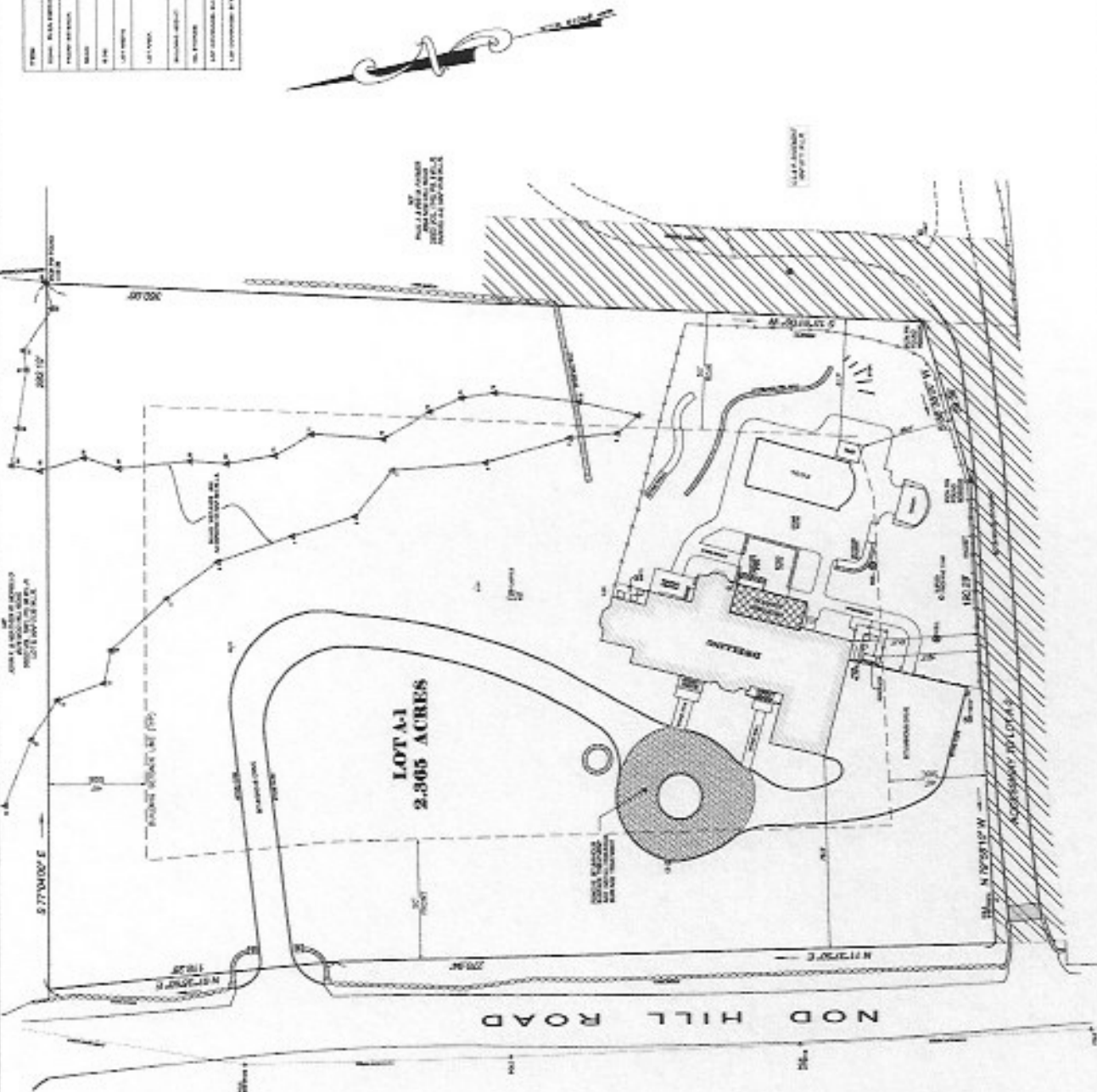
Sullivan Mark T & Emma  
356 Nod Hill Rd. Wilton, CT 06897

James & Sandra Cassidy

368 Nod Hill Rd. Wilton, CT 06897







ITEM	REMARKS	QUANTITY	UNIT	PRICE	TOTAL
1	PLAN REVISIONS	1	EA	50.00	50.00
2	FIELD NOTES	1	EA	10.00	10.00
3	PLAN SET	1	EA	10.00	10.00
4	FIELD BOOKS	1	EA	10.00	10.00
5	PLAN SET	1	EA	10.00	10.00
6	FIELD BOOKS	1	EA	10.00	10.00
7	PLAN SET	1	EA	10.00	10.00
8	FIELD BOOKS	1	EA	10.00	10.00
9	PLAN SET	1	EA	10.00	10.00
10	FIELD BOOKS	1	EA	10.00	10.00
11	PLAN SET	1	EA	10.00	10.00
12	FIELD BOOKS	1	EA	10.00	10.00
13	PLAN SET	1	EA	10.00	10.00
14	FIELD BOOKS	1	EA	10.00	10.00
15	PLAN SET	1	EA	10.00	10.00
16	FIELD BOOKS	1	EA	10.00	10.00
17	PLAN SET	1	EA	10.00	10.00
18	FIELD BOOKS	1	EA	10.00	10.00
19	PLAN SET	1	EA	10.00	10.00
20	FIELD BOOKS	1	EA	10.00	10.00
21	PLAN SET	1	EA	10.00	10.00
22	FIELD BOOKS	1	EA	10.00	10.00
23	PLAN SET	1	EA	10.00	10.00
24	FIELD BOOKS	1	EA	10.00	10.00
25	PLAN SET	1	EA	10.00	10.00
26	FIELD BOOKS	1	EA	10.00	10.00
27	PLAN SET	1	EA	10.00	10.00
28	FIELD BOOKS	1	EA	10.00	10.00
29	PLAN SET	1	EA	10.00	10.00
30	FIELD BOOKS	1	EA	10.00	10.00
31	PLAN SET	1	EA	10.00	10.00
32	FIELD BOOKS	1	EA	10.00	10.00
33	PLAN SET	1	EA	10.00	10.00
34	FIELD BOOKS	1	EA	10.00	10.00
35	PLAN SET	1	EA	10.00	10.00
36	FIELD BOOKS	1	EA	10.00	10.00
37	PLAN SET	1	EA	10.00	10.00
38	FIELD BOOKS	1	EA	10.00	10.00
39	PLAN SET	1	EA	10.00	10.00
40	FIELD BOOKS	1	EA	10.00	10.00
41	PLAN SET	1	EA	10.00	10.00
42	FIELD BOOKS	1	EA	10.00	10.00
43	PLAN SET	1	EA	10.00	10.00
44	FIELD BOOKS	1	EA	10.00	10.00
45	PLAN SET	1	EA	10.00	10.00
46	FIELD BOOKS	1	EA	10.00	10.00
47	PLAN SET	1	EA	10.00	10.00
48	FIELD BOOKS	1	EA	10.00	10.00
49	PLAN SET	1	EA	10.00	10.00
50	FIELD BOOKS	1	EA	10.00	10.00
51	PLAN SET	1	EA	10.00	10.00
52	FIELD BOOKS	1	EA	10.00	10.00
53	PLAN SET	1	EA	10.00	10.00
54	FIELD BOOKS	1	EA	10.00	10.00
55	PLAN SET	1	EA	10.00	10.00
56	FIELD BOOKS	1	EA	10.00	10.00
57	PLAN SET	1	EA	10.00	10.00
58	FIELD BOOKS	1	EA	10.00	10.00
59	PLAN SET	1	EA	10.00	10.00
60	FIELD BOOKS	1	EA	10.00	10.00
61	PLAN SET	1	EA	10.00	10.00
62	FIELD BOOKS	1	EA	10.00	10.00
63	PLAN SET	1	EA	10.00	10.00
64	FIELD BOOKS	1	EA	10.00	10.00
65	PLAN SET	1	EA	10.00	10.00
66	FIELD BOOKS	1	EA	10.00	10.00
67	PLAN SET	1	EA	10.00	10.00
68	FIELD BOOKS	1	EA	10.00	10.00
69	PLAN SET	1	EA	10.00	10.00
70	FIELD BOOKS	1	EA	10.00	10.00
71	PLAN SET	1	EA	10.00	10.00
72	FIELD BOOKS	1	EA	10.00	10.00
73	PLAN SET	1	EA	10.00	10.00
74	FIELD BOOKS	1	EA	10.00	10.00
75	PLAN SET	1	EA	10.00	10.00
76	FIELD BOOKS	1	EA	10.00	10.00
77	PLAN SET	1	EA	10.00	10.00
78	FIELD BOOKS	1	EA	10.00	10.00
79	PLAN SET	1	EA	10.00	10.00
80	FIELD BOOKS	1	EA	10.00	10.00
81	PLAN SET	1	EA	10.00	10.00
82	FIELD BOOKS	1	EA	10.00	10.00
83	PLAN SET	1	EA	10.00	10.00
84	FIELD BOOKS	1	EA	10.00	10.00
85	PLAN SET	1	EA	10.00	10.00
86	FIELD BOOKS	1	EA	10.00	10.00
87	PLAN SET	1	EA	10.00	10.00
88	FIELD BOOKS	1	EA	10.00	10.00
89	PLAN SET	1	EA	10.00	10.00
90	FIELD BOOKS	1	EA	10.00	10.00
91	PLAN SET	1	EA	10.00	10.00
92	FIELD BOOKS	1	EA	10.00	10.00
93	PLAN SET	1	EA	10.00	10.00
94	FIELD BOOKS	1	EA	10.00	10.00
95	PLAN SET	1	EA	10.00	10.00
96	FIELD BOOKS	1	EA	10.00	10.00
97	PLAN SET	1	EA	10.00	10.00
98	FIELD BOOKS	1	EA	10.00	10.00
99	PLAN SET	1	EA	10.00	10.00
100	FIELD BOOKS	1	EA	10.00	10.00

# NOTES:

- The survey was conducted in accordance with the provisions of the Connecticut General Statutes, Chapter 280a-100, and the regulations of the State Surveyor General, Department of Transportation, Office of the State Surveyor General, 1000 State Street, Hartford, Connecticut 06103.
- The survey was conducted in accordance with the provisions of the Connecticut General Statutes, Chapter 280a-100, and the regulations of the State Surveyor General, Department of Transportation, Office of the State Surveyor General, 1000 State Street, Hartford, Connecticut 06103.
- The survey was conducted in accordance with the provisions of the Connecticut General Statutes, Chapter 280a-100, and the regulations of the State Surveyor General, Department of Transportation, Office of the State Surveyor General, 1000 State Street, Hartford, Connecticut 06103.
- The survey was conducted in accordance with the provisions of the Connecticut General Statutes, Chapter 280a-100, and the regulations of the State Surveyor General, Department of Transportation, Office of the State Surveyor General, 1000 State Street, Hartford, Connecticut 06103.
- The survey was conducted in accordance with the provisions of the Connecticut General Statutes, Chapter 280a-100, and the regulations of the State Surveyor General, Department of Transportation, Office of the State Surveyor General, 1000 State Street, Hartford, Connecticut 06103.
- The survey was conducted in accordance with the provisions of the Connecticut General Statutes, Chapter 280a-100, and the regulations of the State Surveyor General, Department of Transportation, Office of the State Surveyor General, 1000 State Street, Hartford, Connecticut 06103.
- The survey was conducted in accordance with the provisions of the Connecticut General Statutes, Chapter 280a-100, and the regulations of the State Surveyor General, Department of Transportation, Office of the State Surveyor General, 1000 State Street, Hartford, Connecticut 06103.
- The survey was conducted in accordance with the provisions of the Connecticut General Statutes, Chapter 280a-100, and the regulations of the State Surveyor General, Department of Transportation, Office of the State Surveyor General, 1000 State Street, Hartford, Connecticut 06103.
- The survey was conducted in accordance with the provisions of the Connecticut General Statutes, Chapter 280a-100, and the regulations of the State Surveyor General, Department of Transportation, Office of the State Surveyor General, 1000 State Street, Hartford, Connecticut 06103.
- The survey was conducted in accordance with the provisions of the Connecticut General Statutes, Chapter 280a-100, and the regulations of the State Surveyor General, Department of Transportation, Office of the State Surveyor General, 1000 State Street, Hartford, Connecticut 06103.

ZONING LOCATION SURVEY, PROPOSED  
 388 NOD HILL ROAD  
**DR. JAMES CASSIDY**  
**SANDRA CASSIDY**  
 WILTON, CONNECTICUT

SCALE 1" = 50'  
 NORTH  
 DATE: 10/10/2011  
 DRAWN BY: J. CASSIDY  
 CHECKED BY: S. CASSIDY  
 PROJECT NO.: 10111-1011-1011

Ryan and Foulds  
 LAND SURVEYORS & ENGINEERS  
 10111-1011-1011  
 WILTON, CONNECTICUT 06103  
 PHONE: 203-261-1011





MACHMILLAN ARCHITECTS  
8 BULLOCK RD.  
WILTON, CT 06097  
203-338-3039

NOTES:  
1. SEE ALL NOTES ON ALL SHEETS.  
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.  
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL CODES AND ALL APPLICABLE LOCAL ORDINANCES.  
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRICAL CODES AND ALL APPLICABLE LOCAL ORDINANCES.  
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODES AND ALL APPLICABLE LOCAL ORDINANCES.

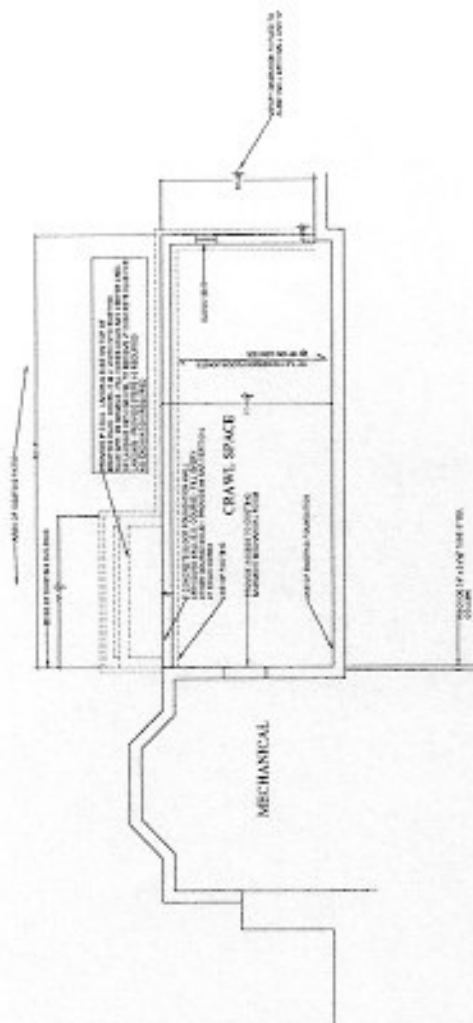
REVISIONS AND REVISIONS  
12.18.20 REVISED BLDG. SHEET  
1.5.21 CONTRACT BLDG. SHEET  
2.2.21 REVISED FOUNDATION

PROJECT NO. 1275

PROJECT:  
CLARITY RESIDENCE  
188 NORTON HILL ROAD  
WILTON, CT  
SHEAL

TITLE:  
FLOOR PLANS

DRAWING NO.  
A-100 A



REVISED PROPOSED FOUNDATION  
SCALE: 1/4" = 1'-0"



James & Sandra Cassidy  
368 Nod Hill Rd  
Wilton, CT 06897

Narrative describing proposed and alternative activity:

The project consist of a one story kitchen addition on the back of the house with steps to the existing patio. The kitchen addition is proposed to replace part of the existing concrete patio. The closest part of the proposed addition is 80' from the wetlands.

Proposed activity will be removing the existing concrete foundation steps and part of the concrete patio. After removal of the existing concrete, we would excavate for the new crawlspace foundation and steps. Although part of the excavation is within the 100' regulated area there won't be any impact on the wetlands. All the excavated soil will be wheelbarrow to the driveway next to the garage and put on the truck. There will be no more than 15 yards excavated soil in the regulated are. The area was already excavated in 1998 for the concrete steps and patio.

We also have attached plans for alternative activity. We considering not to excavate for the steps. Instead foundation for the step we willing to construct structure sound concrete platform pined to new foundation. Alternative platform will have only one step to the existing patio. If we won't excavate for the steps foundation that will keep excavated area 85' from the wetlands.

Because there will be no impact to the wetlands, no mitigation is planned.

January 26, 2021

**Wetland Delineation Report**

Cassidy Residence  
368 Nod Hill Road  
Wilton, Connecticut

Introduction:

A site visit was conducted at 368 Nod Hill Road on January 19, 2021 by Mary Jaehnig, soil scientist. The 2.365 acre parcel is located on the eastern side of Nod Hill Road and supports a single family dwelling.

The topography is undulating and the site is within the watershed to the East Branch Comstock Brook. A wetland is located on site and extends off site to the north. ESM Associates of Danbury, CT delineated the wetland in the past and is shown on the Zoning Location Survey prepared for Dr. James Cassidy and Sandra Cassidy by Ryan and Faulds Land Surveyors, dated January 6, 2021.

Soil samples were obtained using an auger. Features noted include color, texture and depth to wetland indicators. The edge of the existing wetland is accurately depicted on the survey map.

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.

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 USDA NRCS.



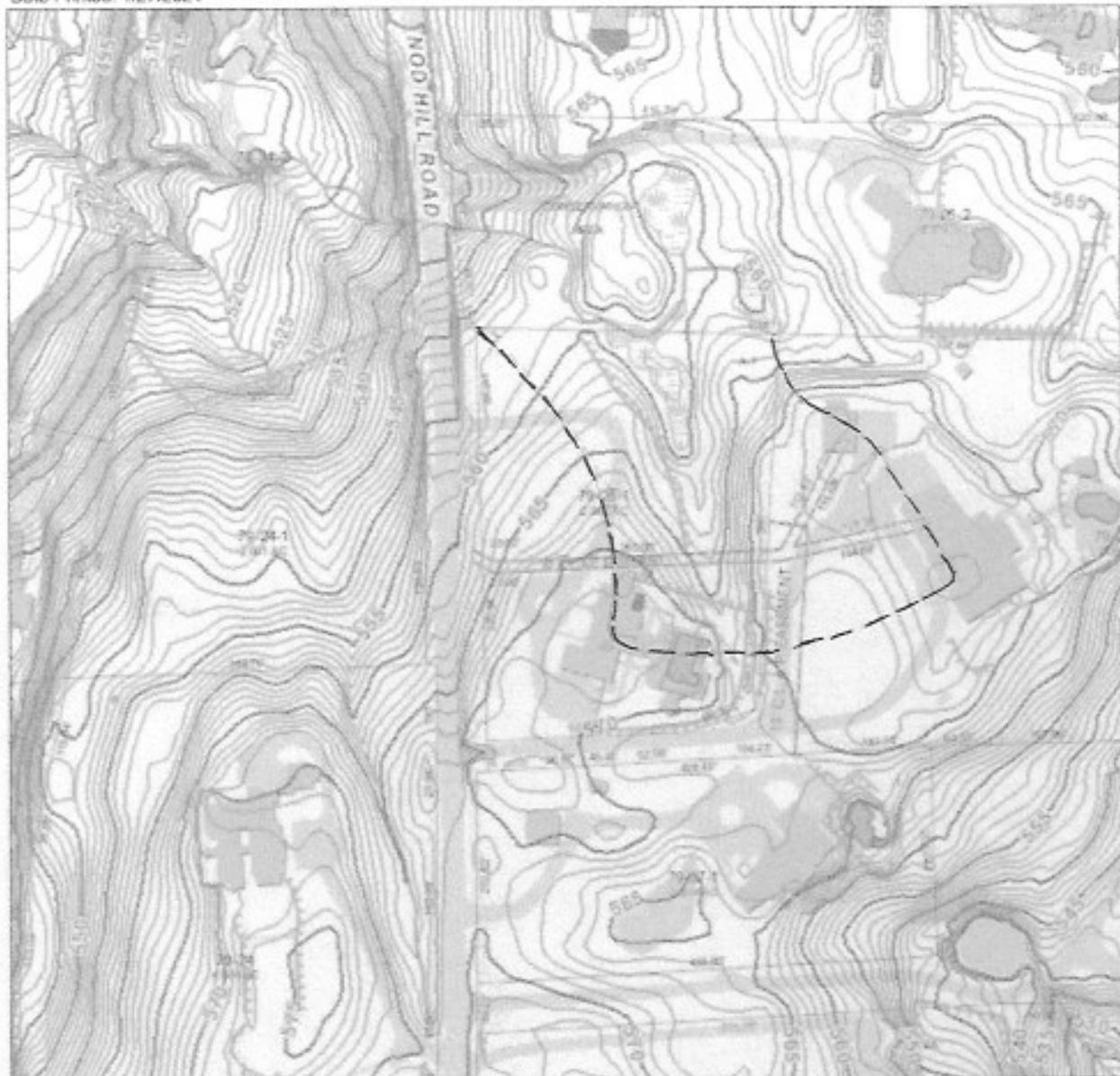
## Town of Wilton

Geographic Information System (GIS)

James & Sandra Cassidy  
368 Nod Hill Rd.  
Wilton, CT 06897



Date Printed: 1/27/2021



watershed to wetland and 100 foot buffer, 368 Nod Road

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.

Text

Zoning Effective: July 28, 2017

Planimetrics Updated: 2014

Approximate Scale: 1 inch = 150 feet

