

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



TOWN HALL  
238 Danbury Road  
Wilton, Connecticut 06897

## APPLICATION FOR A MINOR 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 Stephen Elia  
Address 174 Silver Spring Road  
Wilton, Connecticut 06897  
Telephone (203) 9489526  
Email selia@optimum.net

Agent (if applicable) John Doyle - Doyle Coffin Architecture  
Address 158 Danbury Road  
Ridgefield, Connecticut 06877  
Telephone (203) 431-6001 x104  
Email jmd@doylecoffinarchitecture.com

### PROPERTY INFORMATION:

Property Address 174 Silver Spring Road  
Acres of altered Wetlands On-Site 0  
Linear Feet of Watercourse 0  
Linear Feet of Open Water 0  
Sq. Ft. of proposed and/or altered impervious coverage 63.1 SF (House) 84.9 SF (Deck)

Site Acreage 2.68 Acres  
(6) 12"x12"x48" Conc. Piers  
Cu. Yds. of Material Excavated = 4 cu. ft. = 1.5 cu. yds.  
Cu. Yds. of Material to be Deposited 0  
Acres of altered upland buffer 0 (6 SF)  
Sq. Ft. of disturbed land in regulated area 6 SF

\*Note: 16 SF New conditioned space over existing planter - remainder at area of existing deck.  
29 SF of New deck over existing planter - the remainder combined deck replacement and new over existing terrace.

### 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 \_\_\_\_\_ YES\* X

\* 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: See attached description of Project dated May 24, 2021

Note: Owner's agent has contacted the Town of Lewisboro as project is located within 500' of the Wilton Town Line.

Also attached: Zoning Table, Proximity Map (Google Maps), File copy of Original Foundation Plan, Foundation plan with DCA Existing Conditions Plan Overlay (including driveway, walkways, terrace) and DCA added 100' regulated area line, Foundation Plan with DCA Proposed Additions (shown shaded) Overlay DCA added 100' regulated area line.

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) \*\*

- (X)     A.       Written consent from the owner authorizing the agent to act on his/her behalf
- (X)     B.       A Location Map at a scale of 1" = 800'
- (X)     C.       **A Site Plan showing existing and proposed features**
- (X)     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: \_\_\_\_\_ Date:\_\_\_\_\_

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

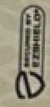
HOLD TO LIGHT TO VIEW TRUE WATERMARK IN PAPER HEAT SENSITIVE RED LOCK DISAPPEARS WHEN HEATED

**DOYLE COFFIN ARCHITECTURE, LLC**

158 DANBURY ROAD  
RIDGEFIELD, CT 06877  
PH. (203) 431-6001 FAX (203) 431-9764

FAIRFIELD COUNTY BANK

51-7227/2211



11469

6/3/2021

*John of Wilton*

PAY TO THE  
ORDER OF

\$ 210.00

DOLLARS

*JMD*

MEMO

*[Signature]*

AUTHORIZED SIGNATURE



Security features. Details on back.

⑈011469⑈ ⑈221172270⑈ 505 020 541⑈



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info@doylecoffinarchitecture.com  
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June 2, 2021

Mr. Michael Conklin, Director of Environmental Affairs  
Environmental Affairs Department  
Wilton Town Hall Annex  
238 Danbury Road  
Wilton, CT 06897

Re: Elia Residence – 174 Silver Spring Road

Dear Mr. Conklin,

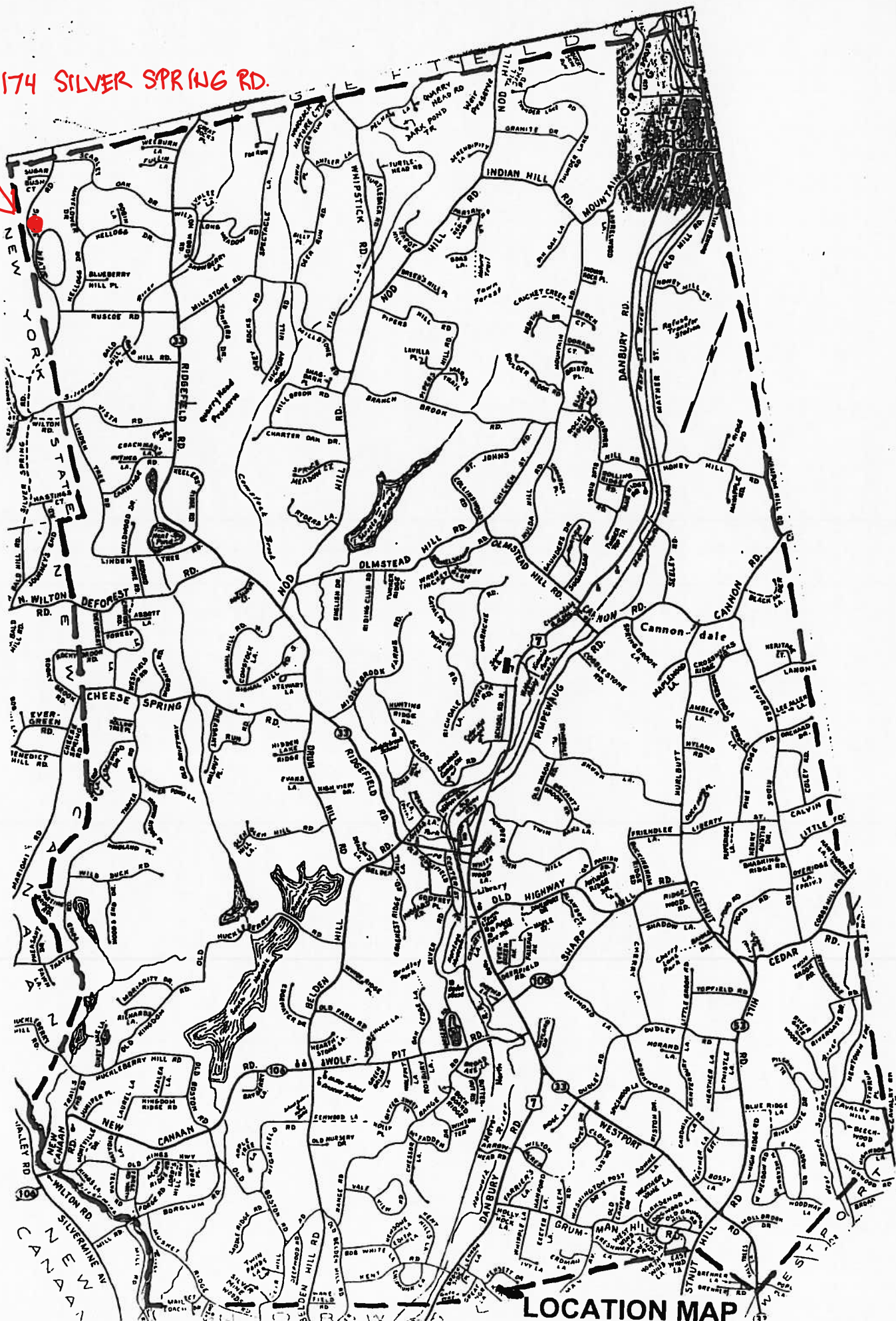
As owner of the property located at 174 Silver Spring Road, Wilton, Connecticut, I hereby authorize John Doyle of Doyle Coffin Architecture to apply to the Town of Wilton for all permits and approvals related to this property on my behalf.

Sincerely,

Stephen Elia



174 SILVER SPRING RD.



LOCATION MAP

121-29-1

TARANTINO JASON & MICHELLE A  
31 MAYFLOWER DR  
WILTON CT 06897

121-29-2

MOHR NICHOLAS B & ELIZABETH G  
41 MAYFLOWER DR  
WILTON CT 06897

133-3

WIEGAND ERNEST A  
152 SILVER SPRING RD  
WILTON CT 06897

133-4-2

D'ONOFRIO JEFFREY & MELINDA  
96 SILVER SPRING RD  
WILTON CT 06897

134-1

SCHWINT CHRISTOPHER & KATHERINE  
179 SILVER SPRING RD  
WILTON CT 06897

134-1-1

O'GRADY MICHAEL & KELLEY  
175 SILVER SPRING RD  
WILTON CT 06897

134-2

BAXENDALE ANTHONY B & TRACEY F  
183 SILVER SPRING RD  
WILTON CT 06897

134-14

AFS REAL PROPERTY LLC  
194 SILVER SPRING RD  
WILTON CT 06897

134-14-1

SAEED SALIM A  
202 SILVER SPRING RD  
WILTON CT 06897

134-15

ELIA STEPHEN III & JENNIFER F  
174 SILVER SPRING RD  
WILTON CT 06897

June 2, 2021

**Description of Proposed Project:**

The project at 174 Silver Spring Road is essentially a kitchen renovation that entails squaring off the existing multi-sided bay at the first floor to create more interior space and adding an area of deck that aligns with the proposed addition. The proposed project would be constructed over/in line with an existing stone wall. Part of the existing terrace (set in stone dust) would be covered by the new deck. There is no proposed increase in terrace area.

The proposed construction method is to use concrete “big foot” piers to support the corner of the addition and the vertical posts of the raised deck (no new foundation wall). The piers will be flush with the terrace level and concealed by the existing stone wall (wall to be rebuilt with stone veneer at face of the piers where the existing wall is engaged).

The increase in heated interior space is 63.1 SF. The increase in area of raised deck 84.9 SF.

See attached Zoning Table for more information.

May 24, 2021

### Elia Residence -174 Silver Spring Road – Zoning Table

Zone: R2A

Lot: 2.68 Ac. = 116,740 SF

Survey: Ryan and Faulds dated March 4, 2002.

	Description	Existing SF	Proposed SF	Change
A	House/Garage	2942.2 SF	3005.3 SF	+63.1 SF
B	Wrap around Porch/Front Steps	438.2 SF	438.2 SF	0 SF
C	Deck (back of house)	272.8 SF	357.7 SF	+84.9 SF
D	*Paving (impervious)	4,924.1 SF	4924.1 SF	0 SF
E	**Terrace and walkway (back yard – set in stone dust)	905.8 SF	820.9 SF	-84.9 SF

- Note – measured by high resolution scan – see attached screen shot.

\*\* New deck covers portion of existing terrace.

### Building Coverage: (A+B+C)

7% Allowed (116,740.8 x .07 =) **8171.8 SF Allowed**

Existing	Proposed	Allowed
3,653.2 SF - <b>4.5%</b>	3,801.2 SF - <b>4.7%</b>	8,171.8 SF - <b>7%</b>

### Total Coverage: (A+B+C+D)

12% Allowed (116,740.8 x .12 =) **19,288.9 SF Allowed**

Existing	Proposed	Allowed
8,577.3 SF – <b>4.45%</b>	8,725.3 SF – <b>4.5%</b>	19,288.9 SF - <b>12%</b>



## NOTIFICATION TO ADJACENT MUNICIPALITIES

Pursuant to Public Act 87-533 in the case of an application where any portion of the wetlands or watercourse on which the regulated activity is proposed is located within 500 feet of the boundary of New Canaan, Norwalk, Westport, Weston, Redding, Ridgefield or the Township of Lewisboro, New York, the applicant shall give written notice of the proposed activity via CERTIFIED MAIL - RETURN RECEIPT REQUESTED, to the adjacent municipal wetlands agency on the same day of filing an inland wetlands permit application with the Wilton Inland Wetlands Commission. Documentation of such notice shall be provided to the Wilton Inland Wetlands Commission.

Further, the applicant shall certify to the Commission in as to whether:

- a. Any portion of the property on which the regulated activity as proposed is located within 500 feet of the boundary of an adjoining municipality;
- b. A significant portion of the traffic to the completed project on the site will use streets within the adjoining municipality;
- c. A significant portion of the sewer or water drainage from the project site will flow through and significantly impact the sewage and drainage system within the adjoining municipality;
- d. Water run-off from the improved site will impact streets or other municipal or private property within the adjoining municipality.



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architectural design  
since 1973

June 4, 2021

Town of Lewisboro Wetlands Inspector – Planning Office  
79 Bouton Road  
South Salem, NY 10590

Re: Notification to Adjacent Municipalities

To whom it may concern:

This letter is to serve as notification to the Town of Lewisboro per Public Act 87-533 that a Minor Regulated Activity Application was submitted to the Town of Wilton for alterations to the property at 174 Silver Spring Road fall that within the 100' wetlands review buffer. The property also falls within 500' of the Wilton/Lewisboro line.

Sincerely,

John M. Doyle, AIA, LEED AP (Owner's Agent)

David D. Coffin, AIA, Founder  
Peter T. Coffin, AIA, Partner  
John M. Doyle, AIA, Partner  
Alex Bellina, AIA, Associate  
Michelle Myers, AIA, Associate

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## **ADDENDUM TO APPLICATION – NOTICE TO WATER COMPANY & CT DEPT. OF PUBLIC HEALTH**

Section 8-31 of the Connecticut General Statutes states, in part, “When an applicant files with the Zoning Commission, Planning and Zoning Commission or Zoning Board of Appeals of any municipality an application, petition, request or plan concerning any project on any site which is within the watershed of a water company, as defined in Section 25-32a, the applicant shall provide written notice of the application, petition, request or plan to the water company...Such notice shall be made by certified mail, return receipt requested, and shall be made within seven days of the date of the application...”

The watershed map is located in the Planning and Zoning Office in the Town Hall Annex.

The certified letter should state the address of the property and the intention of the application. It is helpful to include a project plan, although not required.

The address is either:

SNEW  
South Norwalk Electric and Water Company  
164 Old Boston Road  
Wilton, CT 06897  
CT#1030021  
South Norwalk Reservoir/City Lake  
Pope's Pond/Street's Pond

First Taxing Dist. Water Department  
12 New Canaan Avenue  
Norwalk, CT 06851  
CT#103011  
Brown's Reservoir

### **Public Water Supply Watershed or Aquifer Area Project Notification**

Under the Public Act 06-53 notification requirement, applicants with projects in public water supply watersheds or aquifer protection areas must notify the CTDPH in addition to the project area water company.

The CT DPH Drinking Water Section prefers applicants use the listed website to satisfy the notification requirement. You may access the online PA 0653 Notification Form on the Source Water Protection Program website: [https://portal.ct.gov/-/media/Departments-and-Agencies/DPH/dph/drinking\\_water/pdf/WatershedorAquiferAreaProjectNotificationFormpdf.pdf?la=en](https://portal.ct.gov/-/media/Departments-and-Agencies/DPH/dph/drinking_water/pdf/WatershedorAquiferAreaProjectNotificationFormpdf.pdf?la=en)



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since 1973

June 4, 2021

First Taxing District Water Department  
12 New Canaan Ave.  
Norwalk, CT 06851

Re: Notification to the Water Company and Connecticut Department of Public Health

To whom it may concern:

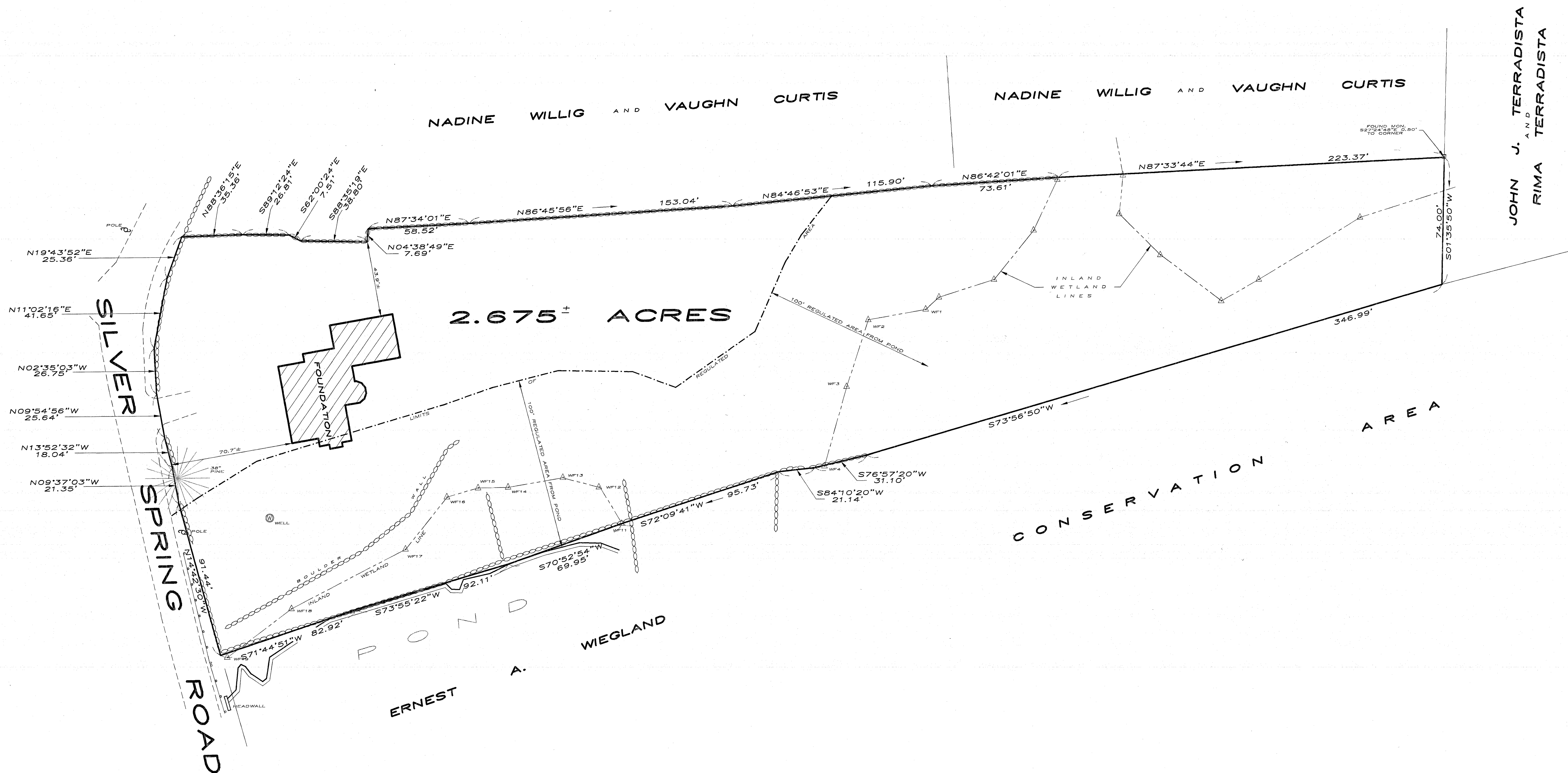
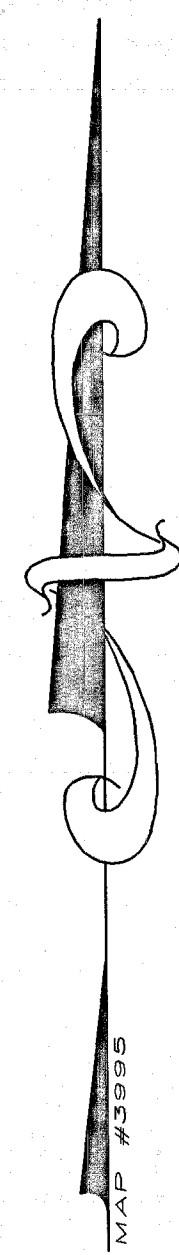
This letter is to serve as notification to the First Taxing District per Section 8-31 of the Connecticut General Statutes that a Minor Regulated Activity Application was submitted to the Town of Wilton for alterations to the property at 174 Silver Spring Road (Wilton) that fall within the 100' wetlands review buffer. The property is located within the watershed.

See attached project description and zoning table.

Sincerely,

John M. Doyle, AIA, LEED AP (Owner's Agent)

David D. Coffin, AIA, Founder  
Peter T. Coffin, AIA, Partner  
John M. Doyle, AIA, Partner  
Alex Bellina, AIA, Associate  
Michelle Myers, AIA, Associate



#### NOTES

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

THE TYPE OF SURVEY PERFORMED IS A LIMITED PROPERTY/BOUNDARY - ZONING LOCATION SURVEY. IT IS INTENDED TO DEPICT COMPLIANCE OR NONCOMPLIANCE WITH ZONING REGULATIONS WITH RESPECT TO BUILDING LOCATION.

HORIZONTAL ACCURACY STANDARD - CLASS A-2.

BOUNDARY DETERMINATION/OPINION IS BASED UPON A DEPENDENT RESURVEY.

REFERENCE IS MADE TO MAP #3995 WILTON LAND RECORDS.

REFERENCE IS MADE TO MAP ENTITLED "PROPERTY MAP, PREPARED FOR, KENT R. & KATHARINE C. SMITH" DATED MAY 9, 2000, REV. 01-16-01 PREPARED BY LAND SURVEYING SERVICES, EASTON, CONNECTICUT. NEAL K. JAIN, LAND SURVEYOR.

INLAND WETLAND LINES DEPICTED HEREON, TRANSCRIBED FROM MAP PREPARED BY LAND SURVEYING SERVICES REFERENCED ABOVE.

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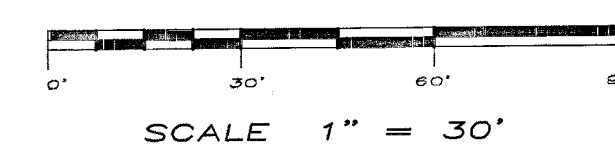
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ZONING LOCATION SURVEY  
PREPARED FOR

**CORNERSTONE DEVELOPMENT, LLC**

WILTON, CONNECTICUT



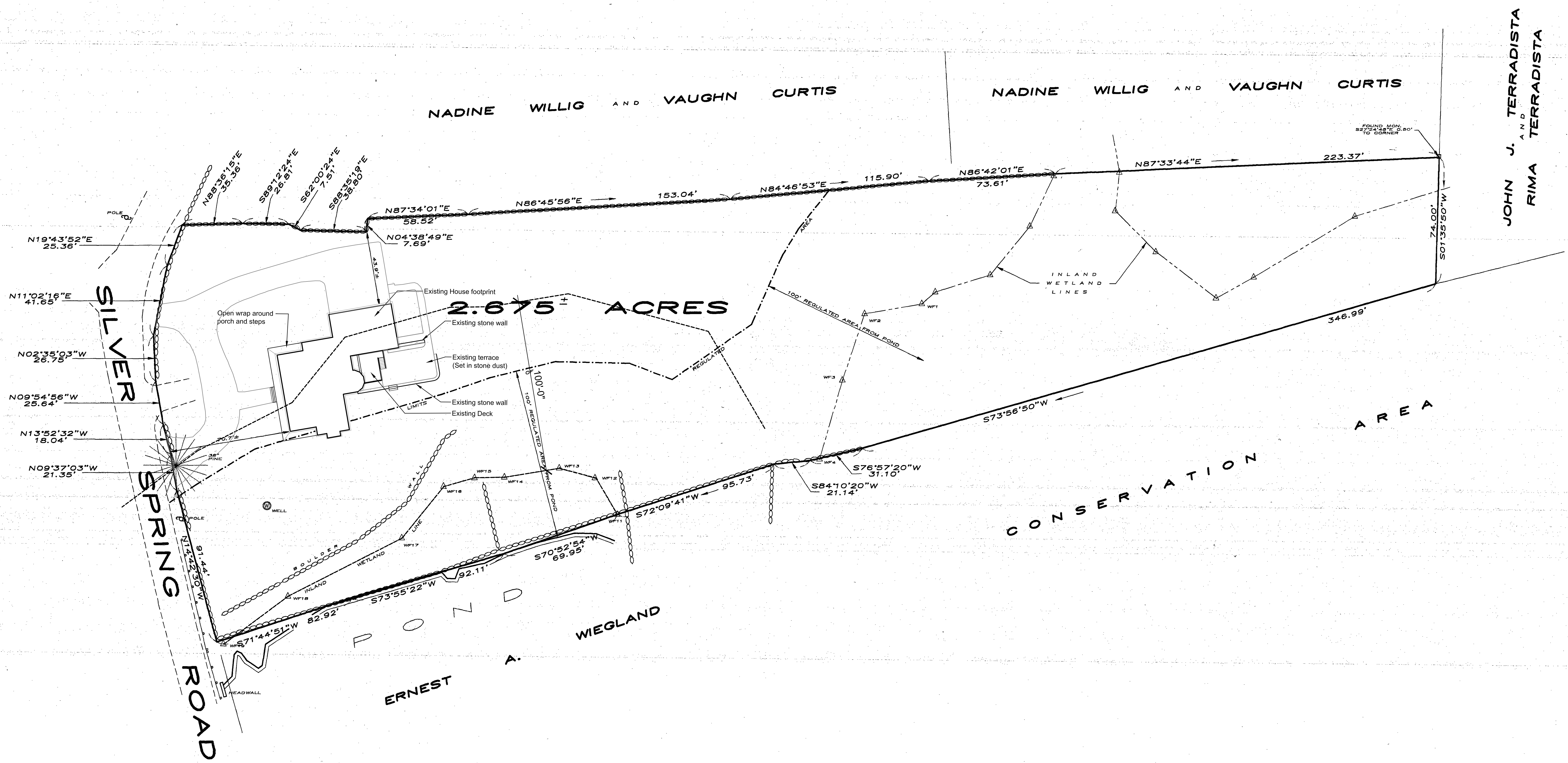
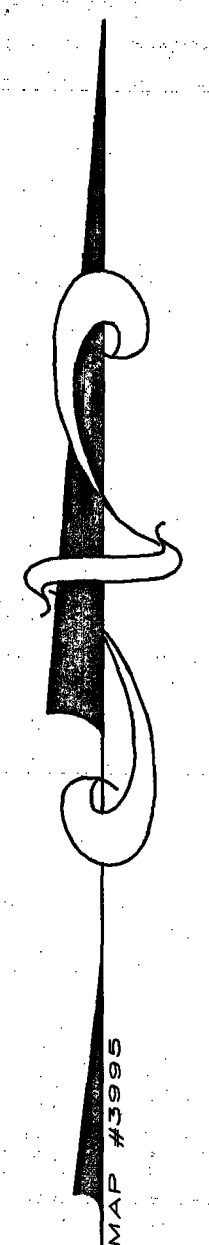
MARCH 4, 2002  
AMENDED APRIL 16, 2003 TO DEPICTED BOULDER  
WALL LOCATION AND 100' REGULATED AREA LINE ONLY

**RYAN AND FAULDS, LLC LAND SURVEYORS**  
WILTON, CONNECTICUT

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

*D. Faulds*  
DOUGLAS R. FAULDS  
LAND SURVEYOR CONN. LIC. No. 13292





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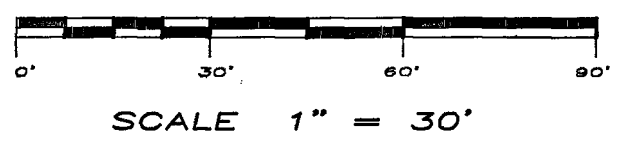
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**ZONING LOCATION SURVEY**

PREPARED FOR

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WILTON, CONNECTICUT

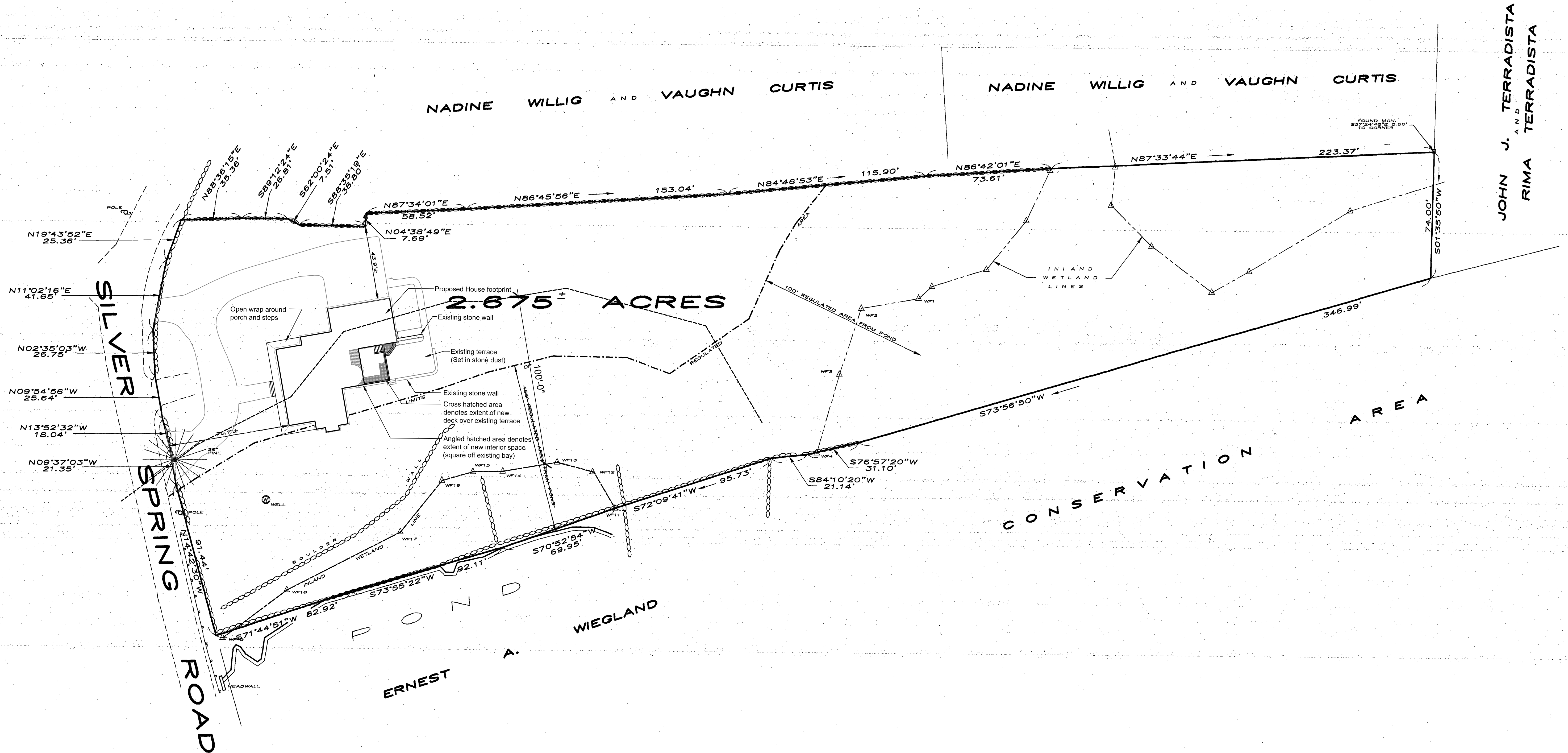
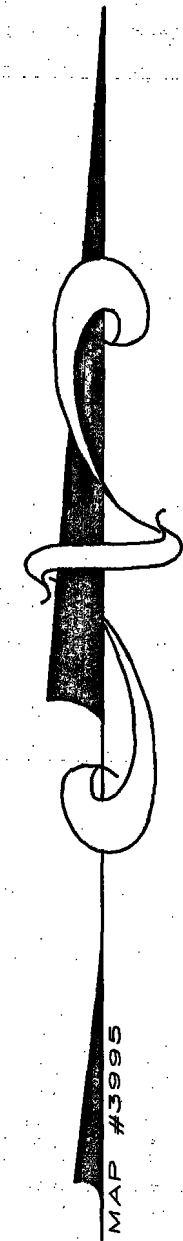


MARCH 4, 2002  
AMENDED APRIL 16, 2003 TO DEPICTED BOULDER WALL LOCATION AND 100' REGULATED AREA LINE ONLY

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WILTON, CONNECTICUT

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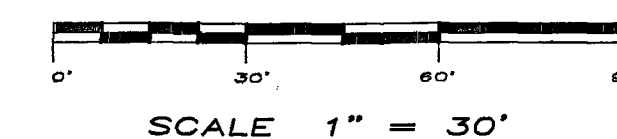
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WILTON, CONNECTICUT



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