

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 SARAH GALANTE
Address 93 WEST MEADOW RD.
WILTON CT 06897
Telephone 908-581-4732
Email sarah-galante@yahoo.com

Agent (if applicable) ELISE LANDSCAPES & NURSERY LLC
Address 530 OLD STAMFORD ROAD
NEW CANAAN CT 06840
Telephone 203-966-3200
Email celkon@eliselandscapes.com

PROJECT INFORMATION:

Property Address 93 WEST MEADOW ROAD
Acres of altered Wetlands On-Site 0
Linear Feet of Watercourse 240 +/-
Linear Feet of Open Water 0
Sq. Ft. of proposed and/or altered impervious coverage 1300 +/- SQFT.

Site Acreage 1.433 +/- ACRES.
Cu. Yds. of Material Excavated +/- 20
Cu. Yds. of Material to be Deposited < 20
Acres of altered upland buffer .06
Sq. Ft. of disturbed land in regulated area 2800 SQFT +/-

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 APPROVED
ZONING BOARD OF APPEALS SPECIAL PERMIT & VARIANCE, DATED 11-20-20.
INSTALLATION OF DECK PATIO, EXPANSION OF GRAVEL PATIO & INSTALLATION OF
APPROX. 1500 SQFT. OF WETLAND PLANTINGS WITHIN UPLAND REVIEW AREA AS
PER ATTACHED LANDSCAPE PLAN.

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 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: 1-11-2021

Agent's Signature (if applicable)  Date: 1-11-2021

Sarah Galante
93 West Meadow Road
Wilton, CT 06897

January 11, 2021

Town of Wilton
Inland Wetlands
Town Annex
238 Danbury Road
Wilton, CT 06897

To whom it may concern:

As owner of the property at 93 West Meadow Road, Wilton, CT, I authorize Elise Landscapes & Nursery, LLC to submit all necessary 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, Connecticut.


Signature

1-11-2021
Date



TOWN OF WILTON, CONNECTICUT

Parcel ID	Site Address	Owner Name	Mailing Address	Mailing City	Mailing State	Mailing Zip
15-36	83 WEST MEADOW RD	HILLER RANDALL SCOTT II &	83 WEST MEADOW RD	WILTON	CT	06897-0000
15-37	2 EAST MEADOW RD	SEILER MELVIN R & LUCY U AS TR (REVOC)	2 EAST MEADOW RD	WILTON	CT	06897-0000
15-47	106 WEST MEADOW RD	TAFURO STEVEN & KATHRYN	106 WEST MEADOW RD	WILTON	CT	06897-0000
15-48	96 WEST MEADOW RD	VAN GEORGE	96 WEST MEADOW RD	WILTON	CT	06897-0000
15-49	11 EAST MEADOW RD	SATO THOMAS	11 EAST MEADOW RD	WILTON	CT	06897-0000
15-50	93 WEST MEADOW RD	GALANTE SARAH	93 WEST MEADOW RD	WILTON	CT	06897-0000
15-51	105 WEST MEADOW RD	FARES NABIL E & KRISTINA K	105 WEST MEADOW RD	WILTON	CT	06897-0000
15-38	WEST MEADOW RD	KENNETH E LEE ADMINISTRATOR D.B.N.	WEST MEADOW RD	WILTON	CT	06897-0000

**LAND RECORD INFORMATION FORM***(Mandated by Public Act No. 75-317)***1) GRANTING COMMISSION**

Planning & Zoning
xx Zoning Board of Appeals

2) TYPE OF APPLICATION

Special Permit
xx Variance

3) COPY OF THE GRANTING MOTION

20-11-15 GALANTE

4) DATE: November 16, 2020

93 W. MEADOW ROAD

APPROVED variances of Section 29-5.D to allow a garage extension with bedroom above with a 29.7-foot front yard setback, a garbage enclosure with a 29.2-foot front yard setback, addition of brick veneer with a 33.4-foot front yard setback, modification of existing roof to create steeper pitch and higher ridge, with a 34.2-foot front yard setback, addition of second floor dormer within existing home footprint, with 46.4-foot front yard setback; all in lieu of the required 50-foot front yard setback; and addition of a dining room with a 38.1-foot side yard setback in lieu of the required 40 feet; as per Zoning Location Survey dated Oct 7, 2020, revised Oct 26, 2020 and Oct 30, 2020, prepared by Paul A. Brautigam, and Plans TS-1, A-100, A-101, A102, A201 and A202, all dated Oct 26, 2020. Said property is owned by Sarah Galante and consists of 1.433+/- acre in a Residential (R-2A) Zoning District as shown on Assessor's Map #15, Lot #50.

5) NAMES AND ADDRESSES OF ALL OWNERS OF RECORD

Sarah Galante
93 West Meadow Road
Wilton, CT 06897

6) DESCRIPTION OF THE PROPERTY, WILTON LAND RECORD MAP # 1429-3

Refer to Wilton Land Records for 93 West Meadow Road, Wilton, CT 06897.

7) VOLUME AND PAGE OF DEED, QUIT CLAIM, WARRANTY, ETC.

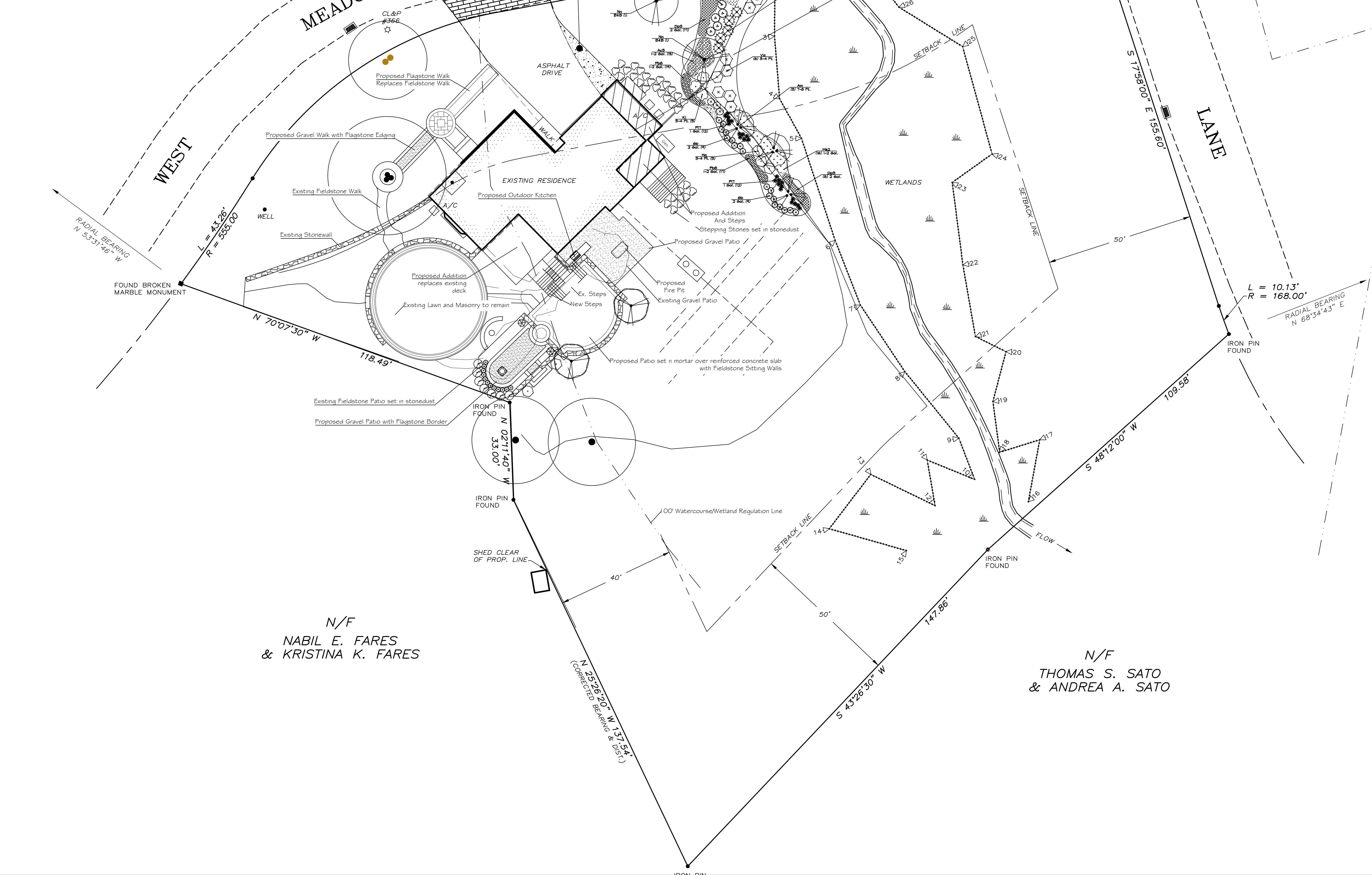
Volume 2197, Page 150


TOWN PLANNER
COMMISSION CERTIFICATION (TITLE)

11/20/2020
DATE

PLANT SCHEDULE WETLAND PLANTING

TREES	BOTANICAL / COMMON NAME	CONT.	CAL.	QTY
Am	American Serviceberry / Shadblow Serviceberry Multitrunk	1-3 Ft.	Multi-trunk	3
Nx	Nyssa sylvatica 'Wildfire' / Black Gum	8-10	25-3'	2
SHRUBS	BOTANICAL / COMMON NAME	CONT.		QTY
Phosig	Baptisia australis / Blue Wild Indigo	2 Gal.		5
G12	Cornus alba 'Ivory Halo' TM / Tatarian Dogwood	3 Gal.		5
S6	Saxifraga brachycera / Box Huckleberry	2 Gal.		10
Ha2	Hydrangea arborescens 'Annabelle' / Annabelle Smooth Hydrangea	3-4 Ft.		5
H4	Hydrangea quercifolia / Oakleaf Hydrangea	3-4 Ft.		6
PT	Iris versicolor / Blue Flag Iris	1 Gal.		24
K1	Kalmia latifolia / Mountain Laurel	3-4 Ft.		3
Va	Viburnum dentatum / Viburnum	3-4 Ft.		11
GROUND COVERS	BOTANICAL / COMMON NAME	CONT.	SPACING	QTY
AcS	Aquilegia canadensis / Eastern Columbine	1-2 Gal.	18" o.c.	21
Ad	Arnica montana / Goatbeard	1-2 Gal.	24" o.c.	10
As5	Aster ericoides 'Snow Flurry' / Snow Flurry Heath Aster	1-2 Gal.	12" o.c.	12
Dp3	Dennstaedtia punctilobula / Hay-scented Fern	2 Gal.	24" o.c.	25
Ma2	Matteuccia struthiopteris / Ostrich Fern	1-2 Gal.	30" o.c.	16
Pb9	Phlox divaricata 'Blue Moon' / Blue Moon Meadow Phlox	1-2 Gal.	15" o.c.	36



N/F
NABIL E. FARES
& KRISTINA K. FARES

N/F
THOMAS S. SATO
& ANDREA A. SATO

Notes:
This is a conceptual landscape design.
Conceptual design is the intellectual property of Elise Landscapes & Nursery, LLC and is intended only for installation by Elise Landscapes & Nursery, LLC. Final layout dependent upon field conditions and adjustments may be made at the discretion of the designer. Any major alterations will be reviewed and approved by the homeowner prior to construction and installation.

Client Initials:
Date:

All landscape construction to conform to local ordinances. Permits may be required for construction for some or all components of the plan and must be in place before applicable work commences.

Not for construction.

Base information taken from survey titled, "Zoning Location Survey, Prepared for Sarah Galante," prepared by Brautegam Land Surveys, PC, dated 10/30/2020.

Galante Residence
93 West Meadow Road, Wilton, CT

Concept Master Plan
Wetland Planting

Designer: CE, MH

Drawn By: CE

Reviewed By: MH

Scale: 1/16" = 1' 0"

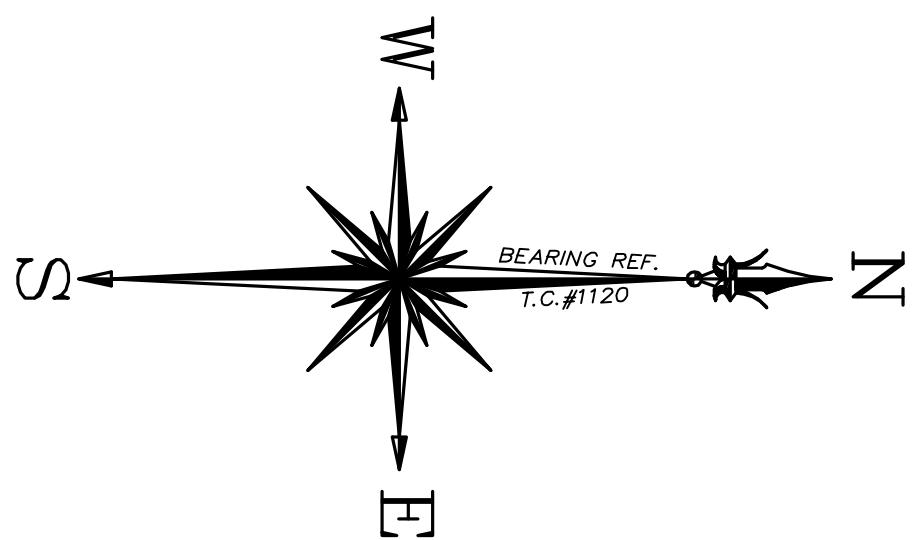
Date: November 25, 2020

Revised: December 1, 2020 - added updated survey info (drive)

ELISE LANDSCAPES & NURSERY, LLC © 2021



203-966-3200
530 OLD STAMFORD ROAD
NEW CANAAN, CT 06840
ELISELANDSCAPES.COM



AREA:
62,409± S.F.
1.433± ACRES

BUILDING COVERAGE:

EXISTING 2045± S.F. = 4.1% ± (7% ALLOWED PER ZONING REGULATIONS)
EXISTING COVERAGE INCLUDES: RESIDENCE, DECK, DRIVE STEPS, PORCH STEPS
PROPOSED 4748 S.F. = 7.6% ± (7% ALLOWED PER ZONING REGULATIONS)
BUILDING COVERAGE INCLUDES: RESIDENCE, DECK, DECK STEPS, HOUSE STEPS
AND PROPOSED ADDITIONS

SITE COVERAGE:

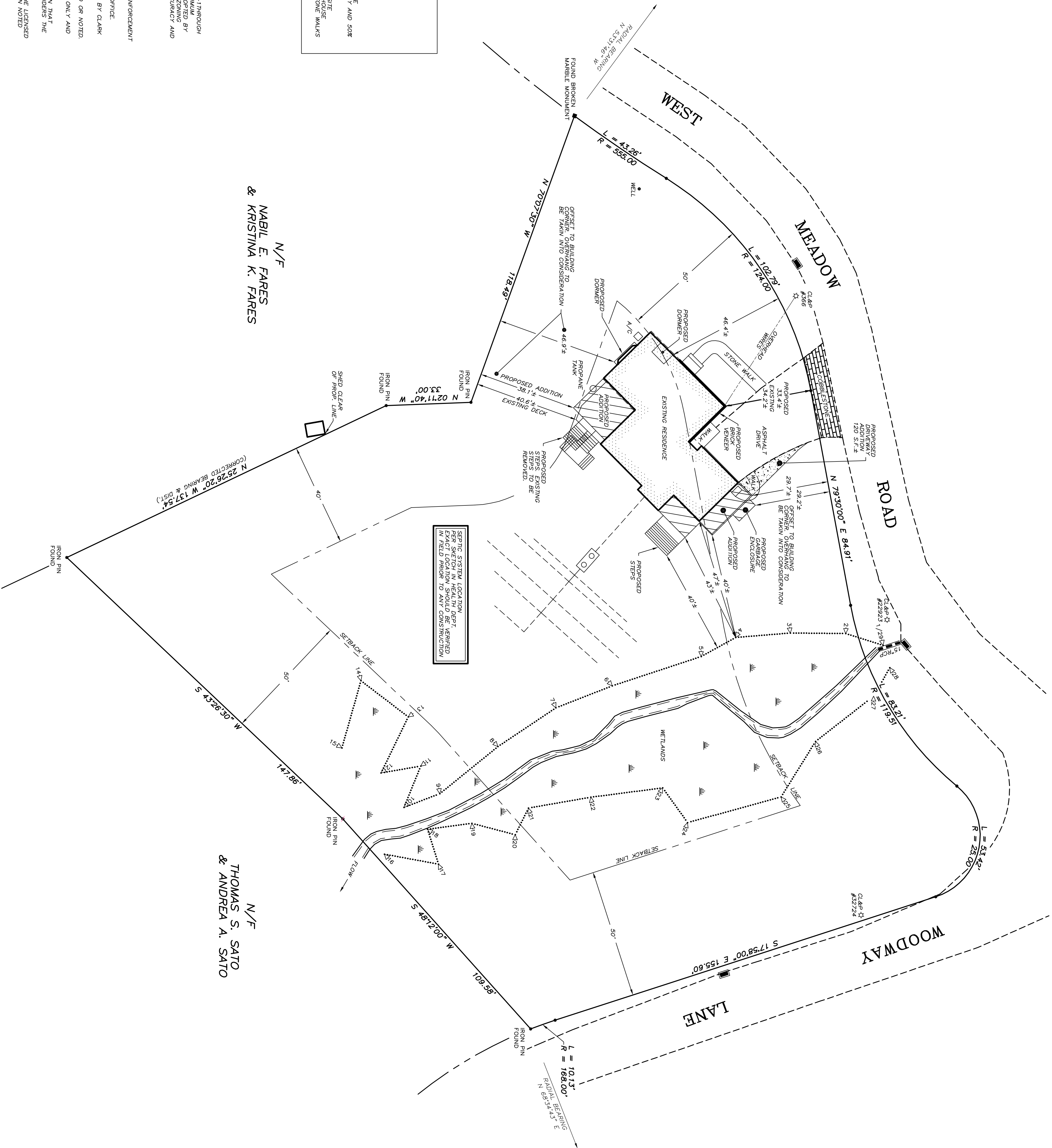
EXISTING 3702 S.F. = 5.1% ± (12% ALLOWED PER ZONING REGULATIONS) SITE
EXISTING COVERAGE INCLUDES: DRIVE STEPS, PORCH STEPS, DRIVE STEPS
AND PROPOSED ADDITIONS
PROPOSED 4748 S.F. = 7.6% ± (12% ALLOWED PER ZONING REGULATIONS) SITE
COVERAGE INCLUDES: RESIDENCE, DECK, DECK STEPS, HOUSE
STEPS, DRIVEWAY AND 50% OF WALKWAYS. IT DOES NOT INCLUDE PLACED STONE WALKS
AND PATIOS

NOTES:

THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH
20-300b-20 OF THE REGULATIONS OF THE CONNECTICUT STATE AGENCIES. A MINIMUM BY
STANDARD OF THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. 9/26/96. IT IS A ZONING BY
LOCATION SURVEY BASED ON A RESURVEY COMPARING TO CLASS "A-2" ACCURACY AND
IS INTENDED TO BE USED FOR BUILDING PERMIT APPLICATION PURPOSES.
PROPERTY IS DEPICTED AS LOT 50, ON MAP 15 IN THE ASSESSORS OFFICE.
PROPERTY IS LOCATED IN ZONE R-2.
ZONE AND SETBACKS ARE SUBJECT TO THE DETERMINATION OF THE ZONING ENFORCEMENT
OFFICER.
REFER TO MAP Nos. 142, 1012, 1120 & 1429 ON FILE IN THE TOWN CLERKS OFFICE.
REFER TO PLANS TITLED "SARAH AND MARK GALANTE RESIDENCE", PREPARED BY CLARK
CONSTRUCTION OF RIDGEFIELD, INC. DATED 1/16/14.
UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT DEPICTED OR NOTED
DISTANCES DERIVED 1/4" FROM BUILDINGS TO PROPERTY LINES ARE SCALED ONLY AND
ARE NOT TO BE USED TO ESTABLISH BOUNDARIES.
THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN THAT
WHICH WAS ORIGINALLY INTENDED IS A MISUSE OF THIS INFORMATION AND REVEALS THE
PREPARERS DECLARATION NULL AND VOID.
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY WHICH BEARS THE LICENSED
HEREIN NULL AND VOID.

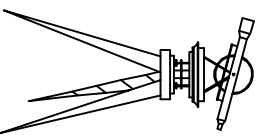
N/F
NABIL E. FARES
& KRISTINA K. FARES

N/F
THOMAS S. SATO
& ANDREA A. SATO



SEPTIC SYSTEM LOCATION
SEPTIC SYSTEM LOCATION
EXACT LOCATION SHOULD BE VERIFIED
IN FIELD PRIOR TO ANY CONSTRUCTION

BRAUTTGAM LAND SURVEYORS, P.C.
90 South Main Street
Newtown, Connecticut 06470
Telephone (203) 270-7810
Residence (403) 270-5592
E-mail: Surveyor@Brauttgamland.com

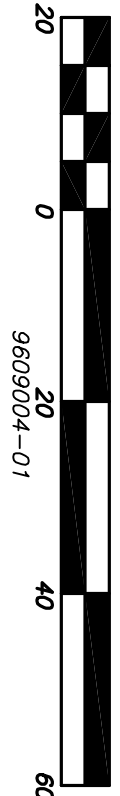


TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY AND MAP
ARE SUBSTANTIALLY CORRECT AS NOTED HEREON.

Paul A. Brauttgam, Jr.
PAUL A. BRAUTTGAM, JR., LIC. NO. 15166

THE SURVEY DEPICTED HEREON IS NULL AND VOID WITHOUT THE LICENSED
SURVEYORS LIVE SIGNATURE AND EMBOSSED SEAL.

JOB No. 961400102	SCALE: 1" = 20'	DRAWN BY: JAB
FIELD NOTES: 171-40	DATE: 10/07/20	CHECKED BY: PAB



No.	DATE	REVISIONS
1	10/26/20	PROPOSED ADDITIONS CHANGES.
2	10/30/20	SETBACK LINES AND DOWNER.
3	12/1/20	REVISED ADDITION ADDED PROPOSED DRIVEWAY ADDITION.

ZONING LOCATION SURVEY
PREPARED FOR
SARAH GALANTE
93 WEST MEADOW ROAD
WILTON, CONNECTICUT

93 West Meadow Narrative

The project consists of an addition to an existing garage to accommodate 2 cars. The existing garage currently only accommodates 1 car which leaves guests' cars filling the short driveway or parking on the street, potentially creating a dangerous situation. The addition will have space above the garage to accommodate a new Primary Bedroom and Bathroom. Other work on the first floor includes expanding an existing mudroom, adding a small porch at the rear of the mudroom with steps to access the back yard. Removing an existing wood deck and replacing with a dining room.

The existing home was built in 1951 and predates the zoning and inland wetlands regulations. The property has a non-conforming lot size; 1.433 acres in a 2-acre zone. The existing home is positioned partially within the front yard setback to the north. And is almost entirely within the 100' regulated wetlands setback to the east. The existing septic is on the south side of the home, and the proposed septic reserve area is shown on the north-west side of the home. These factors, combined with a significant grade change from the front to the rear of the house, create a situation where the only possible place to expand the garage is on the north-east side of the existing garage.

The small porch off the rear Mudroom provides access to the back yard for the family and their pets.

The dining room addition is proposed to replace an existing wood deck and is on the opposite side of the house from the wetlands, although still within the 100' regulated area.

We have designed these additions to impact both the zoning and the wetlands restrictions as minimally as possible. We have eliminated a proposed garbage enclosure from the final design to help mitigate the impact in the regulated area. We have further mitigated the impact on the wetlands with the proposed planting scheme by Elise Landscapes for a beautiful 1500sf garden with native plantings to mitigate the upland review area between the additions and the wetlands.



93 West Meadow Road Landscape Narrative

The landscaping portion of the project consists of both plantings and hardscapes. The hardscapes are oriented away from the wetland line, but still fall within the 100' setback.

The front walk is being updated with flagstone, reusing the existing fieldstone pavers to create a stepping stone path from the new driveway extension to the rear yard. Stepping stones will be set in stonedust with grass between the pavers.

The rear terrace design accommodates the new traffic pattern off the dining room addition and replaces an existing fieldstone patio. This will have a fieldstone sitting/low retaining wall to adjust for grade.

The existing lower gravel patio remains, with an adjustment in layout to accommodate a proposed fire pit and grill area. No new fill is proposed to bring onto the property, other than typical gravel base material for the terraces and walls.

The wetland plantings between the house and wetlands straddle the existing split rail fence and consist of native plantings. The size of the planting area, approx. 1500 sq.ft., is designed to offset the footprint of the house additions and driveway and is a combination of trees, shrubs and perennials/ferns.

AWARD WINNER

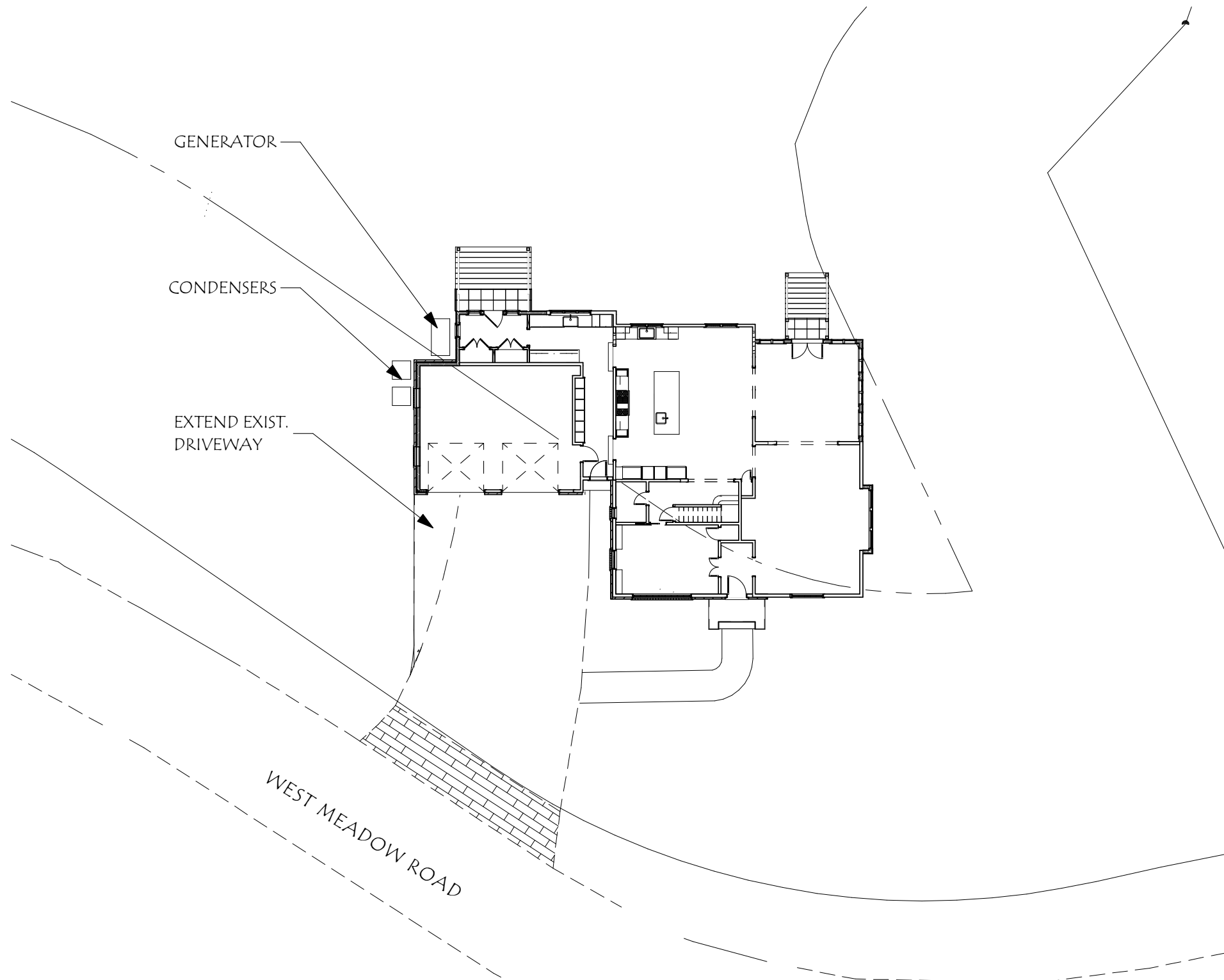
ASSOCIATION OF PROFESSIONAL LANDSCAPE DESIGNERS

ELISE LANDSCAPES & NURSERY, LLC

530 OLD STAMFORD ROAD • NEW CANAAN, CONNECTICUT 06840

TEL. 203-966-3200 FAX 203-972-3240

ELISELANDSCAPES.COM



1
SP-1

PARTIAL ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'



HUESTIS TUCKER
ARCHITECTS

15 RESEARCH DRIVE, SUITE 5, WOODBRIDGE, CT 06525
203-248-1007 • HUESTISTUCKER.COM

PROJECT: **GALANTE RESIDENCE**

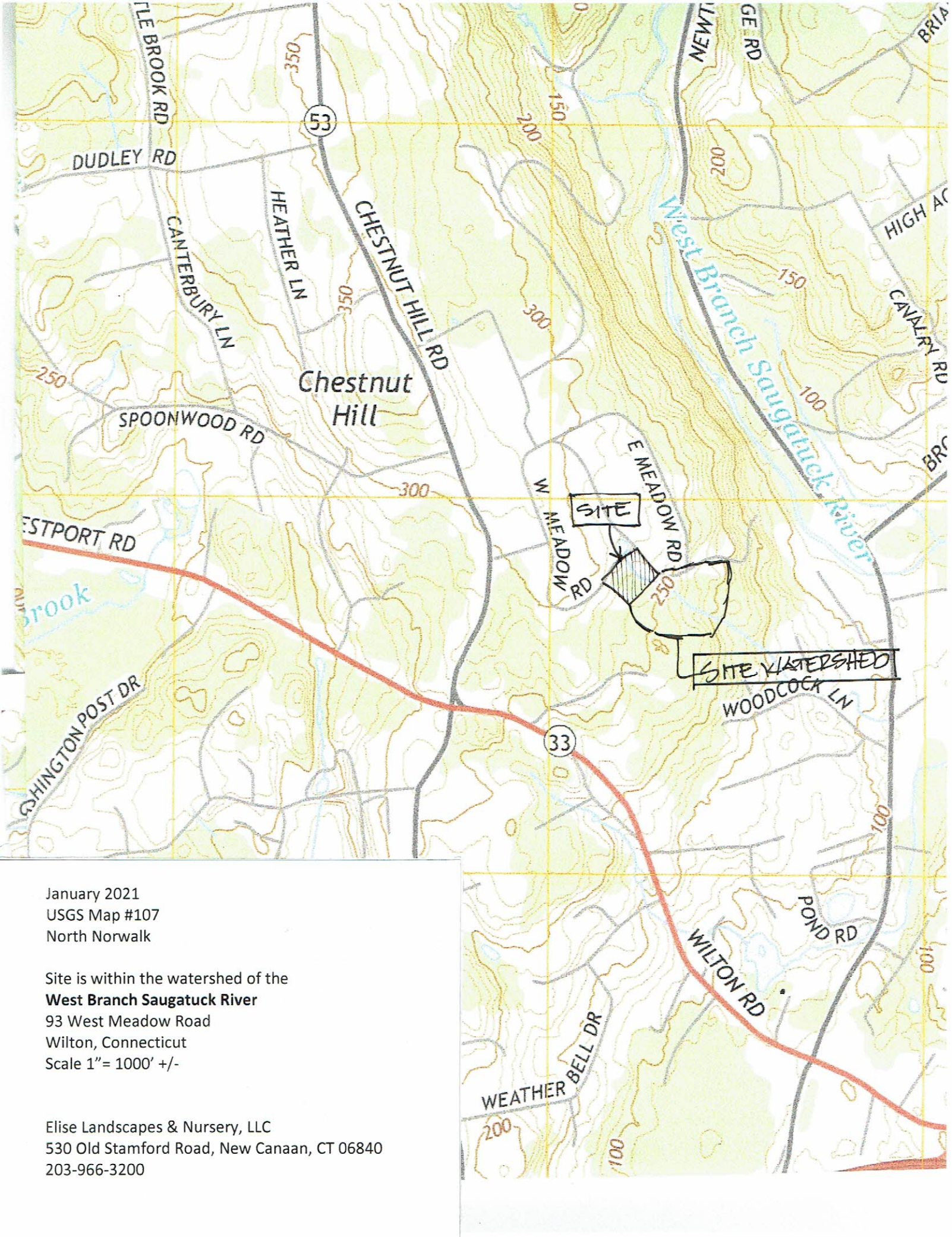
TITLE: **PARTIAL SITE PLAN**

SCALE:

DATE:

1/12/2021

SP-1



January 2021
USGS Map #107
North Norwalk

Site is within the watershed of the
West Branch Saugatuck River
93 West Meadow Road
Wilton, Connecticut
Scale 1"= 1000' +/-

Elise Landscapes & Nursery, LLC
530 Old Stamford Road, New Canaan, CT 06840
203-966-3200



Job No. 11-09-54

30 November 2009

Brautigam Land Surveyors
90 Main Street South
Newtown, CT 06470

LOCATION: 93 West Meadow Road,
Wilton, Connecticut

SOILS AND WETLANDS REPORT

INSPECTION DATE:	20 November 2009
MAP PROVIDED:	subdivision map
CONTOUR INTERVAL SHOWN	no
SCALE SHOWN:	50
SOIL MOISTURE CONDITIONS:	moist to wet
PROPERTY LINES IDENTIFIABLE:	approximately
WETLAND FLAG NUMBERING SEQUENCE:	#1-#15, #16-#28

This site inspection was conducted to evaluate the presence of inland-wetlands and watercourses. A detailed classification of the soils was not part of this study. Field observations of the wetland and upland soils together with the classification system of the National Cooperative Soil Survey, USDA, and the County Soil Legend were used in this investigation to identify the soil series names.

In conducting field investigations, soil borings are taken from which many important soil properties are observed, as follows: seasonal soil moisture condition OR the presence of free water and its depth, for each horizon in the soil profile, the thickness, color and texture are also observed. The areas shown on soil maps are called soil map units. Some map units consist of one kind of soil while others consist of two or more kinds of soil. A few have little or no soil material at all. The information in this report is based on examination and interpretation of soils with the use of a hand auger and shovel. Wetland delineation is based on prevailing conditions at the time of investigation and best professional judgment. Field conditions may change over time.

COMMENTS: This property is situated on the south west corner of Woodway Lane and West Meadow Road and comprises an existing residence on a typically developed lot with mowed areas, driveway, septic, and well. The land slopes downhill from the road towards the rear (south) of the site. Woodlands surround the developed portion of the lot along the east and south. A watercourse drains from a pond on the north side of West Meadow Road through a culvert and continues down the east side of the property in a well-developed watercourse channel. Adjacent areas of wetlands are associated with the watercourse and these were delineated. The wetland mostly follows the direction of the watercourse channel but widens away from the channel in the southern portion of the lot. The watercourse continues offsite to the south.

Soils are rocky to very rocky and formed in compact glacial till. Soil descriptions are provided below for your convenience.

WETLAND SOILS

SOIL TYPE:	RIDGEBURY SERIES
DEPTH TO MOTTLING:	6 INCHES
DEPTH TO BEDROCK:	>60 INCHES
DEPTH TO SEASONAL HIGH WATER TABLE:	0 – 8 INCHES

The Ridgebury series consists of somewhat poorly drained to poorly drained soils on nearly level or very gently sloping land that formed on compact glacial till. The till generally derived from schist and gneiss but also sometimes from granite and quartzite. The till is very firm when moist and is very hard and brittle when dry. Permeability is moderate in the surface layer and subsoil but is slow or very slow in the substratum. The substratum below 20 inches is usually hard and compacted.

SOIL TYPE:	WHITMAN SERIES
DEPTH TO MOTTLING:	18 INCHES
DEPTH TO BEDROCK:	>60 INCHES
DEPTH TO SEASONAL HIGH WATER TABLE:	0 – 6 INCHES

These very poorly drained soils occur in low-lying, small to medium sized areas where they receive runoff and, in places, material washed from surrounding soils. A typical profile has a surface layer of black stony, fine sandy loam or silt loam about 10 inches thick. Next is a strongly gleyed subsurface layer of gray to light gray loamy sand. The subsoil, which is gleyed consists of gray and greenish-gray fine sandy loam that is distinctly mottled with various shades of brown.

NON-WETLAND SOILS

SOIL TYPE:	PAXTON SERIES
DEPTH TO MOTTLING:	>20 INCHES
DEPTH TO BEDROCK:	>60 INCHES
DEPTH TO SEASONAL HIGH WATER TABLE:	48 INCHES

This well-drained soil is found on smoothly rounded drumloidal hills which are gently sloping to steep. The soils have developed in compact glacial till derived from schistose rocks. A key feature of these soils is the compacted substratum consisting of dark grayish-brown gravelly sandy loam with a thick platy structure. This hardpan layer is very firm and compact and may impede percolation of water at certain times.

SOIL TYPE:	WOODBIDGE SERIES
DEPTH TO MOTTLING:	16 INCHES

Page 3
Job No 11-09-54

DEPTH TO BEDROCK:	>60 INCHES
DEPTH TO SEASONAL HIGH WATER TABLE:	15 – 20 INCHES

This moderately well-drained soil is closely related to the well-drained Paxton series. The Woodbridge series is usually found on nearly level to sloping land. Mottles generally occur within 20 inches of the soil surface. The substratum is characterized by a hardpan layer. This is a platy, extremely firm and compacted layer of soil which is very slowly permeable and may lead to "perched" water table during wet seasons.

Yours sincerely,



Cynthia M. Rabinowitz
Soil Scientist and Landscape Designer