



LOCATION MAP
NOT TO SCALE

- NOTES:
1. THIS SURVEY AND MAP HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
 2. THE TYPE OF SURVEY PERFORMED IS AN IMPROVEMENT LOCATION SURVEY AND IS INTENDED TO DEPICT THE NEWLY CONSTRUCTED IMPROVEMENTS.
 3. THE BOUNDARY DETERMINATION/OPINION IS BASED UPON A RESURVEY OF MAP REFERENCE 1.
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 5. THE ELEVATIONS DEPICTED HEREON ARE BASED UPON N.A.V.D. 1988 DATUM DERIVED FROM CGS MONUMENTS #405 AND #406.
 6. THE BEARINGS DEPICTED HEREON ARE BASED UPON N.A.D. 1927 DERIVED FROM CGS MONUMENTS #405 AND #406.
 7. THE SUBJECT PARCEL APPEARS TO LIE WITHIN FLOOD ZONE(S) X-SHADED AND AS DEPICTED ON FEMA'S FLOOD INSURANCE RATE MAP (FIRM) ENTITLED: FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS); PANEL 381 OF 626; MAP NUMBER 09001C0381F; EFFECTIVE DATE: JUNE 18, 2010; SCALE: 1"=500'. ANY FEMA FLOODPLAIN AND/OR FLOODWAY INFORMATION DEPICTED HEREON IS APPROXIMATE ONLY AND DOES NOT CONSTITUTE AN OPINION OR REPRESENTATION OF ACTUAL FLOODPLAIN AND/OR FLOODWAY INFORMATION BY PEREIRA ENGINEERING, LLC (PE). PE DOES NOT WARRANT THE ACCURACY OF THIS INFORMATION, AND MAKES NO REPRESENTATIONS UPON WHICH THE CLIENT SHOULD RELY IN CONNECTION WITH THE FLOOD ZONE OF THE SUBJECT PARCEL OR ANY FEMA FLOODPLAIN AND/OR FLOODWAY INFORMATION DEPICTED HEREON.
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 9. STREAM CHANNEL ENCROACHMENT LINES WERE REPEALED PER PUBLIC ACT 2013-205 OF OCTOBER 1, 2013.

- MAP REFERENCES:
1. "IMPROVEMENT LOCATION SURVEY OF PROPERTY LOCATED AT 8 SEELEY ROAD, WILTON, CONNECTICUT, PREPARED FOR TIM AND LINDSEY GEITZ", SCALE: 1"=20'; DATED: AUGUST 11, 2008; REVISED THROUGH: JANUARY 16, 2013; PREPARED BY: PEREIRA ENGINEERING, LLC.

TOWN OF WILTON RESIDENTIAL DISTRICT R-2A		
	REQUIRED	ASBUILT
LOT:	Area (Min.)	2 AC
WIDTH & DEPTH	200'	1.25± AC
Frontage	25'	122'±
SETBACKS:	Front	50'
	Side	40'
	Rear	50'
BUILDING:	Height	2 1/2 stories or 35 ft.
Building Coverage (Max.)	75%	< 45%
Site Coverage (Max.)	12%	< 5%

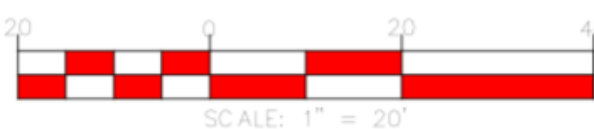
EXISTING SITE PLAN

LEGEND		
PROPERTY LINE	CONTOURS	SPOT ELEVATION
RIGHT OF WAY	CONFEROUS TREE	DECIDUOUS TREE
EASEMENT LINE	BUSH	CHAIN LINK FENCE
STONE WALL	WOOD FENCE	GUIDERAIL
STRUCTURE	LIGHT POLE	UTILITY POLE
EDGE OF PAVEMENT	HYDRANT	WATER VALVE
TEST BORING	GAS VALVE	MONUMENT FOUND
CATCH BASIN	IRON PIPE OR PIN FOUND	DRILL HOLE FOUND
STORM MANHOLE		
SANITARY MANHOLE		
WATER		
GAS		
ELECTRIC		
TELEPHONE		
FIBER OPTIC LINE		
OVERHEAD WIRES		

TOTAL PARCEL AREA
54,660± S.F. (1.25 ± ACRES)

DEED REFERENCE
VOL. 51 PG. 437

AS-BUILT



IMPROVEMENT LOCATION SURVEY

OF PROPERTY LOCATED AT
8 SEELEY ROAD
WILTON, CONNECTICUT
PREPARED FOR
TIM AND LINDSEY GEITZ

COPYRIGHT ©
DATE: NOVEMBER 26, 2014
SCALE: 1"=20'
DWG: ESB FLD: JWD
S-1 SHEET 1 OF 1
CAD REF. NO. 0656ABLT

To my knowledge and belief, this map is substantially correct as noted hereon.

Edward S. Ruchin, P.L.S. Conn. # 15460



Pereira Engineering, LLC
CIVIL & ENVIRONMENTAL
One Enterprise Drive, Suite 312
Shelton, CT 06484
Phone: (203) 944-9944
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REVISIONS	
NO.	DATE

March 12, 2021

Inland Wetlands Commission
Town Hall Annex
238 Danbury Road
Wilton, CT 06897

RE: Cease and Desist
8 Seeley Road, Wilton CT 06897

Dear Commission Members –

My wife and I would like an opportunity to respond the active Cease and Desist order dated March 11, 2021 that has been placed on our property.

It is important for us to first apologize for removing the 11 trees on our property without obtaining permission from the Town. It is important that it be recognized that we did not realize that a permit would need to be issued prior to commencing this work and that we did not maliciously move forward with cutting trees, but simply did not have knowledge of this requirement.

We met with Zen Herter on site and walked the property to review each location and discussed the reasoning for removing each tree. Some trees were dead, some trees were extremely damaged from prior storms due to larger limbs falling, some were diseased, and some trees were an extreme danger to our family and home. Zen suggested that we contact an Arborist to perform an evaluation of these trees to help the members of the Commission understand why we selected each location for removal. A letter from Oscar Melchor (Licensed Arborist) is attached with this letter.

LEGEND FOR ATTACHED SITE PLAN -

Ash Tree – Location # 1

(Tree canopy was damaged by adjacent trees – canopy fell into the river)

Cottonwood Tree - Location # 2

(top half of tree was split and left hanging due to a large branch above that fell from an adjacent tree during a storm)

Elm Tree – Location # 3

(tree has been dead for many years without any leaves - falling bark can be recognized)

Tall Pine Tree – Location # 4

(tree was over 100 feet tall and split at the mid-point into two tall canopies – tree was dangerous to the house)

Spruce Tree – Location # 5

(tree was leaning and had no canopy)

Double Maple Tree – Location # 6

(trees were joined at the base and were dangerously close to the house – several large branches have fallen in the past and hit our house)

Maple Tree – Location # 7

(tree was dead and rotted at base and leaning towards the house)

Maple Tree – Location # 8

(tree was rotted at its base and leaning towards the house)

Black Cherry Tree – Location # 9

(tree has an exposed root system with many dead branches and was dangerously leaning towards that house)

Black Cherry Tree – Location # 10

(tree was crowded by two others, bare and was leaning towards the house and dangerous)

Black Cherry Tree – Location # 11

(tree had a rotted base, numerous dead branches and leaning towards the house)

I thought that the Commission should also read the article in the LINK below – The article discusses Eversource's \$ 72 Million Dollar tree cutting investment across CT due to storms with Wilton having the most extensive work over 131 miles of roads in the Town - https://dailyvoice.com/connecticut/norwalk/news/eversource-investing-72-million-in-tree-trimming-across-connecticut/805278/?emh=f39f07c58524f29b8e3cc67dfb2a40f4c53bb176&utm_source=daily-email&utm_medium=email&utm_campaign=daily-norwalk-163518

p.2

Our property has an abundance of trees that continue to fight to survive due to the overgrown canopy that exists. Below are a number of images of the surrounding trees that have died, are struggling to survive and are dangerous during storms but seem to be spaced far enough from our house if they fall.



p.3

To date, none of the cut trees have been removed or taken away from the property per Zen's request. Below we have included a number of images of the cut trees to help understand why these selections were made. The submitted existing site plan references each location with a description of each to help clarify (attached separately).

Existing large tree that with broken large branches, branches have fallen and clipped the canopy of tree location # 2
COTTON WOOD, large branch from cottonwood is still in river, base of Cottonwood tree remains after cutting



Tree location # 3 DEAD ELM exposed roots, dead base, fallen bark remains from tree



Tree location # 7 & # 8 DEAD MAPLE trees, rotted base near well location and rear corner of house



Tree location # 9 & # 10 BLACK CHERRY, exposed roots, close to house, dangerous, rotted branches and trunk



Miscellaneous cut trees from remaining tree locations - Tree location # 1 ASH TREE, Tree location # 4 TALL PINE, Tree location # 5 SRUCE TREE, Tree location # 6 MAPLE TREE, Tree location # 11 BLACK CHERRY hollow, rotted, diseased & dead bases



Miscellaneous cut trees from remaining tree locations - Tree location # 1 ASH TREE, Tree location # 4 TALL PINE, Tree location # 5 SRUCE TREE, Tree location # 6 MAPLE TREE, Tree location # 11 BLACK CHERRY hollow, rotted, diseased & dead bases



Miscellaneous cut trees from remaining tree locations - Tree location # 1 ASH TREE, Tree location # 4 TALL PINE, Tree location # 5 SRUCE TREE, Tree location # 6 MAPLE TREE, Tree location # 11 BLACK CHERRY hollow, rotted, diseased & dead bases



To address the noted trailer within the wetland area. The trailer was placed in this position temporarily during the tree work in order to make room for the tree company to maneuver. The trailer was removed from the wetland area the same day that Zen was on site.

To address the noted pile of yard waste. Zen refers to a pile of dead branches that are deep in the woods of our property. This pile was created well before we purchased the parcel by the previous owners. Zen had mentioned that it is our responsibility to remove this inherited violation – we have no issue removing it once the Cease and Desist order has been lifted.

While we now recognize that permits would have been required prior to any tree removal, we hope that this information helps the Commission understand what our reasoning was for each location that was cut.

It is our intent to request relief from the current Cease and Desist in order to clean up our yard as well as submit an application permit.

We would be happy to further address any questions with the Commission.

Thank you for your time.

Lindsey and Tim Geitz



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NOT TO SCALE

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TOWN OF WILTON RESIDENTIAL DISTRICT R-2A		
	REQUIRED	ASBUILT
LOT:	Area (Min.)	2 AC
	Width & Depth	200' W >200' D >450'
	Frontage	25'
SETBACKS:	Front	122' ±
	Side	40'
	Rear	50'
BUILDING:	Height	2 1/2 stories or 35 ft.
	Building Coverage (Max.)	75%
	Site Coverage (Max.)	12%

PROPOSED SITE PLAN

LEGEND		
PROPERTY LINE	CONTOURS	SPOT ELEVATION
RIGHT OF WAY	CONFEROUS TREE	DECIDUOUS TREE
EASEMENT LINE	BUSH	CHAIN LINK FENCE
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email: mail@pereiraeng.com

REVISIONS	
NO.	DATE



P.O. Box # 901
Norwalk, CT 06852
203-663-1335

NOFA Organic Land Care Accredited Professional
CT Arborist License # S-5495

March 12, 2021
Inland Wetlands Commission
Town Hall Annex
238 Danbury Road
Wilton, CT 06897

**RE: Cease and Desist
8 Seeley Road, Wilton CT 06897**

Dear Commission Members –

Turning Green, LLC has been retained by Lindsey and Tim Geitz of 8 Seeley Road to provide Arborist Consulting Services. We have been made aware of the Cease-and-Desist order dated March 11, 2021 issued for the property listed above and that a Show Cause Hearing is scheduled for the 25th of March 2021.

I have been asked to review and evaluate the noted 11 trees that have been cut down recently and to provide as much information on each location as possible post cutting. Attached you will find our report and comments.

Please let us know if you have any questions.

Thankyou for your time

Oscar Melchor
Licensed Arborist S-5495



3/11/21

POST SITE EVALUATION: 8 Seeley Road, Wilton, CT 06897

To whom it may concern,

First of all my name is Oscar Melchor, being in this industry for the past 20 years for this I am an arborist and Ornamental Trees & Turf certified by the state of Connecticut as well as member CTPA (Connecticut Tree Protection Association), ISA (International Society Arboriculture, TCIA (Tree Care Industry Association) & other Association in my professional career.

After assessing the trees and up to my knowledge if we start from the front left next to river bridge on the right side of the standing Ash tree the Cottonwood tree the branches were damaged and dangerous to humans and potential property damage, as well as the standing Ash have several dead branches that need to be removed before some fishing person across the river gets hurt.

The Elm Tree close to the river as most of us know about the disease is the main cause of their extinction. Unfortunately this is tree is another loss of its cause and was dead and dropping dead branches.

The spruce next to the Elm tree, there was almost no canopy.

The Ash next to the existing Maple as it shows on the trunk it was a disease infection and dying causing dead branches to fall.

The two maples on the rear lawn there were branches leaning toward the house and was a very high risk for damaging the house.

The two large mature Maples on the right corner of the house where leaning towards the house plus the trunk was damaged/hollow because they were next to the rails it might be where pruned all the time on the same side and leaving all the weight on the house side it was a very very dangerous to fall to the house. Also, the water well is next to it causing danger.

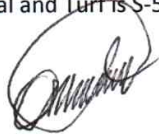
The Black Cherry next to the driveway right corner of the house most of the branches were dead and hanging to the driveway, potentially falling into a car or humans walking since this is the main entrance to the house the risk is higher for damage.

In advance take my apologies if I missed an identification of any tree since there are only trunks and some trunks/ branches are barkless. With this it gets harder to identify, also, my statement is based on the property owner and the tree Cutter person.

Thank you for your attention and if I can assist in any way I'm here to help,

Again my name is Oscar Melchor owner of Turning Green, LLC of Norwalk, CT my arborist and Ornamental and Turf is S-5495.

Regards,



Oscar@TurningGreenPro.com Cell Phone: (203)856-2352
