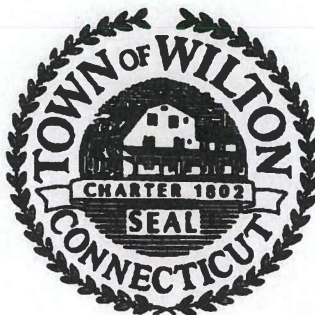


INLAND WETLANDS  
COMMISSION  
Telephone (203) 563-0180  
Fax (203) 563-0284



TOWN HALL  
238 Danbury Road  
Wilton, Connecticut 06897

## APPLICATION FOR AN INTERMEDIATE REGULATED ACTIVITY

**For Office Use Only:**

Filing Fee \$ \_\_\_\_\_

Date of Submission \_\_\_\_\_

Date of Acceptance \_\_\_\_\_

WET# \_\_\_\_\_

Wilton Land Record Map# \_\_\_\_\_

Volume # \_\_\_\_\_ Page # \_\_\_\_\_

Assessor's Map # \_\_\_\_\_ Lot# \_\_\_\_\_

### APPLICANT INFORMATION:

Applicant Karin Holman & Michel Bayne Agent (if applicable) Eros Talo

Address 17 Greenbriar Lane  
Wilton CT 06897

Telephone 203 556 0783

Email aholman@yahoo.com

Address 15 Santerel Rd  
Woodbridge, CT

Telephone 203 343 7838

Email taloconnecting@gmail.com

### PROJECT INFORMATION:

Property Address 17 Greenbriar Lane

Acres of altered Wetlands On-Site 0

Linear Feet of Watercourse 294

Linear Feet of Open Water 172

Sq. Ft. of proposed and/or altered impervious  
coverage 805.5 sq ft (walkway + front porch)

Site Acreage 1.1628 ac

Cu. Yds. of Material Excavated 12

Cu. Yds. of Material to be Deposited 0

Acres of altered upland buffer 0

Sq. Ft. of disturbed land in regulated area 640 sq ft

### 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 X 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.

Page 2 Application for an Intermediate Regulated Activity

Project Description and Purpose: 2 story addition for family room on the first floor. New master bedroom and bath on the second floor, converting one bedroom into a family area/ office

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 N/A
- ☒ 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: 9/19/2021

Agent's Signature (if applicable)  Date: 9/19/2021

WILTON BUILDING  
DEPARTMENT

Building Official  
Demolition Officer  
Tel: 203-563-0177



TOWN HALL ANNEX  
238 Danbury Road  
Wilton, Connecticut 06897

Fax: 203-563-0284

## LETTER OF AUTHORIZATION

To Whom It May Concern:

I hereby declare the following:

1. That I am the owner of the premises described as follows:

17 Greenbriar Lane Wilton CT R-1A  
Street City State Zone

2. That Eros Talo is duly authorized for and on behalf of the owner to execute an application for building, zoning, health and wetlands permits to enable him/her to obtain permits to complete construction of the following work 2 storage addition for family room on the first floor and new master bedroom and bath on the second floor converting one existing bedroom to family room at the above site.

3. That Eros Talo is hereby designated as the owner's representative with whom all town departments may deal with in respect to the work involved.

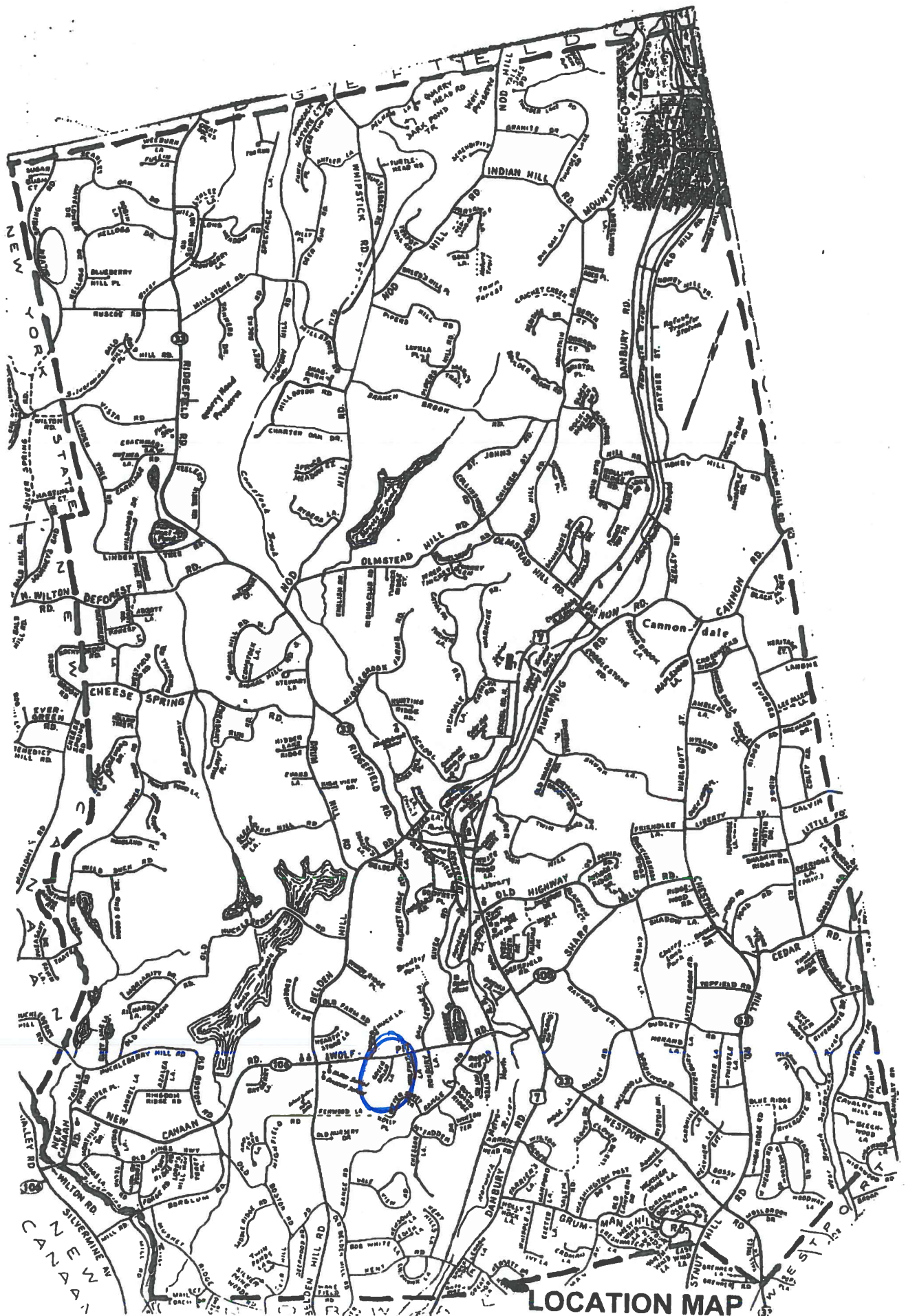
4. That this authorization also includes any and all electrical, plumbing, heating, and HVAC contractors doing work in conjunction with the above noted activity to obtain the appropriate sub permits.

Date: 9/18/2021

Owner: Karin A Holmstrom  
Print Name

[Signature]  
Signature





85-60	85-99	85-100
CLANCY MARTIN S & BARBARA B	PESCE TERESA ANNE REVOC TRUST	BLAKE WILLIAM J & LINDSAY M
26 BITTERSWEET TR	12 GREENBRIAR LA	14 GREENBRIAR LA
WILTON CT 06897	WILTON CT 06897	WILTON CT 06897
85-101	85-102	85-103
DULMAN HIUYING & URI	BAYONNE MICHEL &	KKCT LLC
16 GREENBRIAR LA	17 GREENBRIAR LA	101 PARK AVE 25TH FLR
WILTON CT 06897	WILTON CT 06897	NEW YORK NY 10178
85-104	85-105	99-6
LINSKY AARON & COURTNEY A	DANIEL CONNER SHEA &	WILTON TOWN OF
11 GREENBRIAR LA	9 GREENBRIAR LA	238 DANBURY RD
WILTON CT 06897	WILTON CT 06897	WILTON CT 06897

**Application for an intermediate regulated activity item F - 17 Greenbriar Lane - Addition**

- a. **Proposed Activity** - We are planning to add a 2 story addition to the left side of the current structure (left when facing the house). We are adding a slab- on- grade (640 sf) (no crawl space or basement), the addition will add one family room downstairs and a new master bedroom and bathroom upstairs. We are also converting a current bedroom to open family space, keeping the total bedrooms to 4. We are also planning to add a covered front porch (165.5 sf).
- b. **Alternatives considered** – we do not have an alternative location to add space by building up (adding another story) as the house is already a 2 story house. The right side of the house would not be a good alternative as this is where the garage is located and also this is much closer to the wetlands. The back of the house would also be closer to said wetlands and also our septic and leach fields.
- c. **Impacts** – the addition have no direct impact on the wetlands, the addition is located within the regulated area of our property, but not close to the actual wetlands.
- d. **Proposed mitigation measures** – the access to the construction site will be strictly on the left side of the house and away from the wetlands. We will also as add temporary protective barriers along the wetland boarder during construction.



# JAY FAIN & ASSOCIATES, LLC

Environmental Consulting Services

Jay Fain  
Principal  
elmst@optonline.net

## SOILS MAPPING & WETLAND/WATERCOURSE DELINEATION REPORT 17 GREENBRIAR LANE, WILTON, CT 06897

2000 Post Road  
Suite 201  
Fairfield, CT 06824  
203 254-3156  
jfassociates@optonline.net

Victoria Landau  
Principal, ASLA  
vplandau@optonline.net

Page 1

### PROPERTY LOCATION AND DESCRIPTION:

LAND USE: **Single Family Residential** ACRES: **1.0±**

ADDRESS: **17 Greenbriar Lane  
Wilton, CT 06897**

### REPORT COMPLETED FOR:

NAME: **Karin A. Holmdin**

MAILING ADDRESS: **17 Greenbriar Lane  
Wilton, CT 06897**

### WETLANDS/WATERCOURSE JURISDICTION

The Inland Wetlands and Watercourses Act (Connecticut General Statutes §22a-38) define inland wetlands as "land, including submerged land, which consists of any soil types designated as poorly drained, very poorly drained, alluvial, and floodplain." Water courses 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."

### MAPPING AND DELINEATION METHODOLOGY

Soils analysis, as described in this report, is intended as an inventory and evaluation of the existing soil characteristics on the subject property. A first order soil survey in accordance with the principles and practices noted in the USDA publication *Soil Survey Manual* (1993) was completed at the site. Soil units mapped in the field correspond with those in the USDA publication *Soil Survey of Connecticut*.

Wetland identification was based on the presence of poorly drained, very poorly drained, alluvial, or floodplain soils and submerged land (e.g. a pond). These and other soil types were identified by observation of soil morphology (soil texture, color, structure, etc.). To observe the morphology of the property's soils, numerous two-foot deep test pits and/or hand borings were completed throughout the site. Transects were located perpendicular to and at representative points along the perceived boundaries of the wetland areas identified on the property. Soil morphologies were observed at soil sampling points along the transects. Sampling began well outside the bounds of the wetland and continued towards it until inland wetland soils were observed. This point on each transect was marked (flagged) with an orange surveyor's tape labeled "Wetland Boundary". The complete boundary of every wetland area is located along the lines that connect these sequentially numbered boundary points.

Intermittent watercourses were delineated by 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. Surveyor's tape, which was labeled "Wetland Boundary" and sequentially numbered, was placed at critical points to demarcate the boundary of each delineated watercourse.

**The wetland and watercourse boundaries are subject to change until adopted by local or state regulatory agencies.**

### DATE AND CONDITIONS AT TIME OF INSPECTION

DATE: **Sept. 15, 2021**

INSPECTED BY: **Jay Fain**

WEATHER: **Warm, Sunny**

SOIL MOISTURE CONDITIONS:

☐

DRY

☒

MOIST

☐

WET

FROST DEPTH: **N/A**

SNOW DEPTH: **N/A**

### CERTIFICATION

JAY FAIN, PRINCIPAL, SOIL SCIENTIST



**SOILS MAPPING & WETLAND/WATERCOURSE  
DELINEATION REPORT  
17 GREENBRIAR LANE, WILTON, CT 06897**

Page 2

**WETLAND/WATERCOURSE IDENTIFIED**

FLAG NUMBERS	WETLAND TYPE	SOIL TYPE	COMMENTS
1-17	Swamp/Stream	Rn – Ridgebury, Leicester, and Whitman soils, extremely stony	

**SOIL MAP UNITS**

Each soil map unit that was identified on the property represents a specific area on the landscape and consists of one or more soils for which the unit is named. Other soils (inclusions that are generally too small to be delineated separately) may account for 10 to 15 percent of the map unit. The mapped units are identified in the following table by name and symbol and typical characteristics (parent material, drainage class, high water table, depth to bedrock, and slope) of each unit are provided. These are generally the primary characteristics to be considered in land use planning and management. A narrative that defines each characteristic and describes their land use implications follows the table. Complete descriptions of each soil map unit can be found in the *Soil Survey of Connecticut*.

**UPLAND SOILS**

SOIL		PARENT MATERIAL	SLOPE %	DRAINAGE CLASS	HIGH WATER TABLE			DEPTH TO BEDROCK (in)
SYM.	NAME				DEPTH (ft)	KIND	MOS.	
CrC	Charleton-Chatfield complex, rolling, very rocky	Loose Glacial Till	2-15	Well Drained	>6.0	--	--	>60
		Loose Glacial Till	2-15	Well Drained & Somewhat Excessively Drained	>6.0	--	--	20-40

**WETLAND SOILS**

SOIL		PARENT MATERIAL	SLOPE %	DRAINAGE CLASS	HIGH WATER TABLE			DEPTH TO BEDROCK (in)
SYM.	NAME				DEPTH (ft)	KIND	MOS.	
Rn	Ridgebury Leicester Whitman Extremely stony fine sandy loam	Compact Glacial Till	0-8	Poorly Drained	0.0-1.5	Perched	Nov-May	>60
		Loose Glacial Till	0-3	Poorly Drained	0.0-1.5	Apparent	Nov-May	>60
		Compact Glacial Till	0-3	Very Poorly Drained	0.0-0.5	Perched	Sep-Jun	>60



**SOILS MAPPING & WETLAND/WATERCOURSE  
DELINEATION REPORT  
17 GREENBRIAR LANE, WILTON, CT 06897**

Page 3

**SOIL CHARACTERISTICS: DEFINITIONS AND LAND USE IMPLICATIONS**

**PARENT MATERIAL:** Parent material is the unconsolidated organic and mineral material in which soil forms. Soil inherits characteristics, such as mineralogy and texture, from its parent material. Glacial till is unsorted, nonstratified glacial drift consisting of clay, silt, sand and boulders transported and deposited by glacial ice. Glacial outwash consists of gravel, sand and silt, which is commonly stratified, deposited by glacial melt water. Alluvium is material such as sand, silt or clay deposited on land by streams. Organic deposits consist of decomposed plant and animal parts.

A soil's texture affects the ease of digging, filling and compacting and the permeability of a soil. Generally, sand and gravel soils, such as outwash soils, have higher permeability rates than most glacial till soils. Soil permeability affects the cost to design and construct subsurface sanitary disposal facilities and, if too slow or too fast, may preclude their use. Outwash soils are generally excellent sources of natural aggregates (sand and gravel) suitable for commercial use, such as construction subbase material. Organic layers in soils can cause movement of structural footings. Compacted glacial till layers make excavating more difficult and may preclude the use of subsurface sanitary disposal systems or increase their design and construction costs if fill material is required.

**SLOPE:** Generally, soils with steeper slopes increase construction costs, increase the potential for erosion and sedimentation impacts, and reduce the feasibility of locating subsurface sanitary disposal facilities.

**DRAINAGE CLASS:** Drainage class refers to the frequency and duration of periods of soil saturation or partial saturation during soil formation. Seven classes of natural drainage classes exist. They range from excessively drained, where water is removed from the soil very rapidly, to very poorly drained, where water is removed so slowly that free water remains at or near the soil surface during most of the growing season. Soil drainage affects the type and growth of plants found in an area. When landscaping or gardening, drainage class information can be used to assure that proposed plants are adapted to existing drainage conditions or that necessary alterations to drainage conditions (irrigation or drainage systems) are provided to assure plant survival.

**HIGH WATER TABLE:** High water table is the highest level of a saturated zone in the soil in most years. The water table can affect when shallow excavations can be made; the ease of the excavations, construction, and grading; and the supporting capacity of the soil. Shallow water tables may preclude the use of subsurface sanitary disposal systems or increase design and construction costs if fill material is required.

**DEPTH TO BEDROCK:** The depth to bedrock refers to the depth to fixed rock. Bedrock depth affects the ease and cost of construction, such as digging, filling, compacting and planting. Shallow depth bedrock may preclude the use of subsurface sanitary disposal systems or increase design and construction costs if fill material is required.




Soil Map—State of Connecticut  
(17 Greenbriar Road, Wilton, CT)





## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Water Features



Streams and Canals

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut

Survey Area Data: Version 20, Jun 9, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Oct 5, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony	7.3	47.4%
45A	Woodbridge fine sandy loam, 0 to 3 percent slopes	0.0	0.3%
62C	Canton and Charlton fine sandy loams, 3 to 15 percent slopes, extremely stony	0.2	1.3%
73C	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	4.9	31.8%
73E	Charlton-Chatfield complex, 15 to 45 percent slopes, very rocky	0.0	0.0%
75E	Hollis-Chatfield-Rock outcrop complex, 15 to 45 percent slopes	1.5	9.8%
84B	Paxton and Montauk fine sandy loams, 3 to 8 percent slopes	1.5	9.5%
<b>Totals for Area of Interest</b>		<b>15.4</b>	<b>100.0%</b>








EMBOSSSED SEAL



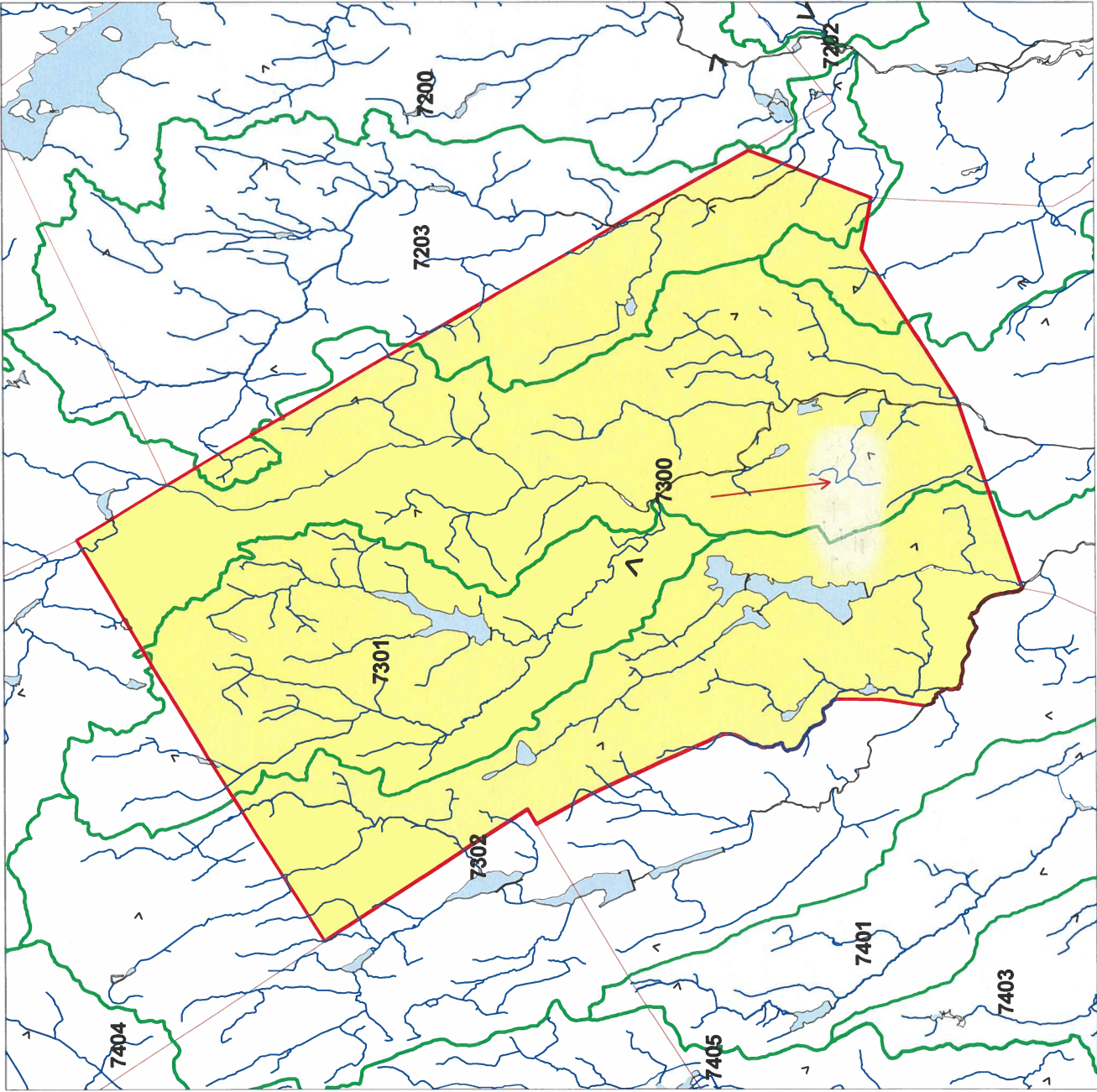
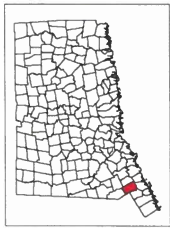
# WILTON CONNECTICUT SUBREGIONAL BASINS AND SURFACE WATER FLOW DIRECTIONS

## Explanation

-  Town Boundary
-  Subregional Watershed Boundary
- 4201** Subrg. Basin ID# - as designated by CTDEP
-  Watercourse
-  Open Water
-  Basin Outlet
-  Surface Water Flow Direction

The table provides statistics for each subregional basin. Shown are the areas of the basin within the town, the percentage for that area, and the percent of the town covered by each basin.

Sbas_no	AcresInTn	PercofB	Percoftwn
7200	318.81	1.0	1.8
7203	1777.93	23.3	10.2
7300	6609.70	31.7	37.8
7301	4046.03	86.1	23.1
7302	4738.76	32.9	27.1



Town Area: 17491 Acres



Digital layers provided by the CTDEP.  
Map composed by the NEMO project.  
For educational purposes only.



MICHEL BAYONNE  
KARIN A HOLMDIN  
17 GREENBRIAR LN  
WILTON, CT 06897-3401

2261

51-110/211 7542

9/20/2021  
Date

PAY to the  
Order of

Town of Wilton

\$ 510.<sup>00</sup>

Five hundred ten <sup>00</sup>/<sub>100</sub>

Dollars



Photo  
Safe  
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Details on back



Wells Fargo Bank, N.A.  
Connecticut  
wellsfargo.com

For

Intermediate Reg. activity

*Karin A Holmdin*

⑆021101108⑆1010124122798⑆02261

Harland Clarke

COLONIAL CLASSIC®