

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:

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

APPLICANT INFORMATION:

Applicant: <u>Jeffrey / Jessica Kaplan</u>	Agent (if applicable) <u>Frank Tomas (Tomas Bros)</u>
Address <u>8 GREENBRIAR LANE</u>	Address <u>2 - Ruby Street</u>
<u>Wilton</u>	<u>Norwalk, CT 06850</u>
Telephone <u>203-505-3375</u>	Telephone <u>203-395-4545</u>
Email <u>jeffrey.kaplan@optonline.net</u>	Email <u>tomas.landscape@yahoo.com</u>
	<u>office@tomasbros.com</u>

PROPERTY INFORMATION:

Property Address <u>8 GREENBRIAR LANE</u>	Site Acreage <u>2</u>
Acres of altered Wetlands On-Site <u>0</u>	Cu. Yds. of Material Excavated <u>0</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</u>
Sq. Ft. of proposed and/or altered impervious coverage <u>0</u>	Sq. Ft. of disturbed land in regulated area <u>0</u>

APPLICATION REQUIREMENTS:

Is The Site Within a Public Water Supply
Watershed Boundary? NO 0 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: - Add a New Set of Stairs going From
ground to Side Existing stoop. 4'-0" wide x 6'-0" .
Concrete Pad + Footing only IN BASE of Stairs.
Approx 24' ~~14~~ of area.

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 & 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**
- ☐ 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.

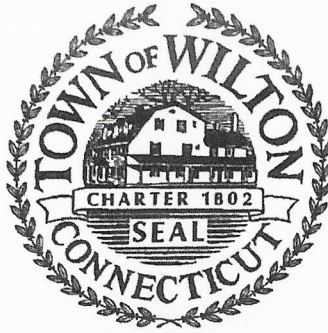
By signing this application, permission is hereby given to necessary and proper inspections of the subject property by the Commissioners and designated agents of the Commission or consultants to the Commission, at reasonable times, both before and after a final decision has been rendered.

Applicant's Signature: _____ Date: _____

Agent's Signature (if applicable):  Date: 8/12/2022

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:

8 GREEN BRIAR LANE W. HAV. CT 06897

Street City State Zone

2. That Frank Tomas TOMASBROS LLC 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 Add a new Stairs to Existing Stoop.

From Ground to Stoop. Concrete BASE at BASE of Stairs.
Approx 24 sq ft of area.

at the above site.

3. That Frank Tomas / TOMAS Bros LLC 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: 8/12/2022

Owner:

Print Name

Jessica Kaplan
Jessica Kaplan

Signature

Jessica Kaplan

Adjoining Property OWNERS.
to
8 GREENBRIAR LANE.

MARY TODD / Chris Hobson
4 GREENBRIAR LANE

Marlee BOOK / Ezra Spike
10 GREENBRIAR LANE

Well Location



File Copy

GREENBRIAR

LANE

$112^{\circ}18'40"E$
82.46

R-200.00
1-4559

Residence Under Construction

0.931 Ac.

APPROVED
Edward J. Ryan 6/3/64
BUILDING INSPECTOR
TOWN OF WILTON

MAP OF LOT 2
PREPARED FOR
SALEM HOMES INC.
WILTON, CONN.

Scale 1"=60' Nov. 14, 1963
Rev. Jan. 1964

MILTON BENEDICT
MARY ELIZABETH BENEDICT

JOHN D. &
VIRGINIA Z. WISWALL

I hereby certify that this survey and the bounds and measurements shown hereon are substantially correct, that the title lines and the lines of actual possession are the same, that buildings are located as shown and do not encroach over or upon street title, or building lines, that there are no violations of zoning restrictions or other rules or regulations with reference to the location of said buildings and that there are no easements or encroachments affecting this property apparent from a careful physical inspection of the same, other than those shown or depicted hereon.

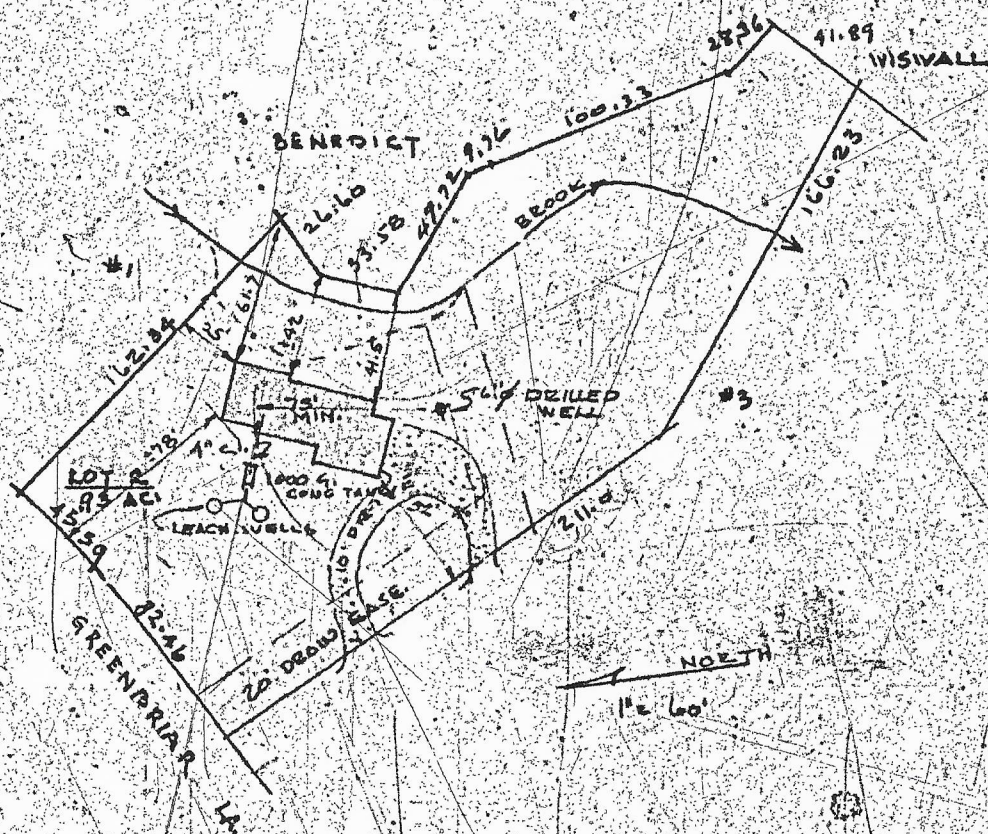
Refer to map 2306, Wilton Land Records

Located in Residence R-1 Zone

Edward J. Ryan
RYAN, B FAULDS - LAND SURVEYORS
NORWALK, CONN.

WILTON, CONNECTICUT

ARCHITECT AND INDUSTRIAL DESIGNER

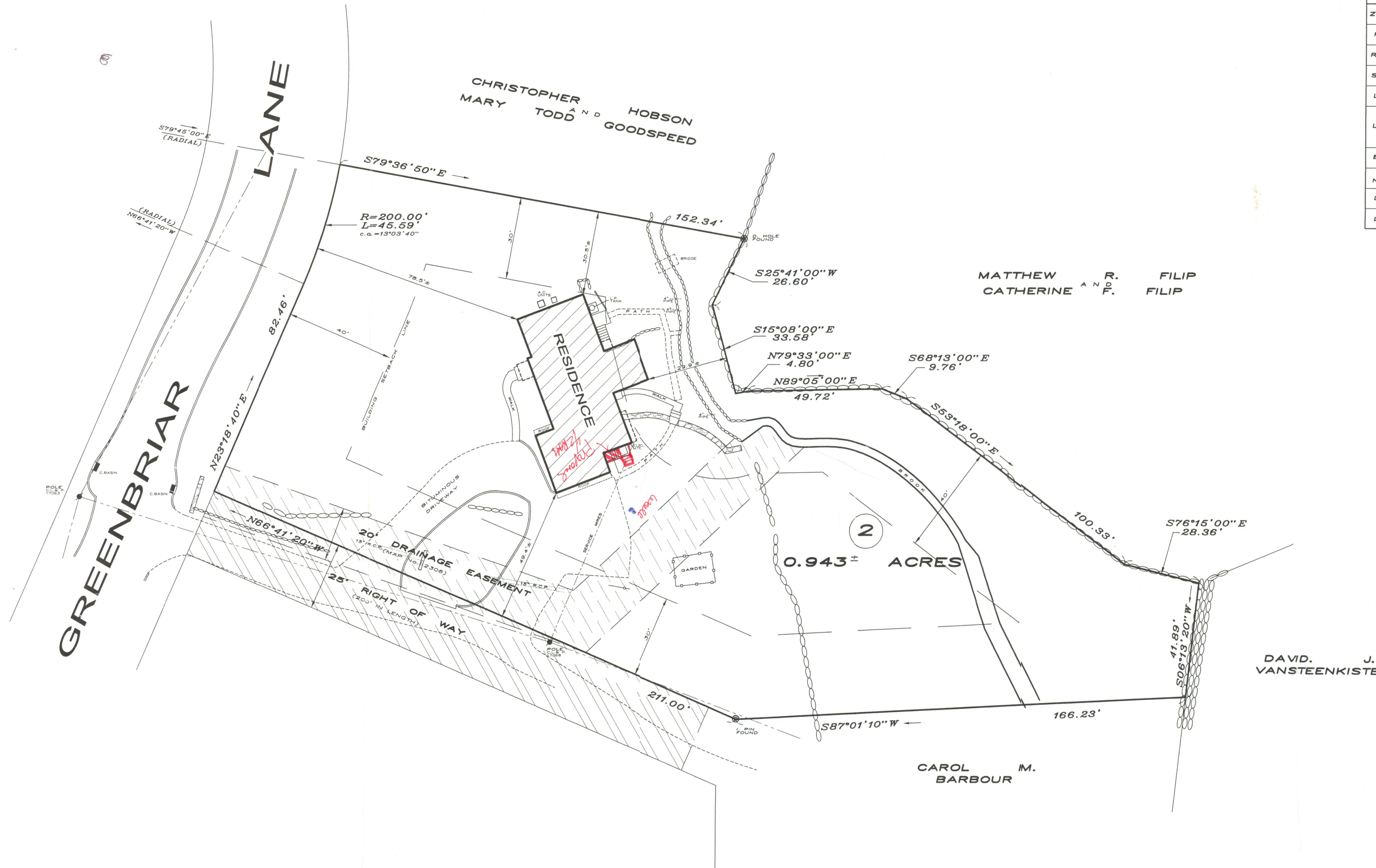


10/16/63

6352

ZONING INFORMATION

ITEM	REQUIRED / PERMITTED		EXISTING
ZONE: R-1A RESIDENCE			
FRONT SETBACK:	40'	MIN.	XX.X'±
REAR:	40'	MIN.	29.9'±
SIDE:	30'	MIN.	30.5'±
LOT WIDTH:	150'	MIN.	130.8'
LOT AREA:	43,560 S.F.	MIN.	41,079 S.F.
BUILDING HEIGHT:	35'	MAX.	17.2'
No. STORIES:	2.5	MAX.	1.0
LOT COVERAGE- BUILDING:	10% = 4,107 S.F.	MAX.	2,030 S.F. = 4.9%
LOT COVERAGE- SITE:	15% = 6,161 S.F.	MAX.	4,880 S.F. = 11.9%



MAP No. 2242

NOTES:

- This survey has been prepared in accordance with Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. as a Zoning Location Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 and intended to be used for regulatory zoning purposes.
- Area of parcel = 41,079 s.f. = 0.943 acres
- Reference is made to Lot No. 2, Map No. 2242 of the Wilton Land Records.
- Reference is made to deed of record found in V. 2218, Pg. 99 of the Wilton Land Records.
- Reference is made to Revised Drainage Easement as depicted on Map No. 2306 of the Wilton Land Records.
- Reference is made to C.L. & P. Easement Agreement dated April 5, 1963 recorded in V. 99, Pg. 44 of the Wilton Land Records.
- Reference is made to reservation of slope rights outlined in Warranty Deed recorded in V. 2218, Pg. 99 of the Wilton Land Records.
- Reference is made to Right of Way Agreement outlined in Warranty Deed recorded in V. 2218, Pg. 99 of the Wilton Land Records.
- Reference is made to Drainage Easement agreement dated April 4, 1963 recorded in V. 88, Pg. 529 of the Wilton Land Records.
- Reference is made to Assessor's Parcel 97, Map 85.
- Property Located in R-1A Residence Zone.
- Property located in Flood Zone X as depicted on Flood Insurance Rate Maps prepared by the Federal Emergency Management Agency. Reference is made to Community Panel No. 090020 0391F, dated June 18, 2010.
- Inland wetland limits, if any, not depicted hereon.

ZONING LOCATION SURVEY 8 GREENBRIAR LANE

PREPARED FOR

JEFFREY H. KAPLAN

AND

JESSICA KAPLAN

WILTON, CONNECTICUT

DECEMBER 30, 2016

SCALE 1" = 20'

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

DRILL
DOUGLAS R. FAULDS
LAND SURVEYOR CONN. LIC. No. 13292

Ryan and Faulds
LAND SURVEYORS | A Redniss & Mead Company

11 GRUMMAN HILL ROAD
WILTON, CT 06897
Ph. (203) 762-9492 ryanandfaulds.com