

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



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

APPLICATION FOR A SIGNIFICANT 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>Steven & Meredith Lorig</u>	Agent (if applicable) <u>Big East Environmental</u>
Address <u>269 Millstone Road,</u>	Address <u>57 Chestnut Street, Unit 10</u>
<u>Wilton, CT, 06897</u>	<u>Norwalk, CT, 06854</u>
Telephone _____	Telephone <u>203-354-4955</u>
Email _____	Email <u>Contact@BigEastLabs.com</u>

PROJECT INFORMATION:

Property Address <u>269 Millstone Road, Wilton, CT</u>	Site Acreage <u>2.215</u>
Acres of altered Wetlands On-Site <u>0</u>	Cu. Yds. of Material Excavated <u>22.2</u>
Linear Feet of Watercourse : <u>210</u>	Cu. Yds. of Material to be Deposited <u>~37-55</u>
Linear Feet of Open Water : <u>210</u>	Acres of altered upland buffer <u>0.0723</u>
Sq. Ft. of proposed and/or altered impervious coverage <u>0</u>	Sq. Ft. of disturbed land in regulated area <u>3,150</u>

APPLICATION REQUIREMENTS:

Is The Site Within a Public Water Supply Watershed Boundary? NO <u>X</u> YES* _____	Is The Site Within 500 Feet of a Town Boundary? NO <u>X</u> YES* _____
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* 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: Corrective Response to un-permitted filling of a wetland at the subject site with exogenous fill.

* CALCULATED PROJECT INFORMATION DESCRIBES ONLY THE CORRECTIVE ACTION ACTIVITY. *

In addition, the applicant shall provide eleven (11) 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
- (x) B. A Location Map at a scale of 1" = 800'
- (x) C. ***A Site Plan showing existing and proposed features at a scale not to exceed 1" = 40'*** accurate to the level of a A-2 property and T-2 topographic surveys
- () D. Sketch Plans depicting the alternatives considered
- () E. Engineering Reports and Analysis and additional drawing to fully describe the proposed project
- () F. Sedimentation and Erosion Control Plan, including the Construction Sequence
- (x) G. Names and addresses of adjoining property owners
- (x) H. A narrative describing, in detail
 - a. the proposed activity
 - b. the alternatives considered
 - c. impacts
 - d. proposed mitigation measures
- () I. Soils Report prepared by a Certified Soil Scientist and Wetlands Map prepared by a Registered Land Surveyor
- () J. A Biological Evaluation prepared by a biologist or other qualified professional
- () K. Description of the chemical and physical characteristics of fill material to be used in the Regulated Area
- (x) L. Description and maps detailing the watershed of the Regulated Area
- () M. Envelopes addressed to adjacent neighbors, the applicant, and/or agent, with **certified** postage and no return address

****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: _____

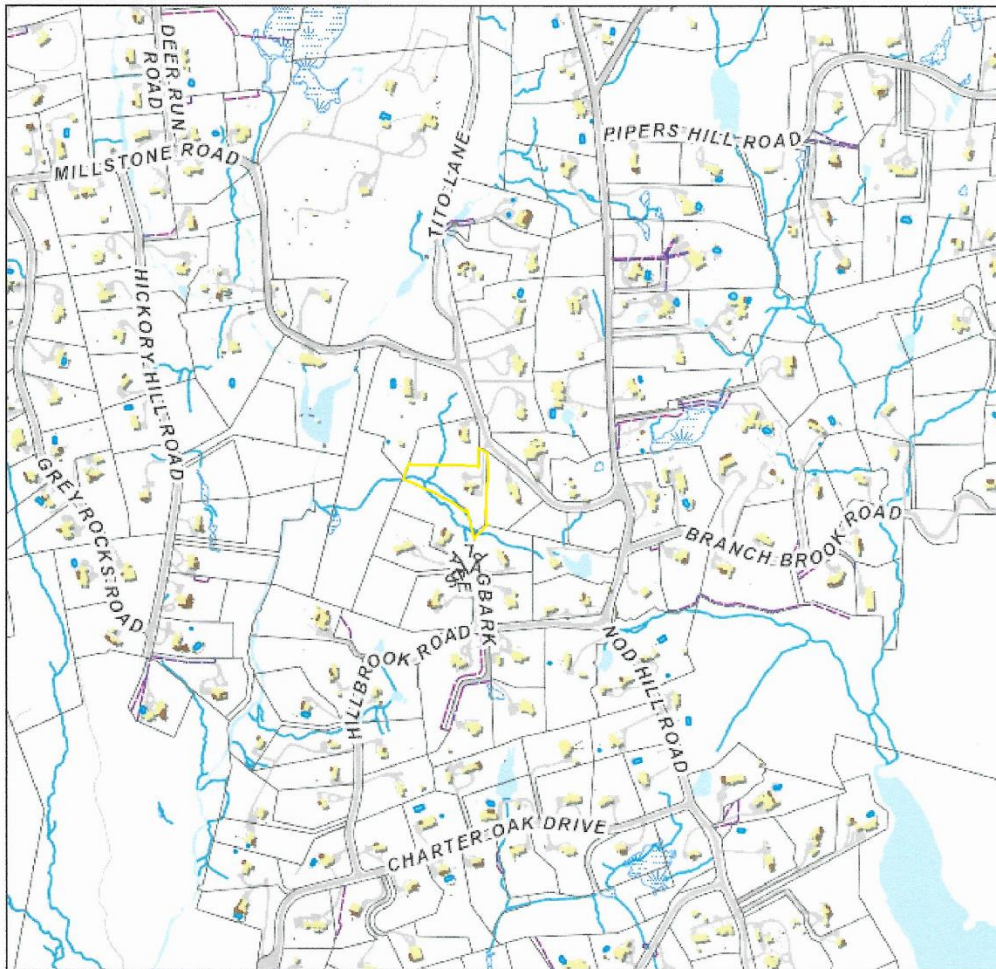
Agent's Signature (if applicable) _____ Date:_____

Town of Wilton

Geographic Information System (GIS)



Date Printed: 6/8/2020



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Wilton and its mapping contractors assume no legal responsibility for the information contained herein.

Zoning Effective: July 28, 2017

Planimetrics Updated: 2014

Approximate Scale: 1 inch = 800 feet

0 800
Feet



Corrective Action Plan
for
269 Millstone Road, Wilton, CT 06897

Prepared For:

**Steven Lorig
269 Millstone Road
Wilton, CT 06897**

Prepared By:

Big East Environmental, LLC

June 2020



Introduction

Big East Environmental, LLC was contracted to design a corrective action plan for a violation occurring at *269 Millstone Road, Wilton, CT* (site). This violation resulted from unauthorized site work in a regulated area. This includes fill material being deposited within the 100-foot watercourse buffer area.

Mr. Steven Lorig, site owner, was contacted by the Wilton Inland Wetlands Commission. He was notified of these violations and ordered to cease and desist all site activity on April 3, 2020. The order cites town staff observing fill material being deposited within 100 feet of a wetland/watercourse. All site activity thus far has been halted and Mr. Lorig currently awaits further instruction. Big East Environmental, LLC conducted a site walkthrough on May 20, 2020 to assess the site condition and discuss the site history with Mr. Lorig.

Site Description

The site is a residential property improved with a single-family residence and a detached utility shed. Site topography slopes from the northeast to the southwest. A small stream (*subject watercourse*) that feeds into the east branch of Comstock Brook runs from south to north along the western side of the site. This is a drainage way from a pond located to the south to the wetland area on the property then to the brook to the west (please see Attachment B; Class A-2 Survey – Land Surveying Services, LLC). Soils on site were surveyed and described in August of 2014 by professional soil scientist Otto R. Theall of Soil and Wetland Science, LLC (please see Attachment C – Soil Report). The building footprint and northeast section of the parcel is classified as Udorthents-Urban land complex. The remainder of the non-wetland soil is defined as Woodbridge fine sandy loam. The wetlands on the parcel were defined as Ridgebury fine sandy loam. Soil to the south and west of the house has been covered in exogenous fill. The fill has been seeded and covered with hay, and a silt fence has been installed along the watercourse.

Proposed Activity

The activity at the site from this point on is corrective in nature. This report is proposing actions to correct the unauthorized work and place the site in compliance with the Inland Wetland Commission regulations.

Exogenous soil removal and regrading.

The first area of concern is the area immediately adjacent to the stream bed. This area has a steep slope of bare, coarse soil, where significant erosion has occurred. The slope is currently too steep and the soil does not contain



enough organic matter to support proper vegetation. The intent of this plan is to establish a healthy streambed with native or naturalized fauna to create a 15-foot riparian buffer along the edge of the watercourse. In order to accomplish this, Big East Environmental, LLC proposes that the corrective work shall decrease the slope adjacent north of the stream. The slope must be reduced to a grade not less than a 3:1 ratio, horizontal to vertical. This can be accomplished either by hand, or with the use of a small excavator or skid steer to remove a portion of the imported fill material. An estimated six inches of soil should be removed from the steepest-sloped point on the hill. This calculation assumes the steepest 6-foot stretch along the buffer zone will have the top 6 inches of soil removed along the approximately 200-foot-long stretch of disturbed buffer. Along the slope, approximately 22-23 cubic yards of soil will be removed in a manner to reduce the steepness of the slope. Prior to excavation, the existing silt fence shall be re-established, in accordance with Connecticut Soil Erosion and Sediment Control Guidelines (§22a-325 through 22a-329 of the CGS) that state: the silt fence must extend a minimum of 6 inches below the surface, and shall remain intact throughout the project. Hay bales may be used to assist in sediment control throughout the project. Once the slope is decreased, a 4-6" layer of approved organic topsoil would enable the growth of vegetation intended to stabilize the slope and provide nutrients for vegetation. This would amount to approximately 37-55 cubic yards of topsoil. Prior to the addition of topsoil, the sub-soil "shall be loosed by discing, scarifying, or tracking to a depth of 4 inches." (CT SESC Guidelines) This will allow the topsoil to bond more easily with the sub-soil.

Re-vegetation:

The slope and designated area up to the watercourse boundary shall be seeded immediately with a wetland grass seed mix, at a rate of one pound of seed per 2500 square feet of soil. This grass seeding is suitable for well to somewhat poorly drained soils and areas not requiring mowing. The grass roots will provide stability to control soil erosion on the reduced sloped area.

Big East Environmental, LLC recommends that five (5) saplings be planted in the area along the watercourse buffer area. The following species are all suitable for use in this area and will assist in erosion control and soil conservation; Red Maple (*Acer rubrum*), Sugar Maple (*Acer saccharum*), Pin Oak (*Quercus palustris*), Eastern Red Cedar (*Juniperus virginiana*), and Black Cherry (*Prunus serotina*). We recommend that five (5) shrubs are also planted in the watercourse buffer area. Species of shrubs to plant will be shrubs suitable for areas with somewhat poorly to poorly drained soils that also provide erosion control and soil stability. These shrubs will also provide food and habitat for local wildlife. The following are shrubs suitable for this area; American Cranberry Bush (*Virburnum trilobum*), Gray Dogwood (*Cornus racemosa*), Elderberry (*Sambucus canadensis*), and Red Osier Dogwood (*Cornus stolonifera*). Other suitable species to plant nearest to the stream include Skunk Cabbage (*Symplocarpus*



foetidus), Tussock Sedge (*Carex stricta*), or Highbush-blueberry (*Vaccinium corymbosum*). The vegetation used for this project should adhere to the American Standard Nursery Stock (ANSI Z60.1), produced by the American Association of Nurserymen, to ensure consistent quality of plant material.

Please see Attachment A – Big East Environmental Corrective Action Site Plan

Names and Addresses of Adjoining Property Owners

North: Susan F. Florido, 267 Millstone Road, Wilton, CT 06897

East: Jill Kolesgar, 279 Millstone Road, Wilton, CT 06897

South: Paul Hannah Jr., 11 Shagbark Place, Wilton, CT 06897

West: Ricardo Rinaldi, 239 Millstone Road, Wilton, CT 06897

Please feel free to contact this office at anytime with questions or concerns.

Sincerely,

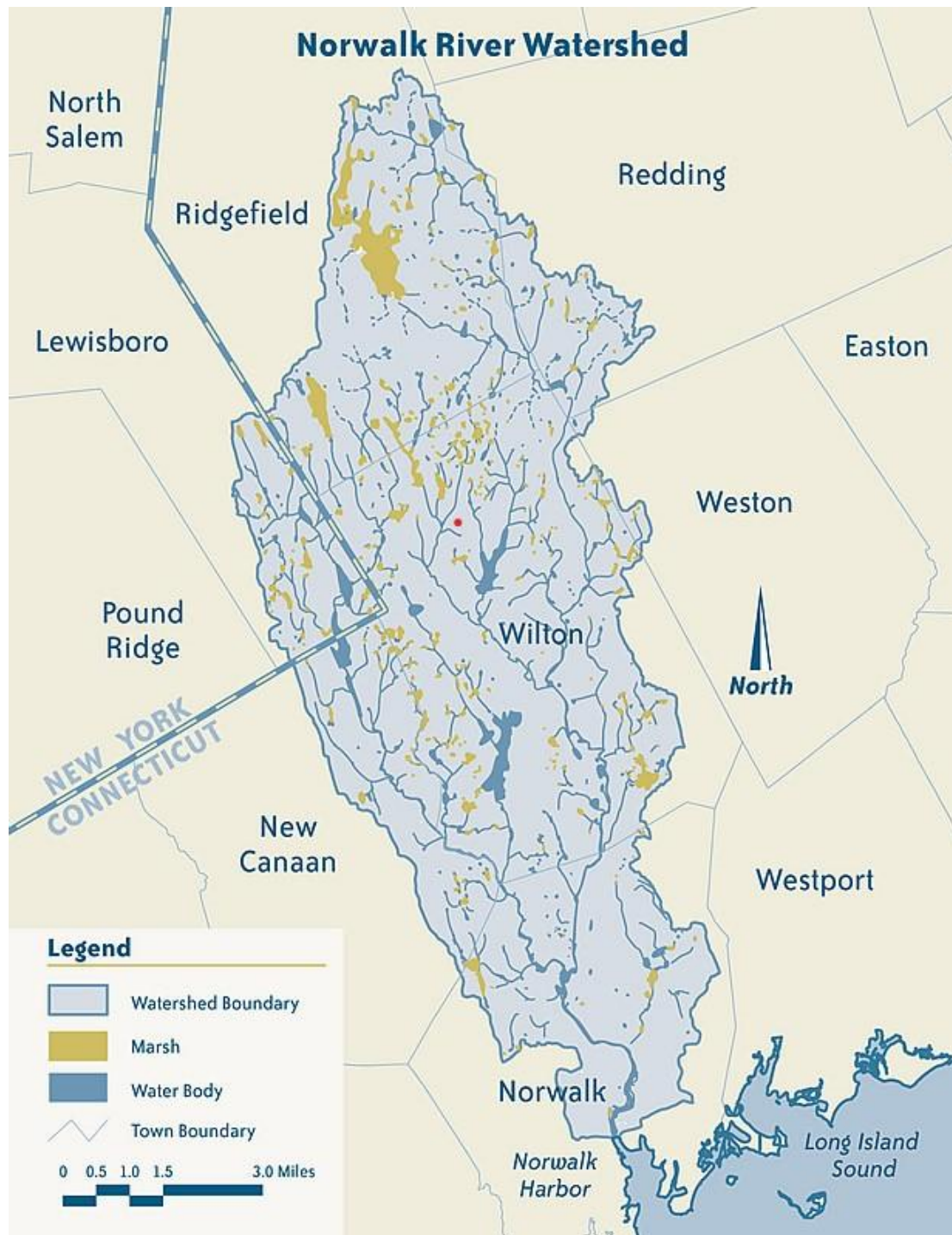
Joseph Scapoli
Joseph Scapoli
Environmental Scientist
Big East Environmental

Reviewed,

Stephen DiNapoli
Stephen E. DiNapoli, LEED AP, CMC
Senior Director



The Subject Site, 269 Millstone Road, Wilton, CT, is located in the middle to upper reaches of the Norwalk River Watershed. Drainage from the Site moves towards the East Branch of the Comstock Brook. The direction of flow in regards to the Site is from the south to the northwest, then angles to the west. The rate of flow decreases as the stream flattens out into the wetland to the west. The image below, courtesy of The Norwalk River Watershed Initiative, depicts the entirety of the watershed. The red mark in the center designates the subject site's approximate location within the watershed.





ATTACHMENT A

BIG EAST ENVIRONMENTAL CORRECTIVE ACTION SITE PLAN

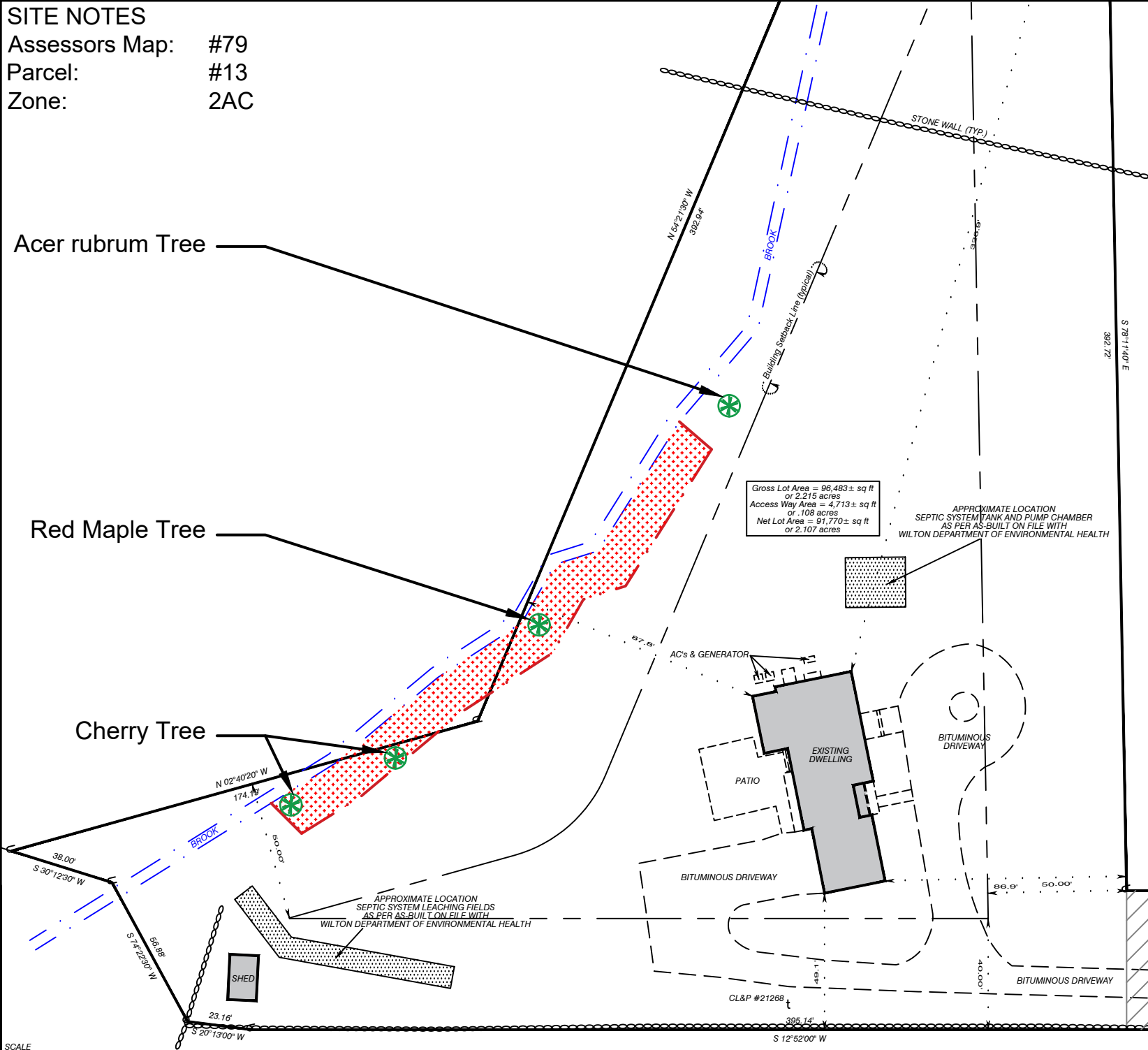
SITE NOTES

Assessors Map: #79
Parcel: #13
Zone: 2AC

Acer rubrum Tree

Red Maple Tree

Cherry Tree

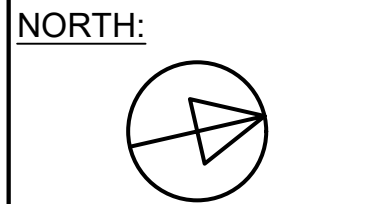


57 Chestnut St, Unit 10
Norwalk, CT 06854
Drafted By: Eric Gelhaus
Drafted Date: 5/29/2020
Project #: 20222

CLIENT:
Steven Lorig

JOB LOCATION:
269 Millstone Road
Wilton, CT 06897

LEGEND:
Wetland Restoration Area
Brook
Site Markers



Survey Information:
Class A-2 Survey &
CAD drawings were
provided by:

LAND SURVEYING
SERVICES, LLC
135 FAIRCHILD AVENUE
FAIRFIELD, CT 06825
TEL. (203) 522-4177
FAX. (203) 615-0123
EMAIL: info@nealjain.com



ATTACHMENT B

LAND SURVEYING SERVICES, LLC
CLASS A-2 SURVEY

STANDARD	MINIMUM/REQUIRED MAXIMUM/ALLOWED	EXISTING CONDITIONS	PROPOSED	AS-BUILT
Minimum Lot Area	2 Acre	91,770± SF		
Minimum Frontage	25'	57.56'		
Minimum Square on Lot	200' Sq.	200'±		
Minimum Setback From Street Line	50'	86.9'		
Minimum Setback from Side Line	40'	49.1'		
Minimum Setback from Rear Line	50'	87.8'		
Maximum height & Number of Stories	35' & 2 1/2	23.7' & 2		
Maximum Building Coverage	7%	2.9%		
Maximum Site Coverage	12%	10.4%		

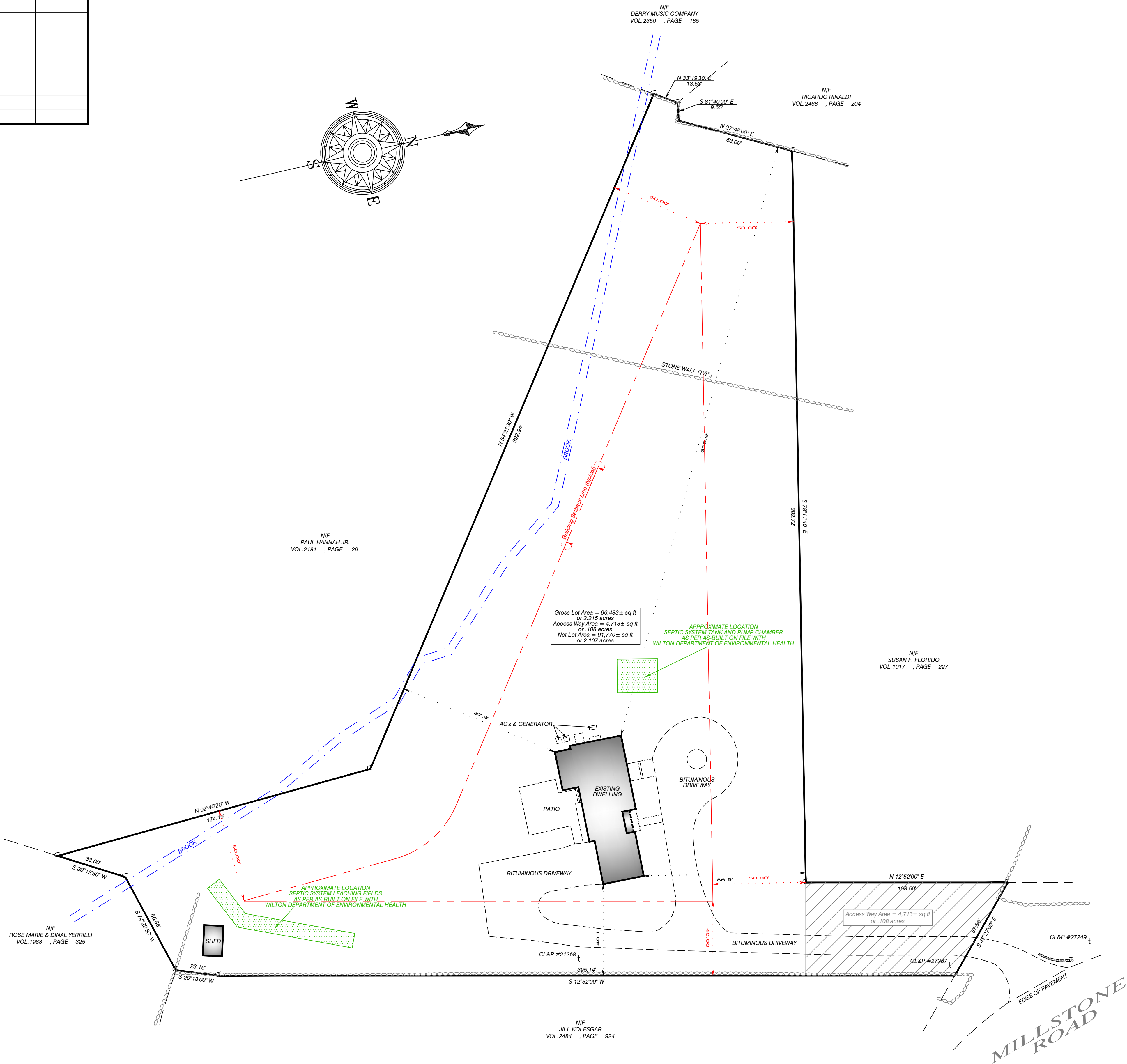
BUILDING ZONE: R-2

GENERAL NOTES:

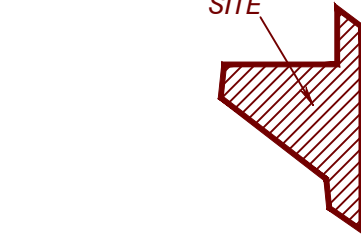
1. This Map has been prepared pursuant to the Regulation of Connecticut State Agencies Section 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. on Sept. 26, 1996.
2. This Survey conforms to Class A-2.
3. The Type of survey performed is a Limited Property / Boundary Survey, and is intended to be Existing Building Location Survey.
4. Boundary determination is based upon a Dependent Resurvey (see MAP REFERENCES and Record Deeds.)
5. North Arrow is based on Map Reference # 1.
6. This map is NOT VALID without a LIVE SIGNATURE and EMBOSSED SEAL.
7. This map is NOT VALID if altered or used by any party other than the one depicted in title block of this map.
8. Property Lines Established According to Record Deeds as exist
9. Physical Features Such as Stone Walls, Wire Fences, Monuments, Iron Pins or Pipes, Etc. taken under consideration to establish current deed lines.
10. Underground Utility, Structure and facility Locations depicted and noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or government agencies, from parole testimony and from other sources. These Locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to this firm. The size, Location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction. CALL BEFORE YOU DIG 1-800-922-4455.
11. Lot served by on-site septic system and water supply.
12. Elevations are based on an assumed datum.
13. Location of septic system as per as-built plan on record at Wilton Department of Environmental Health.

MAP REFERENCES:

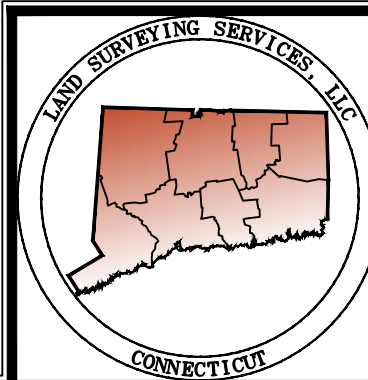
1. RECORD MAP #2065.
2. RECORD MAP #2106.
3. RECORD MAP #2359.
4. RECORD MAP #2365.



Y:\DWGS\2020\20114-269-MILLSTONE-ROAD-WILTON\LOCMAP.jpg



LOCATION MAP



**LAND SURVEYING
SERVICES, LLC**
135 FAIRCHILD AVENUE
FAIRFIELD, CONNECTICUT 06825
TEL. (203) 522-4177
FAX. (203) 615-0123
EMAIL: info@nealjain.com

RES/KK SKT/WB PL/WB MAP/LZ DWG: 20114

TITLE BLOCK

ASSESSORS MAP # 79 PARCEL # 13 ZONE: 2 AC
APPLICANT: SAME AS OWNER

DESCRIPTIVE TITLE: CLASS A-2 SURVEY
To the best of my knowledge and belief this map is substantially correct as noted hereon

NEAL K. JAIN L.S. # 18139

DATE:	DESCRIPTION
	REVISIONS

IMPROVEMENT LOCATION SURVEY
PREPARED FOR
STEVEN & MEREDITH LORIG
269 MILLSTONE ROAD, WILTON, CONNECTICUT
SCALE: 1"= 60'
DATE: FEB. 10, 2020



ATTACHMENT C

SOIL & WETLAND SCIENCE, LLC SOIL INVESTIGATION REPORT

SOIL & WETLAND SCIENCE, LLC

OTTO R. THEALL

PROFESSIONAL SOIL SCIENTIST

PROFESSIONAL WETLAND SCIENTIST

2 LLOYD ROAD

NORWALK, CONNECTICUT 06850

OFFICE (203) 845-0278

CELL (203) 247-0650

FAX (203) 354-4881

EMAIL: soilwetlandsci@aol.com

SOIL INVESTIGATION REPORT

269 MILLSTONE ROAD

WILTON, CONNECTICUT

AUGUST 11, 2014

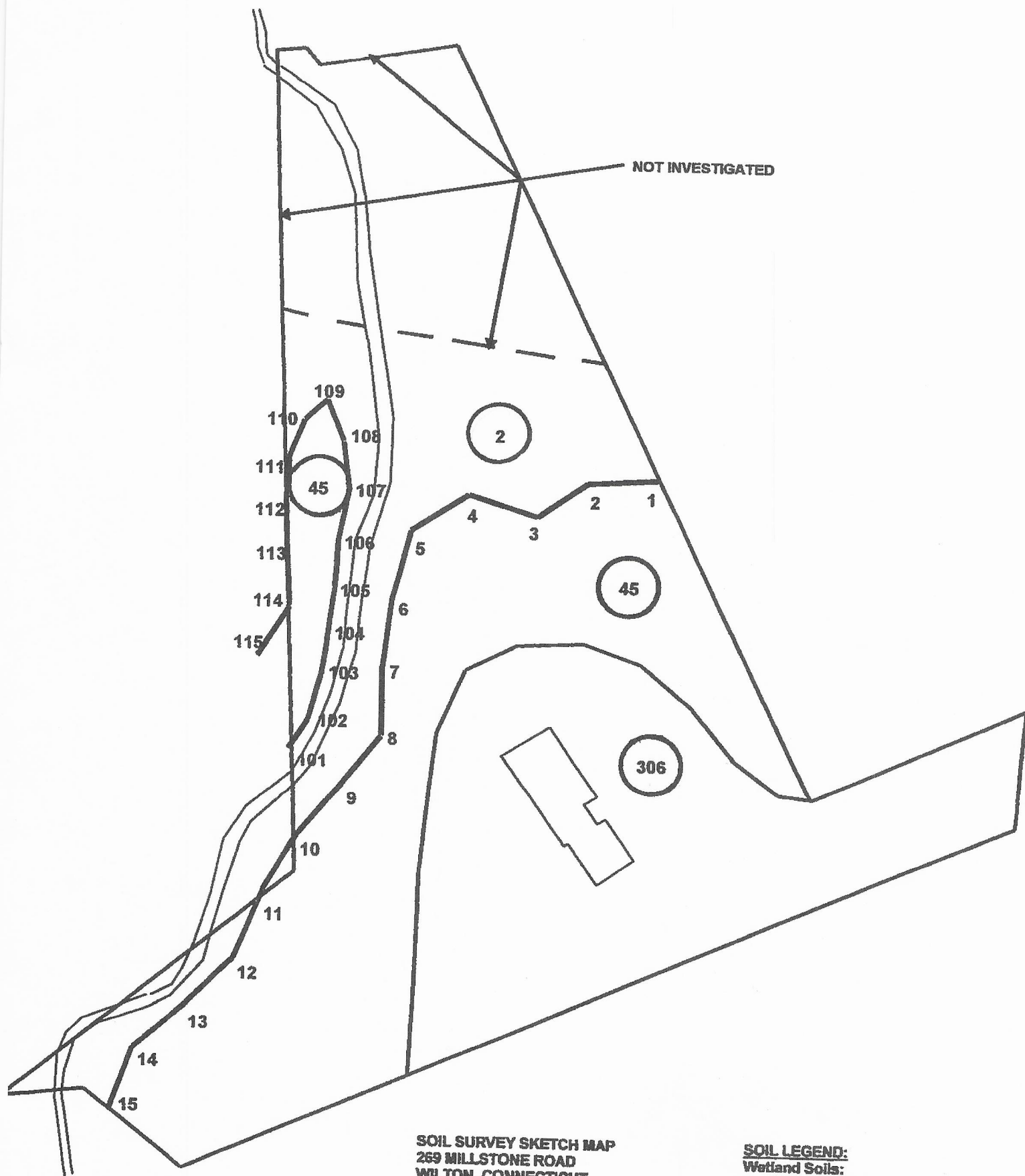
I conducted an on-site investigation of the soils on the residential property that is located at 269 Millstone Road in Wilton, Connecticut on August 11, 2014. The examination for inland wetland soils was conducted in the field by inspection of approximately 65 soil samples taken with spade and auger.

The definitions of wetlands and watercourses used in this investigation are as follows. Inland wetlands in Connecticut are lands, including submerged lands, which consist of any of the soil types designated as poorly drained, very poorly drained, alluvial, and floodplain by the NCSS. Watercourses include rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent. Intermittent watercourses are to be 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.

The wetlands lines were marked in the field with pink flags numbered 1 through 15 and 101 through 115. The wetland soils consist of Ridgebury fine sandy loam (2). The wetland contains an intermittent watercourse. The non-wetland soils consist of Woodbridge fine sandy loam (45) and Udorthents-Urban land complex (306). The soil map units contain inclusions of other soil types. The results of this investigation are subject to change until they are accepted by the Wilton Inland Wetland Commission.

Respectfully submitted:





SOIL SURVEY SKETCH MAP
269 MILLSTONE ROAD
WILTON, CONNECTICUT
SOIL & WETLAND SCIENCE, LLC
OTTO R. THEALL
PROFESSIONAL SOIL SCIENTIST
AUGUST 11, 2014

SOIL LEGEND:
Wetland Soils:
2 = Ridgebury fine sandy loam
Non-wetland Soils:
45 = Woodbridge fine sandy loam
306 = Udorthents-Urban land complex