

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:

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

APPLICANT INFORMATION:

Applicant: <u>Daniel & Kira Macdonald</u>	Agent (if applicable) _____
Address <u>70 Old Belden Hill Rd</u>	Address _____
Telephone <u>203 252 9709</u>	Telephone _____
Email <u>daniel@talentrics.com</u>	Email _____

PROPERTY INFORMATION:

Property Address <u>70 Old Belden Hill Rd</u>	Site Acreage <u>1.238</u>
Acres of altered Wetlands On-Site _____	Cu. Yds. of Material Excavated <u>~5.5</u>
Linear Feet of Watercourse <u>212'</u>	Cu. Yds. of Material to be Deposited _____
Linear Feet of Open Water _____	Acres of altered upland buffer _____
Sq. Ft. of proposed and/or altered impervious coverage <u>35 sq ft</u>	Sq. Ft. of disturbed land in regulated area <u>35</u>

APPLICATION REQUIREMENTS:

Is The Site Within a Public Water Supply Watershed Boundary? NO <input checked="" type="checkbox"/> YES* _____	Is The Site Within 500 Feet of a Town Boundary? NO <input checked="" type="checkbox"/> 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.

Page 2 Application for a Minor Regulated Activity

Project Description and Purpose: _____

Proposal to add 1 bedroom & full bath above the center of the home. Bedroom will extend over the front of the property roughly 12' (shown in A1 drawing). Bedroom will be supported by two pillars with concrete footings (2' x 2' x 4') Stairway supported by 3 concrete sono tubes

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: Daniel Macdonald Kellatg Date: 5/15/2023

Agent's Signature (if applicable): _____ Date: 5/15/2023



Date Printed: 5/15/2023



MAP DISCLAIMER - NOTICE OF LIABILITY

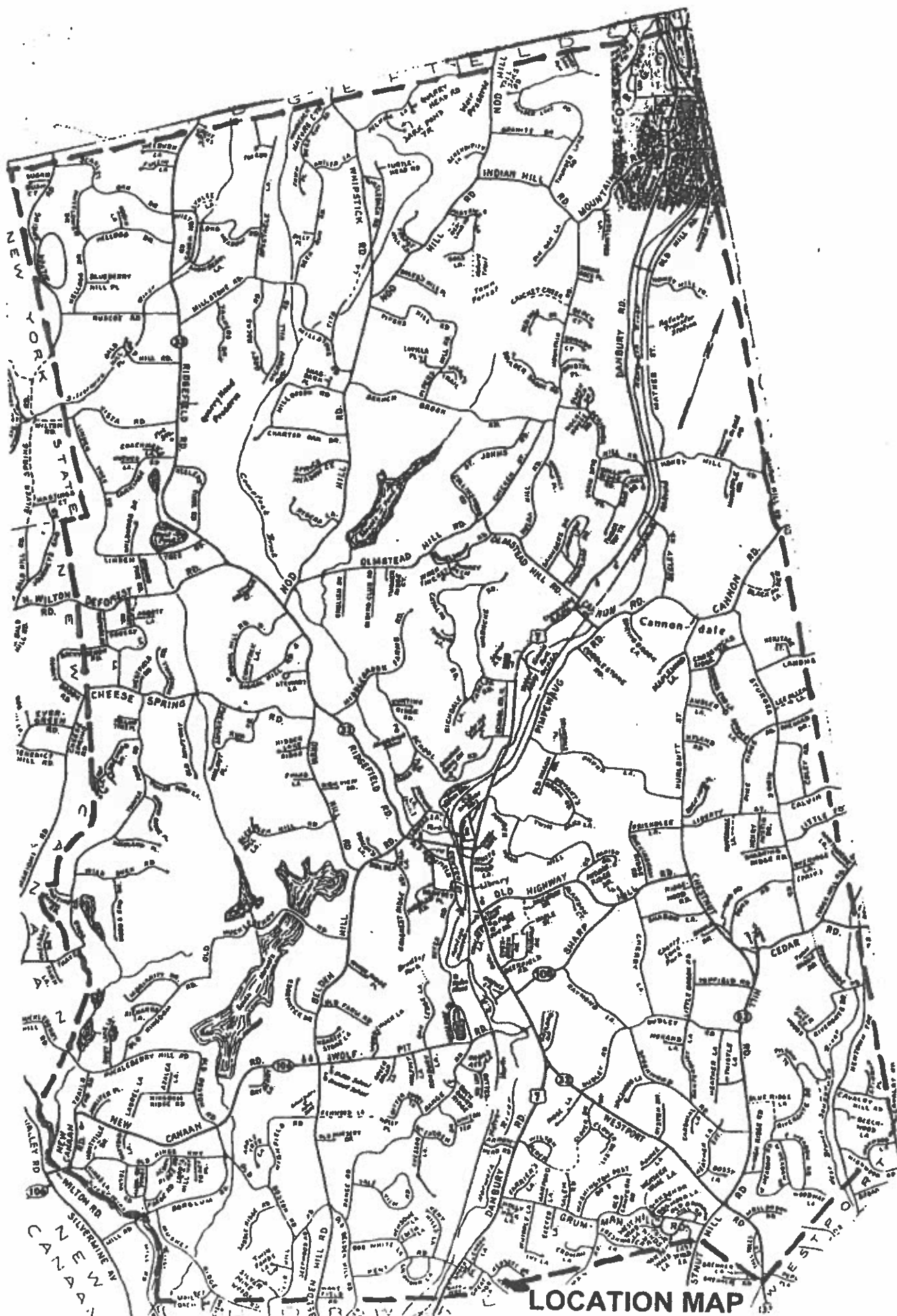
This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Wilton and its mapping contractors assume no legal responsibility for the information contained herein.

Zoning Effective: July 28, 2017

Planimetrics Updated: 2014

Approximate Scale: 1 inch = 800 feet





97-3

MAGNUSSON GEIR JR & SALYS J
74 OLD BELDEN HL RD
WILTON CT 06897

97-5-3

OBERSTAR HELEN E
512 BELDEN HILL RD
WILTON CT 06897

97-8

HORAN JAMES & HADAS
69 OLD BELDEN HILL RD
WILTON CT 06897

97-4

RICHARDS SIGRID & JOHN MICHAEL
70 OLD BELDEN HILL RD
WILTON CT 06897

97-6

MURPHY RICHARD M & NICOLE J
550 BELDEN HILL RD
WILTON CT 06897

97-9

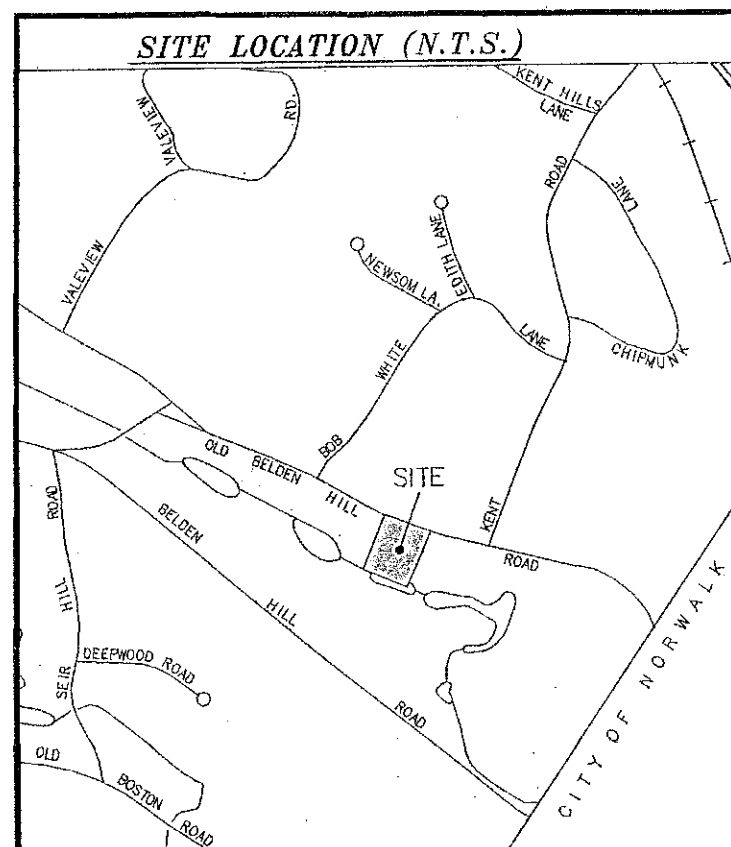
FOSTER JOHN S & DOON J
71 OLD BELDEN HL RD
WILTON CT 06897

97-5-1

PERILMAN CHARLES E & VICTORIA E
516 BELDEN HILL RD
WILTON CT 06897

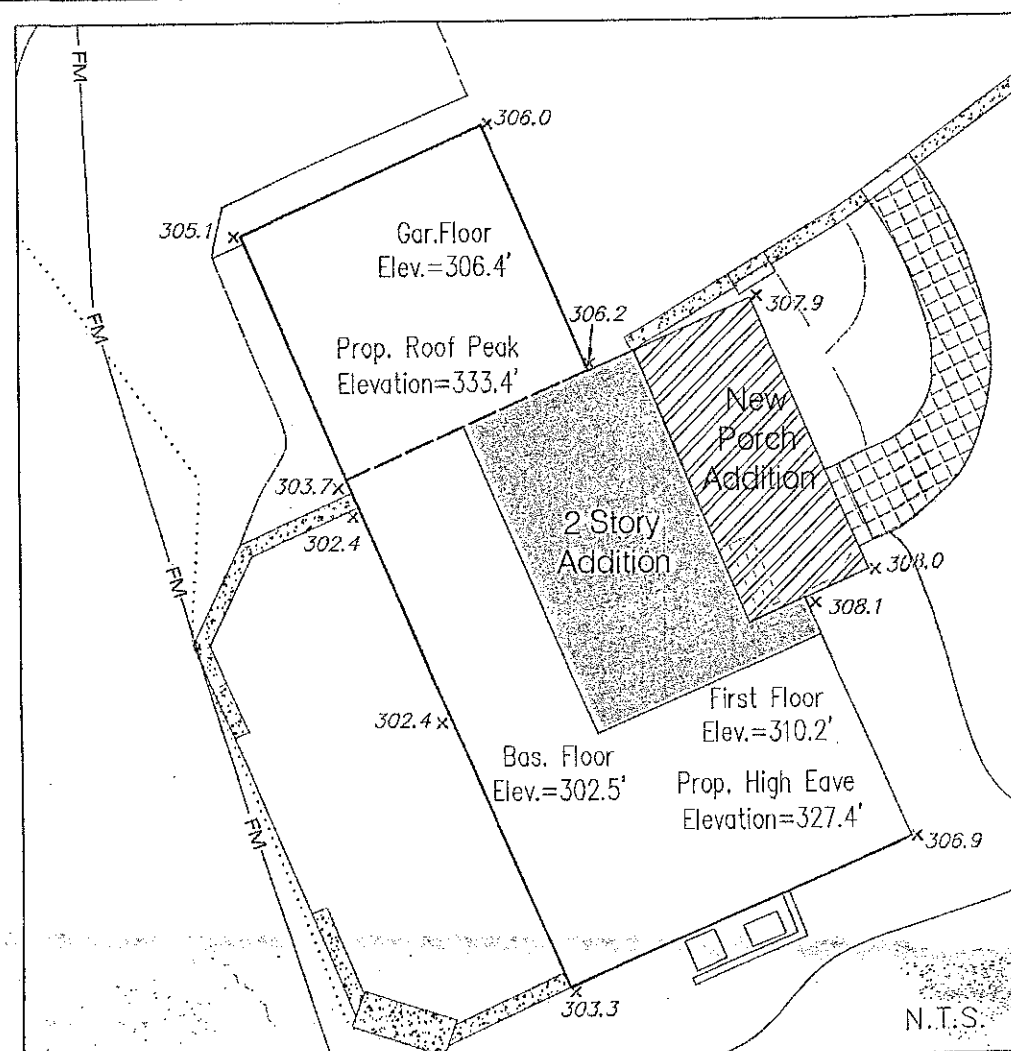
97-7

GAZZINI TIMOTHY & LARA
59 OLD BELDEN HILL RD
WILTON CT 06897



"R-2A" RESIDENCE ZONE	MINIMUM REQUIRED MAXIMUM ALLOWED	EXISTING CONDITIONS	PROPOSED CONDITIONS
FRONT SETBACK	50' (MIN)	171.1'±	171.1'±
REAR	50' (MIN)	66.4'±	66.4'±
SIDE	40' (MIN)	42.1'±	42.1'±
LOT AREA	87,120 SQ.FT.	53,916.88 SQ.FT.	53,916.88 SQ.FT.
# STORIES	2 1/2	1	2
HEIGHT	35' (MAX)	15.8'±	24.9'±
MAXIMUM BUILDING COVERAGE	7.0%	3.3%	4.1%
MAXIMUM SITE COVERAGE	12%	11.7%	12.0%

CALCULATION OF AVERAGE GRADE & HEIGHT OF RESIDENCE:



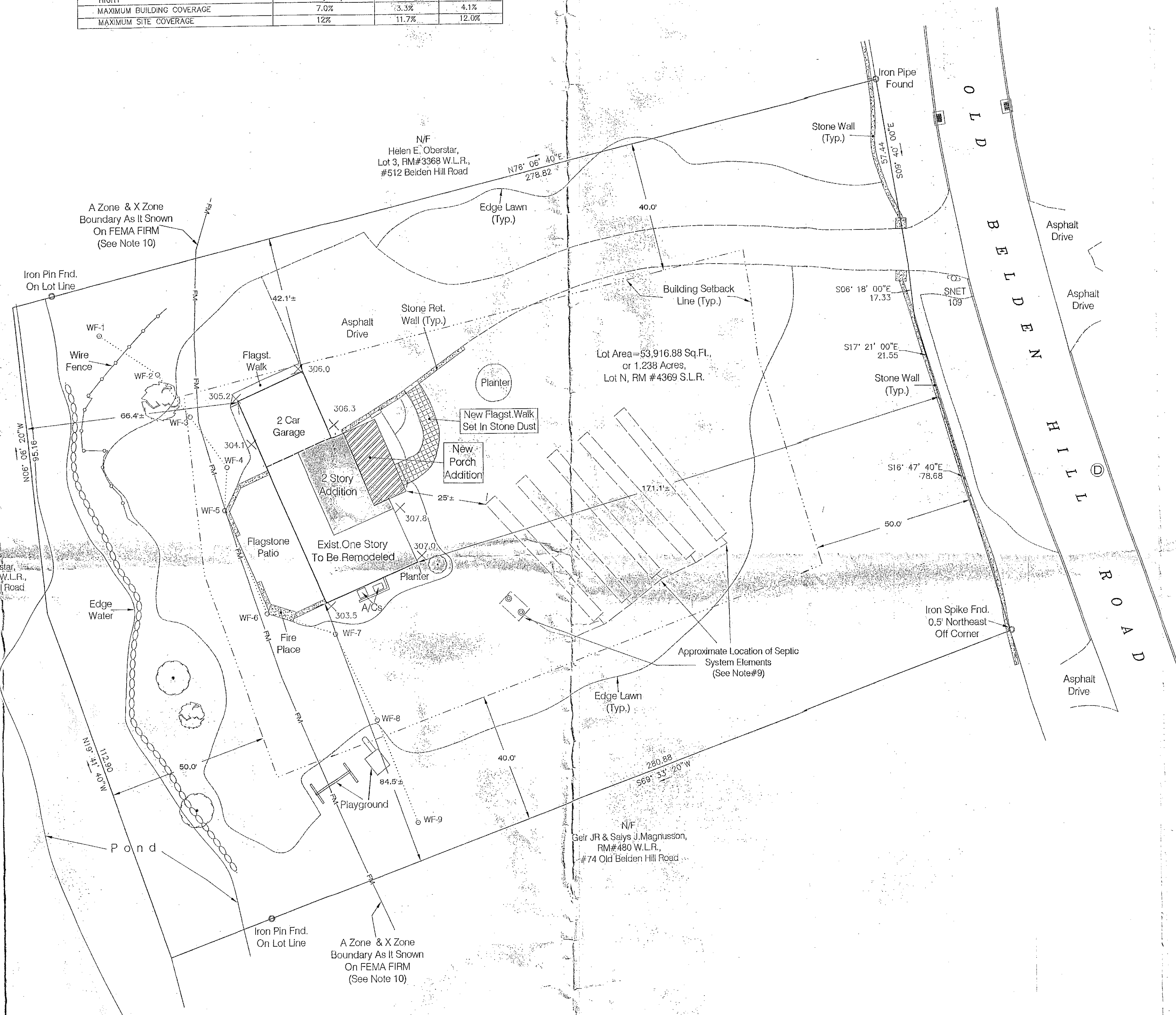
AVERAGE GRADE: $306.0 + 306.2 + 307.9 + 308.0 + 308.1 + 306.9 + 303.3 + 302.4 + 302.4 + 303.7 + 305.1 = 3360.0$; $11 = 305.5$

PROPOSED HEIGHT OF RESIDENCE=HEIGHT OF THE MIDPOINT -
AVERAGE GRADE= $330.4 - 305.5 = 24.9'$

BASEMENT CEILING ELEVATION= $309.2 - 305.5$ (AVERAGE GRADE)= 3.7
DIFFERENCE IS < 5.0 . THEREFORE BASEMENT IS NOT A STORY

Legend	
	EDGE OF PAVEMENT
	BUILDING SETBACK LINE
	WIRE FENCE
	STONE/RETAINING WALL
	IRON PIN/PIPE FOUND
	DRAINAGE MANHOLE
	UTILITY POLE
	WETLAND FLAGS
	SPOT ELEVATIONS
	CATCH BASIN
	TREES (SIZE AND TYPE AS SHOWN)

Graphic scale: 1 inch = 20 ft.

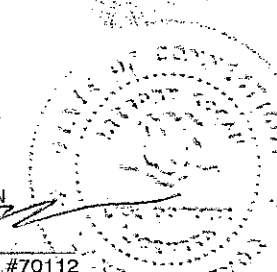


NOTES:

- This survey and map has been prepared in accordance with the Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Survey and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is an Zoning Location Survey based upon a Dependent Resurvey and conforms to Horizontal Accuracy Class A-2. It is intended to depict the position of existing improvements with respect to applicable municipal setback requirements and zoning regulations.
- Elevations datum is North American Vertical Datum of 1988. Elevations were determined from GPS observations made in accordance with "Guidelines and Specifications for Global Navigation Satellite System Land Surveys in Connecticut" Adopted on June 26, 2008 by the Connecticut Association of Land Surveyors.
- Reference is made to the following map on file in the Wilton Town Clerk's Office:
* Map of Lot N Prepared for Allen Hardon & Roger Hardon & Emily Hardon, Wilton, Connecticut, dated September, 1986, Scale 1"=50', Record Map #4369 Wilton Land and Records.
- The underground utilities shown, if any, have been located from visible field survey information. No attempt has been made as a part of this survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utilities or municipal/public service facilities. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area either in service or abandoned. For information regarding these utilities or facilities, please contact the appropriate agencies.
- This parcel is subject to utility easements, if any, for overhead and/or underground services. Substructures and/or their encroachments below grade, if any, not shown.
- Wetland investigation and mapping was performed by "Steven Danzer, PhD & Associates LLC" in December, 2022 in order to locate and identify any wetland soils and watercourses.
- Distances shown ± from buildings to property lines are for reference purposes only and are not to be used to establish boundaries.
- The property is located in "R-2A" Residential Zone.
- Location of septic shown here on was done by utilizing as-built ties measurements provided by septic contractor and could be found on file in Health Department Town of Wilton.
- Property is located in a Flood Zone and unshaded Zone X (areas determined to be outside the 0.2% annual change floodplain), as per Flood Insurance Rate Map Number as per Flood Insurance Rate Map Number 09001C0391F, effective date June 18, 2010, published by FEMA.
- Zoning information shown on this map must be reviewed and confirmed by the appropriate Town of Wilton authorities prior to use.
- It is the owners and, or contractors responsibility to obtain any and all required permits and, or variances that may be required prior to any construction activity.
- Unauthorized alterations or additions to this survey, which bears the surveyor's embossed seal, renders any declaration shown hereon null and void.

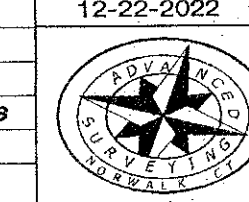
ASSESSORS MAP #97, PARCEL #4

THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE & EMBOSSED SEAL.
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS SHOWN HEREON.
GREGORY KOSAN, LAND SURVEYOR, CONN. LIC. #70112



ZONING LOCATION SURVEY
PREPARED FOR
DANIEL MACDONALD
70 OLD BELDEN HILL ROAD,
WILTON, CONNECTICUT

DATE: 12-22-2022 SCALE: 1"=20' SHEET 1 OF 1



ADVANCED SURVEYING
LAND SURVEYORS
203.340.4798
EMAIL: info@landsurveyingct.com

NO.	DATE	DESCRIPTION
1	04/22/23	Proposed Conditions
REVISIONS		

AS INFO: