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Wilton, CT 06897
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RECEIVED
JUL 14 2020
WILTON INLAND WETLAND
COMMISSION

July 14, 2020

Mr. Mike Conklin, Director of Environmental Affairs
Wilton Department of Environmental Affairs
238 Danbury Road
Wilton, CT 06897

RE: Montanaro property, Wampum Hill Road
Wilton Wetland Permit WET2280/Resolution No. 0215-09WET

Dear Mr. Conklin:

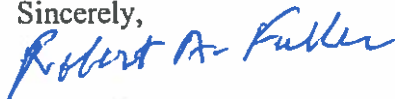
I represent Chris Montanaro with respect to the above referenced matter. Mr. Montanaro originally anticipated placing electric lines under the driveway (see Resolution No. 0215-09WET). However, on further consideration he believes that there will be less impact to wetland areas, upland areas and the entire area in general if utility poles are used rather than trenching.

Mr. Montanaro's proposes to run the electric and other customary utility lines overhead along the road/driveway from the end of the paved portion of Wampum Hill Road north to provide service to Mr. Montanaro's lots. Currently, utility service to other portions of Wampum Hill Road is provided by utility poles and overhead lines so this would be in keeping with existing conditions.

Mr. Montanaro has discussed this proposal with Eversource and they concur with this approach and they are in the process of preparing a plan for the placement of the utility poles along the route. A copy of this Eversource plan will be provided as soon as it is available from Eversource. A major advantage of this proposal will allow the utility poles to straddle the wetland crossing area and substantially reduce impacts to the wetlands.

Thank you for your consideration of this request, and please let me know if you have any questions.

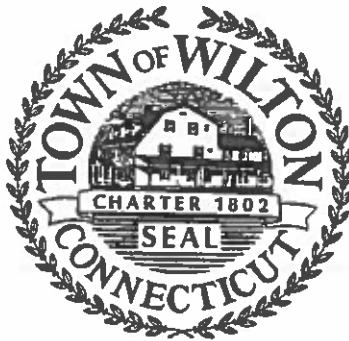
Sincerely,



Robert A. Fuller

cc: R. Christopher Montanaro, Honey Hill Holdings, LLC
Pete Romano, Landtech

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



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

MINUTES

February 12, 2015

PRESENT: Liz Craig (Acting Chair), Tom Burgess, Nick Lee, Rick Stow

ALSO PRESENT: Patricia Sesto, Director, Environmental Affairs; Liz Larkin, Recording Secretary; Casey Healy, Gregory & Adams; Barry Blades, Blades & Goven; Joe Canas, Tighe & Bond; Matt Davison, Tighe & Bond; Tom Nelson, McChord Engineering Associates; Steve Trinkaus, Trinkaus Engineering; Will Patty, Property Owner; Tom Quinn, Peak Engineers; Juan Paredes, LandTech; Robert Fuller, Esq; Dick Gibbons, Esq; Christopher Montanaro, Property Owner; Dana Prince, Abutter; Jackie Montgomery, Abutter

ABSENT: John Hall, Dan Falta (notified of intended absences)

I. CALL TO ORDER

Ms. Craig called the meeting to order at 7:30 p.m.

II. PUBLIC HEARINGS

A. WET#2280(S) – MONTANARO – Wampum Hill Road – proposed driveway across a wetland

Ms. Sesto read the documents into the record.

Mr. Paredes explained the proposed driveway as a 2,000 ft. linear access road with a minor disturbance of the wetlands on site. He confirmed the access is 900 ft. north of Honey Hill Road where an existing road ends and a gravel road begins. The road will be widened from the current 7 ft. to 12 ft. and surfaced with processed aggregate. Turnouts for vehicle passage are proposed every 200 ft. He stated the disturbance is primarily in Weston and noted the wetlands in Wilton are 61 ft. from the proposed driveway on Wampum Hill Road. Closer to Two Rod Highway, the proposal includes the connection of the wetlands by way of 12 in. pipes which will improve the wetland function. He indicated the slopes on the sides will be filled by 2.5 feet to increase the culvert pipe cover.

Mr. Paredes confirmed there will be some minor paving in steep areas to avoid erosion. He submitted a spreadsheet noting the project disturbance and added that only the Wilton buffer is affected with the upland steep slope work. Ms. Craig asked if the slopes in Wilton should be reinforced with large trees. Mr. Paredes stated that a minimum amount of trees will be removed.

Mr. Paredes assured Ms. Craig that heavy erosion controls will be in place during construction and stabilization will be met. Ms. Craig then inquired why they are requesting 8 turnouts. Mr. Paredes responded that they wanted to make it easy for cars to pull off. He confirmed they would consider removing some of these turnouts.

Mr. Stow asked for some history on this road. Mr. Lee stated that it is an old town road that is being abandoned. Mr. Paredes confirmed that the owner of the property is looking for an accessway to get to already approved building lots.

Ms. Craig asked how the rain gardens are sited. Mr. Paredes responded the driveway will not be paved in its entirety, so the rain gardens are sized for the slight runoff that will occur with the paved portions. He added they will avoid removing trees unless necessary. Ms. Craig then inquired about the limit of disturbance during construction. Mr. Paredes stated it would be the 10 – 12 feet for the entire length of the driveway as the contractor will be careful. Ms. Craig then confirmed that the existing stone walls will be removed.

Ms. Sesto inquired about the utilities to the building lots. Mr. Paredes confirmed with the homeowner in the audience that the utilities will be placed under the driveway.

Atty. Fuller explained the old town road was built in 1730. He confirmed that Weston, where most of the work is being completed, has already approved the activity. He called the area a glorified driveway, and not a town road. He indicated they have no intention of building a town road, which is a misimpression of the town. The two lots have been subdivided and there is no requirement to conform to the Subdivision Regulations which require the driveway to be built to town road standards. He added the town wants to abandon Two Rod Highway. Atty. Fuller also confirmed that many private driveways and roads in Wilton do not adhere to town standards. In the event that someone wanted to create a road to town standards in the future, they would be required to come back to this commission for approval.

Atty. Fuller testified the right of way is currently 33 ft. If property is not being built as a subdivision, no improvements are required. He also stated Mr. Thurkettle's letter from 1962 is superseded by current Connecticut Law. He noted the upland review is where they are looking for approval for this project, and that most upland review applications that are reviewed by this commission are approved. Mr. Lee confirmed that Weston approved the activity and they are replacing culverts on their side.

With no further questions or concerns by the commission or public, the public hearing was closed.

B. WET#2295(S) – WILTON YOUTH FOOTBALL – 131 School Road – renovation of existing grass field to an artificial turf field at Middlebrook School

Ms. Sesto read the new documents into the record.

Mr. Healy reminded the commission that this hearing was continued from the January 22nd meeting. New documents include a letter responding to questions, revised plans and reports. He met with Parks & Recreation and they are amenable to maintain the proposed systems. He noted that the summary prepared by McChord Engineering states the level spreader alternative is not prudent and feasible due to tree loss.

The plans were modified to show access to the scour hole for construction and maintenance and the storm water report now includes 50 and 100 year storms. These show no increase in peak flow or net runoff volume. Mr. Healy confirmed the treatment train is summarized in the Tighe & Bond letter with the removal of pollutants, including zinc, by the bio-filter. The resulting level of zinc is well with normal range produced by residential and commercial uses.

Mr. Healy stated that the Board of Selectman has anticipated for replacement of the field after its natural life is over. He explained that the town will save money by not maintaining the natural grass field. He added that the Association is already putting aside money from registration fees for the replacement of the field in 10 – 15 years. The commissioners confirmed that at the end of the life of the turf, the carpet is picked up and disposed and the new turf is placed. Ms. Craig noted this will be the third turf in town so this is very costly to replace all three. Mr. Healy explained replacement of the first field is in the town's budget for 2016.

Ms. Craig asked why the existing grass field was not taken care of by Parks & Recreation. Mr. Healy responded it is highly compacted so there is no infiltration. The town took the field out of play within the last ten years and spent \$10,000 to attempt to fix the field for play. Once the field was used again, it was deemed a total loss as it was previously neglected.

Ms. Craig asked if any thought was given to use a less toxic infill. Mr. Blades responded alternatives were considered but they typically break down and need replenishment more often which can be more expensive and lead to more waste.

Mr. Burgess raised concern about the plants being overwhelmed in the biofilter and asked if Parks & Recreation is maintaining this area. Mr. Blades confirmed they will maintain the biofilters and added they currently maintain the Cider Mill biofilter which retains more sand than this proposed biofilter. The Department of Public Works would be responsible for cleaning the catch basins as they have a special vacuum for this purpose.

Ms. Sesto asked about the construction logistics on the slope. Mr. Nelson stated there is no real access to the plunge pool so they will make a natural path through the woods so they can excavate the gully and remove some light underbrush. Ms. Sesto raised concern about an excavator going down the steep areas. Mr. Nelson assured her that they can make it work. She asked how the manhole and boulders are brought down. Mr. Nelson stated that they do not have a roadway, just tracks for the excavator and there will be 20 – 25 trips throughout construction. Ms. Sesto stated the lack of detail about getting down to this area makes her uneasy due to safety and erosion. Mr. Nelson stated they are trying to minimize the impact to the area so they do not want to construct a road. Ms. Sesto asked for more discussion on the risky area as it pertains to facilitating the construction and repair after construction.

Mr. Stow asked how many times a year this stormwater management system is inspected. Mr. Nelson responded it is inspected 2 times per year. Mr. Stow then inquired about the net flow increase. Mr. Nelson responded that there is no increase in peak runoff and no increase in volume rates and no net in peak and outflow. Ms. Sesto noted the duration of the storm also impacts scour so the duration of peak is a factor. Mr. Nelson stated that the net runoff from the site is reduced. Ms. Craig asked what happens to the neighbor who has had issues with runoff. Mr. Nelson confirmed they are pulling back the plunge pool which makes the length shallower. He noted the alternative to stay away from the pipe and go with the level spreader on the slope.

Ms. Sesto asked what the scour hole is going to do. Mr. Nelson responded that it will reduce the velocity which is causing the current issues. Ms. Sesto countered that the flow is too much and suggested they look for opportunities on site to find out how they can make this better. This is the same standards applied to other applications seen by this commission. Mr. Nelson stated they are reducing the velocity which provides no erosion potential. He added that if the off-site convert is under-sized, he does not know what to do as he does not know the history. Mr. Davison stated there is a pool there now that is persistent and leads to gully erosion. There is a fairly steep sloped watercourse that braids as it makes its way into the wetland. He stated during high volume storms the sedimentation is pulled out of the banks via scour and subsequently settles out down gradient where the flow disperses and the wetlands widens out. He noted the sedimentation issue is at the first drop and the existing plunge pool has the sides torn off. By fixing this outfall, the neighbor would have an immediate benefit.

Mr. Lee asked why the alternative for the level spreader is placed where it is. Mr. Nelson stated there is a hydraulic gradient where the level spreader needs to be below the detention basin. Mr. Lee noted that he prefers the level spreader alternative. Mr. Nelson stated this is not ideal for tree removal and steep slopes. Ms. Sesto expressed concern about the disparity in size between 275 linear ft. of level spreader as compared to the 12 x 12 foot scour hole. It is hard to understand how they are equally effective in preventing erosion. The scour hole seems too small. Mr. Stow asked if there is a net peak flow increase with this alternative. Mr. Nelson stated it would remain the same.

Ms. Craig asked about hot the water coming off the field in the summer months. Mr. Canas responded the first inch is infiltrated and the field cools quickly during a rain event.

Ms. Sesto asked Mr. Healy about the current condition of the existing detention system. Is it doing all it could be to lessen stormwater discharge? Mr. Healy stated he would find out who is in charge.

Mr. Trinkaus, P.E., agent for the neighbor, Will Patty, stated that the existing system is underground for peak rate when built. He noted the problem with this detention is taking 10 cfs and now they are proposing 100 cfs. The volume of runoff over time is what the commission should be looking at. He thinks this plan would create a big bath tub that cannot drain so there is a giant volume of water in the plunge pool that will not prevent erosion.

Mr. Trinkaus stated he looked at the channel protection flow and the post development flow rate. Stormwater will discharge at half the rate so water will skip over the scour hole. Further, a 24-hour rain event should be considered, as the intensity of an inch of rain every one or two hours will throw this system off by making the basin not function. This will create more water sent off-site. He added that the applicant must build redundancy to handle climate and weather changes.

Mr. Trinkaus stated that additional test holes should be required to look at the variability in infiltration rates. The perc rates are between .75 to 6, which is a wide range within the area of the infiltrators. This is a concern that it is not known what is going on under ground. He said the worst case is the soils can have no infiltration rate. He urged that further testing be completed so the design they have chosen will work with today's storm events.

Mr. Trinkaus noted that the curve value for infiltration used by McChord Engineering is 82.

According to professional feedback from the NPS website respondents, the curve value should be 98, recognizing the field and its drainage result in runoff characteristics of impervious surface. Accordingly, this proposal would be undersized. He confirmed the response letter from Gregory & Adams states there are compacted soils which is a concern for him. These factors led Mr. Trinkaus to conclude the system as designed will not infiltrate properly. He added there is insufficient testing for a big system and these problems get worse over time.

Mr. Patty explained that he has a water problem with lots of damage due to the current runoff. He has concerns about hooking up another field as he assumes the runoff will increase. He stated his driveway goes through a 4 acre wetland and the driveway has been taken out twice in the 11 years since he purchased the property. He explained his driveway is half a mile in length and the impact is felt between 200 and 300 yards in, with two culverts creating the choke point. He asked how much water could infiltrate with the proposed system and noted by digging three test pits, conclusions cannot be drawn.

With no further questions or comments from the public, the hearing was continued until the next regularly scheduled meeting on February 26, 2015.

C. WET#2299(S) – ADZ CONSTRUCTION – 290 Mountain Road – construct new home, code complying septic, and installation of storm water detention system within an upland review area

Ms. Craig, Mr. Burgess, and Mr. Stow indicated they visited the site. Ms. Sesto read the documents into the record.

Mr. Quinn stated that he was representing the contract purchaser for this property that has been owned by the same person since 1970. Septic testing was completed several years ago on this vacant lot. He described two wetland corridors on the western side of the property and noted there is ledge from 12 in – 30 inches with the center mounding up. A suitable septic location was found on the eastern portion of the property for a 4-bedroom system with access off a common drive on the west side of the watershed break.

Mr. Quinn confirmed there is a stone wall that runs north to south creating a nice demarcation on the top of the slope which will remain. Mr. Quinn confirmed Ms. Throckmorton of Environmental Land Solutions submitted a bio-assessment with the application. She has suggested keeping the wooded area between the septic area. There is one minor tree, and one major tree that will need to be removed.

Mr. Quinn stated the stormwater detention system will collect the driveway runoff from 2,900 square feet. The catch basin in the front yard will collect 2,600 square feet and the galleries will be 1 ft. in grade. He also confirmed the roof area runoff falls out in the back of the property.

Ms. Sesto confirmed that she visited the site prior to the current snow cover. She asked if the stone wall will be the limit of clearing as there is a lot of buffer draining towards the wetlands and she is concerned about clear-cutting. Mr. Quinn responded 10 – 20 feet of the wall will remain and lawn area will be created. Ms. Sesto asked if the clearing will be up to the wall. Mr. Quinn confirmed the clearing will be completed to install the septic, but the area will be re-planted. To improve the area and to make a demarcation they are proposing boulders farther uphill from the wall.

Ms. Craig asked how many trees would be removed with this proposal. Mr. Quinn confirmed there is a 36 inch oak by the walkout that Ms. Throckmorton pointed out to be saved. Ms. Craig responded that this commission has previously approved homes to be built without removing any trees. Mr. Quinn responded that the home has a small footprint but the common driveway consumes the first 50 ft. of the property, forcing the house further back.

Ms. Sesto inquired about the trees outside of graded areas. Mr. Quinn stated they would be selectively retained and no trees will be removed from the southeastern area of the property. Mr. Lee stated he would like to see a tree protection plan. Ms. Craig suggested some canopy trees be planted as opposed to understory trees. Ms. Craig then asked why the stockpile area was placed in its proposed location. Mr. Quinn explained that it is easily accessible and a flat area that would be lawned post-construction. Ms. Sesto confirmed that this lot has a high-functioning wetland.

Jackie Montgomery, neighbor to the property, raised concern about clearing the property. She stated that she watched the property across the street get cleared and it ruins her privacy. She was surprised a house could fit in this area.

Ms. Craig asked what the house size would be upon completion. Mr. Quinn confirmed it is 3,100 sq ft. with 1.5 stories, a driveway of 2,900 sq. ft. and a small yard.

Dana Prince, neighbor to the property, asked what a stockpile area is for. Mr. Quinn clarified that it is an area where the topsoil is placed after removal for the foundation. He confirmed the placement of this stockpile will not affect her well water. He also confirmed this is the location the Health Department requested.

With no further questions or comments from the public, the hearing was closed.

III. APPLICATIONS READY TO BE REVIEWED

A. WET#2300(I) – COLBERT – 106 Linden Tree Road – “emergency” septic replacement adjacent to a wetland

Ms. Sesto stated that a temporary permit was granted for this emergency replacement.

Mr. Lee MOVED to APPROVE WET#2300, SECONDED by Mr. Burgess and CARRIED 4-0-0.

B. WET#2280(S) – MONTANARO – Wampum Hill Road – proposed driveway across a wetland

The commission discussed their inclination to approve the application. Ms. Sesto suggested drafting an approval.

The items the commissioners discussed were eliminating some of the pull offs, providing a tree plan with deer protection, a planting plan, ensuring that the utilities are placed under the driveway, and on-site monitoring and inspections. Mrs. Sesto will look at a similar project approval, KJC, for conditions which would apply to this project.

Mr. Lee MOVED to direct staff to draft a resolution of approval, SECONDED by Mr. Burgess and CARRIED 4-0-0.

- C. WET#2299(S) – ADZ CONSTRUCTION – 290 Mountain Road** – construct new home, code complying septic, and installation of storm water detention system within an upland review area

Mr. Lee MOVED to APPROVE WET#2299 with General and normal Special Conditions and the additional Special Conditions that a revised plan shall be submitted for staff approval showing the limit of clearing and tree protection, SECONDED by Mr. Burgess and CARRIED 4-0-0.

IV. APPLICATIONS TO BE ACCEPTED

- A. WET#2304(I) – RAMANDANI – 10-30 Center Street** – demolition of existing office building, construction of new mixed commercial use building with drainage measures and parking lot re-grading

- B. WET#2305(S) – WILTON COMMONS – 21 Station Road** – Phase II of affordable elderly housing development

Mr. Lee made a MOTION to accept these new applications and schedule them for the next appropriate meeting of the commission, SECONDED by Mr. Burgess, and CARRIED, 4-0-0.

Ms. Sesto noted that Wilton Commons is requesting a waiver of the additional activity fee for this project. She explained that the permit expired and the parking lot is changed.

Mr. Lee MOVED to WAIVE the additional Activity Fee for this application, SECONDED by Mr. Burgess and CARRIED 4-0-0.

V. APPROVED MINOR ACTIVITIES

- A. WET#2302(M) – FIDELCO GUIDE DOG FOUNDATION – 27 Cannon Road** – installation or replacement of sidewalks and foundations for exterior lighting and 3 flag poles within an upland review area

- B. WET#2301(M) – GROVES – 232 Nod Hill Road** - removal of 4 dead/storm damaged trees and replace with 4 pines/spruce trees at least 6 – 8 ft. in height

Ms. Sesto briefly explained the approved minor activities approved since the last meeting.

VI. CORRESPONDENCE

- A. CJT Builders – 50 Middlebrook Farm Road** – field change request

Ms. Sesto stated this was an old application for the division of the lot which was granted in 1988. At that time permits were issued with no expiration date. The field change request is to pull the home closer to the wetland. The consensus of the commission was that this is acceptable as a

field change.

VII. OTHER APPROPRIATE BUSINESS

A. VIOLATIONS

1. DeVito – 40 Honey Hill

Ms. Sesto confirmed the courts have postponed this hearing until May.

2. English – 189 Westport Road

Ms. Sesto confirmed this property owner paid his fine and is being proactive to submit his corrective action application.

3. Leska – 50 Sunset Pass

Ms. Sesto confirmed this owner is working to submit a planting plan which is being delayed due to snow cover.

B. APPROVAL OF MINUTES – January 22, 2015

Mr. Lee made a MOTION to approve the minutes as drafted, SECONDED by Mr. Burgess, and CARRIED, 4-0-0.

C. Dan Falta's Email – The commission agreed that Mr. Falta had some good points in his email regarding the lack of maintenance at the Middlebrook School fields, but he would need to contact the Board of Selectmen as a resident, and not a Wetlands Commissioner, as it is not our purview.

VIII. ADJOURN

Mr. Lee MOVED to ADJOURN at 10:15 pm, SECONDED by Mr. Burgess and CARRIED 4-0-0.

Respectfully Submitted,
Liz Larkin
Recording Secretary, Environmental Affairs

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



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

February 28, 2020

Christopher Montanaro
21 Saint John Place
Westport, CT 06880

Dear Mr. Montanaro,

At the regular Meeting of the Wilton Inland Wetland Commission on February 27, 2020, the Commission granted your request for a 5-year extension for Wetland Resolution#0215-09 with an original expiration of February 26, 2020. The new expiration date is February 26, 2025 for all approved activities under WET#2280.

If you have any additional questions, please do not hesitate to call me at 203-563-0180.

Sincerely,

Mike Conklin
Director of Environmental Affairs

MC/el

Cc: Robert Fuller, Esq.

Robert A. Fuller
Attorney at Law
75 East Meadow Road
Wilton, CT 06897
203-762-5888
Fax: 203-762-5894

RECEIVED

JAN 27 2020

WILTON INLAND WETLAND
COMMISSION

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

January 27, 2020

Re: Wetlands Permit Application #2280
Wampum Hill Road at Wilton/ Weston Town Line

Dear Members of the Commission:

I represent Honey Hill Holdings, LLC with respect to the above referenced application which was approved by this Commission on February 26, 2015. We are working with Pete Romano of Landtech to move ahead with this project in accordance with his letter to the Commission dated October 24, 2019,

We respectfully request a five year extension of the above referenced permit as it will expire at the end of next month. We have obtained construction financing and plan to begin work in earnest as soon as the weather breaks in the spring. Since this project lies along the Wilton and Weston border, we also have a wetland permit from the Town of Weston. A few months ago, Weston granted a 5 year extension of their permit with respect to this same work.

As you probably know, section 22a-42(a) (d) (2) of the Conn. General Statutes provides that a wetlands permit shall be renewed at the request of the permit holder for an additional five years unless there is a substantial change in circumstances.

We understand that a landscaping bond must be in place before any work can be started, as well as several items to be addressed as set forth in Mr. Romano's letter of October 24, 2019.

Thank you very much for your consideration, and please let me know if you have any questions with respect to this request for extension of the permit. Also please notify Mr. Romano and Christopher Montanaro of the next Commission meeting so that they can attend it and answer any questions

Sincerely,



Robert A. Fuller

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



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

February 26, 2015

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Christopher Montanaro
8 Gorham Ave.
Westport, CT 06880

Subject: Wetlands Permit Application #2280 -- Montanaro
Wampum Hill Road at Wilton/Weston Town Line, Wilton, CT, Map#9
Lot#6

Dear Mr. Montanaro:

The Inland Wetlands Commission of the Town of Wilton has **GRANTED** your application to conduct significant "regulated activities" within the Town of Wilton. Your attention is directed to the enclosed Resolution #0215-09WET. It contains a description of the permitted work and the terms and conditions attached. Please review it carefully. Your work must conform to your permit. This permit is valid for five years. Refer to General Condition #2 for additional information. The Director of Environmental Affairs must be notified 24 hours prior to commencing on-site work.

If you have not already done so, you should contact the State of Connecticut, Department of Environmental Protection, Bureau of Water Management, to determine the requirement, if any, for State authorization. If your project involves filling of, or discharge to, Federally regulated wetlands or watercourses, you should contact the U.S. Army Corps of Engineers in Waltham, Massachusetts.

For your records, a copy of the Legal Notice of the Commission's decision is enclosed. If you have any questions or comments regarding your permit, please contact this office. Thank you for your cooperation in protecting the valuable natural resources of the Town of Wilton.

Sincerely,

John Hall
Chairman

Encl. Resolution #0215-09WET
General Conditions
Legal Notice of Publication

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



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

**Resolution #0215-09WET
Permit WET#2280
February 26, 2015**

Upon Public Hearing, duly noticed and held and upon MOTION duly made, seconded, and carried, the following decision was made:

RESOLVED:

that Wetlands Application #2280 to conduct "Significant Regulated Activities," as defined by Section 2.1.x of the Wilton Wetlands and Watercourses Regulations be granted to Christopher Montanaro to construct a driveway across a wetland at Wampum Hill Road, Wilton, CT (Assessor's Map #9, Lot #6) as described in documents entitled:

1. Completed Application for an Intermediate Regulated Activity with supporting documentation dated October 8, 2014, submitted by the agent, Pete Romano of LandTech
2. Cover Page, dated October 8, 2014, prepared by LandTech, signed by Juan Paredes, PE
3. Project Narrative, undated, prepared by LandTech
4. Soil Investigation Report, dated March 13, 2013, prepared by Soil & Wetland Science, LLC, signed by Otto Theall, SS
5. Soil Investigation Map, dated March 13, 2013, unsigned, unsealed
6. "Proposed Driveway and Wetland Crossing, LM-1", dated October 8, 2014, prepared by LandTech, unsigned, unsealed
7. "Proposed Driveway & Wetland Crossing, LM-2", dated October 8, 2014, prepared by LandTech, unsigned
8. Site Plan C-1, dated December 3, 2013, last revised January 7, 2015, prepared by LandTech, signed and sealed by Juan Paredes, PE, CT Lic#27837
9. Email from Peter Romano, dated November 13, 2014
10. Site Plan, C-2, dated December 3, 2013, last revised October 15, 2014, unsigned, unsealed
11. Site Plan Alternative, dated December 3, 2013, prepared by LandTech
12. Weston Conservation Commission Permit, dated October 16, 2014
13. Letter to Weston Town Clerk, dated November 11, 2014
14. Letter of Transmittal, dated November 13, 2014, prepared by LandTech
15. Email from Richard Gibbons, dated December 11, 2014
16. Letter to William Brennan, First Selectman, dated December 17, 2014, prepared by LandTech, signed by Pete Romano
17. Letter of Transmittal, dated January 8, 2015, prepared by LandTech
18. Email from Richard Gibbons, dated January 8, 2015
19. Legal Notice for Public Hearing, dated January 27, 2015
20. Referral Memo to DPW, Health and Conservation, dated January 23, 2015

Resolution #0215-09WET
Permit WET#2280
February 26, 2015

21. Letter from Richard Gibbons, dated January 21, 2015
22. Memorandum from Thomas Thurkettle, PE, Director of Public Works, dated January 28, 2015
23. Letter from Town of Wilton to Town of Weston, dated October 10, 1962
24. Portion of Meeting Minutes that was held on September 27, 1962
25. Plan entitled, "Town of Wilton, Conn. Construction and Drainage Standards for Roads", undated, prepared by Department of Public Works, signed and sealed by Town Engineer, Norman Coutant, PE, CT Lic#8722
26. Land Disturbance Spreadsheet, undated, prepared by LandTech

The permit is subject to the attached General Conditions and the following Special Conditions:

- 10/24/19
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1. Prior to the commencement of any on-site permit related activity, the applicant shall submit a revised plan with 4, rather than 8 pull-offs, including a note that the electric lines will be installed under the driveway for approval by this commission or its staff.
 2. Prior to the commencement of any on-site permit related activity, the applicant shall submit a revised planting plan noting trees to be removed and replanting trees shouldering the road
 3. Prior to the commencement of any on-site permit related activity, the applicant shall submit an estimate for the cost of the planting plan and the erosion and sedimentation control plan for approval by this commission or its staff for the purpose of determining a bond amount.
 4. Prior to the commencement of any on-site permit related activity, the applicant shall post a bond in a form and an amount acceptable to this commission and town counsel. The portion of the bond attributed to the planting plan shall be eligible for release at the end of the second full growing season after the planting plan is fully implemented. No portion of the bond is eligible for release until Special Conditions # 5 and 6 below is satisfied. In the event the applicant fails to properly implement and maintain the planting plan or, the erosion and sedimentation control plan, the Town reserves the right to use the bonded funds to correct such deficiencies.
 5. Prior to the commencement of any on-site permit related activity, the applicant shall submit photo documentation of the site. The photos shall be both wide angle and close up shots. They shall be labeled and cross referenced on a site plan.
 6. The applicant shall cause to be prepared a foundation as-built plan that depicts the limit of lawn, wetlands, watercourses, and their regulated areas. The plan shall also include a note directing the reader to the office of the Inland Wetlands Commission for further information regarding WET#2280. This plan shall be in a form suitable for filing on the Wilton Land Records. The applicant shall file copy of the plan on the Wilton Land Records. The applicant shall submit two copies of the filed document to the office of the Commission. No portion of the bond in Special Condition # 3 above may be released until this condition is fully satisfied.
 7. Although not a condition of approval of this permit and as indicated in the memorandum from Thomas Thurkettle, Director, Department of Public Works, the applicant is obligated to obtain a road opening permit from the Department of Public Works prior to the initiation of any work related to the construction of the travel way. Should a subsequent reviewing entity require modifications to the approved plan, such changes may nullify approvals set forth in Resolution #0215-09WET. Nothing herein shall be construed to be tacit approval for the applicant to build anything other than a travel way as set forth in the application. The Commission is purposefully not

employing the terms "driveway" or "roadway", as these terms connote a particular use over which the Commission has no jurisdiction.

END

Res#0215-09WET

GENERAL CONDITIONS**IN THE ISSUANCE OF ALL WILTON INLAND WETLANDS COMMISSION PERMITS**

1. The permittee shall notify the Director of Environmental Affairs 24 hours prior to the commencement of work and upon its completion.
2. If the authorized activity is not completed on or before ²⁵~~2/26/20~~ said activity shall cease and, if not previously revoked or specifically extended, this permit shall be null and void.
3. No equipment or material including fill, construction materials, or debris, shall be deposited, placed, or stored in any wetland or watercourse on or off site unless specifically authorized by this permit.
4. All work and all regulated activities conducted pursuant to this authorization shall be consistent with the terms and conditions of this permit. Any structures, excavation, fill, obstructions, encroachments or regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in its modification, suspension, or revocation. Upon initiation of the activities authorized herein, the permittee thereby accepts and agrees to comply with the terms and conditions of this permit.
5. Prior to commencement of any construction, including road, accessways, drainage systems, and lots, each and every general contractor and subcontractor employed by the applicant or subsequent purchaser shall execute a document in the form annexed indicating that the contractor or subcontractor has fully familiarized itself with and understands the Wilton Inland Wetlands and Water Courses Regulations as they apply to its project, and with the terms of the permitted activity, including the general and special conditions which may pertain.
6. The permittee shall employ best management practices, consistent with the terms and conditions of this permit, to control storm water discharges, to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands or watercourses. For information and technical assistance, contact the Director of Environmental Affairs. The permittee shall immediately inform the Commission of any problems involving wetlands or watercourses which develop during the course of, or which are caused by, the authorized work.
7. In evaluating this application, the Commission has relied on information provided by the applicant and, if such information subsequently proves to be false, deceptive, incomplete and/or inaccurate, this permit shall be modified, suspended or revoked.
8. Nothing in this permit shall obviate the requirements for the applicant to obtain any other assents, permits or licenses required by law or regulation by the Town of Wilton, State of Connecticut and the Government of the United States, including any approval required by the Connecticut Department of Environmental Protection and the U.S. Army Corps of Engineers. Obtaining such assents, permits or licenses is the sole responsibility of the applicant.
9. This permit is subject to and does not derogate any present or future property rights or other rights or powers of the Town of Wilton, conveys no property rights in real estate of material nor any exclusive privileges, and is further subject to any and all public and private rights and to any federal, state and local activity affected hereby.
10. This authorization is not transferable without the written consent of the Wilton Inland Wetlands Commission.
11. Where applicable, the oil tank shall be above ground or in the basement of the dwelling.

CONTRACTOR AGREEMENT

RESOLUTION NUMBER: 0215-09WET

WETLANDS PERMIT NUMBER: #2280

As a contractor/subcontractor engaged by _____ to perform the regulated activities described in Wilton Inland Wetlands Commission Permit referenced above, I am familiar with the applicable State and Town of Wilton Inland Wetlands and Water Courses Regulations and the Permit, and will comply with all the conditions therein.

Work will commence on or about _____ and will be completed within _____ weeks.

Name: _____

Address: _____

Telephone: _____

Signature

Date Signed

MAIL TO: Wilton Inland Wetlands Commission
Town Hall Annex
238 Danbury Road
Wilton, CT 06897
(203) 563-0180

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



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

LEGAL NOTICE - PUBLISH ONCE

The Wilton Inland Wetlands Commission took the following ACTION on February 26, 2015

GRANTED with conditions, Wetlands Application WET#2280 – **MONTANARO** – construct a driveway across a wetland at Wampum Hill Road, Wilton, CT (Assessor's Map #9, Lot #6).

The full record of the Commission's action is available for public review at its offices in the Town Hall Annex at 238 Danbury Road, Wilton, CT.

Dated this 26th day of February, 2015 at Wilton, CT

Publish **ONCE** in the Wilton Bulletin, March 5, 2015

Nick Lee
Secretary

Wilton Inland Wetland Agency
BOND ESTIMATE FORM

Erosion & Sediment Control Bond

Site Address:	Wampum Hill Rd
Site Owner:	Christopher Montanaro
Site Developer:	Christopher Montanaro
Prepared by:	LANDTECH
Site Plan and Date:	Proposed Driveway and Wetland Crossing Site Plan revised through 10/23/19

Sedimentation and Erosion Controls

No.	QTY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	comments
1	960	LS	Silt Fence	3.25	\$3,120.00	
2	1	EA	Temporary Sediment Basin	500.00	\$500.00	
3	2	EA	Anti-Tracking Pad	500.00	\$1,000.00	
4	1	EA	Temporary Soil Stockpile	200.00	\$200.00	
Sub-total					\$4,820.00	
10% contingency					\$482.00	
Total					\$5,302.00	

RECEIVED

OCT 24 2019

WILTON INLAND WETLAND
COMMISSION

LANDTECH
WESTPORT

Wilton Inland Wetland Agency
PLANTING BOND ESTIMATE

Property Address: Wampum Hill Rd

Applicant: Christopher Montanaro

Permit #: Permit WET 2280/Resolution No. 0215-09WET

Bond Estimate Prepared by: LANDTECH

Date: October 23, 2019

KEY	SPECIES	COMMON NAME	QTY	Size	Unit cost	Total Cost	Approved cost
CS	<i>CORNUS SERICEA</i>	RED-OSIER DOGWOOD	4	4-5' ht.	\$48.00	\$192.00	
CR	<i>CORNUS RACEMOSA</i>	GRAY DOGWOOD	3	4-5' ht.	\$48.00	\$192.00	
HV	<i>HAMAMELIS VIRGINIANA</i>	WITCH HAZEL	6	3-4' ht.	\$35.00	\$210.00	
LB	<i>LINDERA BENZOIN</i>	SPICE BUSH	6	2 gal. cont.	\$33.00	\$198.00	
VA	<i>VIBURNUM ACERIFOLIUM</i>	MAPLE LEAF VIBURNUM	5	4-5' ht.	\$45.00	\$225.00	
VD	<i>VIBURNUM DENTATUM</i>	NORTHERN ARROWWOOD	3	3-4' ht.	\$45.00	\$135.00	
VL	<i>VIBURNUM LENTAGO</i>	NANNYBERRY	3	3-4' ht.	\$45.00	\$135.00	
	Planting labor, fertilizing, mulch					\$1,200.00	
				Sub-Total		\$2,287.00	
				10% contingency		\$228.70	
				Total		\$2,515.70	

Plants listed here are taken from planting plans prepared by LANDTECH dated rev. 10/23/19 Sheets 0.3 indicated on the planting plan prepared

LANDTECH
Westport

October 24, 2019

Mr. Mike Conklin, Director of Environmental Affairs
Wilton Department of Environmental Affairs
238 Danbury Road
Wilton CT 06897

RECEIVED

OCT 24 2019

WILTON INLAND WETLAND
COMMISSION

Subject: Montanaro Property Wampum Hill Road, Wilton Permit WET 2280/Resolution No. 0215-09WET

Dear Mr. Conklin,

As you will recall from my letter of October 17, 2019 our office has been retained by Chris Montanaro owner of property in the vicinity of Wampum Hill Road in Wilton. Specifically we have addressed items 1 through 5 of 0215WET Resolution dated February 26, 2015 as follows:

1. Prior to the commencement of any on-site permit related activity, the applicant shall submit a revised plan with 4, rather than 8 pull-offs, including a note that the electric lines will be installed under the driveway for approval by this commission or its staff.
 - a. **Response:** We have reduced the number "pull off" along the driveway to 4. A note has been added to our plans indicating that all new utilities shall be installed underground and located within the limits of the driveway.
2. Prior to the commencement of any on-site permit related activity, the applicant shall submit a revised planting plan noting trees to be removed and replanting trees shoulder the road
 - a. **Response:** we have prepared a revised planting plan and provided a planting legend, see Sheet 3.0
3. Prior to the commencement of any on-site permit related activity, the applicant shall submit an estimate for the cost of the planting plan and the erosion and sedimentation control plan for approval by this commission or its staff for the purpose of determining a bond amount.
 - a. **Response:** Our office prepared a bond estimate for the plantings and sedimentation and erosion controls. I have included with this letter.
4. Prior to the commencement of any on-site permit related activity, the applicant shall post a bond in a form and an amount acceptable to this commission and town counsel. The portion of the bond attributed to the planting plan shall be eligible for release at the end of the second full growing season after the planting plan is fully implemented. No portion of the bond is eligible for release until Special Conditions #5 and 6 below are satisfied. In the event the applicant fails to properly implement and maintain the planting plan, or the erosion and sedimentation control plan, the Town reserves the right to use the bonded funds to correct such deficiencies.
 - a. **Response:** As noted above we have prepared a bond estimate for the proposed planting. Once plantings and the bond are approve Mr. Montanaro will post a bond in a form acceptable to the Town of Wilton.

Mr. Mike Conklin
Wilton Permit WET 2280
Resolution No. 0215-09WET
October 24, 2019
Page 2 of 2

5. Prior to the commencement of any on-site permit related activity, the applicant shall submit photo documentation of the site. The photos shall be both wide angle and close up shots. They shall be labeled and cross referenced on a site plan.

- a. **Response:** Photos and plan with photo location are included with this letter.

We are making an application to the Weston Conservation Commission for modifications to the approved plan and anticipate being heard at their November hearing. I will be in attendance at this evening's meeting to review the plans and answer questions.

As always, if you have any questions or require any additional information, please contact me on 203-454-2110, ext. 150 or at promano@landtechconsult.com.

Very truly yours,
LANDTECH



Pete Roman, Principal

Enclosures

C: S. Cheruk
C. Montanaro
File

Wampum Rd. Wilton CT

Proposed Driveway and Wetland Crossing



RECEIVED

OCT 24 2019

ON INLAND WETLAND
COMMISSION

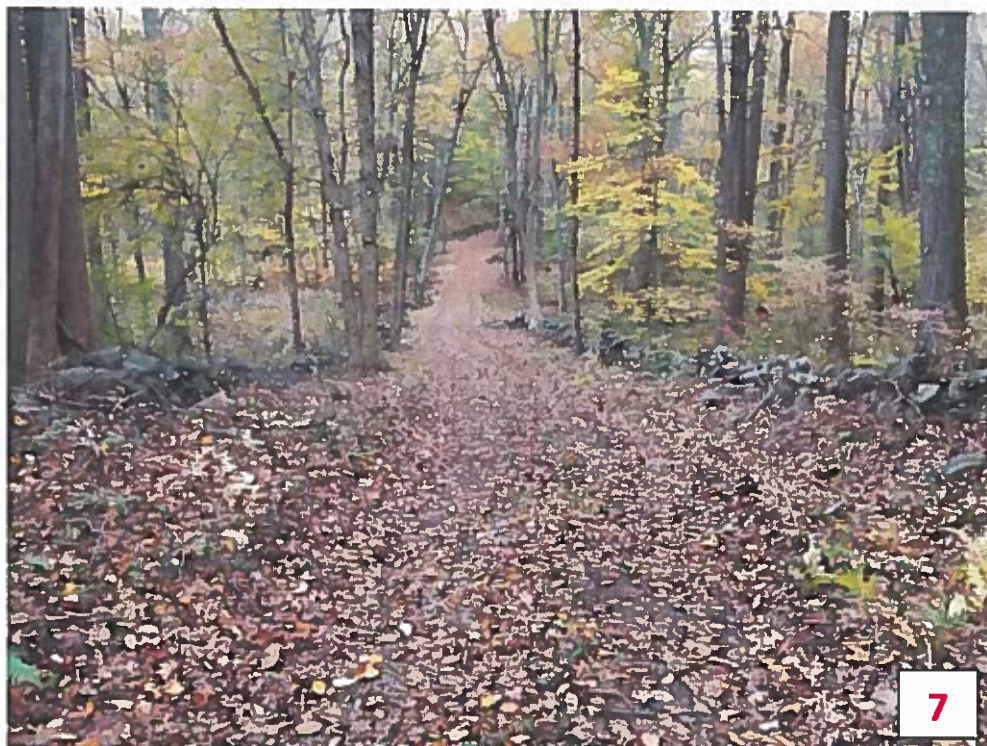
LANDTECH



LANDTECH



LANDTECH



LANDTECH







LANDTECH



LANDTECH

Conklin, Mike

From: Herter, Zen
Sent: Friday, November 01, 2019 2:08 PM
To: Conklin, Mike
Subject: montanaro

Mike,

I looked over the information you gave me for Montanaro and it looks like mostly everything is there. The only thing I saw was the trees they removed were not documented on the plans. I looked over the old plans and didn't see it there either.

Zen Herter
Environmental Analyst
Department of Environmental Affairs
Town of Wilton
238 Danbury Road
Wilton, CT 06897
203-563-0181
zen.herter@wiltonct.org

HEARST

CONNECTICUT
MEDIA GROUP

Connecticut Post | Greenwich Time | New Haven Register | Stamford Advocate | The Middletown Press
The News-Times | The Norwalk Hour | The Register Citizen

Fairfield Citizen | New Canaan Advertiser | Shelton Herald | Shoreline Times | The Darien Times | The Dolphin | The Foothills Trader | The Litchfield County Times
The Milford Mirror | The Ridgefield Press | The Spectrum | The Trumbull Times | The Wilton Bulletin | West Hartford News | Westport News

WILTON INLAND WETLAND
238 DANBURY RD

WILTON CT 06897

AFFIDAVIT OF PUBLICATION

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

LEGAL NOTICE

The Wilton Inland Wetlands Commission took the following ACTION on October 10, 2019

UPHOLD CEASE & DESIST ORDER, MONTANARO - Wampum Hill Road, Wilton, CT (Assessor's Map #9, Lot#6). The Cease & Desist upheld order requires the owner to attend the October 24, 2019 Meeting to discuss reasons for not complying with the Special Conditions of the permit.

The full record of the Commission's action is available for public review at its offices in the Town Hall Annex at 238 Danbury Road, Wilton, CT.

Dated this day October 16, 2019 at Wilton, CT

Rick Stow
Secretary

I, Wilton Inland Wetlands
Being duly sworn, depose and say
that I am a Representative in the
employ of HEARST CONNECTICUT MEDIA
GROUP, Publisher of the Wilton
Bulletin, that a LEGAL NOTICE as
stated below was published in the
Wilton Bulletin.

Subscribed and sworn to before me on
this 29th Day of October, A.D. 2019.

Shelley D. Neville
Notary Public

My commission expires 3/31/2023
SHELLEY D. NEVILLE
NOTARY PUBLIC OF CONNECTICUT

PO Number

Ad Caption

LEGAL NOTICE The Wilton Inl

Publication

Wilton Bulletin

Ad Number

0002509932-01

Publication Schedule

10/24/2019, 10/31/2019

LANDTECH

Civil Engineering · Site Planning
Environmental Science & Engineering
Structural Engineering · Land Surveying
Permit Coordination & Management
Construction Management & Financing

October 17, 2019

RECEIVED

OCT 17 2019

WILTON INLAND WETLAND
COMMISSION

Mr. Mike Conklin, Director of Environmental Affairs
Wilton Department of Environmental Affairs
238 Danbury Road
Wilton CT 06897

Subject: Montanaro Property Wampum Hill Road, Wilton Permit WET 2280/Resolution No. 0215-09WET

Dear Mr. Conklin,

I am writing to inform you that our office has been retained by Chris Montanaro owner of property in the vicinity of Wampum Hill Road in Wilton the subject of IWC permit WET 2280. Specifically our office will assist Mr. Montanaro in the preparation of plans and provide information required in the resolution no. 0215-09 WET.

We anticipating having plans to your office next week and will attend the IWC hearing on October 24th to present our plans and discuss with the Commission the next steps are an a timeline for completing all outstanding items from the resolution.

As always, if you have any questions or require any additional information, please contact me on 203-454-2110, ext. 150 or at promano@landtechconsult.com.

Very truly yours,
LANDTECH



Pete Roman, Principal

Enclosures

C: S. Cheruk
C. Montanaro
File

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



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

October 16, 2019

Christopher Montanaro
8 Gorham Avenue
Westport, CT 06880

**RE: Uphold Cease and Desist Order
Wampum Hill Road (Map#9 Lot#6), Wilton, CT**

Dear Mr. Montanaro,

At the October 10, 2019 meeting of the Inland Wetlands Commission, the commission made a Motion to uphold the Cease and Desist Order and require you to attend the Commission's October 24, 2019 meeting to discuss your reasons for not complying with the Special Conditions of your wetland permit.

This Motion to uphold the Order carried 4-0-0. The Legal Notice of this action is attached.

If you have any questions please do not hesitate to contact Mike Conklin, the Director of Environmental Affairs, or the commission directly. Thank you for your cooperation.

Sincerely,

Elizabeth Craig
Chairwoman

EC/el

cc: Lynne Vanderslice, First Selectwoman
Ira Bloom, Town Counsel

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



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

LEGAL NOTICE - PUBLISH TWICE

The Wilton Inland Wetlands Commission took the following ACTION on October 10, 2019

UPHOLD CEASE & DESIST ORDER, MONTANARO – Wampum Hill Road, Wilton, CT (Assessor's Map #9 Lot#6). The Cease & Desist upheld order requires the owner to attend the October 24, 2019 Meeting to discuss reasons for not complying with the Special Conditions of the permit.

The full record of the Commission's action is available for public review at its offices in the Town Hall Annex at 238 Danbury Road, Wilton, CT.

Dated this day October 16, 2019 at Wilton, CT

Publish **ONCE** in the Wilton Bulletin on October 24, 2019

Publish **ONCE** in the Wilton Bulletin on October 31, 2019

Rick Stow
Secretary

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



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

March 3, 2015

Tracy Kulikowski
Land Use Director
Town Hall Annex
24 School Road
Weston, CT 06883

**RE: Wetland Permit Approval – WET#2280 - Montanaro
Wampum Hill Road at Wilton/Weston Town Line, Wilton, CT
Map #9, Lot #6**

Dear Ms. Kulikowski:

Please find enclosed a copy of the Wetland Permit Resolution (Resolution #0215-09WET) for the project referenced above. Also enclosed is a copy of the letter drafted by Thomas Thirkettle, Director of Public Works sent to Mr. Montanaro on February 25, 2015 explaining the Town's requirements and standards for new town roads.

If you need additional information, please feel free to contact me or Patricia Sesto, Director of Environmental Affairs at (203) 563-0180.

Sincerely,

Michael Conklin
Environmental Analyst

Enclosure

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



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

February 26, 2015

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Christopher Montanaro
8 Gorham Ave.
Westport, CT 06880

Subject: Wetlands Permit Application #2280 -- Montanaro
Wampum Hill Road at Wilton/Weston Town Line, Wilton, CT, Map#9
Lot#6

Dear Mr. Montanaro:

The Inland Wetlands Commission of the Town of Wilton has **GRANTED** your application to conduct significant "regulated activities" within the Town of Wilton. Your attention is directed to the enclosed Resolution #0215-09WET. It contains a description of the permitted work and the terms and conditions attached. Please review it carefully. Your work must conform to your permit. This permit is valid for five years. Refer to General Condition #2 for additional information. The Director of Environmental Affairs must be notified 24 hours prior to commencing on-site work.

If you have not already done so, you should contact the State of Connecticut, Department of Environmental Protection, Bureau of Water Management, to determine the requirement, if any, for State authorization. If your project involves filling of, or discharge to, Federally regulated wetlands or watercourses, you should contact the U.S. Army Corps of Engineers in Waltham, Massachusetts.

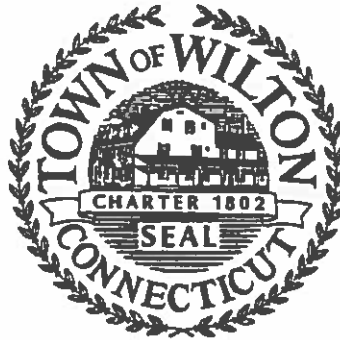
For your records, a copy of the Legal Notice of the Commission's decision is enclosed. If you have any questions or comments regarding your permit, please contact this office. Thank you for your cooperation in protecting the valuable natural resources of the Town of Wilton.

Sincerely,

John Hall
Chairman

Encl. Resolution #0215-09WET
General Conditions
Legal Notice of Publication

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



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

**Resolution #0215-09WET
Permit WET#2280
February 26, 2015**

Upon Public Hearing, duly noticed and held and upon MOTION duly made, seconded, and carried, the following decision was made:

RESOLVED:

that Wetlands Application #2280 to conduct "Significant Regulated Activities," as defined by Section 2.1.x of the Wilton Wetlands and Watercourses Regulations be granted to Christopher Montanaro to construct a driveway across a wetland at Wampum Hill Road, Wilton, CT (Assessor's Map #9, Lot #6) as described in documents entitled:

1. Completed Application for an Intermediate Regulated Activity with supporting documentation dated October 8, 2014, submitted by the agent, Pete Romano of LandTech
2. Cover Page, dated October 8, 2014, prepared by LandTech, signed by Juan Paredes, PE
3. Project Narrative, undated, prepared by LandTech
4. Soil Investigation Report, dated March 13, 2013, prepared by Soil & Wetland Science, LLC, signed by Otto Theall, SS
5. Soil Investigation Map, dated March 13, 2013, unsigned, unsealed
6. "Proposed Driveway and Wetland Crossing, LM-1", dated October 8, 2014, prepared by LandTech, unsigned, unsealed
7. "Proposed Driveway & Wetland Crossing, LM-2", dated October 8, 2014, prepared by LandTech, unsigned
8. Site Plan C-1, dated December 3, 2013, last revised January 7, 2015, prepared by LandTech, signed and sealed by Juan Paredes, PE, CT Lic#27837
9. Email from Peter Romano, dated November 13, 2014
10. Site Plan, C-2, dated December 3, 2013, last revised October 15, 2014, unsigned, unsealed
11. Site Plan Alternative, dated December 3, 2013, prepared by LandTech
12. Weston Conservation Commission Permit, dated October 16, 2014
13. Letter to Weston Town Clerk, dated November 11, 2014
14. Letter of Transmittal, dated November 13, 2014, prepared by LandTech
15. Email from Richard Gibbons, dated December 11, 2014
16. Letter to William Brennan, First Selectman, dated December 17, 2014, prepared by LandTech, signed by Pete Romano
17. Letter of Transmittal, dated January 8, 2015, prepared by LandTech
18. Email from Richard Gibbons, dated January 8, 2015
19. Legal Notice for Public Hearing, dated January 27, 2015
20. Referral Memo to DPW, Health and Conservation, dated January 23, 2015

21. Letter from Richard Gibbons, dated January 21, 2015
22. Memorandum from Thomas Thurkettle, PE, Director of Public Works, dated January 28, 2015
23. Letter from Town of Wilton to Town of Weston, dated October 10, 1962
24. Portion of Meeting Minutes that was held on September 27, 1962
25. Plan entitled, "Town of Wilton, Conn. Construction and Drainage Standards for Roads", undated, prepared by Department of Public Works, signed and sealed by Town Engineer, Norman Coutant, PE, CT Lic#8722
26. Land Disturbance Spreadsheet, undated, prepared by LandTech

The permit is subject to the attached General Conditions and the following Special Conditions:

1. Prior to the commencement of any on-site permit related activity, the applicant shall submit a revised plan with 4, rather than 8 pull-offs, including a note that the electric lines will be installed under the driveway for approval by this commission or its staff.
2. Prior to the commencement of any on-site permit related activity, the applicant shall submit a revised planting plan noting trees to be removed and replanting trees shouldering the road
3. Prior to the commencement of any on-site permit related activity, the applicant shall submit an estimate for the cost of the planting plan and the erosion and sedimentation control plan for approval by this commission or its staff for the purpose of determining a bond amount.
4. Prior to the commencement of any on-site permit related activity, the applicant shall post a bond in a form and an amount acceptable to this commission and town counsel. The portion of the bond attributed to the planting plan shall be eligible for release at the end of the second full growing season after the planting plan is fully implemented. No portion of the bond is eligible for release until Special Conditions # 5 and 6 below is satisfied. In the event the applicant fails to properly implement and maintain the planting plan or, the erosion and sedimentation control plan, the Town reserves the right to use the bonded funds to correct such deficiencies.
5. Prior to the commencement of any on-site permit related activity, the applicant shall submit photo documentation of the site. The photos shall be both wide angle and close up shots. They shall be labeled and cross referenced on a site plan.
6. The applicant shall cause to be prepared a foundation as-built plan that depicts the limit of lawn, wetlands, watercourses, and their regulated areas. The plan shall also include a note directing the reader to the office of the Inland Wetlands Commission for further information regarding WET#2280. This plan shall be in a form suitable for filing on the Wilton Land Records. The applicant shall file copy of the plan on the Wilton Land Records. The applicant shall submit two copies of the filed document to the office of the Commission. No portion of the bond in Special Condition # 3 above may be released until this condition is fully satisfied.
7. Although not a condition of approval of this permit and as indicated in the memorandum from Thomas Thurkettle, Director, Department of Public Works, the applicant is obligated to obtain a road opening permit from the Department of Public Works prior to the initiation of any work related to the construction of the travel way. Should a subsequent reviewing entity require modifications to the approved plan, such changes may nullify approvals set forth in Resolution #0215-09WET. Nothing herein shall be construed to be tacit approval for the applicant to build anything other than a travel way as set forth in the application. The Commission is purposefully not

employing the terms "driveway" or "roadway", as these terms connote a particular use over which the Commission has no jurisdiction.

END

Res#0215-09WET

GENERAL CONDITIONS**IN THE ISSUANCE OF ALL WILTON INLAND WETLANDS COMMISSION PERMITS**

1. The permittee shall notify the Director of Environmental Affairs 24 hours prior to the commencement of work and upon its completion.
2. If the authorized activity is not completed on or before 2/26/20 said activity shall cease and, if not previously revoked or specifically extended, this permit shall be null and void.
3. No equipment or material including fill, construction materials, or debris, shall be deposited, placed, or stored in any wetland or watercourse on or off site unless specifically authorized by this permit.
4. All work and all regulated activities conducted pursuant to this authorization shall be consistent with the terms and conditions of this permit. Any structures, excavation, fill, obstructions, encroachments or regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in its modification, suspension, or revocation. Upon initiation of the activities authorized herein, the permittee thereby accepts and agrees to comply with the terms and conditions of this permit.
5. Prior to commencement of any construction, including road, accessways, drainage systems, and lots, each and every general contractor and subcontractor employed by the applicant or subsequent purchaser shall execute a document in the form annexed indicating that the contractor or subcontractor has fully familiarized itself with and understands the Wilton Inland Wetlands and Water Courses Regulations as they apply to its project, and with the terms of the permitted activity, including the general and special conditions which may pertain.
6. The permittee shall employ best management practices, consistent with the terms and conditions of this permit, to control storm water discharges, to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands or watercourses. For information and technical assistance, contact the Director of Environmental Affairs. The permittee shall immediately inform the Commission of any problems involving wetlands or watercourses which develop during the course of, or which are caused by, the authorized work.
7. In evaluating this application, the Commission has relied on information provided by the applicant and, if such information subsequently proves to be false, deceptive, incomplete and/or inaccurate, this permit shall be modified, suspended or revoked.
8. Nothing in this permit shall obviate the requirements for the applicant to obtain any other assents, permits or licenses required by law or regulation by the Town of Wilton, State of Connecticut and the Government of the United States, including any approval required by the Connecticut Department of Environmental Protection and the U.S. Army Corps of Engineers. Obtaining such assents, permits or licenses is the sole responsibility of the applicant.
9. This permit is subject to and does not derogate any present or future property rights or other rights or powers of the Town of Wilton, conveys no property rights in real estate of material nor any exclusive privileges, and is further subject to any and all public and private rights and to any federal, state and local activity affected hereby.
10. This authorization is not transferable without the written consent of the Wilton Inland Wetlands Commission.
11. Where applicable, the oil tank shall be above ground or in the basement of the dwelling.

CONTRACTOR AGREEMENT

RESOLUTION NUMBER: 0215-09WET

WETLANDS PERMIT NUMBER: #2280

As a contractor/subcontractor engaged by _____ to perform the regulated activities described in Wilton Inland Wetlands Commission Permit referenced above, I am familiar with the applicable State and Town of Wilton Inland Wetlands and Water Courses Regulations and the Permit, and will comply with all the conditions therein.

Work will commence on or about _____ and will be completed within weeks.

Name: _____

Address: _____

Telephone: _____

Signature

Date Signed

MAIL TO: Wilton Inland Wetlands Commission
Town Hall Annex
238 Danbury Road
Wilton, CT 06897
(203) 563-0180

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



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

LEGAL NOTICE - PUBLISH ONCE

The Wilton Inland Wetlands Commission took the following ACTION on February 26, 2015

GRANTED with conditions, Wetlands Application WET#2280 – **MONTANARO** – construct a driveway across a wetland at Wampum Hill Road, Wilton, CT (Assessor's Map #9, Lot #6).

The full record of the Commission's action is available for public review at its offices in the Town Hall Annex at 238 Danbury Road, Wilton, CT.

Dated this 26th day of February, 2015 at Wilton, CT

Publish **ONCE** in the Wilton Bulletin, March 5, 2015

Nick Lee
Secretary

**WILTON PUBLIC WORKS
DEPARTMENT**

(203) 563-0152



**TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897**

February 25, 2015

Mr. Christopher Montanaro
8 Gorham Avenue
Westport, CT 06880

Re: Wet#2280(s) – Montanaro – Wampum Hill Road

Dear Mr. Montanaro,

I am sending this letter to be certain that you are aware of the Town requirements in connection with all improvements made to Town roads.

The Department of Public Works has reviewed the application you submitted to the Wilton Inland Wetlands Commission and have commented that the road improvements shown on the drawings submitted do not meet the Wilton Town Road Standards and Specifications. Along with our comments to the Commission, we submitted documents from both the Wilton Board of Selectman and the Wilton Planning and Zoning Commission to the Weston Board of Selectman and the Weston Planning and Zoning Commission (copies enclosed) that clearly state that any road improvements made to Wampum Hill Road will be made to the Wilton Town Road Standards and Specifications.

This letter is to notify you that prior to obtaining a road-opening permit from the Town for any road improvement work to Wampum Hill Road or any extension thereof; you will have to submit construction drawings for review and approval to the Department of Public Works. These drawings will have to show all the utilities and drainage systems that are planned and that these road improvements meet the Wilton Town Road Standards and Specifications. In addition, all utility and drainage easements required shall be shown on the drawings. All structures required shall be detailed on the drawings. If the structures are the retaining type they will have to be designed by a professional engineer and the engineering calculations submitted with the drawings. All the information submitted would have to be reviewed and approved prior to the road opening permit being issued by the Town.

Very Truly Yours,

Thomas W. Thurkettle, P.E.
Director of Public Works

CC: William Brennan, First Selectman
Ken Bernhard, Town Counsel
Bob Nerney, Town Planner

TOWN OF WILTON

BOARD OF SELECTMEN:

VINCENT J. TITO, SR.
HAROLD M. HENION
J. ANDREW SQUIRES

SELECTMEN'S OFFICE

TOWN HALL
238 DANBURY ROAD
WILTON, CONNECTICUT
Telephone PORTER 2-5573

October 10, 1952

Board of Selectmen
Town of Weston
Town Hall
Norfield Road
Westport, Connecticut

Gentlemen:

Reference is made to a proposed subdivision by James Coley in the Town of Weston which abuts Cavalry Road for a distance of approximately 1350 feet, approximately 400 feet south of Briar Oaks Road.

Inasmuch as this subdivision is entirely in Weston, the Town of Wilton is not involved but since part of Cavalry Road lies in Wilton we would require that that portion of road be constructed in accordance with Wilton Town Standards and Specifications at the Developer's expense and also that the road be constructed to the nearest accessible road which is Briar Oaks Road.

With reference to the Cartin subdivision which abuts portions of Wampus Hill Road, our position is that this road lying north of Honey Hill Road and north of the area presently surfaced and maintained by the Town of Wilton has been constructively abandoned by the Town of Wilton. Any subdivider who wishes to develop land along Wampus Hill Road beyond the limits of Town maintenance will have to construct it in accordance with Wilton Town Standards and Specifications at his own expense.

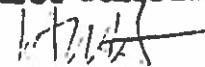
For your information there is enclosed herewith a copy of Wilton Town Road Standards and Specifications.

Cordially yours,



Vincent J. Tito, Jr.
First Selectman

BOARD



Harold Henion
Selectman

OF



J. Andrew Squires
Selectman

SELECTMEN

VJT:EM

Enclosures

cc: Wilton Planning & Zoning Commission
Weston Planning & Zoning Commission
Wilton Town Engineer
Wilton Town Counsel
Wilton Road Supervisor

A joint meeting of the Wilton and Weston Boards of Selectmen, the Wilton and Weston Planning & Zoning Commissions, the Wilton Town Engineer and Wilton Town Counsel, was held Thursday, September 27, 1962 at 8:30 p.m. in the Wilton Town Hall.

Present were -

Wilton

Vincent J. Tito, Sr. - Selectman
Harold Menion "
J. Andrew Squires "
J. Tyrrell Cheney - Plan.& Zon.Com.
Edward C. Jones "
Allen Parrette "
Henry van Loon "
M. J. Goodman Town Engineer
Edward S. Rimer, Jr. Town Counsel

Weston

C. A. Van Winkle - Selectman
Paul Coniglio "
David D. Jones - Plan.& Zon.Com.
Ernest A. Bratz "
John A. Hedlund "
Michael S. Burnham "

The meeting was held to discuss the Cavalry Road problem.

Mr. Tito and the members of the Wilton Planning & Zoning Commission stated that Cavalry Road was low on the list of priorities for road improvements. Wilton has not felt obligated to improve old town rights-of-way to open up land for development.

The Wilton Selectmen will write the Weston Selectmen stating their position, namely that since the subdivision was entirely in Weston, Wilton would not be involved as far as the subdivision was concerned, but that part of the road which is in Wilton would have to be built according to Wilton standards and specifications by the developer at his expense, which road should extend to Briar Oaks Road.

Regarding the Cartin subdivision, Wilton Town Counsel stated that the Wampum Hill Road lying north of Honey Hill Road and north of the area presently surfaced and maintained by the Town of Wilton, has been constructively abandoned by the Town of Wilton.

Allen Parrette, Member
Wilton Planning & Zoning Commission

cc: Wilton P & Z Commission
Weston "
Weston Board of Selectmen
Wilton Town Counsel
Wilton Town Engineer.

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



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

October 8, 2019

CERTIFIED MAIL -- RETURN RECEIPT REQUESTED & REGULAR MAIL

Mr. Christopher Montanaro
8 Gorham Ave.
Westport, CT 06880

RE: CEASE AND DESIST ORDER
Wampum Hill Road - Wilton, CT, Map 9, Lot 6

Dear Mr. Montanaro,

In June 2019 Commission staff learned that work authorized under Wetland Permit WET#2280 had begun without the completion of Special Conditions #1 through #5. On June 19, 2019 a meeting was held between Commission staff, Planning & Zoning staff, yourself and your attorney to clarify the permit requirements and to establish a timeline by which you would bring the project into conformance with the wetland permit.

At the June 19, 2019 meeting you and your attorney agreed that you would provide the Commission staff with the items required in Special Conditions #1 through #5 by July 4, 2019. On July 2, 2019 you notified Commission staff by phone that the required documents were not completed and within a period of a few days they would be completed and submitted. Our office has yet to receive those documents.

A Cease and Desist Order has been placed on the project to comply with the Special Conditions of Wetland Permit. Work on the property and immediately complete and Conditions #1 through #5 of your wetland permit.

A "show cause" hearing shall be held to discuss this 7:30 p.m. in the Town Hall Annex building. At the hearing, documentation and testimony to the Commission to withdraw, modified or remain in effect. The Commission

2019 0140 0000 5555 6492

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For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
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<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To: Christopher Montanaro	
Street and Apt. No., or PO Box No. 8 Gorham Ave.	
City, State, ZIP+4® Westport, CT 06880	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

*Cease and Desist Order
Wampum Hill Road*

October 8, 2019

of this hearing. Failure to comply with directives resulting from this hearing shall result in court action.

Any further failure to follow the directives of the Commission or its staff, including any additional work, shall result in the issuance of additional citations and fines.

The issuance of this Cease and Desist Order shall not delay or bar an action pursuant to section 22a-44(b) of the General Statutes.

If you have any questions, please contact Michael Conklin, Director of Environmental Affairs at 203-563-0180. Your prompt cooperation is appreciated.

Sincerely,



Elizabeth Craig, Chairperson
Inland Wetlands Commission

cc: Lynne Vanderslice, First Selectman
Ira Bloom, Town Counsel

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**

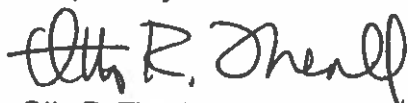
**SOIL INVESTIGATION REPORT
2 ROD HIGHWAY
WESTON & WILTON, CONNECTICUT
MARCH 13, 2013**

I conducted an on-site investigation of the soils along a portion of 2 Rod Highway in Weston & Wilton, Connecticut on March 13, 2013 (see sketch). The examination for wetland soils was conducted in the field by inspection of approximately 50 soil samples taken with spade and auger.

The definitions of wetlands and watercourses used in this investigation are as follows. Inland wetlands in Connecticut, according to Connecticut General Statutes, 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 National Cooperative Soils Survey, as may be amended from time to time, of the Natural Resources Conservation Service of the United States Department of Agriculture. 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 wetland line was marked in the field with red flags numbered 50 through 60 and 100 through 108. The wetland soils consist of Ridgebury, Leicester and Whitman soils, extremely stony (3). The wetland contains a watercourse. The non-wetland soils consist of Sutton fine sandy loam, very stony (51) and Udorthents, smoothed (308). 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 local wetland agencies.

Respectfully submitted:



Otto R. Theall
Professional Soil Scientist

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



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

RECEIVED

OCT 08 2014

WILTON INLAND WETLAND
COMMISSION

APPLICATION FOR AN INTERMEDIATE REGULATED ACTIVITY

For Office Use Only:

Filing Fee \$ 510.00
Date of Submission 10-8-14
Date of Acceptance 10-9-14
WET# 2280
Wilton Land Record Map# 1340
Volume # 1295 Page # 69
Assessor's Map # 9 Lot# 6

APPLICANT INFORMATION:

Applicant Christopher Montanaro
Address 8 Gorham Avenue
Westport, CT 06880
Telephone (203) 981-0377
Email _____

Agent (if applicable) Pete Romano
Address LANDTECH/ 31 Franklin Street
Westport, CT 06880
Telephone (203) 454-2110
Email promano@landtechconsult.com

PROJECT INFORMATION:

Property Address Wampum Hill Road @ Wilton/Weston
Town Line

Acres of altered Wetlands On-Site* 0.0 ac
Linear Feet of Watercourse 0.0 ft
Linear Feet of Open Water 0.0 ft

Sq. Ft. of proposed and/or altered impervious
coverage 425 sf proposed/ 600 sf altered

Site Acreage 0.09 ac (3,920 sf)
Cu. Yds. of Material Excavated 20 C.Y (existing road material)
40 C.Y (proposed roadmaterial)
Cu. Yds. of Material to be Deposited _____
Acres of altered upland buffer 0.09 ac (3,920 sf)
Sq. Ft. of disturbed land project wide 24,500 sf

* Area within Wilton's upland buffer and limit of disturbance.

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 _____ YES* X

* 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.

+ On-going application with Weston's Conservation Department.

Project Description and Purpose: _____

Application proposes the construction of a roadway/driveway across a wetland area.

In addition, the applicant shall provide nine (9) collated copies of the following information**

- ☒ 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 (Included in F)
- ☒ H. Description of the chemical and physical characteristics of fill material to be used in the Regulated Area
- ☒ I. Description and maps detailing the watershed of the Regulated Area (Included in C)
- ☒ 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: 10/8/14

Agent's Signature (if applicable) _____

Date: 10/8/14

November 11, 2013

Weston Conservation Commission
Weston Planning & Zoning Commission
Westport/Weston Health District
57 Norfield Road
Weston, CT 06883

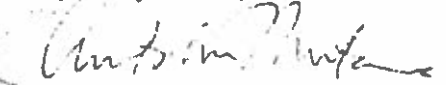
Wilton Inland Wetland
238 Danbury Road, Town Hall
Wilton, CT 06897

Subject: Application for a Proposed activity in the vicinity of Wampum Hill Road in Wilton and Weston, CT

To whom it may concern,

I hereby authorize Pete Roman of LANDTECH to act as my agent in matters pertaining to the submission of applications and securing permits for my property in the vicinity of Wampum Hill Road in Weston and Wilton.

Very Truly Yours,

 11/11/13
Christopher Montanaro

PROPOSED DRIVEWAY CONSTRUCTION AND WETLAND CROSSING IN THE VICINITY OF WAMPUM HILL ROAD, WESTON & WILTON

A. PROPOSED ACTIVITIES:

The applicant proposes improvements to an existing dirt road to include: widening from 7' to 12' wide processed-aggregate road, some paving, some minor grading, turn out areas, and the construction of a wetland crossing. It is the applicant's intention that by doing these road improvements, the applicant will have better access to his property in Wilton.

The portions of the road improvements are limited to the dirt road areas between Wampum Hill Road and Old 2 Rod Highway as shown on site plans prepared by LANDTECH; the length of this proposed driveway is 2,040 ft +/- and the applicant's property is located at the end of these improvements (Station 20+40).

An existing wetland crossing at Station 10+50 consisting of a 7' wide dirt road with a 12" RCP culvert is intended to be improved as part of this application. Because the existing culvert has less than the recommended fill cover (2.5 ft) and the dirt road is too steep for regular traffic¹, clean fill material will be imported to raise the portion of this wetland crossing and to flatten the slope. A fourteen foot wide (14 ft) paved driveway with endwalls are also proposed at this location.

All of the wetland disturbance (450 sf+/-) are located within the Town of Weston and the appropriate applications are currently under review by the Weston Conservation Department. The subject of this application is the 3,920 sf +/- within Wilton's upland buffer area where driveway construction activities are proposed.

B. ALTERNATIVES CONSIDERED

Alternatives to the wetland crossing by means of filling and culvert piping include the installation of a 5-foot wide box culvert; "no construction activities" was not considered as an alternative as the existing wetland crossing is not adequately-built for regular traffic.

C. IMPACTS

While no direct impacts of Wilton wetland areas are proposed, 3,920 sf +/- of Wilton's upland buffer area will be disturbed. Proposed disturbances include but are not limited to: minor grading, placement of processed aggregate on the dirt road and the installation of sediment control measures e.g. silt fencing and grass wattles.

It should be noted that the proposed road has been sloped towards two (2) rain gardens (on the Weston side) so as to treat runoff prior to entering the wetlands.

D. PROPOSED MITIGATION MEASURES

Applicant proposes the installation of three (3) 12" ADP culverts at similar invert elevation as the existing one to better connect the two wetland systems on each side of the road. Erosion and sediment control practices include but are not limited to: double silt-fencing backed with haybales, grass wattles, boulders at each culvert inlet and, two (2) rain gardens to capture runoff from paved areas prior to entering the wetlands.

Further mitigation of the disturbed areas include re-vegetation of disturbed slopes with native meadow seed mix and native shrubs.

¹ Traffic generated by domestic and emergency vehicles with adequate passing and turning areas.

October 8, 2014

**Names and Addresses of Adjoining Property Owners for:
Wampum Hill Road**

1. Aspetuck Land Trust
P.O. Box 444
Westport, CT 06880
Attn: David Brandt
2. Christopher & Elaine Plummer
c/o Hecht & CO.
350 Fifth Ave. Floor 68
New York, NY 10018
3. Inland Wetland Agency
Wilton Town Hall
238 Danbury Road
Wilton, CT 06897
4. Wilton Town Clerk
Wilton Town Hall
238 Danbury Road
Wilton, CT 06897



Connecticut Department of
**ENERGY &
ENVIRONMENTAL
PROTECTION**

GIS CODE #: _____
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www.ct.gov/deep

Affirmative Action/Equal Opportunity Employer

Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete - print clearly - and mail this form in accordance with the instructions on pages 2 and 3 to
Wetlands Management Section, Inland Water Resources Division, CT DEEP, 79 Elm Street - 3rd Floor, Hartford, CT 06106

PART I: To Be Completed By the Municipal Inland Wetlands Agency Only

1. DATE ACTION WAS TAKEN (enter one year and month): Year 2015 Month February
2. ACTION TAKEN (enter one code letter): A
3. WAS A PUBLIC HEARING HELD (check one)? Yes ☒ No ☐
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(type name) Mike Conklin (signature) Mike Conklin

PART II: To Be Completed By the Municipal Inland Wetlands Agency or the Applicant

5. TOWN IN WHICH THE ACTION IS OCCURRING (type name): Wilton
Does this project cross municipal boundaries (check one)? Yes ☒ No ☐
If Yes, list the other town(s) in which the action is occurring (type name(s)): Weston
6. LOCATION (see directions for website information): USGS Quad Map Name: Norwalk North or Quad Number: 107
Subregional Drainage Basin Number: 7300
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (type name): Christopher Montanaro
8. NAME & ADDRESS/LOCATION OF PROJECT SITE (type information): Wampum Hill Rd.
Briefly describe the action/project/activity (check and type information): Temporary ☐ Permanent ☒
Description: construct driveway across a wetland
9. ACTIVITY PURPOSE CODE (enter one code letter): B
10. ACTIVITY TYPE CODE(S) (enter up to four code numbers): 1 2 9
11. WETLAND / WATERCOURSE AREA ALTERED (type in acres or linear feet as indicated):
Wetlands: 0 acres Open Water Body: 0 acres Stream: 0 linear feet
12. UPLAND AREA ALTERED (type in acres as indicated): 0.45 acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (type in acres as indicated): 0 acres

DATE RECEIVED:

PART III: To Be Completed By the DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO

CERTIFICATE OF PUBLICATION

State of Connecticut
County of Fairfield

ss Ridgefield

I, Thomas B. Nash, being duly cautioned and sworn depose and say that I am the Publisher of Hersam Acorn, LLC. and that there was printed in The Wilton Bulletin, a weekly paper published in the Town of Ridgefield, CT on March 5, 2015 a copy of the attached order of notice.

Thomas B. Nash

Subscribed and sworn to this 6th day of March 2015
before me.

Linda Zarczynski

Notary Public
Linda Zarczynski

My Commission Exp. Oct-31, 2018

The Wilton Inland Wetlands Commission took the following ACTION on February 26, 2015

GRANTED with conditions, Wetlands Application WET#2280 - MONTANARO - construct a driveway across a wetland at Wampum Hill Road, Wilton, CT (Assessor's Map #9, Lot #6).

GRANTED with conditions, Wetlands Application WET#2304 - RAMANDANI - demolition of existing office building, construction of new

mixed commercial use building with drainage measures and parking lot re-grading at 10-30 Center Street, Wilton, CT (Assessor's Map#73, Lot #13).

The full record of the Commission's action is available for public review at its offices in the Town Hall Annex at 238 Danbury Road, Wilton, CT.

Dated this 26th day of February, 2015 at Wilton, CT

3-5

CERTIFICATE OF PUBLICATION

State of Connecticut
County of Fairfield

ss Ridgefield

I, Thomas B. Nash, being duly cautioned and sworn depose and say that I am the Publisher of Hersam Acorn, LLC. and that there was printed in The Wilton Bulletin, a weekly paper published in the Town of Ridgefield, CT on January 29, 2015 a copy of the attached order of notice.

February 6, 2015

Thomas B. Nash

Subscribed and sworn to this 7th day of February 2015 before me.

Linda Zarczynski

Notary Public
Linda Zarczynski

My Commission Exp. Oct-31, 2016

The Wilton Inland Wetlands Commission will hold a Public Hearing on February 12, 2015, beginning at 7:30 p.m. in the Town Hall Annex to review the following application:

A. WET#2280(S)

- MONTANARO - Wampum Hill Road - proposed driveway across a wetland

B. WET#2299(S) - ADZ CONSTRUCTION, LLC - 290 Mountain Road - construct new home, code-complying septic, and installation of storm water detention system within an upland review area

Dated this 27th day of January, 2015 at Wilton, CT

1-29 2-5

WILTON PUBLIC WORKS
DEPARTMENT

(203) 563-0152



TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

February 25, 2015

Mr. Christopher Montanaro
8 Gorham Avenue
Westport, CT 06880

Re: Wet#2280(s) – Montanaro – Wampum Hill Road

Dear Mr. Montanaro,

I am sending this letter to be certain that you are aware of the Town requirements in connection with all improvements made to Town roads.

The Department of Public Works has reviewed the application you submitted to the Wilton Inland Wetlands Commission and have commented that the road improvements shown on the drawings submitted do not meet the Wilton Town Road Standards and Specifications. Along with our comments to the Commission, we submitted documents from both the Wilton Board of Selectman and the Wilton Planning and Zoning Commission to the Weston Board of Selectman and the Weston Planning and Zoning Commission (copies enclosed) that clearly state that any road improvements made to Wampum Hill Road will be made to the Wilton Town Road Standards and Specifications.

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Very Truly Yours,

Thomas W. Thurkettle, P.E.
Director of Public Works

CC: William Brennan, First Selectman
Ken Bernhard, Town Counsel
Bob Nerney, Town Planner

TOWN OF WILTON

BOARD OF SELECTMEN:
VINCENT J. TITO, SR.
HAROLD M. HENION
J. ANDREW SQUIRES

SELECTMEN'S OFFICE
TOWN HALL
238 DANBURY ROAD
WILTON, CONNECTICUT
Telephone PORTER 2-5573

October 10, 1952

Board of Selectmen
Town of Weston
Town Hall
Norfield Road
Westport, Connecticut

Gentlemen:


Reference is made to a proposed subdivision by James Coley in the Town of Weston which abuts Cavalry Road for a distance of approximately 1350 feet, approximately 400 feet south of Briar Oaks Road.

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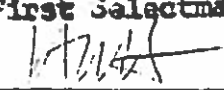
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For your information there is enclosed herewith a copy of Wilton Town Road Standards and Specifications.

Cordially yours,


Vincent J. Tito, Jr.
First Selectman

BOARD


Harold Henion
Selectman

OF


J. Andrew Squires
Selectman

SELECTMEN

VJT:EM
Enclosures

cc: Wilton Planning & Zoning Commission
Weston Planning & Zoning Commission
Wilton Town Engineer
Wilton Town Counsel
Wilton Road Supervisor

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Present were -

Wilton

Vincent J. Tito, Sr. - Selectman
Harold Menion "
J. Andrew Squires "
J. Tyrrell Cheney - Plan.& Zon.Com.
Edward C. Jones "
Allen Parrette "
Henry van Loon "
H. J. Goodman Town Engineer
Edward S. Rimer, Jr. Town Counsel

Weston

C. A. Van Winkle - Selectman
Paul Coniglio "
David D. Jones - Plan.& Zon.Com.
Ernest A. Bratz "
John A. Hedlund "
Michael S. Burnham "

The meeting was held to discuss the Cavalry Road problem.

Mr. Tito and the members of the Wilton Planning & Zoning Commission stated that Cavalry Road was low on the list of priorities for road improvements. Wilton has not felt obligated to improve old town rights-of-way to open up land for development.

The Wilton Selectmen will write the Weston Selectmen stating their position, namely that since the subdivision was entirely in Weston, Wilton would not be involved as far as the subdivision was concerned, but that part of the road which is in Wilton would have to be built according to Wilton standards and specifications by the developer at his expense, which road should extend to Briar Oaks Road.

Regarding the Cartin subdivision, Wilton Town Counsel stated that the Wampum Hill Road lying north of Honey Hill Road and north of the area presently surfaced and maintained by the Town of Wilton, has been constructively abandoned by the Town of Wilton.

Allen Parrette, Member
Wilton Planning & Zoning Commission

cc: Wilton P & Z Commission
Weston
Weston Board of Selectmen
Wilton Town Counsel
Wilton Town Engineer.

**WILTON INLAND WETLAND
COMMISSION**

21

**Re: WAMPUM HILL ROAD
APPLICATION FOR AN INTERMEDIATE REGULATED ACTIVITY**

Land Disturbance Areas	Wilton	Weston	Project Total
Wetlands	0.00 sf	3,200.00 sf	3,200.00 sf
Upland wetland buffer	3,920.00 sf	5,200.00 sf	9,120.00 sf
Steep slopes	0.00 sf	0.00 sf	0.00 sf
Upland of steep slopes	<u>2,100.00 sf</u>	<u>4,940.00 sf</u>	<u>7,040.00 sf</u>
Project wide	<u>19,652.00 sf</u>	<u>16,998.00 sf</u>	<u>36,650.00 sf</u>

$$19,652 = 3930.40$$

$$36,650 = 7330.$$

paid \$3,800

still owes

\$3530

51-7010/2111

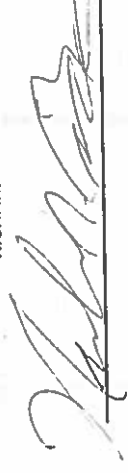
RICHARD S. GIBBONS, TRUSTEE
ATTORNEY AT LAW
TRUSTEE ACCOUNT
1221 POST ROAD EAST
WESTPORT, CT 06880

1582

REMITTANCE ADVICE			

PAY <u>Two Thousand and 00/100</u>	TO THE ORDER OF	DATE	CHECK NO.	CHECK AMOUNT
	<u>TOWN OF WESTPORT</u>	<u>2/12/15</u>	<u>1582</u>	<u>2,000.00</u>

RICHARD S. GIBBONS




⑈001582⑈ ⑆21170101⑆10 0010828766⑈ 12

51-7010/2111

RICHARD S. GIBBONS
ATTORNEY AT LAW
GENERAL ACCOUNT
1221 POST ROAD EAST
WESTPORT, CT 06880

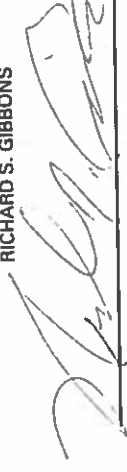
1812

REMITTANCE ADVICE			

PAY One Thousand Eight Hundred 00/100

TO THE ORDER OF	DATE	CHECK NO.	CHECK AMOUNT
<u>TOWN OF WESTPORT</u>	<u>2/12/15</u>	<u>1812</u>	<u>1,800.00</u>

RICHARD S. GIBBONS




⑈001812⑈ ⑆21170101⑆10 0010828773⑈ 12

WILTON PUBLIC WORKS
DEPARTMENT

(203) 563-0152



TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

MEMORANDUM

TO: Pat Sesto, Director of Environmental Affairs

FROM: Thomas W. Thurkettle, P.E., Director of Public Works

DATE: January 28, 2015

RE: Wet# 2280 (S) –Montanaro – Wampum Hill Road

We have reviewed the wetlands application Wet #2280 (s) Montanaro – Wampum Hill Road. The proposed 2,040 linear foot driveway does not meet the Wilton Town Road Standards and Specifications. I have attached copies of letters to and minutes from joint meetings with the Wilton and Weston Board of Selectman as well as the Planning and Zoning Commissions that concern the development of land beyond the limits of Wampum Hill Road that the Town does not maintain. In a letter from the Wilton Board of Selectman to the Weston Board of Selectman dated October 10, 1962 it clearly stated that "any subdivider who wishes to develop land along Wampum Hill Road beyond the limits of Town maintenance will have to construct it in accordance with Wilton Town Standards and specifications at his own expense."

When the road is constructed to the Wilton Town Road Standards and Specifications and the required utilities are installed the impact on the wetlands will be significantly greater than what has been proposed in the present application.

CC: Robert Nerney, Town Planner
William Brennan, First Selectman
Ken Bernhard, Town Counsel

TOWN OF WILTON

BOARD OF SELECTMEN:
VINCENT J. TITO, SR.
HAROLD M. HENION
J. ANDREW SQUIRES

SELECTMEN'S OFFICE
TOWN HALL
238 DANBURY ROAD
WILTON, CONNECTICUT
Telephone PORTER 2-5573

October 10, 1962

Board of Selectmen
Town of Weston
Town Hall
Norfield Road
Westport, Connecticut

Gentlemen:


Reference is made to a proposed subdivision by James Coley in the Town of Weston which abuts Cavalry Road for a distance of approximately 1350 feet, approximately 400 feet south of Briar Oaks Road.

Inasmuch as this subdivision is entirely in Weston, the Town of Wilton is not involved but since part of Cavalry Road lies in Wilton we would require that that portion of road be constructed in accordance with Wilton Town Standards and Specifications at the Developer's expense and also that the road be constructed to the nearest accessible road which is Briar Oaks Road.

With reference to the Cartin subdivision which abuts portions of Wampum Hill Road, our position is that this road lying north of Honey Hill Road and north of the area presently surfaced and maintained by the Town of Wilton has been constructively abandoned by the Town of Wilton. Any subdivider who wishes to develop land along Wampum Hill Road beyond the limits of Town maintenance will have to construct it in accordance with Wilton Town Standards and Specifications at his own expense.

For your information there is enclosed herewith a copy of Wilton Town Road Standards and Specifications.

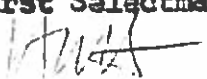
Cordially yours,


Vincent J. Tito, Sr.
First Selectman

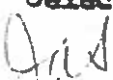
BOARD

VJT:EM
Enclosures

cc: Wilton Planning & Zoning Commission
Weston Planning & Zoning Commission
Wilton Town Engineer
Wilton Town Counsel
Wilton Road Supervisor


Harold Henion
Selectman

OF


J. Andrew Squires
Selectman

SELECTMEN

A joint meeting of the Wilton and Weston Boards of Selectmen, the Wilton and Weston Planning & Zoning Commissions, the Wilton Town Engineer and Wilton Town Counsel, was held Thursday, September 27, 1962 at 8:30 p.m. in the Wilton Town Hall.

Present were -

Wilton

Vincent J. Tito, Sr. - Selectman
Harold Menion "
J. Andrew Squires "
J. Tyrrell Cheney - Plan.& Zon.Com.
Edward C. Jones "
Allen Parrette "
Henry van Loon "
H. J. Goodman Town Engineer
Edward S. Rimer, Jr. Town Counsel

Weston

C. A. Van Winkle - Selectman
Paul Coniglio "
David D. Jones - Plan.& Zon.Com.
Ernest A. Bratz "
John A. Hedlund "
Michael S. Burnham "

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Allen Parrette, Member
Wilton Planning & Zoning Commission

cc: Wilton P & Z Commission
Weston "
Weston Board of Selectmen
Wilton Town Counsel
Wilton Town Engineer

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



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897
RECEIVED

OCT 08 2014
WILTON INLAND WETLAND
COMMISSION

APPLICATION FOR AN INTERMEDIATE REGULATED ACTIVITY

For Office Use Only:

Filing Fee \$ 510.00
Date of Submission 10-8-14
Date of Acceptance 10-9-14
WET# 2280
Wilton Land Record Map# 1340
Volume # 1295 Page # 69
Assessor's Map # 9 Lot# 6

APPLICANT INFORMATION:

Applicant Christopher Montanaro
Address 8 Gorham Avenue
Westport, CT 06880
Telephone (203) 981-0377
Email _____

Agent (if applicable) Pete Romano
Address LANDTECH/ 31 Franklin Street
Westport, CT 06880
Telephone (203) 454-2110
Email promano@landtechconsult.com

PROJECT INFORMATION:

Property Address Wampum Hill Road @ Wilton/Weston
Town Line
Acres of altered Wetlands On-Site* 0.0 ac
Linear Feet of Watercourse 0.0 ft
Linear Feet of Open Water 0.0 ft
Sq. Ft. of proposed and/or altered impervious coverage 425 sf proposed/ 600 sf altered

Site Acreage 0.09 ac (3,920 sf)
Cu. Yds. of Material Excavated 20 C.Y (existing road material)
40 C.Y (proposed roadmaterial)
Cu. Yds. of Material to be Deposited _____
Acres of altered upland buffer 0.09 ac (3,920 sf)
Sq. Ft. of disturbed land project wide 24,500 sf

* Area within Wilton's upland buffer and limit of disturbance.

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 _____ YES* X +

* 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.

+ On-going application with Weston's Conservation Department.

Page 2 Application for an Intermediate Regulated Activity

Project Description and Purpose: _____

Application proposes the construction of a roadway/driveway across a wetland area.

In addition, the applicant shall provide nine (9) collated copies of the following information**

- ☒ 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 (Included in F)
- ☒ H. Description of the chemical and physical characteristics of fill material to be used in the Regulated Area
- ☒ I. Description and maps detailing the watershed of the Regulated Area (Included in C)
- ☒ 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: 10/8/14

Agent's Signature (if applicable)  Date: 10/8/14

ORIGINAL DOCUMENT PRINTED ON CHEMICAL RESISTIVE PAPER WITH MICROPRINTED BORDER - SEE REVERSE SIDE FOR COMPLETE SECURITY FEATURES 51-7010/2111

RICHARD S. GIBBONS, TRUSTEE
ATTORNEY AT LAW
TRUSTEE ACCOUNT
1221 POST ROAD EAST
WESTPORT, CT 06880

REMITTANCE ADVISE				
Initial	UPH	DATE	FOR	

1564

PAY Five thousand and 75 and 00/100

DOLLARS

TO THE ORDER OF	DATE	CHECK NO.	CHECK AMOUNT
Town of Milton	10/6/14	1564	570.00

RICHARD S. GIBBONS

WET#2280



[Signature]
Secure
Sealing
MP

⑈001564⑈ ⑆211170101⑆10 0010828766⑈ 12

LANDTECH

Civil & Structural Engineers
Environmental Engineers & Scientists
Site Planners
Permit Coordination & Management
Construction Management
Construction Finance

October 8, 2014

HAND DELIVERED

Patricia Sesto, Director
Environmental Affairs
238 Danbury Road, Town Hall Annex
Wilton, CT 06897

RECEIVED

OCT 08 2014

WILTON INLAND WETLAND
COMMISSION

**Re: Wampum Hill Road
Application for an Intermediate Regulated Activity**

Dear Ms. Sesto:

I am hereby submitting an *Application for an Intermediate Regulated Activity* on behalf of our clients Mr. Christopher Montanaro. I am enclosing nine (9) collated copies of the following documentation:

1. Letter of authorization;
2. Location Map at a scale of 1"=800';
3. Site Plans prepared by LANDTECH;
4. Sketch Plan of alternative considered;
5. Names and addresses of adjoining property owners;
6. Project Narrative;
7. *Application for an Intermediate Regulated Activity* form;
8. Check No. 1564 in the amount of **Five Hundred and Ten 00/100 dollars (\$510.00)** made payable to *Town of Wilton*.

If all is order once you have an opportunity to review the enclosed information please place us on the next available Inland Wetlands Commission agenda.

Please do not hesitate to contact us should you have any questions.

Respectfully submitted,
LANDTECH



Juan P. Paredes, PE

Cc: C. Montanaro
File

T:\Active Projects\13389-01 Montanaro - Wampum Hill Road\Correspondence\Letter-Environmental Affairs-Sesto_10-8-14.docx

October 8, 2014

**Names and Addresses of Adjoining Property Owners for:
Wampum Hill Road**

1. Aspetuck Land Trust
P.O. Box 444
Westport, CT 06880
Attn: David Brandt
2. Christopher & Elaine Plummer
c/o Hecht & CO.
350 Fifth Ave. Floor 68
New York, NY 10018
3. Inland Wetland Agency
Wilton Town Hall
238 Danbury Road
Wilton, CT 06897
4. Wilton Town Clerk
Wilton Town Hall
238 Danbury Road
Wilton, CT 06897

PROPOSED DRIVEWAY CONSTRUCTION AND WETLAND CROSSING IN THE VICINITY OF WAMPUM HILL ROAD, WESTON & WILTON

A. PROPOSED ACTIVITIES:

The applicant proposes improvements to an existing dirt road to include: widening from 7' to 12' wide processed-aggregate road, some paving, some minor grading, turn out areas, and the construction of a wetland crossing. It is the applicant's intention that by doing these road improvements, the applicant will have better access to his property in Wilton.

The portions of the road improvements are limited to the dirt road areas between Wampum Hill Road and Old 2 Rod Highway as shown on site plans prepared by LANDTECH; the length of this proposed driveway is 2,040 ft +/- and the applicant's property is located at the end of these improvements (Station 20+40).

An existing wetland crossing at Station 10+50 consisting of a 7' wide dirt road with a 12" RCP culvert is intended to be improved as part of this application. Because the existing culvert has less than the recommended fill cover (2.5 ft) and the dirt road is too steep for regular traffic¹, clean fill material will be imported to raise the portion of this wetland crossing and to flatten the slope. A fourteen foot wide (14 ft) paved driveway with endwalls are also proposed at this location.

All of the wetland disturbance (450 sf+/-) are located within the Town of Weston and the appropriate applications are currently under review by the Weston Conservation Department. The subject of this application is the 3,920 sf +/- within Wilton's upland buffer area where driveway construction activities are proposed.

B. ALTERNATIVES CONSIDERED

Alternatives to the wetland crossing by means of filling and culvert piping include the installation of a 5-foot wide box culvert; "no construction activities" was not considered as an alternative as the existing wetland crossing is not adequately-built for regular traffic.

C. IMPACTS

While no direct impacts of Wilton wetland areas are proposed, 3,920 sf +/- of Wilton's upland buffer area will be disturbed. Proposed disturbances include but are not limited to: minor grading, placement of processed aggregate on the dirt road and the installation of sediment control measures e.g. silt fencing and grass wattles.

It should be noted that the proposed road has been sloped towards two (2) rain gardens (on the Weston side) so as to treat runoff prior to entering the wetlands.

D. PROPOSED MITIGATION MEASURES

Applicant proposes the installation of three (3) 12" ADP culverts at similar invert elevation as the existing one to better connect the two wetland systems on each side of the road. Erosion and sediment control practices include but are not limited to: double silt-fencing backed with haybales, grass wattles, boulders at each culvert inlet and, two (2) rain gardens to capture runoff from paved areas prior to entering the wetlands.

Further mitigation of the disturbed areas include re-vegetation of disturbed slopes with native meadow seed mix and native shrubs.

¹ Traffic generated by domestic and emergency vehicles with adequate passing and turning areas.

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
2 ROD HIGHWAY
WESTON & WILTON, CONNECTICUT
MARCH 13, 2013**

I conducted an on-site investigation of the soils along a portion of 2 Rod Highway in Weston & Wilton, Connecticut on March 13, 2013 (see sketch). The examination for wetland soils was conducted in the field by inspection of approximately 50 soil samples taken with spade and auger.

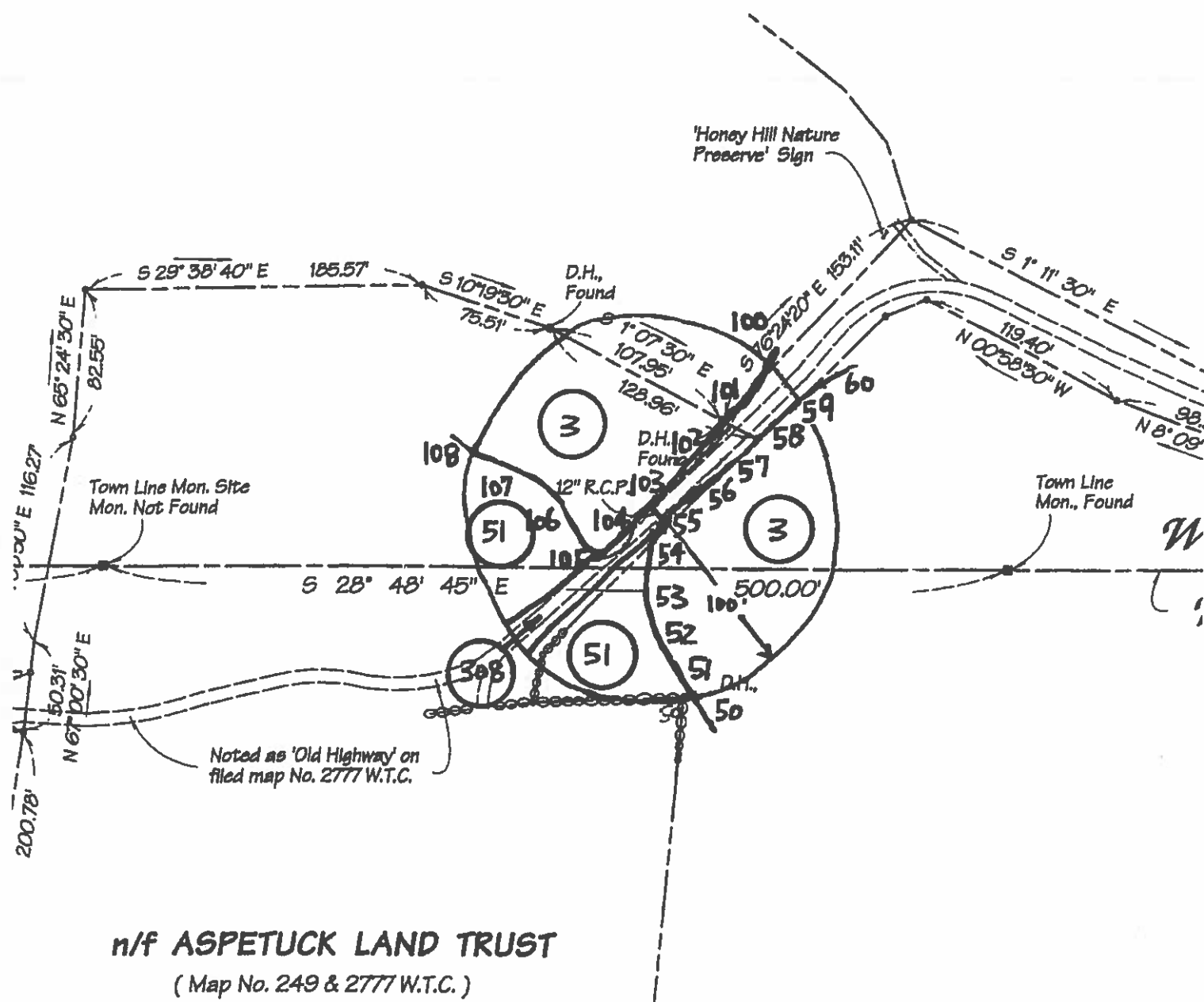
The definitions of wetlands and watercourses used in this investigation are as follows. Inland wetlands in Connecticut, according to Connecticut General Statutes, are lands, including submerged lands, which consist of any of the soil types designated as poorly drained, very poorly drained, alluvial, and floodplain by the National Cooperative Soils Survey, as may be amended from time to time, of the Natural Resources Conservation Service of the United States Department of Agriculture. 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 wetland line was marked in the field with red flags numbered 50 through 60 and 100 through 108. The wetland soils consist of Ridgebury, Leicester and Whitman soils, extremely stony (3). The wetland contains a watercourse. The non-wetland soils consist of Sutton fine sandy loam, very stony (51) and Udorthents, smoothed (308). 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 local wetland agencies.

Respectfully submitted:



Otto R. Theall
Professional Soil Scientist



SOIL INVESTIGATION MAP
2 ROD HIGHWAY
WESTON & WILTON, CT
SOIL & WETLAND SCIENCE, LLC
OTTO R. THEALL
PROFESSIONAL SOIL SCIENTIST
MARCH 13, 2013

SOIL LEGEND:
Wetland Soils:
3 = Ridgebury, Leicester & Whitman
Non-wetland Soils:
51 = Sutton fine sandy loam, very stony
308 = Udorthents, smoothed

Sesto, Pat

From: Peter Romano [PRomano@landtechconsult.com]
Sent: Thursday, November 13, 2014 4:35 PM
To: Sesto, Pat
Cc: Richard Gibbons
Subject: Montanaro; Wappum Hill Road

Pat,

Pursuant to our conversation today I am hereby requesting that the Montanaro application before your Commission this evening be postponed so that we can secure permission from the Town of Wilton to conduct the proposed driveway construction within the Town's right of way.

Thank you for your continued assistance.

Regards,
Pete

Peter Romano

Principal

LANDTECH

31 Franklin Street

Westport, CT 06880

203.454.2110 x15 office

203.247.1825 cell

PRomano@landtechconsult.com

www.landtechconsult.com

facebook.com/landtechconsult



Please consider the environment before printing this email

RECEIVED

NOV 06 2014

Weston Conservation Commission
24 School Road
Weston, Connecticut 06883-1028

WILTON INLAND WETLAND
COMMISSION

PERMIT

To conduct a regulated activity or activities under the Inland Wetlands and Watercourses Regulations. This Permit shall expire five years from the date of approval. If permitted activity will not be completed by the expiration date, Application for Permit Renewal must be submitted prior to that date.

Application/Permit Number 14-12

Date of Approval: October 16, 2014

Permit Number 14-12

Expiration Date: October 16, 2019

Map 1 Block 3 Lot 97

Address of Permitted Property:

Wampum Hill Road at Weston/Wilton Town Line

Name of Owner(s):

Aspetuck Land Trust

Name of Applicant/Authorized Agent:

Christopher Montanaro

Address:

8 Gorham Ave., Westport, CT 06880

Activity or Activities:

Construct roadway/driveway across a wetland area

Reference: Map(s) Plan(s) Title:

Site Plans, Proposed driveway, Sheets C-1 & C-2

By LANDTECH

Composite survey map by B. G. Root

Latest Revision Date:

10/15/2014

12/3/2008

Report(s): Title: Soil Investigation Report

By Otto Theall

Latest Revision Date:

3/13/2013

Under the provisions of Connecticut General Statutes Section 22a-36 to 22a-45 and the Town of Weston's Inland Wetlands and Watercourses Regulations, and having reviewed all facts and circumstances bearing on the application, the Commission finds that the proposed activity will have no substantial adverse impact on water resources provided that the conditions of this Permit are fully implemented. All Permits are subject to the following general conditions:

A. Filing of the contractor's statement.

- B. **Implementation of the erosion and sedimentation control plan prior to any site preparation activity.** The plan must meet minimum standards as set forth in the 2002 "Connecticut Guidelines for Soil Erosion & Sediment Control" issued by the CT DEEP.
- C. The following language shall appear on the subdivision or deeds to lots which are to be filed on the Weston Land Records:
- "No regulated activity as defined in the Public Inland Wetland Watercourse Act of the State of Connecticut Regulations as well as the Town of Weston's Regulations as the same and from time to time as may be amended, shall be permitted in those areas designated and shown as wetlands on the aforementioned maps." The wetland areas as well as any agreed to "buffer zones" designated on the aforementioned maps shall be established as areas whose natural and indigenous character shall be henceforth preserved and not encroached upon for any use that would alter the natural character of the land."
- D. Upon completion of the work, the applicant will submit a letter to the Conservation Commission stating that the property was developed and the work completed as permitted.
- E. All applicable conditions of the Conservation Commission shall be recorded on the maps or linens of the Weston Land Records which are filed with the Town Clerk.
- F. The Conservation Commission reviewed the alternatives to the approved action including a consideration of alternatives which might enhance environmental quality or have a less detrimental effect, and which could feasibly attain the basic objectives of the activity proposed in the application.
- G. Per Sec. 22a-42a (d)(2), "Any permit issued under this section shall be valid for five years. Any such permit shall be renewed upon request of the permit holder unless the agency finds that there has been a substantial change in circumstances which requires a new permit application, provided no permit may be valid for more than 10 years."
- H. Any changes in approved plans shall require notification to the Commission and may require that a new application be made.
- I. Applicant agrees, represents, and warrants that it will obtain all required federal, state and local permits prior to commencing any work on the site.

J. Submit construction detail drawings with construction activities memo to Conservation Planner for review.

If you have any questions regarding this decision, please feel free to contact me at (203) 222-2681.

Sincerely,

David R. Pattee, Conservation Planner

TOWN of WESTON, CONNECTICUT



Incorporated 1787

Conservation Commission

October 23, 2014

PERMIT NO. 14-12

Christopher Montanaro
8 Gorham Avenue
Westport, CT 06880

Dear Mr. Montanaro:

On October 16, 2014, the Weston Conservation Commission approved the application for the construction of a roadway/driveway across a wetland area with conditions. Therefore, the permit is issued as Permit 14-12 subject to the conditions on the attached copy of the Permit. The enclosed Contractor Compliance Agreement must be signed by the contractor and returned to the Conservation Planner prior to the beginning of any construction.

You must notify the Weston Conservation Planner one week prior to the start of work so that inspections can be scheduled.

Sincerely,

A handwritten signature in cursive script, reading "David R. Pattee".

David R. Pattee
Conservation Planner

Attachment

Cc: Aspetuck Land Trust
J. Paredes, LANDTECH

Weston Conservation Commission
24 School Road
Weston, Connecticut 06883-1028

PERMIT

To conduct a regulated activity or activities under the Inland Wetlands and Watercourses Regulations. This Permit shall expire five years from the date of approval. If permitted activity will not be completed by the expiration date, Application for Permit Renewal must be submitted prior to that date.

Application/Permit Number 14-12

Date of Approval: October 16, 2014

Permit Number 14-12

Expiration Date: October 16, 2019

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Name of Owner(s):

Aspetuck Land Trust

Name of Applicant/Authorized Agent:

Christopher Montanaro

Address:

8 Gorham Ave., Westport, CT 06880

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By LANDTECH

Composite survey map by B. G. Root

Latest Revision Date:

10/15/2014

12/3/2008

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- C. The following language shall appear on the subdivision or deeds to lots which are to be filed on the Weston Land Records:
- "No regulated activity as defined in the Public Inland Wetland Watercourse Act of the State of Connecticut Regulations as well as the Town of Weston's Regulations as the same and from time to time as may be amended, shall be permitted in those areas designated and shown as wetlands on the aforementioned maps." The wetland areas as well as any agreed to "buffer zones" designated on the aforementioned maps shall be established as areas whose natural and indigenous character shall be henceforth preserved and not encroached upon for any use that would alter the natural character of the land."
- D. Upon completion of the work, the applicant will submit a letter to the Conservation Commission stating that the property was developed and the work completed as permitted.
- E. All applicable conditions of the Conservation Commission shall be recorded on the maps or liens of the Weston Land Records which are filed with the Town Clerk.
- F. The Conservation Commission reviewed the alternatives to the approved action including a consideration of alternatives which might enhance environmental quality or have a less detrimental effect, and which could feasibly attain the basic objectives of the activity proposed in the application.
- G. Per Sec. 22a-42a (d)(2), "Any permit issued under this section shall be valid for five years. Any such permit shall be renewed upon request of the permit holder unless the agency finds that there has been a substantial change in circumstances which requires a new permit application, provided no permit may be valid for more than 10 years."
- H. Any changes in approved plans shall require notification to the Commission and may require that a new application be made.
- I. Applicant agrees, represents, and warrants that it will obtain all required federal, state and local permits prior to commencing any work on the site.

J. Submit construction detail drawings with construction activities memo to Conservation Planner for review.

If you have any questions regarding this decision, please feel free to contact me at (203) 222-2681.

Sincerely,

A handwritten signature in black ink, appearing to read "David R. Pattee". The signature is fluid and cursive, with the first name "David" being the most prominent.

David R. Pattee, Conservation Planner

TOWN OF WESTON

CONNECTICUT 06883

CONSERVATION COMMISSION

203-222-2681

CONTRACTOR COMPLIANCE AGREEMENT

Wetlands Permit Number _____

(Please type or print in ink)

LOCATION OF ACTIVITY:

CONTRACTOR'S NAME:

ADDRESS:

TELEPHONE #:

EMAIL:

Work will commence on or about _____ (Date) and be completed within _____ months.

As the contractor engaged by _____, the owner of record, I will perform the regulated activities described in the Subject Permit and I will cause all subcontractors to abide by the terms and conditions of the Permit.

I have read the Permit and will comply with all required conditions.

Signature

(Date)

Note: Completed forms shall be hand-delivered to:

Conservation Planner
Conservation Department
24 School Road
Weston, CT 06883

or, mailed to:

Conservation Planner
Conservation Department
P.O. Box 1007
Weston, CT 06883

This form must be on file in the Wetlands Agent's office prior to the commencement of any work.

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



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

Weston Town Clerk
Weston Town Hall
P.O. Box 1007
56 Norfield Road
Weston, CT 06883

November 11, 2014

Re: Montanaro at Wampum Hill Road, Wilton, CT

Dear Sir/Madam;

This letter is to inform you that Christopher Montanaro has filed an application for construction of a driveway across a wetland, within a regulated area in the Town of Wilton at the above referenced property. According to the Town's regulations we are required to notify the adjoining town when an applicant's property lies within 500' of an adjoining Town boundary. This letter is to serve as that notification. The application is on file at the Wilton Town Hall for review and comment.

Sincerely,

Patricia Sesto
Director of Environmental Affairs

PS/el

November 11, 2013

Weston Conservation Commission
Weston Planning & Zoning Commission
Westport/Weston Health District
57 Norfield Road
Weston, CT 06883

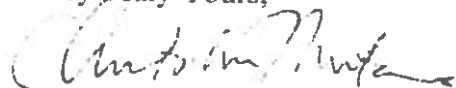
Wilton Inland Wetland
238 Danbury Road, Town Hall
Wilton, CT 06897

Subject: Application for a Proposed activity in the vicinity of Wampum Hill Road in Wilton and Weston, CT

To whom it may concern,

I hereby authorize Pete Roman of LANDTECH to act as my agent in matters pertaining to the submission of applications and securing permits for my property in the vicinity of Wampum Hill Road in Weston and Wilton.

Very Truly Yours,

 11/11/13
Christopher Montanaro

LETTER OF TRANSMITTAL

LANDTECH

ENGINEERS SITE PLANNER ENVIRONMENTAL SCIENTISTS

DATE: November 13, 2014

Job No. 13389-01

TO: Patricia Sesto, Director
Environmental Affairs
238 Danbury Road, Town Hall Annex
Wilton, CT 06897

RECEIVED

NOV 13 2014

WILTON INLAND WETLAND
COMMISSION

Subject: Wampum Hill Road, Weston/Wilton

WE ARE SENDING THE FOLLOWING ITEMS VIA:

Hand Delivery

COPIES	DATE	DESCRIPTION
6	Rev. 11-12-14	Site Plans

THESE ARE TRANSMITTED as checked below:

☒ For Approval

☐ For Your Use

☐ As Requested

☐ For Review and Comment

☐ Prints Returned After Loan to us

Signed _____

cc: File

Juan P. Paredes, PE

T:\Active Projects\13389-01 Montanaro - Wampum Hill Road\Correspondence\Transmittal_Environmental Affairs-Sesto_11-13-14.docx

Sesto, Pat

From: Richard Gibbons [richard@rgibbons-law.com]
Sent: Thursday, December 11, 2014 4:18 PM
To: Psesto1a2bTemp
Subject: Wampum Hill Road

Pat, I'm just getting back to my office and want to ask that the Montanaro application be continued again. I spoke to Ken Bernhard and I think I know how we will handle the Town's authorization to file the application, but it will need to go to the Board of Selectman for action, so we need to defer again. If you need an extension with respect to the timing for action of the IWC, you have my clients permission, and we hereby request to extend for 30 days. Please put us on the IWC calendar for their next meeting, and we will, hopefully, be ready by then.

Thank you,

Richard S. Gibbons
Attorney for R. Christopher Montanaro

Richard S. Gibbons, Esq.
1221 Post Road East, Suite 301
Westport, CT 06880
Direct Phone: 203-571-1701
Office Phone: 203-227-9545
Fax: 203-226-1641
Email: Richard@rgibbons-law.com

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LANDTECH

Civil & Structural Engineers
Environmental Engineers & Scientists
Site Planners
Permit Coordination & Management
Construction Management
Construction Finance

December 17, 2014

1ST SELECTMANS OFFICE

DEC 22 2014

HAND DELIVERED

Bill Brennan, First Selectman
Town of Wilton
238 Danbury Road, Town Hall
Wilton, CT 06897

**Re: WAMPUM HILL ROAD
APPLICATION FOR AN INTERMEDIATE REGULATED ACTIVITY**

Dear Mr. Brennan:

I am hereby submitting for your review and consideration an *Application for an Intermediate Regulated Activity* on behalf of The Town of Wilton. A similar application was submitted to the Environmental Affairs Department on October 8, 2014 by Mr. Christopher Montanaro. That original application was positively reviewed by both the Town of Weston and Wilton, however, prior to a formal approval, the Wilton Environmental Affairs Department would like the Town's representative (First Selectmen) to be the applicant of record as the proposed work is located within the Wampum Hill Road's Right of Way.

I am enclosing for your review the following documentation:

1. Site Plans prepared by LANDTECH;
2. Project Narrative;
3. *Application for an Intermediate Regulated Activity* form.

We look forward to presenting this request in the upcoming Board of Selectmen's meeting on January 5, 2015.

Please do not hesitate to contact us should you have any questions.

Respectfully submitted,
LANDTECH



Pete Romano
Principal

Cc: C. Montanaro
File

T:\Active Projects\13389-01 Montanaro - Wampum Hill Road\Correspondence\Letter_Brennan_12-17-14.docx

LETTER OF TRANSMITTAL

LANDTECH

ENGINEERS SITE PLANNER ENVIRONMENTAL SCIENTISTS

DATE: January 8, 2015

Job No. 13389-01

TO: Patricia Sesto, Director
Environmental Affairs
238 Danbury Road, Town Hall Annex
Wilton, CT 06897

RECEIVED

JAN 08 2015

WILTON INLAND WETLAND
COMMISSION

Subject: Wampum Hill Road, Weston/Wilton

WE ARE SENDING THE FOLLOWING ITEMS VIA:

Hand Delivery

COPIES	DATE	DESCRIPTION
6	Rev. 1-7-15	Site Plans

THESE ARE TRANSMITTED as checked below:

- ☒ For Approval ☐ For Your Use ☐ As Requested
☐ For Review and Comment ☐ Prints Returned After Loan to us

Signed _____

cc: File

Juan P. Paredes, PE

T:\Active Projects\13389-01 Montanaro - Wampum Hill Road\Correspondence\Transmittal_Environmental Affairs-Sesto_1-08-15.docx

Sesto, Pat

From: Richard Gibbons [richard@rgibbons-law.com]
Sent: Thursday, January 08, 2015 3:31 PM
To: Psesto1a2bTemp
Subject: Application of Montanaro - Wampum Hill Road

Pat, I represent Christopher Montanaro, the Applicant in the above referenced application now pending before the Wilton IWC. Pursuant to our conversation today, the Applicant hereby consents to, and requests, an extension of the time limitation on this matter to the public hearing scheduled for February 12, 2015. Thank you for your consideration.

Richard S. Gibbons, Esq.
1221 Post Road East, Suite 301
Westport, CT 06880
Direct Phone: 203-571-1701
Office Phone: 203-227-9545
Fax: 203-226-1641
Email: Richard@rgibbons-law.com

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



FILE COPY

TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

Memorandum

REFERRAL

To: Department of Public Works

Department of Health

Conservation Commission

From: Patricia Sesto, Director Environmental Affairs

Date: January 23, 2015

Meeting Date: February 12, 2015

- A. **WET#2280(S) – MONTANARO – Wampum Hill Road – proposed driveway across a wetland**

PUBLIC HEARING WILL BE February 12, 2015

RICHARD S. GIBBONS
ATTORNEY AT LAW
1221 Post Road East, Suite 301
Westport, Connecticut 06880
Phone: 203-227-9545 ~ Facsimile: 203-226-1641
Internet mail: Richard@rgibbons-law.com

DATE: 1/21/15

TO:

Patricia Sesto, Director
Environmental Affairs
238 Danbury Road
Town Hall Annex
Wilton, CT 06897

RECEIVED

JAN 28 2015

WILTON INLAND WETLAND
COMMISSION

FROM: Richard S. Gibbons

RE: Montanaro IWC Application Wampum Hill

ENCLOSED PLEASE FIND THE FOLLOWING:

- Check in the amount of \$750.00 as additional application fee on the above, as requested

51-7010/211

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER. SEE REVERSE SIDE FOR COMPLETE SECURITY FEATURES.

RICHARD S. GIBBONS, TRUSTEE
ATTORNEY AT LAW
TRUSTEE ACCOUNT
1221 POST ROAD EAST
WESTPORT, CT 06880

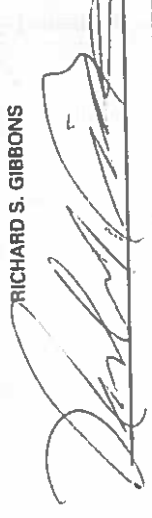
REMITTANCE ADVICE

1579

PAY Seven Hundred Fifty 00/100 DOLLARS

TO THE ORDER OF	DATE	CHECK NO.	CHECK AMOUNT
<u>Town of Wilton</u>	<u>12-01-10</u>	<u>1579</u>	<u>750.00</u>

RICHARD S. GIBBONS



⑈001579⑈ ⑆211170101⑆10 0010828756⑈ 12

SECURE SIGNATURE