

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



TOWN HALL  
238 Danbury Road  
Wilton, Connecticut 06897

April 22, 2024

**CERTIFIED MAIL, RETURN RECEIPT REQUESTED**

Old Driftway, LLC  
c/o Marc Nogid  
P.O. Box 712  
Wilton, CT 06897

RE: Wetlands Permit Application WET#2905 – **OLD DRIFTWAY, LLC**  
0 Mountain Road, (Map #25 Lot#2), Wilton, CT

Dear Mr. Nogid:

The Inland Wetlands Commission of the Town of Wilton has **APPROVED** activities to construct a single-family residence, an in-ground pool, stormwater detention system and septic system with conditions, and **DENIED** without prejudice the proposed driveway and wetland crossing on your application to conduct "regulated activities" within the Town of Wilton. Your attention is directed to the enclosed resolution #0424-24WET.

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 application, please contact this office.

Sincerely,

Nick Lee  
Chairman

NL/el

Att: Resolution #0424-24WET  
Legal Notice of Publication

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238 Danbury Road  
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**Resolution #0424-24WET  
PERMIT APPROVED &  
DENIED WET#2905  
April 22, 2024**

Upon public hearing duly noticed and held and upon Motion duly made, seconded and carried,

**RESOLVED:**

that Wetland Application WET#2905 to conduct "Significant Regulated Activities" as defined by Section 2.1x of the Wilton Wetlands and Watercourses Regulations, be **APPROVED** for Old Driftway, LLC for proposed single-family residence, in-ground pool, pool house, stormwater detention system and septic system with conditions, and **DENIED** without prejudice for the proposed driveway and wetland crossing, for property located at 0 Mountain Road (Map#25 Lot#2) Wilton, CT pursuant to Sections 22a-36 through 22a-45 of the Connecticut General Statutes, as amended. The approved and denied activities are described in the following documents entitled:

1. Application for a Significant Regulated Activity, with supporting documentation, dated October 24, 2023, signed by the Agent and Owner
2. Letter from Aleksandra Moch, dated October 23, 2023
3. Environmental (sic) Assessment of the Wetlands & Watercourses, dated July 30, 2023, last revised October 23, 2023, prepared by Aleksandra Moch, Soil & Wetland Scientist
4. Email correspondence between Agent and Staff, dated October 24, 2023
5. Email correspondence from Staff to Commissioners, dated October 24, 2023
6. Referral Memo to Dept. of Public Works, Health, and Conservation, dated October 24, 2023
7. Email from Staff to Commissioners, dated November 6, 2023
8. Letter from Georgetown Fire District, dated October 5, 2023, signed by Joseph Paola, Fire Marshal
9. Email from Staff to Commissioners, dated November 6, 2023
10. Right of Way Plan 1 of 5, dated October 14, 2023, prepared by Fairfield County Engineering, LLC, signed and sealed by Wayne D'Avanzo, P.E., CT Lic#24877

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11. Right of Way Plan South 2 of 6, dated October 14, 2023, prepared by Fairfield County Engineering, LLC, signed and sealed by Wayne D'Avanzo, P.E., CT Lic#24877
12. Right of Way Plan North 3 of 6, dated October 14, 2023, prepared by Fairfield County Engineering, LLC, signed and sealed by Wayne D'Avanzo, P.E., CT Lic#24877
13. Detail Sheet 6 of 6, dated October 14, 2023, prepared by Fairfield County Engineering, LLC, signed and sealed by Wayne D'Avanzo, P.E., CT Lic#24877
14. Email correspondence between Agent and Staff, dated November 17, 2023
15. Transmittal Sheet, dated November 22, 2023, prepared by Aleksandra Moch
16. Routing Diagram Existing, printed on November 15, 2023, prepared by Fairfield County Engineering, LLC
17. Drainage Report Prepared for Existing and Proposed Site Conditions, dated November 10, 2023, prepared by Fairfield County Engineering, LLC, signed and sealed by Wayne D'Avanzo, P.E., CT Lic#24877
18. Letter from Bridge Brothers, dated November 16, 2023
19. Right of Way Plan, dated October 14, 2023, last revised November 10, 2023, prepared by Fairfield County Engineering, LLC, signed and sealed by Wayne D'Avanzo, P.E., CT Lic#24877
20. Right of Way Plan South, dated October 14, 2023, last revised November 10, 2023, prepared by Fairfield County Engineering, LLC, signed and sealed by Wayne D'Avanzo, P.E., CT Lic#24877
21. Right of Way Plan North, dated October 14, 2023, last revised November 10, 2023, prepared by Fairfield County Engineering, LLC, signed and sealed by Wayne D'Avanzo, P.E., CT Lic#24877
22. Right of Way Plan Wetlands Closeup, dated October 14, 2023, last revised November 10, 2023, prepared by Fairfield County Engineering, LLC, signed and sealed by Wayne D'Avanzo, P.E., CT Lic#24877
23. Detail Sheet, dated October 14, 2023, last revised November 10, 2023, prepared by Fairfield County Engineering, LLC, signed and sealed by Wayne D'Avanzo, P.E., CT Lic#24877
24. Detail Sheet, dated October 14, 2023, last revised November 10, 2023, prepared by Fairfield County Engineering, LLC, signed and sealed by Wayne D'Avanzo, P.E., CT Lic#24877
25. Email correspondence between Agent and Staff, dated November 27, 2023
26. Email from Staff to Commissioners, dated November 27, 2023
27. Referral Memo to Dept. of Public Works, Health, and Conservation, dated November 27, 2023
28. Legal Notice for Public Hearing, dated November 27, 2023
29. Email correspondence between Agent and Staff, dated November 30, 2023
30. PowerPoint Presentation, undated, prepared by Aleksandra Moch
31. Email from Staff to Commissioners, dated November 30, 2023
32. Email from Staff to Agent, dated December 7, 2023

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33. Verified Notice of Intervention for James & Corrine Lucas, dated December 12, 2023
34. Letter from Neighbors, dated December 14, 2023
35. Letter from Trinkaus Engineering, LLC, dated December 12, 2023, signed by Steven Trinkaus, P.E.
36. Steven Trinkaus CV
37. Email from Staff to Agents and Owner, dated December 12, 2023
38. Email from Staff to Commissioners, dated December 12, 2023
39. Email from Jim Lucas, dated December 12, 2023
40. Email from Staff to Jim Lucas, dated December 13, 2023
41. Email from Staff to Jim Lucas, dated December 13, 2023
42. Email from Staff to Agent, dated December 14, 2023
43. Email from Staff to Commissioners, dated December 14, 2023
44. Email from Staff to Agent, dated December 14, 2023
45. Email from Staff to Commissioners, dated December 14, 2023
46. Email from Dept. of Public Works to Staff and Agent, dated December 13, 2023
47. Memo from Dept. of Public Works, dated December 13, 2023, signed by Steve Santacroce
48. Letter from Georgetown Fire District Fire Marshal, dated October 5, 2023, signed by Joseph Paola
49. Email from Staff to Commissioners, dated December 14, 2023
50. Email correspondence between Staff and Engineer, dated December 14, 2023
51. Letter from Fairfield County Engineering, LLC, dated December 13, 2023
52. Email from Staff to Commissioners, dated December 14, 2023
53. Email correspondence between Agent and Staff, dated December 14, 2023
54. Letter from Aleksandra Moch, dated December 13, 2023
55. Email from Staff to Commissioners, dated December 14, 2023
56. Conservation Commission Memo, dated December 14, 2023
57. Email from Staff to Agents, dated December 14, 2023
58. Email from Staff to Commissioners, dated December 14, 2023
59. Email from Staff to Jim Lucas, dated December 14, 2023
60. Survey Map#2482, illegible date, prepared by Hall & McChesney, Inc., signed and sealed illegible
61. Warranty Deed, dated February 11, 1955
62. Email from Staff to Agents, dated December 15, 2023
63. Email from Staff to Commissioners, dated December 15, 2023
64. Email from Bo Mitchell to Neighbors, dated December 13, 2023
65. Email from Staff to Agent, dated December 14, 2023
66. Email from Staff to Commissioners, dated December 14, 2023
67. Email from Staff to Agent, dated December 14, 2023
68. Letter from Fairfield County Engineering, LLC, dated December 13, 2023

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69. Email from Staff to Commissioners, dated December 14, 2023
70. Email from Staff to Intervenor, dated December 13, 2023
71. Email from Agent to Staff, dated December 13, 2023
72. Email correspondence between Agent and Staff, dated December 14, 2023
73. Email from Staff to Commissioners, dated December 14, 2023
74. Email from Staff to Intervenor, dated December 14, 2023
75. Email correspondence between Agent and Staff, dated December 14, 2023
76. Letter from Aleksandra Moch, dated December 13, 2023
77. Email from Staff to Commissioners, dated December 14, 2023
78. Email from Staff to Intervenor, dated December 15, 2023
79. Letter from CDB, LLC, dated December 13, 2023
80. Email from Staff to Agent, dated December 15, 2023
81. Email from Staff to Commissioners, dated December 15, 2023
82. Email from Commissioner Koechl, with list of December 14<sup>th</sup> Meeting Attendees, dated December 14, 2023
83. Email from Staff to Intervenor, dated December 13, 2023
84. Email from Agent's Engineer to Staff, dated December 13, 2023
85. Email from Agent to Staff, dated December 13, 2023
86. Email correspondence between Intervenor and Staff, dated December 13, 2023
87. Email from Staff to Agents, dated December 15, 2023
88. Email from Staff to Agent, dated December 18, 2023
89. State of CT DOT Lot at Mountain Road in Wilton, CT
90. Property Listing Report, undated
91. Email from Staff to Commissioners, dated December 18, 2023
92. Email correspondence between Agent and Staff, dated December 18, 2023
93. Letter from Fairfield County Engineering, LLC, dated December 13, 2023
94. Email correspondence between Agent and Staff, dated December 18, 2023
95. Email from Staff to Commissioners, dated December 18, 2023
96. Email correspondence between Agent and Staff, dated December 18, 2023
97. Letter from Fairfield County Engineering, LLC, dated December 16, 2023
98. Excerpt from Town of Greenwich Drainage Manual, dated February 2014
99. Excerpt from City of Stamford Stormwater Drainage Manual, undated
100. Excerpt from Town of Westport Storm Water Design Standards, undated
101. Excerpt from Caterpillar, Finding Your Excavator Lift Capacity, undated
102. Email from Staff to Commissioners, dated December 18, 2023
103. Email correspondence between Agent and Staff, dated December 18, 2023
104. Email from Staff to Commissioners, dated December 18, 2023
105. Letter from Aleksandra Moch, dated December 16, 2023
106. Letter from Aleksandra Moch, dated December 13, 2023

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107. Operations and Maintenance Plan, dated October 6, 2023, unknown preparer
108. Letter from Bridge Brothers, dated November 16, 2023
109. Right of Way Plan South, dated October 14, 2023, last revised December 13, 2023, prepared by Fairfield County Engineering, signed and sealed by Wayne D'Avanzo, P.E., CT Lic#24877
110. Right of Way Plan North, dated October 14, 2023, last revised December 13, 2023, prepared by Fairfield County Engineering, signed and sealed by Wayne D'Avanzo, P.E., CT Lic#24877
111. Right of Way Plan Wetlands Closeup, dated October 14, 2023, last revised December 14, 2023, prepared by Fairfield County Engineering, signed and sealed by Wayne D'Avanzo, P.E., CT Lic#24877
112. Right of Way Plan, dated October 14, 2023, last revised December 13, 2023, prepared by Fairfield County Engineering, signed and sealed by Wayne D'Avanzo, P.E., CT Lic#24877
113. Detail Sheet 5 of 6, dated October 14, 2023, last revised December 13, 2023, prepared by Fairfield County Engineering, signed and sealed by Wayne D'Avanzo, P.E., CT Lic#24877
114. Detail Sheet 6 of 6, dated October 14, 2023, last revised December 13, 2023, prepared by Fairfield County Engineering, signed and sealed by Wayne D'Avanzo, P.E., CT Lic#24877
115. Right of Way Plan South, dated October 14, 2023, last revised December 13, 2023, prepared by Fairfield County Engineering, signed and sealed by Wayne D'Avanzo, P.E., CT Lic#24877
116. Right of Way Plan 1 of 6, dated October 14, 2023, last revised December 13, 2023, prepared by Fairfield County Engineering, signed and sealed by Wayne D'Avanzo, P.E., CT Lic#24877
117. Email from Staff to Commissioners, dated December 20, 2023
118. Email from Staff to Intervenor, dated December 20, 2023
119. Email correspondence between Agent and Staff, dated December 20, 2023
120. Referral Memo to Dept. of Public Works, Health and Conservation, dated December 20, 2023
121. Cover Sheet, dated December 26, 2023, prepared by Aleksandra Moch, SS
122. Drainage Report, dated December 16, 2023, prepared by Fairfield County Engineering, LLC, signed and sealed by Wayne D'Avanzo, P.E., CT Lic#24877
123. Routing Diagrams, dated December 18, 2023, prepared by Fairfield County Engineering, LLC
124. Detail Sheet, dated July 26, 2023, last revised December 16, 2023, prepared by Fairfield County Engineering, LLC, signed and sealed by Wayne D'Avanzo, P.E., CT Lic#24877
125. Detail Sheet, dated October 6, 2023, last revised December 16, 2023, prepared by Fairfield County Engineering, LLC, signed and sealed by Wayne D'Avanzo, P.E., CT Lic#24877

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126. Wetland Buffer Restoration Plan, dated December 21, 2023, prepared by Aleksandra Moch
127. Drainage Plan, dated October 6, 2023, last revised December 16, 2023, prepared by Fairfield County Engineering, LLC, signed and sealed by Wayne D'Avanzo, P.E., CT Lic#24877
128. Septic Plan, dated July 26, 2023, last revised December 16, 2023, prepared by Fairfield County Engineering, LLC, signed and sealed by Wayne D'Avanzo, P.E., CT Lic#24877
129. Seed Mix Pricing Sheet, dated December 19, 2023, prepared by New England Wetland Plants, Inc.
130. Email correspondence between Agent and Staff, dated December 26, 2023
131. Email from Staff to Commissioners, dated December 26, 2023
132. Email from Staff to Intervenor, dated December 26, 2023
133. Email from Staff to Commissioners, dated December 26, 2023
134. Email from Staff to Intervenor, dated December 26, 2023
135. Referral Memo to Dept. of Public Works, Health, and Conservation, dated December 26, 2023
136. Email correspondence between Agent and Staff, dated December 26, 2023
137. Right of Way Plan South with pencil note "OLD MAP WHICH WAS REVISED WITH SAME DATE", dated October 14, 2023, last revised December 13, 2023, prepared by Fairfield County Engineering, LLC, signed and sealed by Wayne D'Avanzo, P.E., CT Lic#24877
138. Right of Way Plan with pencil note "OLD MAP WHICH WAS REVISED WITH THE SAME DATE", dated October 14, 2023, last revised December 13, 2023, prepared by Fairfield County Engineering, LLC, signed and sealed by Wayne D'Avanzo, P.E., CT Lic#24877
139. Email correspondence between Agent and Staff, dated December 28, 2023
140. Email from Staff to Commissioners, dated December 28, 2023
141. Email from Staff to Intervenor, dated December 28, 2023
142. Proposal from Bridge Brothers, dated December 27, 2023
143. Email from Staff to Commissioners, dated December 28, 2023
144. Email from Staff to Intervenor, dated December 28, 2023
145. Letter from Aleksandra Moch, dated January 8, 2024
146. Letter from Bridge Brothers, dated December 27, 2023
147. Topographic Survey, dated March 30, 2023, last revised January 8, 2024, prepared by All Seasons Land Surveying, signed and sealed by Daniel Laferriere, LS, CT Lic#70492
148. Right of Way Plan, dated October 14, 2023, last revised January 8, 2024, prepared by Fairfield County Engineering, LLC, signed and sealed by Wayne D'Avanzo, P.E., CT Lic#24877

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April 22, 2024

149. Right of Way Plan South, dated October 14, 2023, last revised January 8, 2024, prepared by Fairfield County Engineering, LLC, signed and sealed by Wayne D'Avanzo, P.E., CT Lic#24877
150. Right of Way Plan North, dated October 14, 2023, last revised January 8, 2024, prepared by Fairfield County Engineering, LLC, signed and sealed by Wayne D'Avanzo, P.E., CT Lic#24877
151. Right of Way Plan Wetlands Closeup, dated October 14, 2023, last revised January 8, 2024, prepared by Fairfield County Engineering, LLC, signed and sealed by Wayne D'Avanzo, P.E., CT Lic#24877
152. Drainage Plan, dated October 6, 2023, last revised January 2, 2024, prepared by Fairfield County Engineering, LLC, signed and sealed by Wayne D'Avanzo, P.E., CT Lic#24877
153. Email correspondence between Agent and Staff, dated January 9, 2024
154. Email from Staff to Commissioners, dated January 9, 2024
155. Email from Staff to Intervenor, dated January 9, 2024
156. Letter from Trinkaus Engineering, LLC, dated December 12, 2023, last revised January 9, 2024, signed by Steven Trinkaus
157. Email from Steven Trinkaus to Staff and Intervenor, dated January 9, 2024
158. Email from Staff to Commissioners, dated January 9, 2024
159. Agent PowerPoint Presentation, undated, unknown preparer
160. Email correspondence between Agent and Staff, dated January 9, 2024
161. Email from Staff to Commissioners, dated January 9, 2024
162. Email from Staff to Intervenor, dated January 9, 2024
163. Letter from Kelly Law Offices, dated January 9, 2024, signed by James Kelly
164. Administrator's Deed, dated June 16, 2021
165. Email correspondence between Kelly Law Offices and Staff, dated January 9, 2024
166. Email from Staff to Commissioners, dated January 9, 2024
167. Email from Staff to Intervenor, dated January 9, 2024
168. Email from Staff to Owner and Agent, dated January 9, 2024
169. Referral Memo to Dept. of Public Works, Health, and Conservation, dated January 9, 2024
170. Email correspondence between Agent and Staff, dated January 11, 2024
171. Email from Staff to Commissioners, dated January 12, 2024
172. Email from Staff to Agent, dated January 12, 2024
173. Email from Staff to Agent, dated January 12, 2024
174. Email from Agent Engineer to Staff, dated January 12, 2024
175. Email from Staff to Commissioners, dated January 12, 2024
176. Email from Staff to Intervenor, dated January 12, 2024
177. Email from Dept. of Public Works to Staff and Agent, dated January 12, 2024



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178. Memo from Dept. of Public Works, dated January 12, 2024, signed by Stephen Santacroce
179. Email from Staff to Commissioners, dated January 12, 2024
180. Email from Staff to Intervenor, dated January 12, 2024
181. Email from Agent to Fire Marshal, dated January 12, 2024
182. Email from Staff to Commissioners, dated January 12, 2024
183. Email from Staff to Intervenor, dated January 12, 2024
184. Email correspondence between Agent and Staff, dated January 22, 2024
185. Email from Staff to Commissioners, dated January 22, 2024
186. Letter from Aleksandra Moch, dated January 18, 2024
187. Email correspondence between Agent and Staff, dated January 22, 2024
188. Email from Staff to Commissioners, dated January 22, 2024
189. Legal Notice for Public Hearing, dated January 22, 2024
190. Email correspondence between Staff and Intervenor, dated January 22, 2024
191. Email correspondence between Agent and Staff, dated February 1, 2024
192. Email from Staff to Commissioners, dated February 1, 2024
193. Email from Staff to Intervenor, dated February 1, 2024
194. Letter from Aleksandra Moch, dated February 2, 2024
195. Drainage Report, dated January 15, 2024, prepared by Fairfield County Engineering, LLC, signed and sealed by Wayne D'Avanzo, P.E., CT Lic#24877
196. Routing Diagram, dated January 31, 2024, prepared by Fairfield County Engineering, LLC
197. Drainage Plan, dated October 6, 2023, last revised January 15, 2024, prepared by Fairfield County Engineering, LLC, signed and sealed by Wayne D'Avanzo, P.E., CT Lic#24877
198. Detail Sheet, dated October 6, 2023, last revised January 15, 2024, prepared by Fairfield County Engineering, LLC, signed and sealed by Wayne D'Avanzo, P.E., CT Lic#24877
199. Detail Sheet, dated July 26, 2023, last revised January 15, 2024, prepared by Fairfield County Engineering, LLC, signed and sealed by Wayne D'Avanzo, P.E., CT Lic#24877
200. Septic Plan, dated July 26, 2024, last revised January 15, 2024, prepared by Fairfield County Engineering, LLC, signed and sealed by Wayne D'Avanzo, P.E., CT Lic#24877
201. Detail Sheet, dated October 14, 2023, last revised January 15, 2024, prepared by Fairfield County Engineering, LLC, signed and sealed by Wayne D'Avanzo, P.E., CT Lic#24877
202. Right of Way Plan Wetlands Closeup, dated October 14, 2023, last revised January 15, 2024, prepared by Fairfield County Engineering, LLC, signed and sealed by Wayne D'Avanzo, P.E., CT Lic#24877
203. Right of Way Plan North, dated October 14, 2023, last revised January 15, 2024, prepared by Fairfield County Engineering, LLC, signed and sealed by Wayne D'Avanzo, P.E., CT Lic#24877

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204. Right of Way Plan South, dated October 14, 2023, last revised January 15, 2024, prepared by Fairfield County Engineering, LLC, signed and sealed by Wayne D'Avanzo, P.E., CT Lic#24877
205. Right of Way Plan, dated October 14, 2023, last revised January 15, 2024, prepared by Fairfield County Engineering, LLC, signed and sealed by Wayne D'Avanzo, P.E., CT Lic#24877
206. Detail Sheet, dated October 14, 2023, last revised January 15, 2024, prepared by Wayne D'Avanzo, P.E., CT Lic#24877
207. Referral Memo to Dept. of Public Works, Health, and Conservation, dated February 2, 2024
208. Email correspondence between Staff and Agent, dated February 2, 2024
209. Email from Staff to Commissioners, dated February 2, 2024
210. Email from Staff to Intervenor, dated February 2, 2024
211. Email correspondence between Intervenor's Engineer, Steven Trinkaus, and Staff, dated February 5, 2024
212. Letter from Trinkaus Engineering, LLC, dated February 5, 2024, signed by Steven Trinkaus, P.E.
213. Email from Staff to Commissioners, dated February 5, 2024
214. Email from Staff to Owner, Agent and Applicant's Engineer, dated February 5, 2024
215. Email correspondence between Agent, DOT, and Staff, dated February 6, 2024
216. Email from Staff to Commissioners, dated February 6, 2024
217. Email from Staff to Intervenor, dated February 6, 2024
218. Email correspondence between Agent and Staff, dated February 6, 2024
219. Agent PowerPoint Presentation, undated, unknown preparer
220. Email correspondence between Agent and Staff, dated February 6, 2024
221. Email from Staff to Commissioners, dated February 6, 2024
222. Email from Staff to Intervenor, dated February 6, 2024
223. Letter from Jim Lucas, dated February 6, 2024
224. Email correspondence between Intervenor and Staff, dated February 6, 2024
225. Email from Staff to Agents and Owner, dated February 6, 2024
226. Email from Staff to Commissioners, dated February 6, 2024
227. Staff Report, dated February 6, 2024, including narrative from WET#2871 and Staff Photos from January 31, 2024 and February 5, 2024
228. Email from Staff to Agents and Owner, dated February 6, 2024
229. Email from Staff to Commissioners, dated February 6, 2024
230. Email from Staff to Intervenor, dated February 6, 2024
231. Letter re: Site Inspection, dated February 3, 2024, prepared by Aleksandra Moch
232. Email from Staff to Commissioners, dated February 6, 2024
233. Email from Staff to Intervenor, dated February 6, 2024

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- 234. Email correspondence between Agent and Staff, dated February 6, 2024
- 235. Email from Stephen Santacroce to Staff, Owner, Fire Marshal and Agent, dated February 7, 2024
- 236. Memo from Dept. of Public Works, dated February 7, 2024, signed by Stephen Santacroce
- 237. Email from Staff to Commissioners, dated February 12, 2024
- 238. Email from Staff to Intervenor, dated February 12, 2024
- 239. Email from Staff to Commissioners, dated February 12, 2024
- 240. Email from Staff to Intervenor, dated February 12, 2024
- 241. Email from Staff to Commissioners, dated February 12, 2024
- 242. Email from Staff to Intervenor, dated February 12, 2024
- 243. Email from Staff to Commissioners, dated February 12, 2024
- 244. Email from Staff to Intervenor, dated February 12, 2024
- 245. Email from Staff to Commissioners, dated February 12, 2024
- 246. Email from Staff to Intervenor, dated February 12, 2024
- 247. Email correspondence between Agent and Staff, dated February 20, 2024
- 248. Email from Staff to Commissioners, dated February 20, 2024
- 249. Email from Staff to Intervenor, dated February 20, 2024
- 250. Email correspondence between Agent and Staff, dated February 20, 2024
- 251. Email from Staff to Commissioners, dated February 20, 2024
- 252. Email from Staff to Intervenor, dated February 20, 2024
- 253. Cover Sheet, dated February 19, 2024, prepared by Aleksandra Moch
- 254. Letter from Turfpro, LLC, undated, unsigned
- 255. Letter from Fairfield County Engineering, LLC, dated February 9, 2024, unsigned
- 256. Septic Plan 1 of 2, dated July 26, 2023, last revised February 19, 2024, prepared by Fairfield County Engineering, LLC, signed and sealed by Wayne D'Avanzo, P.E., CT Lic#24877
- 257. Detail Sheet 2 of 2, dated July 26, 2023, last revised February 19, 2024, prepared by Fairfield County Engineering, LLC, signed and sealed by Wayne D'Avanzo, P.E., CT Lic#24877
- 258. Letter from Kelly Law Offices, dated February 20, 2024, signed by James Kelly
- 259. Referral Memo to Dept. of Public Works, Health, and Conservation, dated February 20, 2024
- 260. Email correspondence between Owner's Attorney and Staff, dated February 20, 2024
- 261. Email from Staff to Peter Gelderman, Town Attorney
- 262. Email from Dept. of Public Works to Staff and Agent, dated February 22, 2024
- 263. Memo from Dept. of Public Works, dated February 22, 2024, signed by Stephen Santacroce
- 264. Email from Staff to Commissioners, dated February 22, 2024

**Resolution #0424-24WET  
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April 22, 2024

- 265. Email from Staff to Intervenor, dated February 22, 2024
- 266. Memo from Department of Public Works, dated February 28, 2024, signed by Stephen Santacroce
- 267. Email from Staff to Commissioners, dated February 28, 2024
- 268. Email from Staff to Intervenor, dated February 28, 2024
- 269. Cover Sheet, dated March 10, 2024, prepared by Aleksandra Moch
- 270. Geotechnical Investigation, undated, prepared by Atlantic Consulting & Engineering, LLC, signed by James Quill
- 271. Letter from F&G Construction Inc., dated March 11, 2024, signed by Joseph Cutrone
- 272. Letter from Fairfield County Engineering, LLC, dated March 9, 2024, unsigned
- 273. Drainage Report, dated March 8, 2024, prepared by Fairfield County Engineering, LLC, signed and sealed by Wayne D'Avanzo, P.E., CT Lic#24877
- 274. Routing Diagram, dated March 8, 2024, prepared by Fairfield County Engineering, LLC
- 275. Right of Way Plan, dated October 14, 2023, last revised March 9, 2024, prepared by Fairfield County Engineering, LLC, signed and sealed by Wayne D'Avanzo, P.E., CT Lic#24877
- 276. Right of Way Plan South, dated October 14, 2023, last revised March 9, 2024, prepared by Fairfield County Engineering, LLC, signed and sealed by Wayne D'Avanzo, P.E., CT Lic#24877
- 277. Right of Way Plan Wetlands Closeup, dated October 14, 2023, last revised March 9, 2024, prepared by Fairfield County Engineering, LLC, signed and sealed by Wayne D'Avanzo, P.E., CT Lic#24877
- 278. Detail Sheet, dated October 14, 2023, last revised March 9, 2024, prepared by Fairfield County Engineering, LLC, signed and sealed by Wayne D'Avanzo, P.E., CT Lic#24877
- 279. Detail Sheet, dated October 14, 2023, last revised March 9, 2024, prepared by Fairfield County Engineering, LLC, signed and sealed by Wayne D'Avanzo, P.E., CT Lic#24877
- 280. Alternative Crossing, dated October 14, 2023, last revised March 9, 2024, prepared by Fairfield County Engineering, LLC, signed and sealed by Wayne D'Avanzo, P.E., CT Lic#24877
- 281. Referral Memo to Dept. of Public Works, Health and Conservation, dated March 12, 2024
- 282. Email correspondence between Agent and Staff, dated March 12, 2024
- 283. Email from Staff to Commissioners, dated March 12, 2024
- 284. Email from Staff to Intervenor, dated March 12, 2024
- 285. PowerPoint Presentation, undated, prepared by Aleksandra Moch
- 286. Email correspondence between Agent and Staff, dated March 12, 2024
- 287. Email from Staff to Commissioners, dated March 12, 2024
- 288. Email from Staff to Intervenor, dated March 12, 2024
- 289. Email correspondence between Agent and Staff, dated March 12, 2024

**Resolution #0424-24WET  
PERMIT APPROVED &  
DENIED WET#2905**

April 22, 2024

290. CU Structural Soil, undated, prepared by Urban Horticulture Institute
291. Email from Staff to Commissioners, dated March 12, 2024
292. Email from Staff to Intervenor, dated March 12, 2024
293. Email correspondence between Intervenor and Staff, dated March 12, 2024
294. Email from Staff to Agents and Owner, dated March 12, 2024
295. Email from Staff to Commissioners, dated March 12, 2024
296. Email correspondence between Intervenor and Staff, dated March 12, 2024
297. Letter from Trinkaus Engineering, LLC, dated March 12, 2024, signed by Steven Trinkaus
298. Email from Staff to Agents and Owner, dated March 12, 2024
299. Email from Staff to Commissioners, dated March 12, 2024
300. Email correspondence between Intervenor's Engineer and Staff, dated March 12, 2024
301. Email from Stephen Santacroce to Agents and Staff, dated March 13, 2024
302. Memo from Dept. of Public Works, dated March 13, 2024, signed by Stephen Santacroce
303. Email from Staff to Commissioners, dated March 13, 2024
304. Email from Staff to Intervenor, dated March 13, 2024
305. Email correspondence between Staff and Commissioners, dated March 15, 2024
306. Email from Staff to Intervenor, dated March 15, 2024
307. Email correspondence between Agent and Staff, dated March 15, 2024
308. Email correspondence between Agent and Staff, dated March 18, 2024
309. Email from Staff to Commissioners, dated March 18, 2024
310. Email from Staff to Intervenor, dated March 18, 2024
311. Right of Way Plan, dated October 14, 2023, last revised March 15, 2024, prepared by Fairfield County Engineering, LLC, signed and sealed by Wayne D'Avanzo, P.E., CT Lic#24877
312. Right of Way Plan North, dated October 14, 2023, last revised March 15, 2024, prepared by Fairfield County Engineering, LLC, signed and sealed by Wayne D'Avanzo, P.E., CT Lic#24877
313. Right of Way Plan Wetlands Closeup, dated October 13, 2023, last revised March 15, 2024, prepared by Fairfield County Engineering, LLC, signed and sealed by Wayne D'Avanzo, P.E., CT Lic#24877
314. Right of Way Plan South, dated October 14, 2023, last revised March 15, 2024, prepared by Fairfield County Engineering, LLC, signed and sealed by Wayne D'Avanzo, P.E., CT Lic#24877
315. Detail Sheet, dated October 14, 2023, last revised March 15, 2024, prepared by Fairfield County Engineering, LLC, signed and sealed by Wayne D'Avanzo, P.E., CT Lic#24877
316. Alternate Crossing, dated October 14, 2023, last revised March 15, 2024, prepared by Fairfield County Engineering, LLC, signed and sealed by Wayne D'Avanzo, P.E., CT Lic#24877

**Resolution #0424-24WET  
PERMIT APPROVED &  
DENIED WET#2905**

April 22, 2024

- 317. Detail Sheet, dated October 14, 2023, last revised March 15, 2024, prepared by Fairfield County Engineering, LLC, signed and sealed by Wayne D'Avanzo, P.E., CT Lic#24877
- 318. Referral Memo to Dept. of Public Works, Health, and Conservation, dated March 18, 2024
- 319. Email correspondence between Intervenor and Staff, dated March 18, 2024
- 320. Excerpt from George Finley v. Inland Wetlands Commission of the Town of Orange
- 321. Email from Staff to Agents and Owner, dated March 18, 2024
- 322. Email from Staff to Commissioners, dated March 18, 2024
- 323. Email correspondence between Agents and Staff, dated March 18, 2024
- 324. Email from Staff to Intervenor, dated March 18, 2024
- 325. Email correspondence between Intervenor and Staff, dated March 18, 2024
- 326. Letter from Trinkaus Engineering, LLC, dated March 17, 2024, signed by Steven Trinkaus
- 327. Email from Staff to Commissioners, dated March 18, 2024
- 328. Email from Staff to Agents and Owner, dated March 18, 2024
- 329. Email correspondence between Agent Engineer and Staff, dated March 18, 2024
- 330. Letter from Fairfield County Engineering, LLC, dated March 18, 2024
- 331. Email from Staff to Commissioners, dated March 18, 2024
- 332. Email from Staff to Intervenor, dated March 18, 2024
- 333. Email correspondence from Agent Engineer to Commissioners, dated March 18, 2024
- 334. Email correspondence from Fire Marshall to Agent Engineer, dated March 18, 2024
- 335. Email from Staff to Intervenor, dated March 18, 2024
- 336. Email correspondence between Agent and Staff, dated March 18, 2024
- 337. Email correspondence between Owner's Attorney and Staff, dated March 18, 2024
- 338. Letter from Kelly Law Offices, dated March 18, 2024, signed by James Kelly
- 339. Email from Staff to Commissioners, dated March 18, 2024
- 340. Email from Staff to Intervenor, dated March 18, 2024
- 341. Email correspondence between Intervenor and Staff, dated March 18, 2024
- 342. University of New Hampshire Stormwater Center, dated 2012 Biennial Report
- 343. Email from Staff to Agents and Owner, dated March 18, 2024
- 344. Email from Staff to Commissioners, dated March 18, 2024
- 345. Email correspondence between Owner and Staff, dated March 18, 2024
- 346. Email from Agent to Staff and Owner, dated March 18, 2024
- 347. Email from Agent to Staff and Owner, dated March 18, 2024
- 348. Email from Staff to Agent Engineer, dated March 19, 2024
- 349. Letter from Fairfield County Engineering, LLC, dated March 18, 2024
- 350. Email from Staff to Commissioners, dated March 19, 2024
- 351. Email from Staff to Intervenor, dated March 19, 2024
- 352. Email correspondence between Agent Engineer and Staff, dated March 19, 2024

**Resolution #0424-24WET  
PERMIT APPROVED &  
DENIED WET#2905**

April 22, 2024

- 353. Letter from Fairfield County Engineering, LLC, dated March 18, 2024
- 354. Email from Staff to Commissioners, dated March 19, 2024
- 355. Email from Staff to Intervenor, dated March 19, 2024
- 356. Email correspondence between Intervenor and Staff, dated March 19, 2024
- 357. Letter from James Lucas, dated March 18, 2024
- 358. Town of Westport Waterway Protection Line Ordinance, undated
- 359. Email from Staff to Agents and Owner, dated March 19, 2024
- 360. Email from Staff to Commissioners, dated March 19, 2024
- 361. Email correspondence between Agent Engineer and Staff, dated March 19, 2024
- 362. Email from Staff to Commissioners, dated March 19, 2024
- 363. Email from Staff to Intervenor, dated March 19, 2024

Following careful review of the information presented, the Commission has **APPROVED** the construction of a proposed single-family residence, in-ground pool, stormwater detention system, and septic system “Application for Significant Regulated Activity” WET#2905 (Assessor’s Map #25, Lot #2) pursuant to Section 10 of the Inland Wetlands and Watercourses Regulations, and the Connecticut General Statutes, sections 22a-36 through 22a-45 subject to the attached General Conditions and the following Special Conditions and/or Modifications:

1. The approved plans are: Septic Plan by Fairfield County Engineering, L.L.C., dated July 26, 2023, last revised February 19, 2024, Drainage Plan, Fairfield County Engineering, L.L.C, dated October 6, 2023, last revised January 15, 2024. The approved mitigation plans are titled Revised Plan – Increased Buffer and Revised Planting Plan as shown in the PowerPoint For February 8, 2024 Meeting.
2. Prior to the commencement of any on-site permit related activity, the applicant shall obtain a wetland permit, issued by this Commission, to construct a driveway and wetland crossing.
3. This approval grants the applicant the right to conduct limited soil testing in and around the wetland and vernal pool area for the purposes of determining the feasibility of the alternative wetland crossing presented in this application. The soil testing shall occur only in the dry season between the months of August and October. The methodology of the soil testing shall be reviewed by Staff, and if deemed appropriate by staff, granted under an administrative approval.
4. The applicant shall provide an as-built plan of the infiltration/stormwater management system and a letter from the engineer of record attesting to conformance of the constructed system to the approved system.

5. 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.
6. 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 Condition #8 below is satisfied. In the event the applicant fails to properly implement and maintain the planting plan and/or the erosion and sedimentation control plan, the Town reserves the right to use the bonded funds to correct such deficiencies.
7. 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.
8. The applicant shall cause to be prepared a foundation as-built plan that depicts the limit of lawn, boulder or other form of demarcation, 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#2905. This plan shall be in a form suitable for filing on the Wilton Land Records. The applicant shall file a 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 #6 above may be released until this condition is fully satisfied.
9. The planting plan shall be fully installed within six months of receiving either a permanent or temporary Certificate of Occupancy.
10. Prior to the commencement of any on-site permit related activity, the applicant shall submit an information packet to the office of this commission for approval by staff. The packet shall contain information regarding the purpose and maintenance of the infiltrators, information regarding the presence of areas regulated by this commission, and lastly, information regarding environmentally friendly lawn care practices. Once approved, this packet shall be provided to the end user and evidence of their receipt shall be submitted to the office of the commission within one week of the property transfer.
11. Prior to the commencement of any on-site permit related activity, the applicant shall sign and submit the *Authorization to Inspect Property Form* to allow staff routine access of the property for the purpose of permit conformance inspections to the Office of the Commission.

The Commission has **DENIED** without prejudice the proposed activities to construct a driveway and wetland crossing "Application for Significant Regulated Activity" WET#2905 pursuant to Section 10 of the Inland Wetlands and Watercourses Regulations, and the Connecticut General Statutes, sections 22a-36 through 22a-45 for the following reasons:



1. The application is incomplete based on a lack of information regarding the soils in the area where the driveway wetland crossing is proposed. The applicant presented design alternatives for the wetland crossing but failed to provide information on the soil suitability to show that the design alternatives are feasible.

END  
Res#0424-24

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** at a Special Meeting on April 18, 2024

**APPROVED** activities to construct a single-family residence with in-ground pool, pool house, stormwater detention system and septic system with conditions, and **DENIED** without prejudice the proposed driveway and wetland crossing - **Wetlands Application #2905 – Old Driftway, LLC** – at 0 Mountain Road (Assessors Map#25 Lot #2), Wilton, CT.

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 22nd of April 2024, Wilton, CT  
Publish ONCE in the Wilton Bulletin April 25, 2024

Rem Bigosinski  
Secretary