

## Larkin, Elizabeth

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**From:** Bryan Phillips <bryan.phillips@me.com>  
**Sent:** Wednesday, May 26, 2021 1:45 PM  
**To:** Conklin, Mike; Larkin, Elizabeth  
**Cc:** Bryan Phillips  
**Subject:** 326 Thayer Pond Rd  
**Attachments:** 326 Thayer Pond Rd MBL 140-3.pdf; Wetlands Pg. 2.pdf; Wetlands Pg 1.pdf

Dear Mike and Elizabeth,

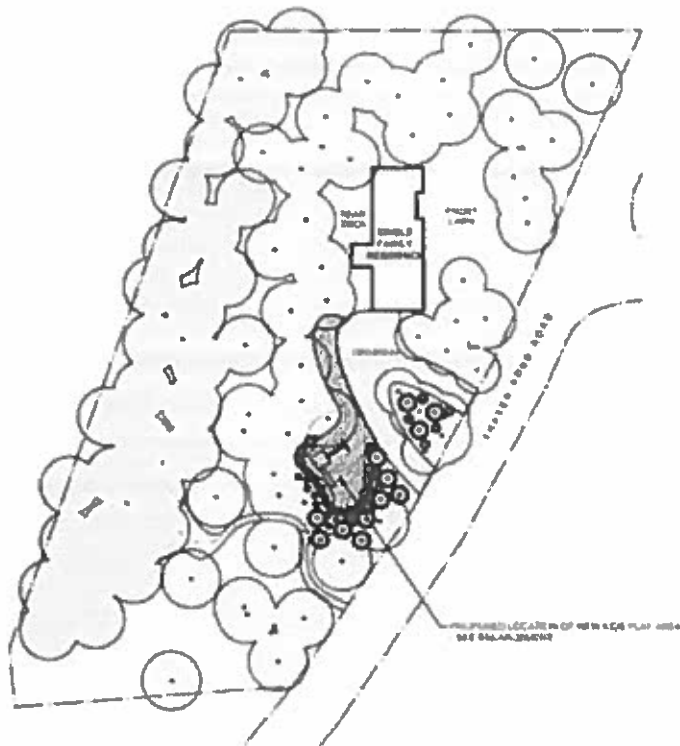
After reviewing with some outside help, I did want to send this over for your review because it frames up my mindset of this mis-understanding on my end. I understand that it's beyond the required submission date of yesterday afternoon, but I found that being new to all of this, I needed a little more time than I thought I would to make sure I could have a productive conversation in tomorrow's hearing.

Obviously being new to town, this state and to this part of the country, there are steps I failed to make myself aware of. That's on me, we are just excited about getting fully settled in and have had a very difficult couple of years leading up to 2021 in doing so. I wanted to try and point out where my thinking is now.

The biggest thing I'm trying to accomplish is to create a space for my kids to safely play outside without all of the issues we were having with the lawn as is. In my mind, I was loosely aware of the wetlands, in that you can't change the actual wetlands (as shown on the map below), just didn't know that anything in our front yard or side yard, and affected anything. As seen below, I was going by the plans presented to me when I purchased the home, and it was explained to me that the plans below were in compliance with all town and wetlands guidelines. I do not, however, believe the sellers of the home applied for any permits with anyone. The plan below was presented to me that this was in fact approved by Wilton and was used as a selling point for the home, not that it had been put into action already, but for re-assurance that work could be done from the buyer's stand point. Really, it's the only reason we considered this home, was for the potential for this improvement for our kids and for us, since this home was largely untouched from when it was built in the early 80s, and was in big need for clean up, and updates. We plan on being here a very long time, and have kids in the high school, elementary school, and now a 15 month old that has yet to enter Wilton schools. We need a good yard for them to be able to play in for many years to come. At this point, my goal was to focus on dead and dying trees, years and years of leaf deposits hiding trash, glass and other debris from the road, hidden stumps, etc. There were several dangerous trees that were already dead on the property, others that were dying, and all of the brush and debris was attracting ticks and chiggers (of which I'm now suffering from) that just didn't allow for us to have a place for our kids to play. We love the town, schools, little league baseball, soccer, etc. and in fact simply chose Wilton off a map to move to after getting a new job in Westchester county. We plan on being here for a very long time, and need to improve the home, just need a re-set, to allow for me to move forward with needed improvements, while satisfying all guidelines and restrictions for the property. Again, on the short term, and this instance entirely wrapped around me trying to remove un-safe parts of the yard, extend the grass area, etc. In the

future we will need to make other changes, such as a fence, home improvements, deck improvements, etc. so I want to get back on track, the right way. I was completely unaware that any permits were needed at this point, but permits would be needed in the future, but we just weren't there yet. I was wrong about that. My apologies.

Sincerely, with hat in hand,  
Bryan Phillips



**0 KEY PLAN**  
Scale: 1" = 40'-0"

0 50 100 FT



CRYSTACK NATURAL STONE WALL

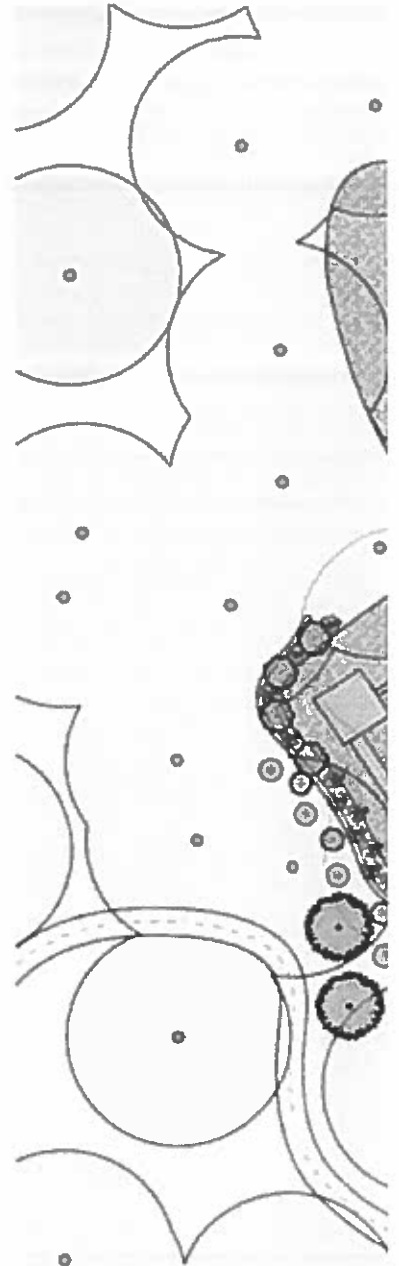


PREBANG ACTURES BLOCK WALL

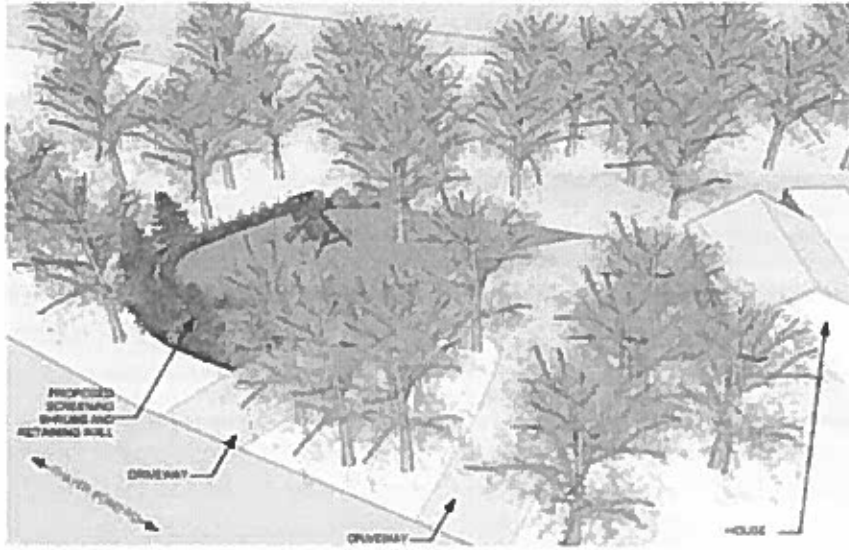


EVERGREEN SCREENING TREES

**PROPOSED MATERIALS**



**1 ENLARGED PROPOSED PLAY AREA**  
Scale: 1" = 40'-0"



**AERIAL VIEW**



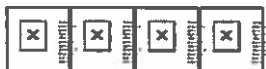
**VIEW OF PROPOSED PLAY AREA FROM GJ**



**VIEW OF PROPOSED PLAY AREA FROM THAYER POND ROAD**



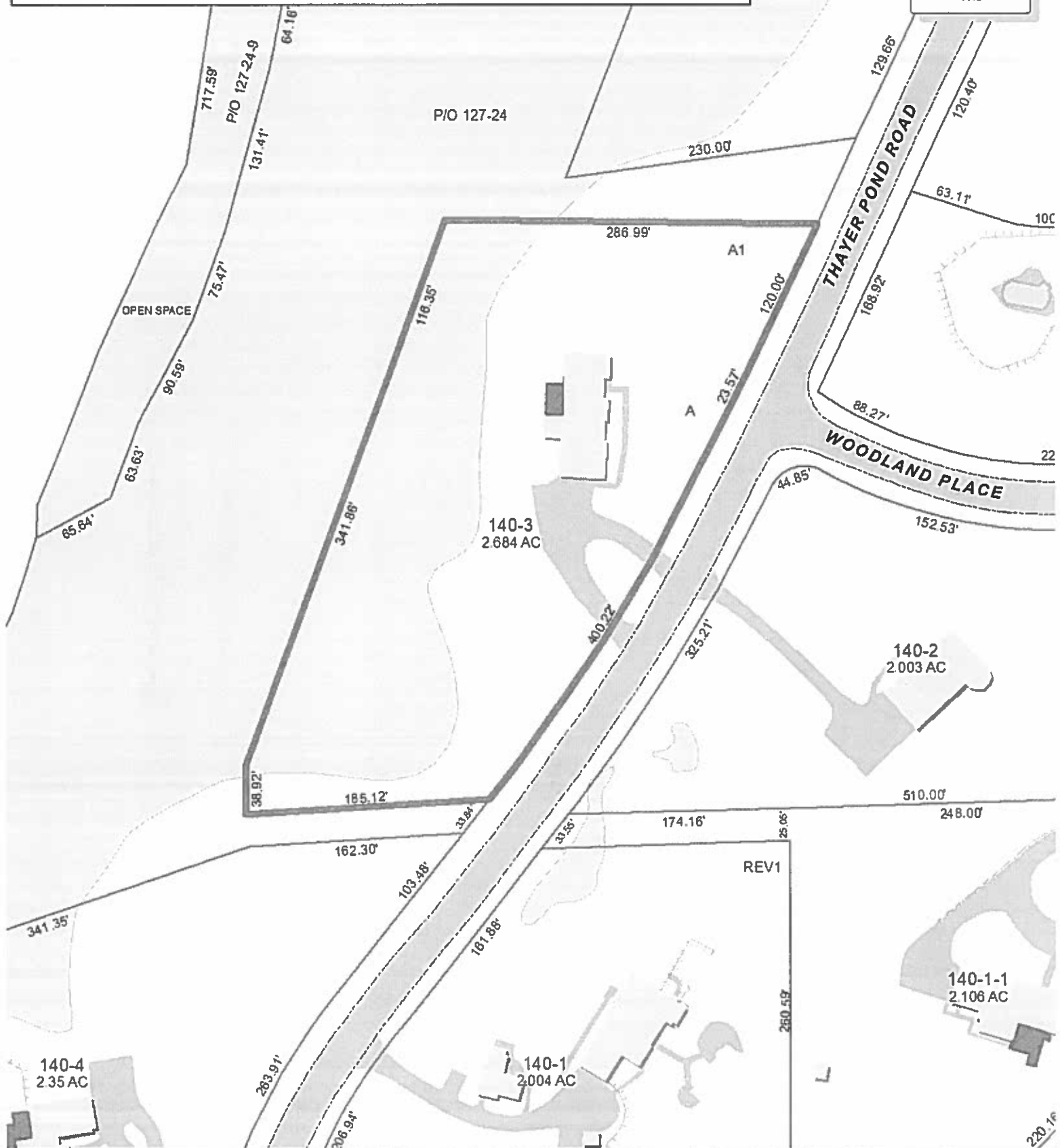
**VIEW OF PROPOSED PLAY AREA FROM T1**



## Town of Wilton, Connecticut - Assessment Parcel Map

**MBL: 140-3**

**Address:** 326 THAYER POND RD



**Approximate Scale:**

**1 inch = 100 feet**

**Disclaimer:**

**This map is for informational purposes only.  
All information is subject to verification by any user.  
The Town of Wilton and its mapping contractors  
assume no legal responsibility for the information contained herein.**

Map Grand List Date: Oct 2017

