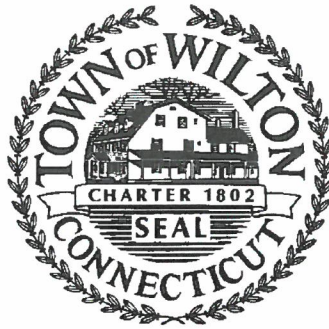


INLAND WETLANDS
COMMISSION
Telephone (203) 563-0180
Fax (203) 563-0284



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

APPLICATION FOR AN INTERMEDIATE REGULATED ACTIVITY

For Office Use Only:

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

APPLICANT INFORMATION:

Applicant Bryan Phillips
Address 326 Thayer Pond Road
Wilton, CT 06897
Telephone 469.515.6788
Email Bryan Phillips <bryan.phillips@me.com>

Agent (if applicable) Brian Carey
Address LANDTECH - 518 Riverside Avenue
Westport, CT 06880
Telephone 203.454.2110
Email bcarey@landtechconsult.com

PROJECT INFORMATION:

Property Address 326 Thayer Pond Road
Acres of altered Wetlands On-Site 0.0
Linear Feet of Watercourse 0.0
Linear Feet of Open Water 0.0
Sq. Ft. of proposed and/or altered impervious
coverage 2,130

Site Acreage 2.88
Cu. Yds. of Material Excavated 0.0
Cu. Yds. of Material to be Deposited 12
Acres of altered upland buffer 0.25
Sq. Ft. of disturbed land in regulated area 2,375

APPLICATION REQUIREMENTS:

Is The Site Within a Public Water Supply
Watershed Boundary? NO ☒ YES* ☐

Is The Site Within 500 Feet of a Town Boundary?
NO ☐ YES* ☒

* If the answer is yes, then the applicant is responsible for notifying the appropriate water authority and/or adjoining community's Wetlands Department. Instructions for notification are available at the office of the commission.

Project Description and Purpose: Application to resolve existing Notice of Violation and to Construct new driveway, playground, and new landscaping of the property within portions of the upland review area.

In addition, the applicant shall provide eleven (11) collated copies of the following information as well as an electronic submission via email to mike.conklin@wiltonct.org & elizabeth.larkin@wiltonct.org **

- ☒ A. Written consent from the owner authorizing the agent to act on his/her behalf
- ☒ 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
- ☐ 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
- ☒ J. One original application 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: Bryan Phillips Date: _____

Agent's Signature (if applicable): Brian Carey Date: 9/7/2021






2021_fillable_inland_wetlands_intermediate_activity_application_2

Final Audit Report

2021-09-02

Created:	2021-09-02
By:	Brian Carey (bcarey@vt.edu)
Status:	Signed
Transaction ID:	CBJCHBCAABAA9g4x3JgyXWxyXWSNylP41Si07Tzf1-Pf

"2021_fillable_inland_wetlands_intermediate_activity_application_2" History

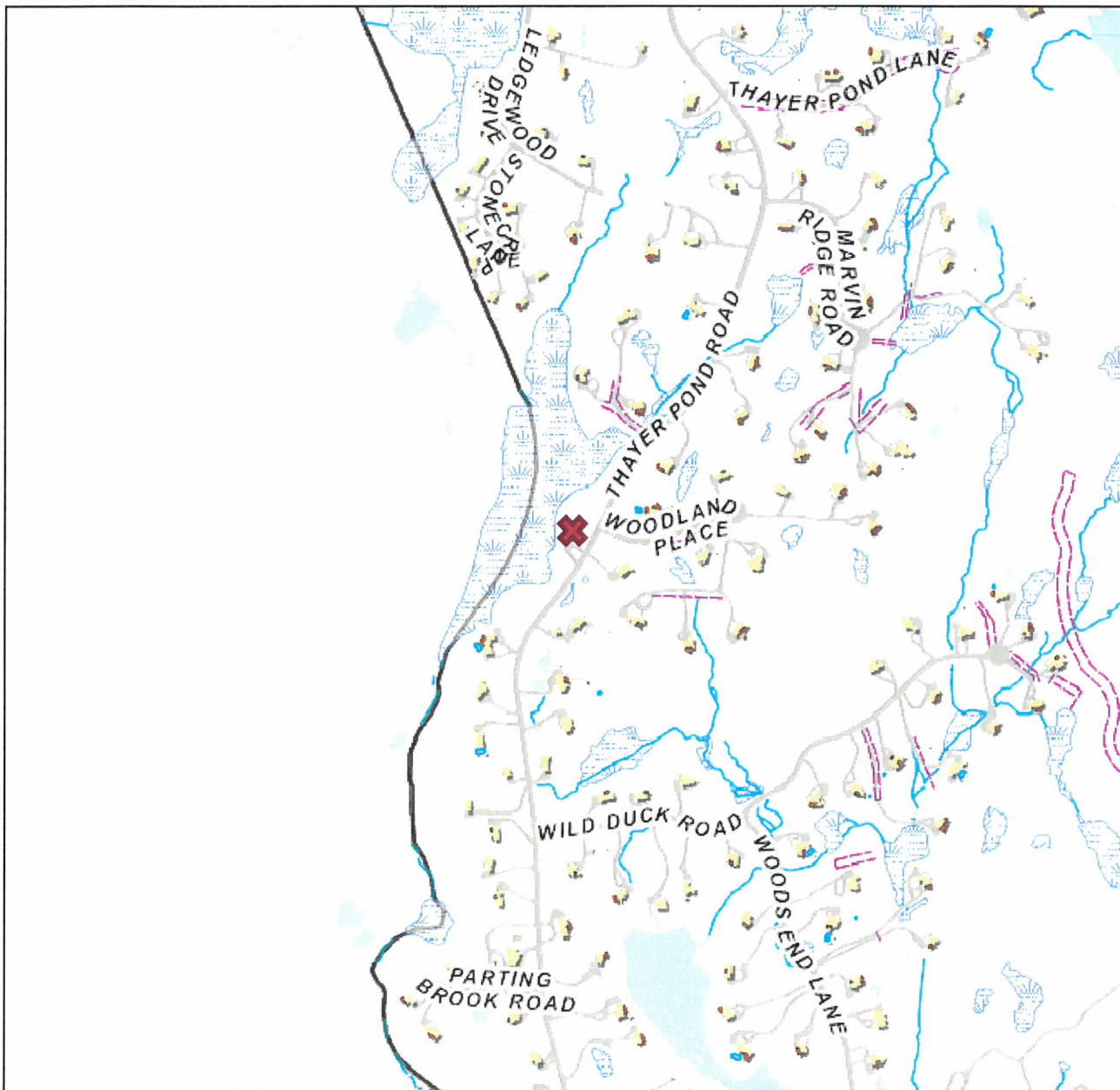
-  Document created by Brian Carey (bcarey@vt.edu)
2021-09-02 - 6:43:38 PM GMT- IP address: 68.195.212.114
-  Document emailed to Bryan Phillips (bryan.phillips@me.com) for signature
2021-09-02 - 6:43:59 PM GMT
-  Email viewed by Bryan Phillips (bryan.phillips@me.com)
2021-09-02 - 9:12:38 PM GMT- IP address: 165.225.38.199
-  Document e-signed by Bryan Phillips (bryan.phillips@me.com)
Signature Date: 2021-09-02 - 10:48:38 PM GMT - Time Source: server- IP address: 165.225.220.161
-  Agreement completed.
2021-09-02 - 10:48:38 PM GMT

Town of Wilton

Geographic Information System (GIS)



Date Printed: 8/23/2021



MAP DISCLAIMER - NOTICE OF LIABILITY

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

Zoning Effective: July 28, 2017

Planimetrics Updated: 2014

Approximate Scale: 1 inch = 800 feet

0 800
Feet





Town of Wilton, CT

Property Listing Report

Map Block Lot

140-3

Account

003055

Property Information

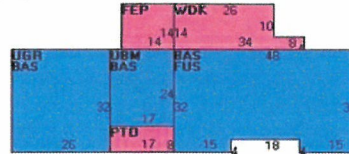
Property Location	326 THAYER POND RD
Owner	PHILLIPS BRYAN
Co-Owner	
Mailing Address	326 THAYER POND RD WILTON CT 06897
Land Use	1-1 Residential
Land Class	R
Zoning Code	R-2
Census Tract	
Sub Lot	
Neighborhood	05
Acreage	2.68
Utilities	Well,Septic
Lot Setting/Desc	Level
Survey Map	
Foundation	1

Photo



Sketch

UBM[1098]
FBM[366]



Primary Construction Details

Year Built	1984
Stories	2
Building Style	Colonial
Building Use	Residential
Building Condition	Average ++
Floors	Hardwood
Total Rooms	10

Bedrooms	4 Bedrooms
Full Bathrooms	3
Half Bathrooms	1
Bath Style	Average
Kitchen Style	Average
Roof Style	Gable/Hip
Roof Cover	Asphalt Shngl.

Exterior Walls	Clapboard
Interior Walls	Drywall
Heating Type	Forced Air
Heating Fuel	Oil
AC Type	Central
Gross Bldg Area	7600
Total Living Area	4168



Town of Wilton, CT

Property Listing Report

Map Block Lot

140-3

Account

003055

Valuation Summary (Assessed value = 70% of Appraised Value)

Item	Appraised	Assessed
Buildings	489300	342510
Extras	0	0
Outbuildings	0	0
Land	445400	311780
Total	934700	654290

Sub Areas

Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
Wood Deck	396	0
Enclosed Porch	196	0
Basement, Unfinished	1506	0
Patio	136	0
Garage, Under	832	0
First Floor	2704	2704
Basement, Finished	366	0
Upper Story, Finished	1464	1464
Total Area	7600	4168

Outbuilding and Extra Items

Type	Description

Sales History

Owner of Record	Book/ Page	Sale Date	Sale Price
PHILLIPS BRYAN	2523/ 891	12/28/2020	731500
KUPERMAN LEONARD W & BARBARA	0951/0236	7/17/1995	0
KUPERMAN, LEONARD W + BARBARA	0472/0086	11/16/1984	385000

**TOWN OF WILTON, CONNECTICUT
NEIGHBORS FOR 326 THAYER POND ROAD**

Parcel ID	Site Address	Owner Name	Mailing Address	Mailing City	Mailing State	Mailing Zip
127-4-20	12 WOODLAND PL	ANDERSON TODD &	12 WOODLAND PL	WILTON	CT	06897- 0000
127-4-30	331 THAYER POND RD	HIRSCH GARY D & VICTORIA D TR	331 THAYER POND RD	WILTON	CT	06897- 0000
127-24	350 THAYER POND RD	CAVALLO JON &	350 THAYER POND RD	WILTON	CT	06897- 0000
127-24-8	356 THAYER POND RD	FLAIM SUZANNE E	356 THAYER POND RD	WILTON	CT	06897- 0000
140-1	305 THAYER POND RD	GREGORY KATHRYN J &	305 THAYER POND RD	WILTON	CT	06897- 0000
140-1-1	25 WOODLAND PL	LASALA STEPHEN H JR & MARIANNE J	25 WOODLAND PL	WILTON	CT	06897- 0000
140-2	321 THAYER POND RD	HANSEN TRYGVE	321 THAYER POND RD	WILTON	CT	06897- 0000
140-4	306 THAYER POND RD	SAVOIE SUSAN G	306 THAYER POND RD	WILTON	CT	06897- 0000

September 7, 2021

PROJECT NARRATIVE

Applicant: Bryan Phillips
326 Thayer Pond Road
Wilton, CT 06897

Site Location: 326 Thayer Pond Road
Wilton, CT 06897

Site Plan: "Proposed Site Improvements for a Driveway Expansion Site Plan, prepared for Bryan Phillips, 326 Thayer Pond Road, Wilton, CT" prepared by LANDTECH dated September, 2021 Sheet C-1, Scale 1" = 30'

Existing Conditions: The project site is a residentially developed 2.68+/- acre property on the west side of Thayer Pond Road across from Woodland Place. The site contains a centrally located single-family residence with a large landscaped area in the front of the house. The site is very steeply graded in all directions going away from the house. The majority of the property is located behind the house to the west and is dominated by a large forested wetlands with the dominant species being red maple. Due to the depth of the forested wetland and presence of standing water, the wetland area remains intact and does not appear to have been disturbed in the recent past. The landscaped areas of the property are dominated by a mix of large oaks and tulip trees.

Regulated Wetlands and Watercourses: The property is located within in the Silvermine River watershed. Chris Allen, Certified Professional Soil Scientist, identified the wetland boundary on the property during a site investigation in July 2021. A watercourse was identified on the southern portion of the site that outflows from the wetland. Refer to his report for additional information. Primary tree cover in the wetlands was identified as Red Maples. The understory is primarily nonnative shrubs of Euonymus and Japanese Barberry, but include Winterberry, Clethra and Spicebush. Identified groundcover within the wetland and along the watercourse include Garlic Mustard, Asiatic Bittersweet, Sensitive Fern, Cinnamon Fern and leaf litter.

Wetlands Functions: Based upon professional experience and the publication entitled "The Highway Methodology Workbook Supplement, Wetland Functions and Values, A Descriptive Approach," prepared by the US Army Corps of Engineers, NEDEP-360-1-30a, September 1999, the primary wetland functions are expected groundwater discharge, sediment trapping and nutrient transformation.

Proposed Activity: Reconfiguration of the existing driveways on the property including the removal of the existing northern driveway entrance and the construction of a new drive turnaround in front of the house. In addition, applicant intends to install fencing along the property frontage, landscaping, and a new playscape which will include the construction of a boulder demarcation line and planting of an evergreen border along the southern property line. The applicant also intends to reconstruct the existing rear elevated deck due to its current condition.

Narrative: The applicant was issued a Cease-and-Desist Order dated May 18th, 2021 for the unpermitted clearing, filling and grading of the property within the regulated upland review area with a permit. In order to respond to the Cease-and-Desist Order, the applicant retained LANDTECH to develop a “Corrective Action” application that includes the flagging of the wetland onsite wetland limits, the development of a survey that includes a grading plan, the development of proper mitigation measures, and the design of site improvements that are consistent with the Wilton Inland Wetland and Watercourses Regulations. The proposal does not include any work within the limits of the existing onsite inland wetlands.

In addition, to the corrective measures that will include grading and stabilization of the previously disturbed areas, the applicant intends to reconfigure the existing driveways by eliminating the northern driveway entrance and constructing a new driveway turnaround that will be able to service the front of the house. The applicant is also proposing to construct a boulder demarcation line along the southern and western wetlands line that will include the planting of a row of evergreen trees.

As part of the project, moderate grading and slight filling will take place in order to provide for the proper elevation and grade for the proposed playscape that is depicted on the proposed site plan.

Erosion and sediment controls (E&SC) will be installed prior to any site disturbance to prevent the migration of sediments out side the limits of disturbance associated with the project. The E&SC will be inspected on a daily basis by the site contractor and will be maintained in a manner to make sure they are fully function through out the project.

The construction time frame is anticipated to be approximately 1 to 2 months depending on the weather and availability of materials at the time of construction. Feasible and prudent alternatives considered as part of this application included the following:

No build alternative: A no build alternative was considered as part of this application. While a no build scenario is ultimately the most protective of the inland wetlands, it is not considered feasible or prudent since it eliminates the property owners’ rights to develop their property in a manner which strikes a balance between the owner’s right to use the property and wetland protection.

Building a Larger Driveway: The applicant explored the possibility of building a larger driveway area as it would be allowed under the existing zoning and wetland regulations but ultimately decided to go with the smaller current proposal as it still meets their needs while being more protective of the onsite wetlands.

Current Proposal: The current proposal was determined to be the most feasible and prudent alternative since it allows the applicant to develop the property in a manner that is consistent with the inland wetland and zoning regulations while also being protective of the onsite wetlands. Mitigation in the form of a boulder demarcation line to protect unpermitted movement into the onsite wetlands from large power equipment will be constructed along the southern and western wetland limits. Short term impacts will be mitigated by implementing E&S controls and through the implementation of Best Management Practices (BMPs) during the construction phase of the project.

Summary: The application requests a wetland permit to resolve the existing Cease-and Desist Order while also requesting permission to make improvements to their property in a manner consistent with the Wilton

Inland Wetland and Watercourses Regulations. The additional aforementioned improvements including the reconfiguration of the driveway layout, grading, landscaping, installation of a boulder demarcation line and replacement of the elevated deck. The plan provides a planting plan to enhance and maintain the wetland buffer. When the site work is completed as shown on the provided site plans with the provided mitigation measures the wetland functions are expected to be protected and maintained.

July 2, 2021

**Inland Wetland & Watercourse Delineation
326 Thayer Pond Road
Wilton, Connecticut**

An on-site investigation of the residential property at 326 Thayer Pond Road in Wilton, CT was conducted on June 29, 2021. The purpose of the site investigation was to identify and delineate Connecticut inland wetlands and watercourses on the project site. The project site is a residentially developed 2.68+/- acre property on the west side of Thayer Pond Road across from Woodland Place.

According to the Connecticut General Statutes (CGS Sections 22a-36 to 22a-45), inland wetlands are defined as areas of poorly drained, very poorly drained, floodplain and alluvial soils as delineated by a soil scientist. Watercourses are rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs, and all other bodies of water, natural or artificial, vernal or intermittent, public or private. Intermittent Watercourses are recognized by a defined permanent channel and bank and the occurrence of two or more of the following characteristics: 1) evidence of scour or deposits of recent alluvium or detritus, 2) the presence of standing or flowing water for a duration longer than a particular storm incident, and 3) the presence of hydrophytic vegetation.

The evaluation was conducted by walking the property and examining the upper 24 inches of the soil profile with a spade and auger in selected areas. Wetland and watercourse boundaries were marked in the field using sequentially numbered surveyors flagging as shown on the attached sketch.

Wetlands were identified and delineated on the west and south sides of the property. The site's wetlands are part of a larger complex of forested wetlands associated with Parting Brook. The boundary of the wetland soils were delineated with flagging labeled WL-1 to WL-20.

The site's wetland soils are identified as Catden and Freetown soils and Leicester fine sandy loam. The Catden and Freetown soils are located closer to Parting Brook, while the Leicester soils are found along the margins of the wetland. The Catden and Freetown series consist of very deep, very poorly drained soils formed in highly decomposed woody and herbaceous organic materials in depressions on till plains, lake plains, outwash plains, and flood plains. The Leicester series consists of very deep, poorly drained soils formed in coarse-loamy till. They are nearly level or gently sloping soils in drainageways and low-lying positions on hills.

The sites non-wetland soils were not evaluated in detail. Observations regarding non-wetland soils were made in the process of identifying and delineating the wetland soils. Upland soils on the project site are identified as Charlton and Canton fine sandy loams. The Charlton and Canton series consists of very deep, well drained soils formed in loamy melt-out till. They are nearly level to very steep soils on moraines, hills, and ridges.



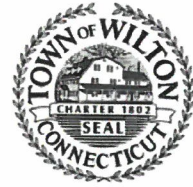
Christopher P. Allan

Professional Registered Soil Scientist

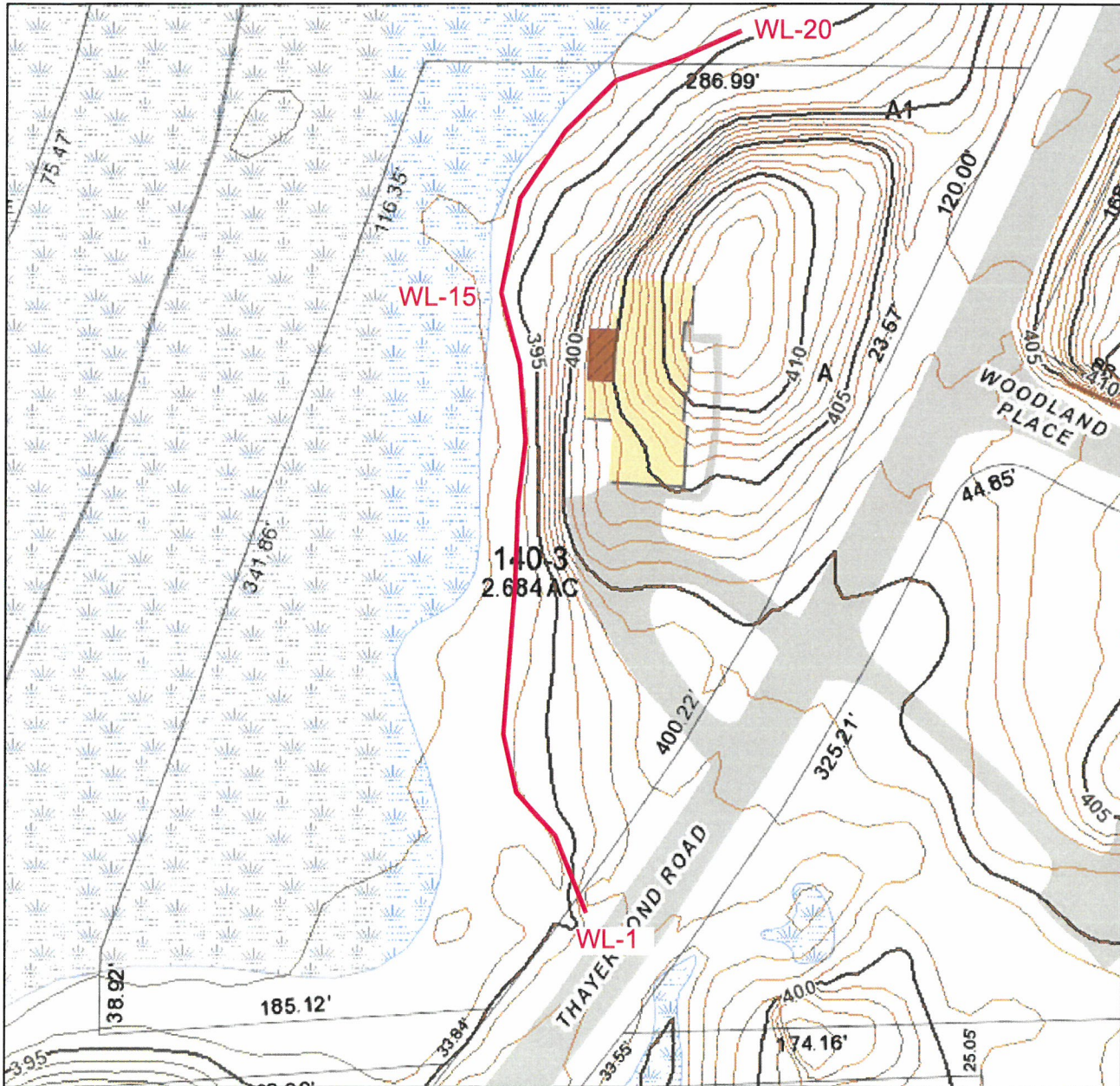
Professional Wetland Scientist (No. 266)

Town of Wilton

Geographic Information System (GIS)



Date Printed: 6/22/2021



APPROXIMATE LOCATION OF
FLAGGED WETLAND BOUNDARY

326 THAYER POND ROAD,
WILTON, CT

JUNE 29, 2021

Zoning Effective: July 28, 2017

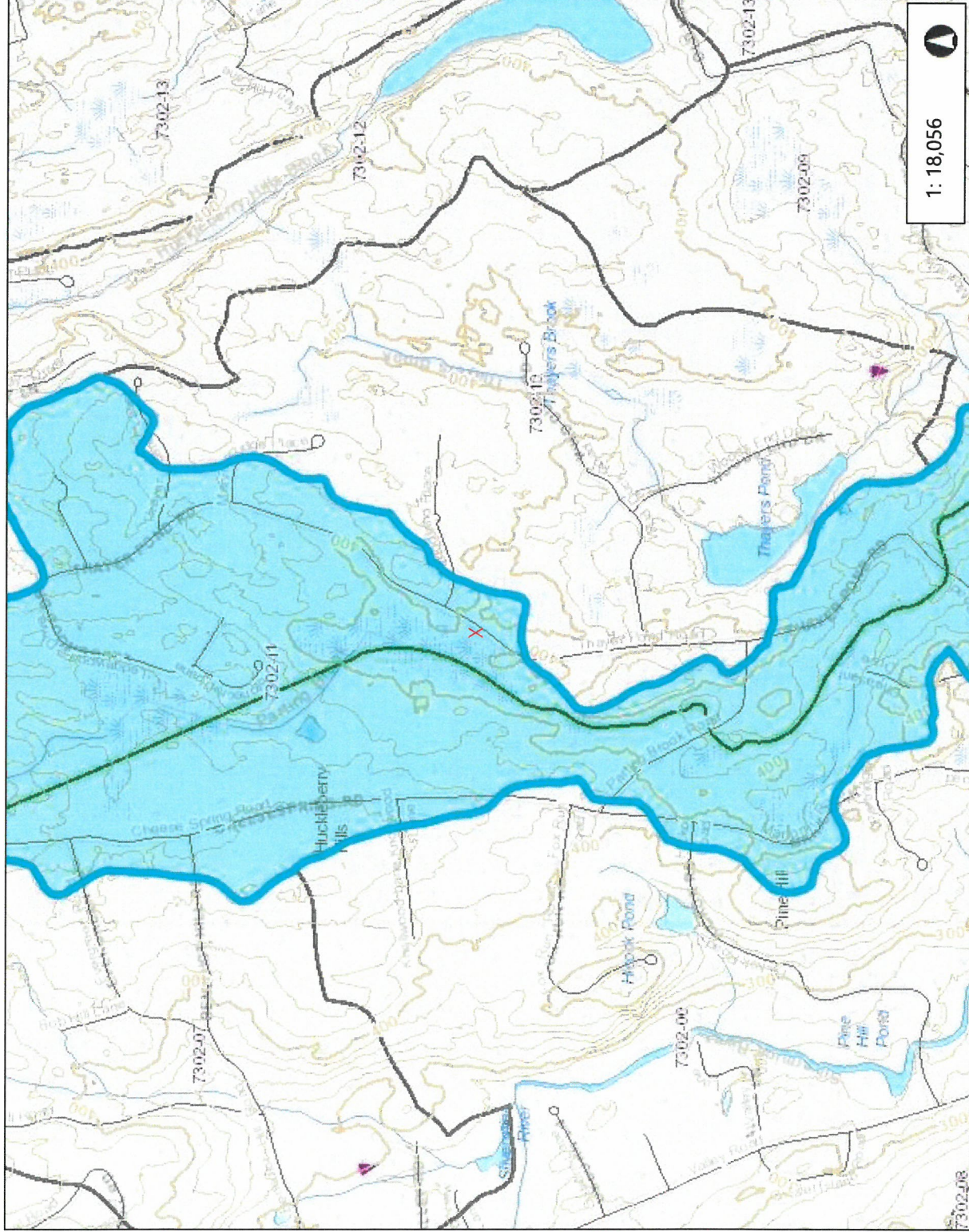
Planimetrics Updated: 2014

Approximate Scale: 1 inch = 75 feet

0 75
Feet



Watershed Map - 326 Thayer Pond Road



1: 18,056

0.6 Miles 0 0.28

This map is intended for general planning, management, education, and research purposes only. Data shown on this map may not be complete or current. The data shown may have been compiled at different times and at different map scales, which may not match the scale at which the data is shown on this map.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

© Connecticut Environmental Conditions Online

CONNECTICUT

Legend

20 ft Contours 24k

100

20

20 ft Contours 24k

100

20

20 ft Contours 24k

100

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20 ft Contours 24k

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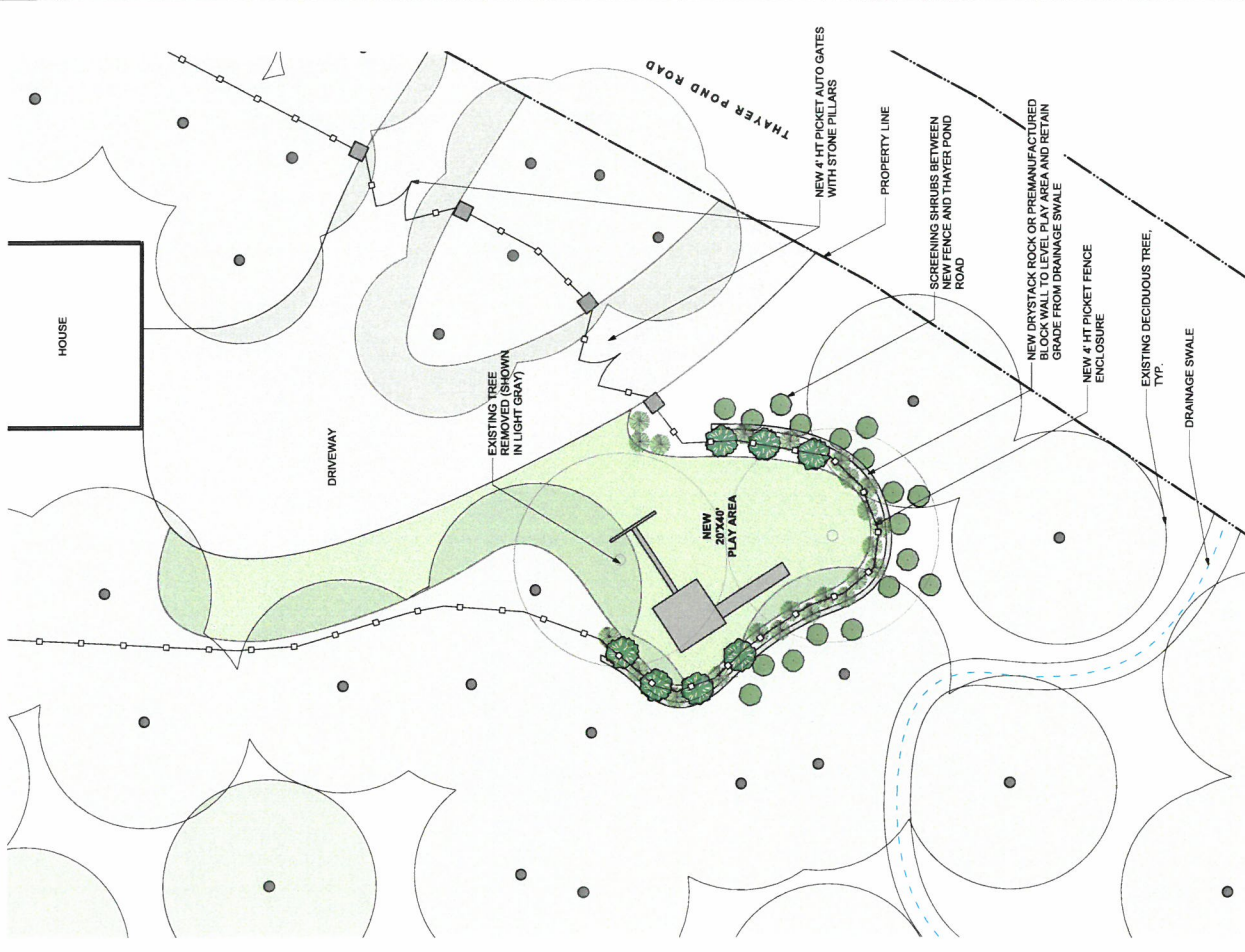
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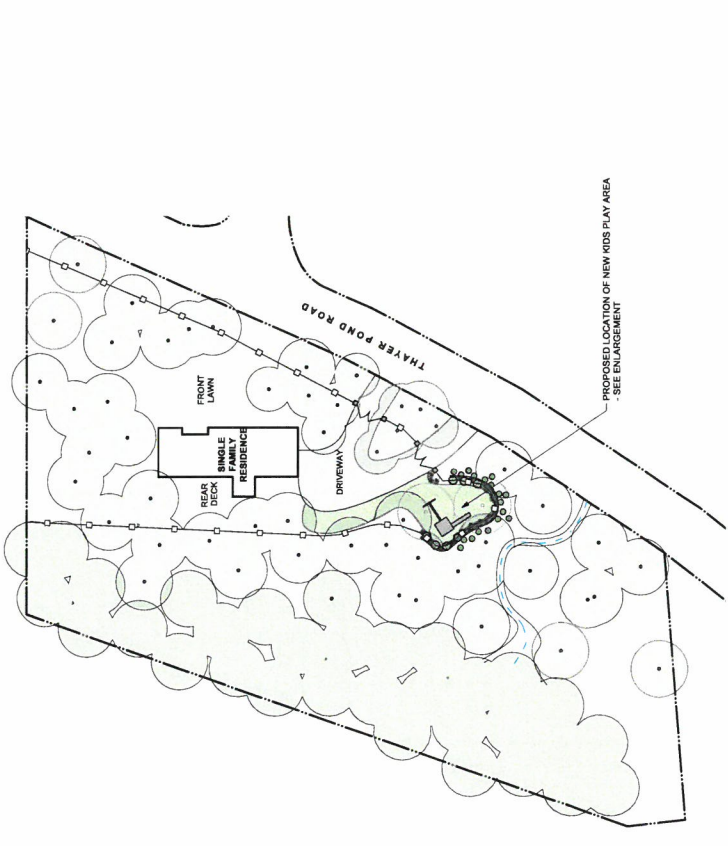
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Notes

Subregional Basin: Silvermine River
Regional Basin: Norwalk
Major Basin: Southwest Coast
Acres: 876.73
Square Miles: 1.3699



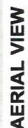
1 ENLARGED PROPOSED PLAY AREA
Scale: 1" = 40'-0"
0 5 10 15 20 25 FT
*THIS SHEET IS SCALED & FORMATTED TO 24"x36"



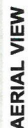
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Scale: 1" = 40'-0"
0 50 100 FT



PROPOSED MATERIALS



AERIAL VIEW






VIEW OR PROPOSED PLAY AREA FROM THAYER POND ROAD



AQUIFER PROTECTION AREAS

Wilton, CT

August 26, 2019

-  Level A APA (Final Adopted)
-  Level A APA (Final)
-  Level B APA (Preliminary)
-  Town Boundary

NOTE: The Aquifer Protection Areas were delineated through Connecticut's Level A and Level B Mapping Processes. Aquifer Protection Areas are delineated for active public water supply wells in stratified drift that serve more than 1000 people, in accordance with Sections 22a-354c and 22a-354z of the Connecticut General Statutes. Level B Mapping delineates a preliminary aquifer protection area, providing an estimate of the land area from which the well draws its water. Level A Mapping delineates the final Aquifer Protection Area, which becomes the regulatory boundary for land use controls designed to protect the well from contamination. As Level A Mapping is completed for each well field and approved by DEEP, it replaces the Level B Mapping. Final Adopted Level A Areas are those where towns have land use regulations for them.

Massachusetts and Rhode Island Wellhead Protection Areas may be shown for informational purposes.

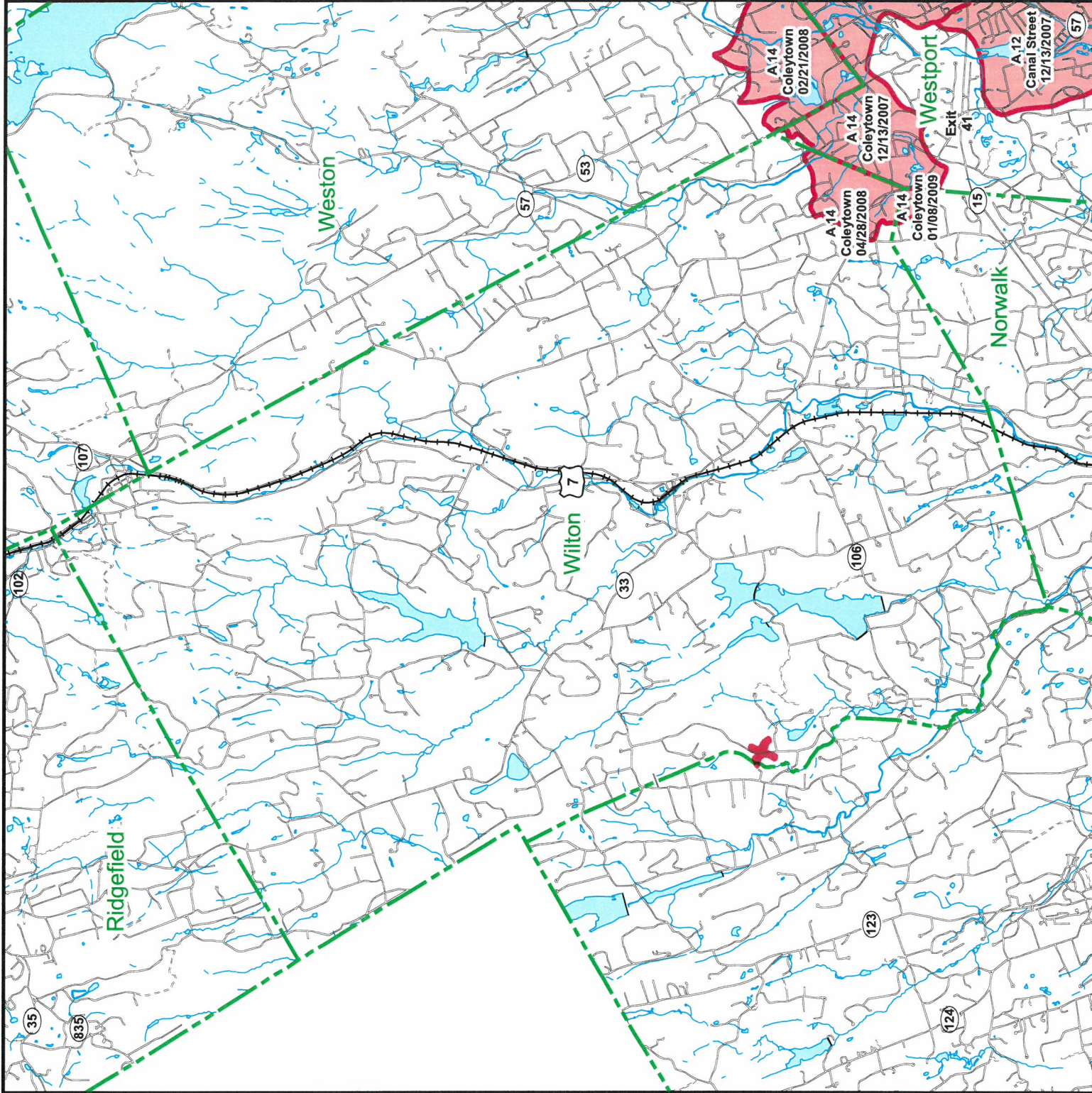
QUESTIONS:

Bureau of Water Protection and Land Reuse
Planning and Standards Division
Phone: (860) 424-3020
www.ct.gov/deep/aquiferprotection

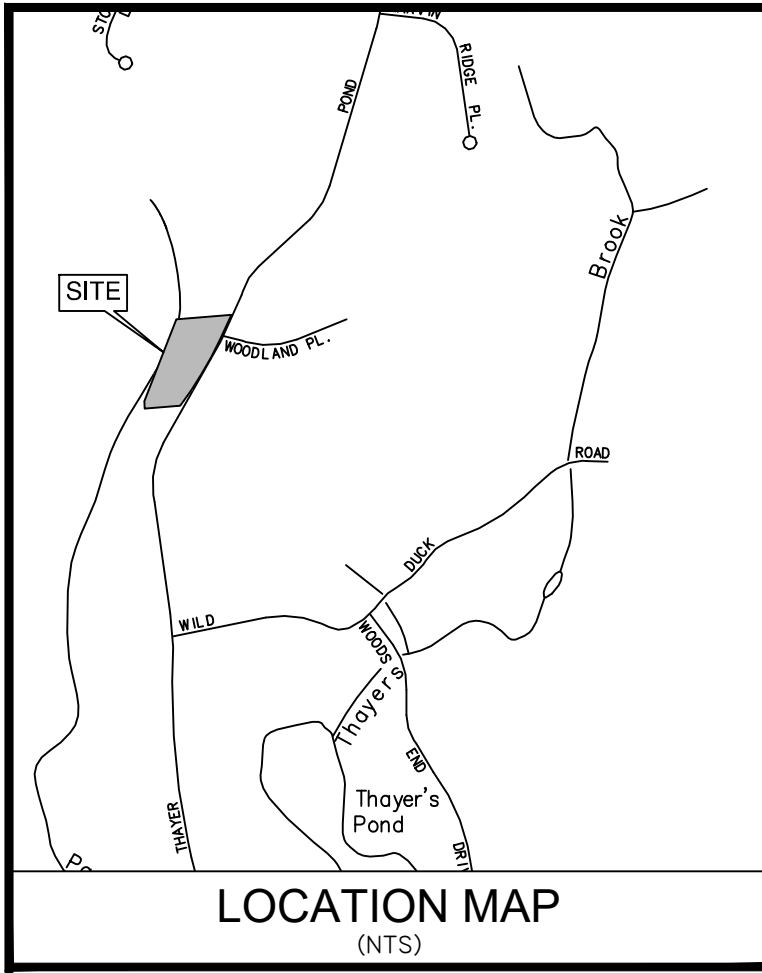


STATE OF CONNECTICUT

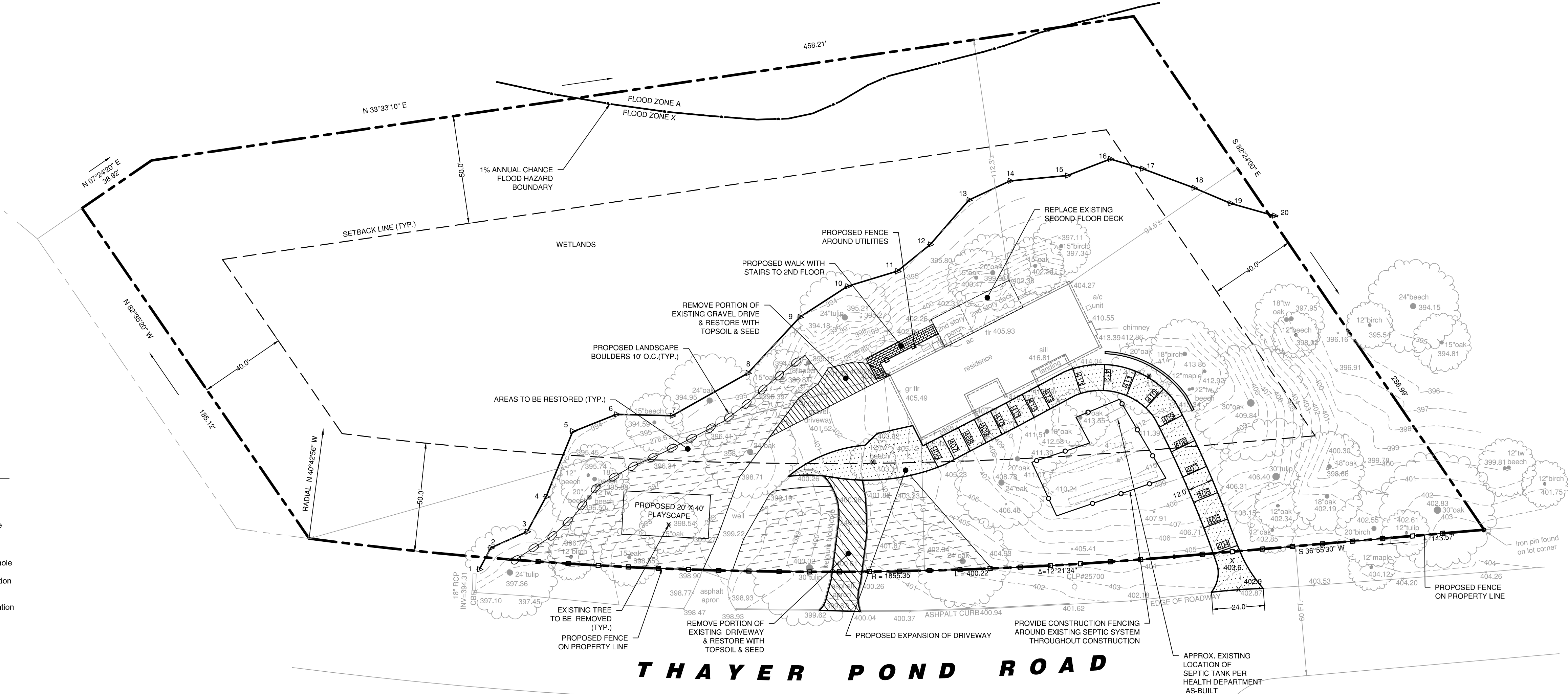
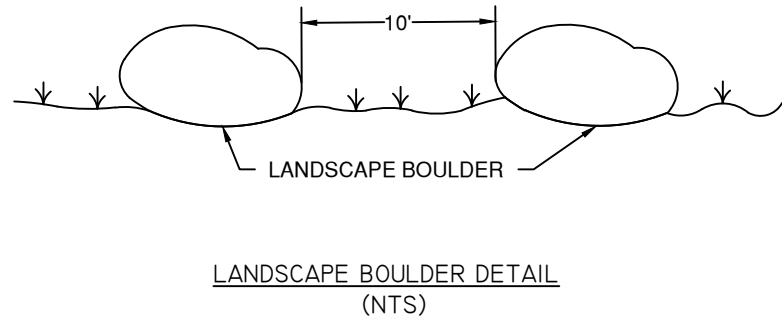
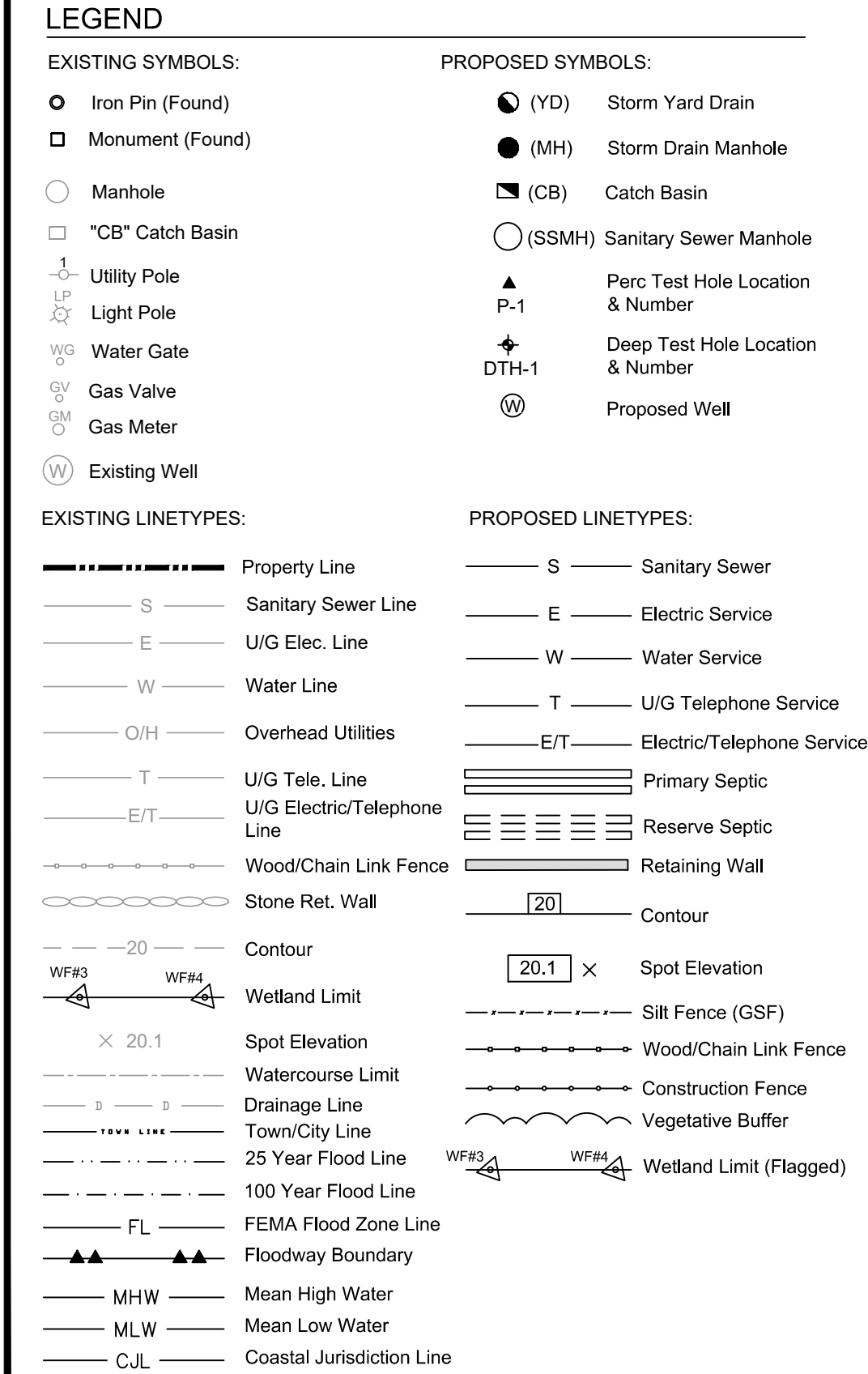
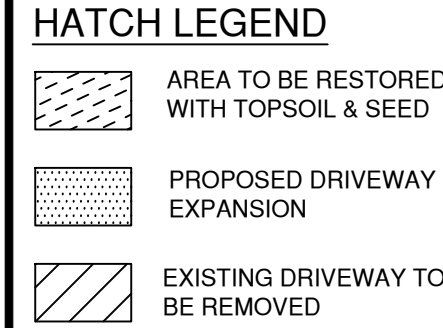
DEPARTMENT OF
ENERGY & ENVIRONMENTAL PROTECTION
79 Elm Street
Hartford, CT 06106-5127







GENERAL NOTES
1. LOT LINE & TOPOGRAPHIC INFORMATION FOR 326 THAYER ROAD TAKEN FROM ZONING LOCATION & TOPOGRAPHIC SURVEY PREPARED BY WILLIAM W. SEYMOUR & ASSOCIATES, P.C. DATED AUGUST, 17 2021.



NOT FOR CONSTRUCTION
FOR REVIEW AND APPROVAL BY
PUBLIC AGENCIES ONLY

PREPARED FOR: BRYAN PHILLIPS

PROJECT LOCATION: 326 THAYER POND ROAD WILTON CT.

TITLE: PROPOSED SITE IMPROVEMENTS FOR A DRIVEWAY EXPANSION SITE PLAN

PROJECT No. 21221-01

SCALE 1" = 30'

DATE 9/2/2021

DRAWN BY: MS

CHECKED BY: BC

518 Riverside Avenue • Westport, Connecticut 06880 • 203-454-2110 • info@landtechconsult.com