

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	Nicholas P Robins	Agent (if applicable)	_____
Address	24 McFadden Drive	Address	_____
	Wilton CT 06897		_____
Telephone	469-451-1467	Telephone	_____
Email	nick.robins@lendlease.com	Email	_____

### PROJECT INFORMATION:

Property Address	24 McFadden Drive	Site Acreage	1.44
Acres of altered Wetlands On-Site	0	Cu. Yds. of Material Excavated	21
Linear Feet of Watercourse	210	Cu. Yds. of Material to be Deposited	2.5 Concrete
Linear Feet of Open Water	30	Acres of altered upland buffer	0
Sq. Ft. of proposed and/or altered impervious coverage	None	Sq. Ft. of disturbed land in regulated area	110

### APPLICATION REQUIREMENTS:

Is The Site Within a Public Water Supply Watershed Boundary? NO <input checked="" type="checkbox"/> YES* <input type="checkbox"/>	Is The Site Within 500 Feet of a Town Boundary? NO <input checked="" type="checkbox"/> YES* <input type="checkbox"/>
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\* If the answer is yes, then the applicant is responsible for notifying the appropriate water authority and/or adjoining community's Wetlands Department. Instructions for notification are available at the office of the commission.

Project Description and Purpose: Replacing existing 13' by 15' screened in porch with a new addition for a kitchen at 15' by 15'. The structure will be on post foundation (minimal excavation required). Replace/move existing 750gl septic tank with a new 1250gl septic tank adjacent to old one as that tank is only 9' from existing/proposed structure. Reconnect new septic tank to existing pipework. Empty and crush old tank, no fill material necessary.

In addition, the applicant shall provide nine (9) collated copies of the following information as well as an electronic submission via email to [mike.conklin@wiltonct.org](mailto:mike.conklin@wiltonct.org) & [elizabeth.larkin@wiltonct.org](mailto:elizabeth.larkin@wiltonct.org) \*\*


- ☐ A. Written consent from the owner authorizing the agent to act on his/her behalf *N/A*
- ☒ 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 *None Required Plans*
- ☒ E. Names and addresses of adjoining property owners
- ☒ F. A narrative describing, in detail
- a. the proposed activity                      c. impacts  
b. the alternatives considered              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 *No Fill Required*
- ☒ 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.**

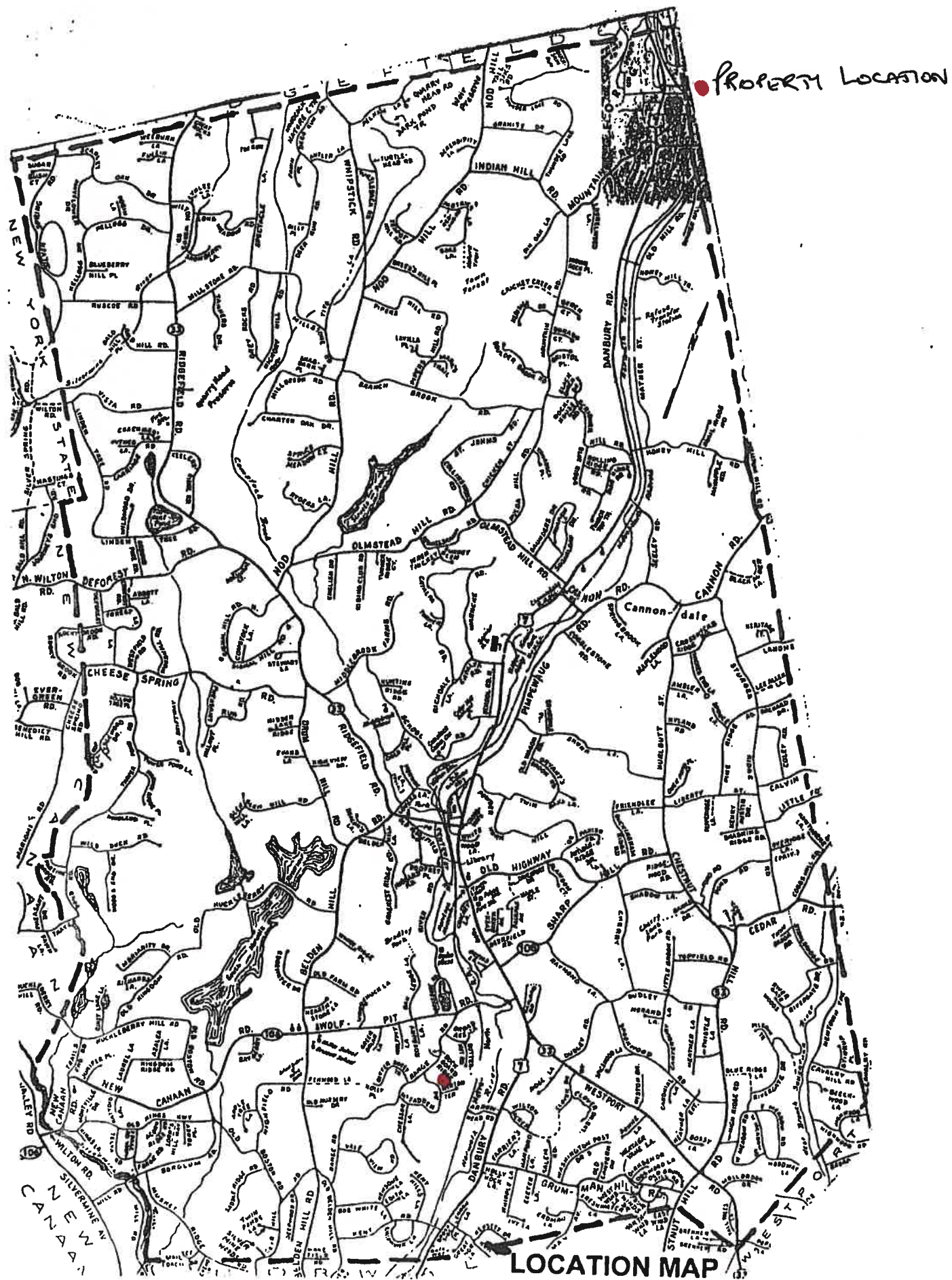
See Section 7 of the Wetlands and Watercourses Regulations of the Town of Wilton for a more detailed description of applications requirements.

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:  Date: 3/17/2022

Agent's Signature (if applicable): \_\_\_\_\_ Date: \_\_\_\_\_



**For the attention of the Wetlands Commission:**

**Re 24 McFadden Drive Naighbor Names and Addresses See Table below**

<b>Resident Names</b>	<b>Address</b>
<b>Jennifer &amp; Christopher Grass</b>	<b>28 McFadden Drive, Wilton CT 06897</b>
<b>Justin &amp; Lauren Phillips</b>	<b>22 McFadden Drive, Wilton CT 06897</b>
<b>Elena Sycheva</b>	<b>26 McFadden Drive, Wilton CT 06897</b>
<b>Caroline Dillon</b>	<b>64 Range Road, Wilton CT 06897</b>
<b>Marc Bauman &amp; Patti Rosen</b>	<b>54 Range Road, Wilton CT 06897</b>
<b>Vijit Jayan Nair</b>	<b>70 Range Road, Wilton CT 06897</b>



Nicholas Peter Robins  
24 McFadden Drive  
Wilton  
Connecticut  
06897

Wilton Town Wetlands Commission

Re: Kitchen Addition with Septic Tank Replacement

### **Project Narrative**

#### **Proposed Activities**

1. The construction of the Kitchen Addition involves the following:
  - a) Erosion and sediment controls will be installed prior to construction activities.
  - b) Demolition of existing structure including removal of 2 concrete and three steel foundation posts.
  - c) Excavation and stock piling of materials to form three holes to place five typical (42" below ground) Sonotube with big foot. Three in one linear excavation of 15' by 3' and each of the other two in a 3' by 3' excavation. A total of roughly 17Cu.Yds.
  - d) Backfill and compact spoil into excavations around the posts.
  - e) Framing to commence for the deck as per the drawings.
  - f) Walls and roof to be framed, openings formed, siding, insulation and dry lining completed. All as per drawings.
  - g) Complete all electrics, plumbing and finishing trades works.
2. The replacement of the existing 750 gallon septic tank involves the following:
  - a) Excavate a 10' by 6' hole to a depth of approximately 8' approximately 18 Cu.Yds in position marked on drawing. Stockpile spoil adjacent to excavation on the northern side.
  - b) Place new 1250 Gallon septic tank into excavation.
  - c) Empty existing Septic tank.
  - d) Expose existing tank and connections.
  - e) Disconnect the existing house waste pipe and reconnect with new piping to the new septic tank.
  - f) Connect the new tank into the existing distribution tanks connection.
  - g) Crush in the existing 1958 concrete/stone tank and back fill using the spoil from the new tank excavation.
  - h) Use remaining spoil to back fill the new tank excavation and compact.

### **Alternatives Considered:**

1. We considered creating an addition to the rear of the property extending the existing kitchen and dining room and coming off the rear of the property to an additional 10' depth. This would have meant a great deal more disturbance to the ground and house and the easiest and obvious answer was to just replace the existing Screened in Porch with a permanent structure that provided uninterrupted views to the trees, wetlands and garden whilst retaining a minimal foundation structure and therefore less ground disturbance or coverage.
2. The septic tank replacement was required due to being only 9' from the existing and future addition. To minimise disturbance of the grounds we wanted to keep the replacement tank as close to the existing as possible but at the same time being outside the 10' minimum from the structure and reduce any need to excavate for connections to the existing distribution fields.

### **Impacts:**

1. Limited impact to the wetlands buffer due to minimising the excavation required, the use of post foundations helps in this.
2. The engineering solution also limits the ground coverage. We are also removing the existing decking structure and taking it back to the much smaller patio structure that lies below the decking, this reduces the net coverage overall.

### **Proposed Mitigation Measures:**

1. Installation of the silt fencing will prevent erosion and sedimentation into the wetland buffer and the flagged wetlands.
2. Reduced excavations as detailed above to minimise disturbance.
3. Overall reduction in ground coverage due to solution proposed.

## JMM WETLAND CONSULTING SERVICES, LLC

23 Horseshoe Ridge Road  
Newtown, CT 06482  
Phone: 203-364-0345

REPORT DATE: October 26, 2021  
PAGE 1 OF 3

### ON-SITE SOIL INVESTIGATION REPORT

**PROJECT NAME & SITE LOCATION:**

Project Site  
24 McFadden Drive  
Wilton, Connecticut

JMM Job No.: 21-2882-WLT-3

Field Investigation Date(s): 7/30/2021

Field Investigation Method(s):

- ☒ Spade and Auger  
☐ Backhoe Test Pits  
☐ Other: \_\_\_\_\_

**REPORT PREPARED FOR:**

Ms. Sue Robins  
24 McFadden Drive  
Wilton, CT 06897

**Field Conditions:**

Weather: Sunny, 80's  
Soil Moisture: Moist  
Snow Depth: N/A  
Frost Depth: N/A

**Purpose of Investigation:**

- ☒ Wetland Delineation/Flagging in Field  
☐ Wetland Mapping on Sketch Plan or Topographic Plan  
☐ High Intensity Soil Mapping by Soil Scientist  
☒ Medium Intensity Soil Mapping from USDA-NRCS Web Soil Survey Maps  
☐ Other: \_\_\_\_\_

Base Map Source: USDA-NRCS Web Soil Survey (attached)

Wetland Boundary Marker Series: JMM-1 to JMM-11

**General Site Description/Comments:** The site is located north of McFadden Drive, in Wilton, CT. The site is currently comprised of an existing single-family residence, maintained lawn, landscaped areas, paved driveway, bedrock outcrops, scattered trees and shrubs, and forested upland and wetland areas, which includes a watercourse (see Figure 1, attached). The soil types were found to be a mix of undisturbed and disturbed soils. The undisturbed soils are derived from glacial till (i.e., unstratified sand, silt, and rock) deposits. The undisturbed upland soils are comprised of the well to somewhat excessively drained Charlton-Chatfield (73) soil series complex and the moderately well drained Sutton (50) soil series. Any disturbed upland and wetland soils were mapped as the Udorthents (308) and Aquents (308w) mapping units. The undisturbed wetland soils were identified as the poorly to very poorly drained Ridgebury, Leicester, and Whitman (3) soil series complex. The regulated areas associated with the site consist of a watercourse and its associated seasonally saturated to seasonally flooded wooded swamp located along the western portion of the overall site (JMM-#-series). Typical vegetation observed within the regulated areas included such species as red maple, American elm, spicebush, multiflora rose, sweet pepperbush, firebush, sedges, jewelweed, skunk cabbage, Asiatic bittersweet, and poison ivy, to name a few.

**ON-SITE SOIL INVESTIGATION REPORT (CONTINUED)**

**PROJECT NAME & SITE LOCATION:** Project Site  
24 McFadden Drive, Wilton, CT

**SOIL MAP UNITS****Wetland Soils**

**Ridgebury fine sandy loam (3).** This soil series consists of deep, poorly and somewhat poorly drained soils formed in a coarse-loamy mantle underlain by firm, compact glacial till on uplands. They are nearly level to moderately steep soils on till plains, low ridges and drumloidal landforms. The soils formed in acid glacial till derived mainly from schist, gneiss or granite. Typically these soils have a black sandy loam surface layer 6 inches thick. The mottled subsoil from 6 to 16 inches is olive gray sandy loam. The mottled substratum from 16 to 60 inches is a light olive brown and olive, very firm and brittle gravelly sandy loam.

**Leicester fine sandy loam (3).** This series, which is some Connecticut counties is found only in complex with the Ridgebury and Whitman series, consists of deep, poorly drained loamy soils formed in friable glacial till on uplands. They are nearly level to gently sloping soils in drainage ways and low-lying positions on till covered uplands. The soils formed in acid glacial till derived mainly from schist, gneiss or granite. Typically, these soils have a surface layer of black fine sandy loam 6 inches thick. The subsoil from 6 to 23 inches is grayish brown, mottled fine sandy loam. The substratum from 26 to 60 inches or more is dark yellowish brown, mottled, friable, gravelly fine sandy loam.

**Whitman fine sandy loam (3).** This series, which is some Connecticut counties is only mapped in complex with the Ridgebury and Leicester series, consists of deep, very poorly drained soils formed in a coarse-loamy mantle underlain by firm, compact glacial till on uplands. They are nearly level and gently sloping soils on till plains, low ridges and drumloidal landforms. The soils formed in acid glacial till derived mainly from schist, gneiss or granite. Typically these soils have a black fine sandy loam surface layer 8 inches thick. The mottled subsoil from 8 to 15 inches is gray sandy loam. The mottled substratum from 15 to 60 inches is firm, olive gray to gray dense glacial till.

**Aquents (308w).** This soil map unit consists of poorly drained and very poorly drained disturbed land areas. They are most often found on landscapes, which have been subject to prior filling and/or excavation activities. In general, this soil map unit occurs where two or more feet of the original soil surface has been filled over, graded or excavated. The *Aquents* are characterized by a seasonal to prolonged high ground water table and either support or are capable of supporting wetland vegetation. *Aquents* are recently formed soils, which have an aquic moisture regime. An aquic moisture regime is associated with a reducing soil environment that is virtually free of dissolved oxygen because the soil is saturated by groundwater or by water of the capillary fringe. The key feature is the presence of a ground water table at or very near to the soil surface for a period of fourteen days or longer during the growing season.

**Upland Soils**

**Charlton very stony fine sandy loam (73).** This series consists of very deep, well drained coarse-loamy soils formed in friable, glacial till on uplands. They are nearly level to very steep soils on till plains and hills. The soils formed in acid glacial till derived mainly from schist, gneiss or granite. In tilled areas, these soils have a surface layer of dark brown fine sandy loam 8 inches thick. The subsoil from 8 to 26 inches is yellowish brown fine sandy loam and sandy loam. The substratum from 26 to 60 inches or more is grayish brown gravelly fine sandy loam.



**ON-SITE SOIL INVESTIGATION REPORT (CONTINUED)**

**PROJECT NAME & SITE LOCATION:** Project Site  
24 McFadden Drive, Wilton, CT

**SOIL MAP UNITS**

**Chatfield fine sandy loam (73).** This series consists of moderately deep, well drained, and somewhat excessively drained soils formed in till. They are nearly level to very steep soils on glaciated plains, hills, and ridges. Slope ranges from 0 to 70 percent. Crystalline bedrock is at depths of 20 to 40 inches. Permeability is moderate or moderately rapid.

**Sutton stony fine sandy loam (50).** This series consists of deep, moderately well drained loamy soils formed in friable, glacial till on uplands. They are nearly level to steeply sloping soils on till plains, low ridges and hills, being typically located on lower slopes and in slight depressions. The soils formed in acid glacial till derived mainly from schist, gneiss or granite. Typically, these soils have a surface layer of dark brown fine sandy loam 8 inches thick. The subsoil from 8 to 28 inches is yellowish brown, mottled fine sandy loam and sandy loam. The substratum from 28 to 60 inches or more is light olive brown fine sandy loam.

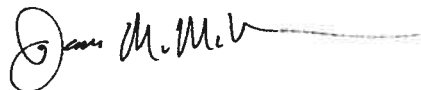
**Udorthents (308).** This soil mapping unit consists of well drained to moderately well drained soils that have been altered by cutting, filling, or grading. The areas either have had two feet or more of the upper part of the original soil removed or have more than two feet of fill material on top of the original soil. *Udorthents* or Made Land soils can be found on any soil parent material but are typically fluvial on glacial till plains and outwash plains and stream terraces.

Any accompanying soil logs and soil maps, and the on-site soil investigation narrative are in accordance with the taxonomic classification of the National Cooperative Soil Survey of the USDA Natural Resource Conservation Service, and with the Connecticut Soil Legend (DEP Bulletin No.5, 1983). Jurisdictional wetland boundaries were delineated pursuant to the Connecticut General Statutes (CGS Sections 22a-36 to 22a-45), as amended. The site investigation was conducted and/or reviewed by the undersigned Registered Soil Scientist(s) [registered with the Society of Soil Scientists of Southern New England (SSSSNE) in accordance with the standards of the Federal Office of Personnel Management].

All wetland boundary lines established by the undersigned Soil Scientist are subject to change until officially adopted by, local, state, and federal regulatory agencies.

Respectfully submitted,

**JMM WETLAND CONSULTING SERVICES, LLC**



James M. McManus, MS, CPSS  
Certified Professional Soil Scientist  
Field Investigator/Reviewer

FIGURE 1: 24 McFadden Drive, Wilton, CT  
Town GIS Aerial Photo Showing the Approximate Location of Wetland and Property Boundaries.

Town of Wilton  
Geographic Information System (GIS)



**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.

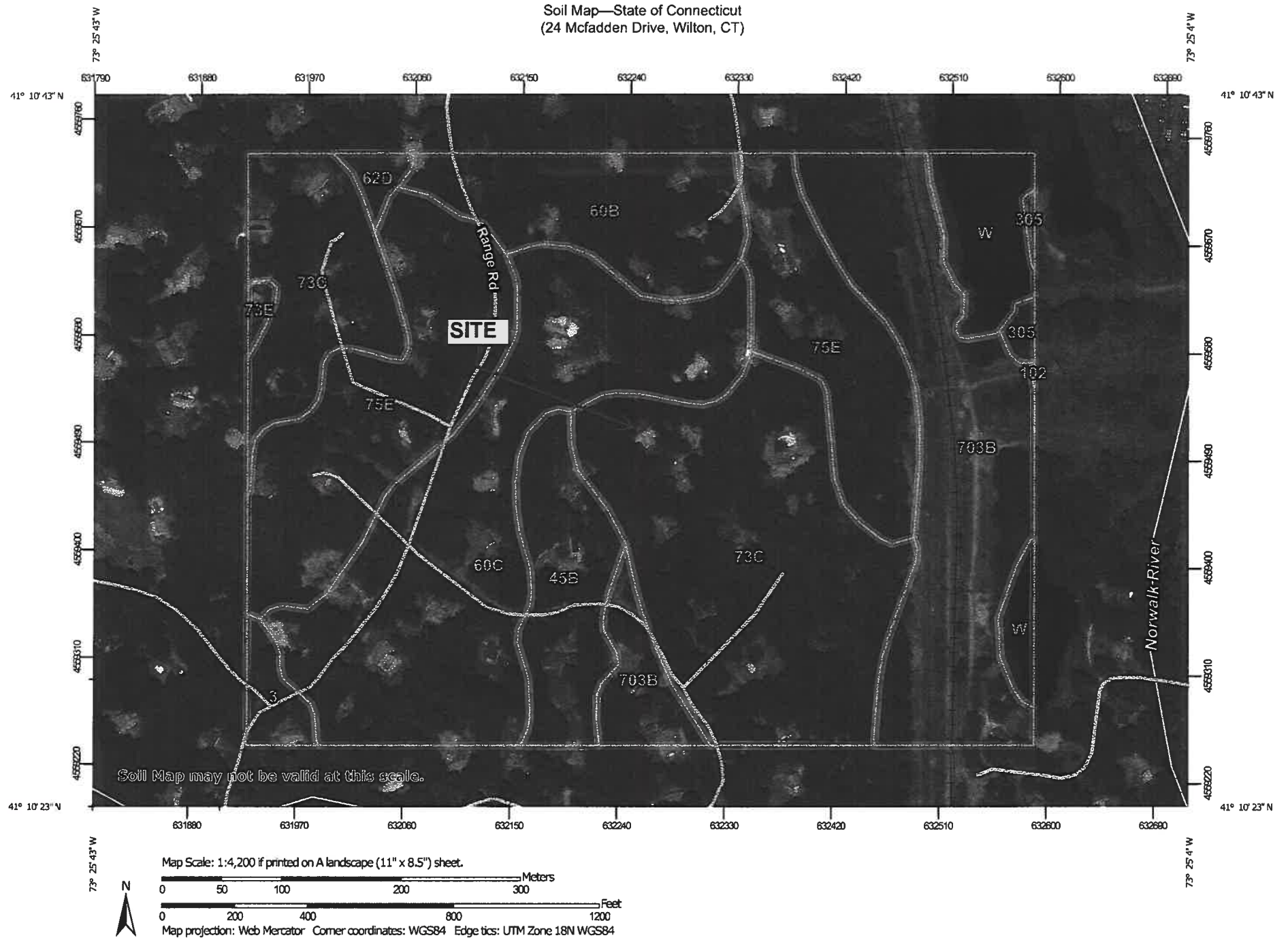
Zoning Effective: July 28, 2017

Planimetrics Updated: 2014

Approximate Scale: 1 inch = 75 feet







































Soil Map—State of Connecticut  
(24 Mcfadden Drive, Wilton, CT)





MAP LEGEND

<b>Area of Interest (AOI)</b>			Spoil Area
	Area of Interest (AOI)		Stony Spot
<b>Soils</b>			Very Stony Spot
	Soil Map Unit Polygons		Wet Spot
	Soil Map Unit Lines		Other
	Soil Map Unit Points		Special Line Features
<b>Special Point Features</b>		<b>Water Features</b>	
	Blowout		Streams and Canals
	Borrow Pit	<b>Transportation</b>	
	Clay Spot		Rails
	Closed Depression		Interstate Highways
	Gravel Pit		US Routes
	Gravelly Spot		Major Roads
	Landfill		Local Roads
	Lava Flow	<b>Background</b>	
	Marsh or swamp		Aerial Photography
	Mine or Quarry		
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.  
Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut  
Survey Area Data: Version 20, Jun 9, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

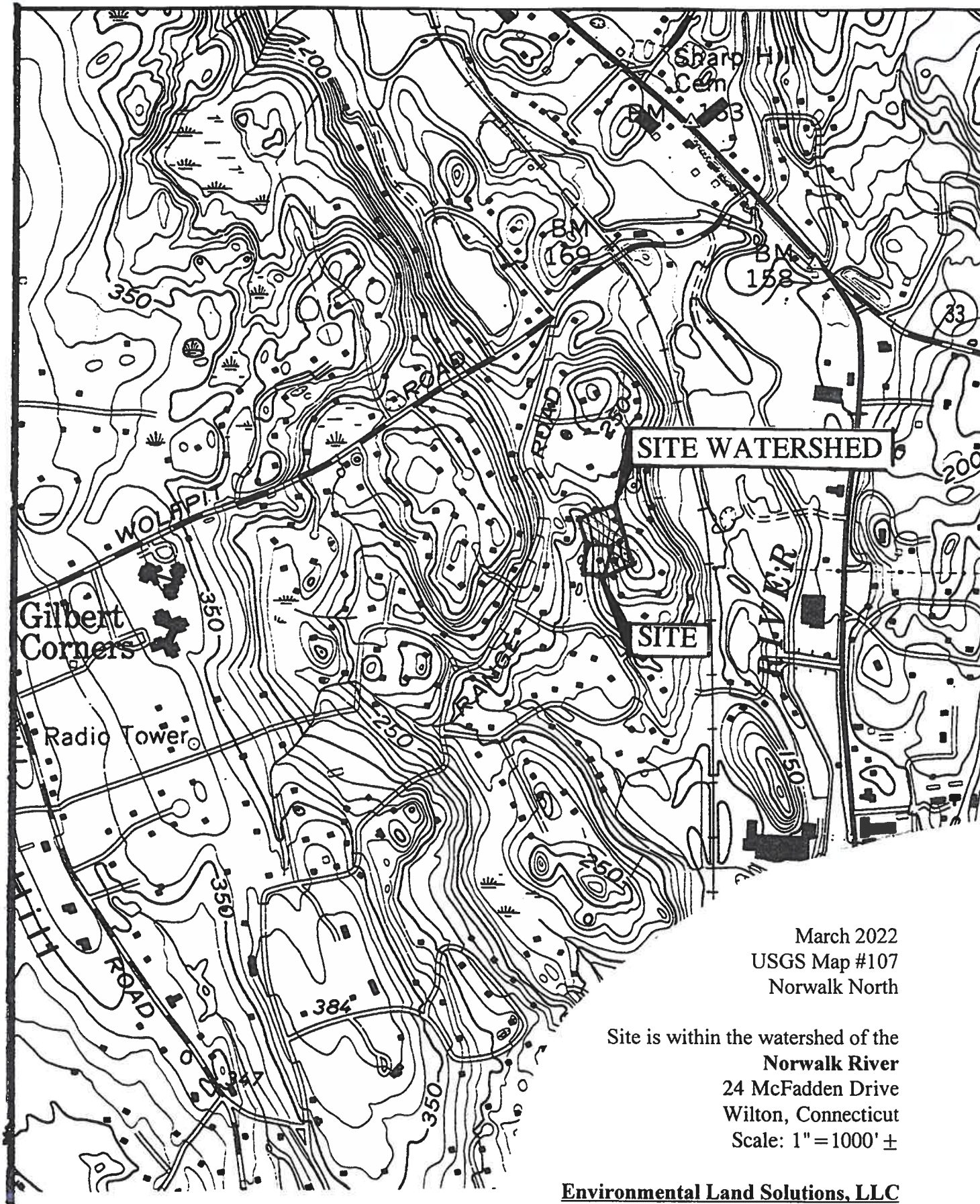
Date(s) aerial images were photographed: Dec 31, 2009—Oct 5, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony	1.0	1.3%
45B	Woodbridge fine sandy loam, 3 to 8 percent slopes	4.4	5.5%
60B	Canton and Charlton fine sandy loams, 3 to 8 percent slopes	5.9	7.3%
60C	Canton and Charlton fine sandy loams, 8 to 15 percent slopes	15.8	19.5%
62D	Canton and Charlton fine sandy loams, 15 to 35 percent slopes, extremely stony	0.5	0.6%
73C	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	20.4	25.1%
73E	Charlton-Chatfield complex, 15 to 45 percent slopes, very rocky	0.2	0.3%
75E	Hollis-Chatfield-Rock outcrop complex, 15 to 45 percent slopes	15.3	18.8%
102	Pootatuck fine sandy loam	0.0	0.0%
305	Udorthents-Pits complex, gravelly	0.4	0.5%
703B	Haven silt loam, 3 to 8 percent slopes	13.9	17.1%
W	Water	3.3	4.1%
Totals for Area of Interest		81.3	100.0%



March 2022  
USGS Map #107  
Norwalk North

Site is within the watershed of the  
**Norwalk River**  
24 McFadden Drive  
Wilton, Connecticut  
Scale: 1" = 1000' ±

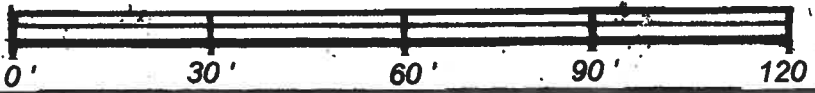
**Environmental Land Solutions, LLC**  
8 Knight St., Suite 203, Norwalk, CT 06851  
Tel: (203) 855-7879 Fax: (203) 855-7836

# ZONING LOCATION SURVEY

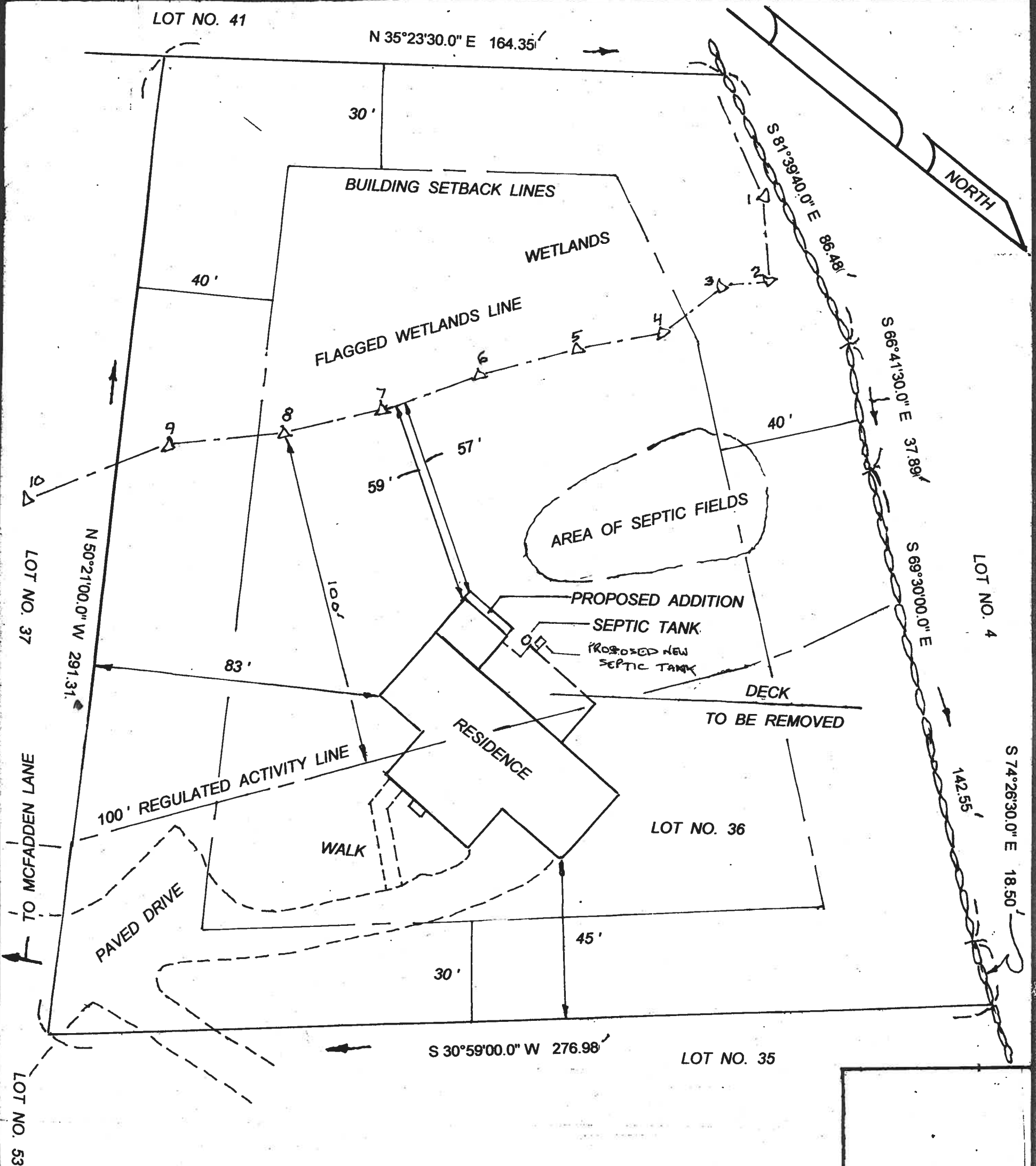
Property surveyed for: NICHOLAS P. AND SUSAN E. ROBINS

Location: 24 MCFADDEN LANE, CONNECTICUT

Scale: 1" = 30'



Date: 9/17/21



PROPERTY ZONE R-1A

LOT AREA EQUALS 1.46 AC.

SURVEYORS EMBOSSED  
SEAL REQUIRED TO  
VALIDATE SURVEY.

THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONN. STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONN." AS ENDORSED BY THE CONN. ASSOCIATION OF LAND SURVEYORS, INC. THIS SURVEY IS A ZONING LOCATION AND IS BASED UPON A DEPENDENT RESURVEY BOUNDARY DETERMINATION CONFORMING TO A HORIZONTAL ACCURACY OF A CLASS A-2 SURVEY.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ROLAND H. GARDNER, JR. 203762-3248  
CT. LAND SURVEYOR LIC. NO. 12876