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



TOWN HALL 238 Danbury Road Wilton, Connecticut 06897

APPLICATION FOR A MINOR 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:	Agent (if applicable)		
Address	Address		
Telephone	Telephone		
Email	Email		
PROPERTY	INFORMATION:		
Property Address	Site Acreage		
Acres of altered Wetlands On-Site	Cu. Yds. of Material Excavated		
Linear Feet of Watercourse	Cu. Yds. of Material to be Deposited		
Linear Feet of Open Water	Acres of altered upland buffer		
Sq. Ft. of proposed and/or altered impervious coverage	Sq. Ft. of disturbed land in regulated area		

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.

Page 2 Application for a Minor Regulated Activity

Project Description and Purpose: _____

In addition, the applicant shall provide three (3) collated paper 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
- A Location Map at a scale of 1'' = 800'() B.
- () C. A Site Plan showing existing and proposed features
- () D. Names and addresses of adjoining property owners

**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:	Jran 2	Date:
11 0 1		

Agent's Signature (if applicable): _____ Date: _____ Date: _____



ТЕМ	REQUIRED/ PERMITTED		EXISTING
ZONE: R-2A RESIDENCE			
FRONT SETBACK:	50'	MIN.	76.4'(HOUSE) 10.0'(GARAGE)
REAR:	50' MIN.		58.9'
SIDE:	40'	MIN.	196.5'
LOT WIDTH:	200'	MIN.	195'
LOT AREA:	87,120 S.F.	MIN.	77,387 S.F.
BUILDING HEIGHT:	35'	MAX.	15.4'
No. STORIES:	2.5	MAX.	1.0
LOT COVERAGE- BUILDING:	7% = 5,417 S.F.	MAX.	2,521 S.F. = 3.3%
LOT COVERAGE- SITE:	12% = 9,286 S.F.	MAX.	2,613 S.F. = 3.4%

ZONING INFORMATION

NOTES:

- 1. This survey has been prepared in accordance with Sections 20- 300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. as a Property Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2. It is intended to depict property boundaries and locations of improvements.
- 2. Reference is hereby made Lot I, Map 2508 of the Wilton Land Records (W.L.R.) and to Maps 1326 W.L.R.
- 3. Reference is made to map titled ``Town of Wilton Map Showing Land Acquired From Richard N. Rose et al by The State of Connecticut in Connection with Relocation of Route U.S. 7", Town No. 161, Project No. 161-86, Serial No. 58, Sheet 1 of 1, Dated October 1969, Revised 6/18/1970. Reference is also made to Vol. 154, Pg. 4 W.L.R.
- 4. Reference is made to map titled ``Town of Wilton Map Showing a Right to Drain Acquired from Richard N. Rose et al by The State of Connecticut Sharp Hill Road Route 106", Town No. 161, Project No. Misc., Serial No. 93, Sheet 1 of 1, Dated 10/26/1965. Reference is also made to Vol. 117, Pg. 118 W.L.R.
- 5. Reference is made to Warranty Deed Vol. 2457, Pg. 174 on file with W.L.R.
- 6. Septic system depicted hereon per Town of Wilton Health Department Records.
- 7. Wetlands delineated by Mary Jaehnig June 2019 and located in the field by Ryan and Faulds.
- 8. Reference is made to instruments of record as labeled hereon.
- 9. Contours depicted hereon were transcribed from Town of Wilton GIS. (NAVD88).



31-1

GSCHOSSMAN SONJA F 190 SHARP HILL RD WILTON CT 06897

31-6

BASSOCK PAMMIE J 202 SHARP HILL RD WILTON CT 06897

31-41

BAKER HENRY & 120 CHERRY LA WILTON CT 06897

44-39-3

CONNECTICUT STATE OF 2800 BERLIN TPKE NEWINGTON CT 06131 31-4 CALDARONI ROBERT J 196 SHARP HILL RD WILTON CT 06897

31-39 PASCARELLA JOANNA 203 SHARP HILL RD WILTON CT 06897

31-43-1 WILTON LAND CONSERVATION TRUST B P O BOX 77 WILTON CT 06897

44-40 CONNECTICUT STATE OF 2800 BERLIN TPKE NEWINGTON CT 06131 31-5 HUDYMA VOLODYMYR 204 SHARP HILL RD WILTON CT 06897

31-40 RUHNOW GREGORY & TITAPHA 195 SHARP HILL RD WILTON CT 06897

31-40A CONNECTICUT STATE OF 2800 BERLIN TPKE NEWINGTON CT 06131

Narrative for proposed site improvements to 195 Sharp Hill Prepared By: Greg Ruhnow Phone: 810-623-3187

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- 1. Overview
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Overview

I, Greg Ruhnow, joint property owner of 195 Sharp Hill have prepared this document myself at the recommendation of Robert Schweitzer, RLA. Based on the scope of the work Robert's opinion was that the planning services of a RLA would not be required.

This project has 2 parts:

- 1. Remove dangerous trees from property
- 2. Relocate utility lines to house

Removal of hazardous trees

Based on the recommendation of Lars C. Cherichetti of Cherichetti Horticulture LLC (Exibit B), there are 7 trees on the property that represent "unreasonable risk" to the property and danger to the occupants. The trees are to be removed. The removal of the trees poses a negligible impact to the site as there are plentiful mature and immature trees on the property to replenish the tree canopy and support native fauna. See the site map (Exibit A) for details about the location of the trees. Since the rist assessment was completed, tree #6 of the assessment fell from natural causes and destroyed several adjacent trees. (Exibit C).

Relocation of utility lines to house

Currently utility lines to the house run from CLP #21616 in the air through the wetlands to the main building. Due to the dense tree cover in the wetlands, falling branches pose a constant risk to the utility lines. The proposal is to remove the overhead lines, and instead run underground service to the house from CLP #21617 following the path marked on the site map (Exibit A). The trench will be 24" wide, 24" deep and roughly 170' long. The trench will contain 3 conduit pipes: 1 3" PVC conduit for electrical service and 2 2" PVC conduit for phone, cable, and or internet utilities.

Exibit A Site Map



Exibit B

Cherichetti Horticulture, LLC Tree Risk Assessment



Cherichetti Horticulture, LLC

Lars C. Cherichetti 71 Grey Rocks Road Wilton, CT 06897 203-246-7298

April 24, 2022

Titapha and Greg Ruhnow 195 Sharp Hill Road Wilton, CT 06897

Re: Tree Risk Assessment of select trees at 195 Sharp Hill Road

Dear Mrs. and Mr. Ruhnow:

Below is a report of the inspection of selected trees at 195 Sharp Hill Road, Wilton, CT.

The report recommends the removal of 7 trees that pose an unreasonable risk to property and danger to occupants.

Scope of work:

I was asked to do a basic tree risk assessment of the trees between the house and the driveway, and selected trees near the garage, house and along the edge of the lawn.

The basic assessment was a visual inspection of the trees from the ground. I walked around all the trees inspected when possible. All of the viewing was done from the property except for the dead ash tree in the back stone wall that I observed from the back side.

The tree risk is a combination of the consequences of a part or all of the tree falling and the likelihood of the tree falling. As an example, the consequences of a tree falling in a meadow are low whereas the consequences of the same size tree falling on a busy sidewalk may be severe. The likelihood of failure is due to the tree condition, its species and exposure. The consequences of failure are due to the damage it could do to the target. Matrix I and Matrix II explain these relationships and the terms used below.

Matrix I. Likelihood matrix.

Likelihood	Likelihood of Impacting Target			
of Failure Very low		Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Motrix 2. Risk rating matrix.

Likelihood of	Consequences of Failure			
Failure & Impact	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

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Tree Assessment Report

Tree #1 American White Ash 14" in diameter located right back of the Garage.



Targets: If the tree were to fail it could strike the Garage, the driveway, and the parking area. These areas are occupied frequently throughout the day.

Site factors: There have been no apparent modifications of the site since the tree has been growing there.

Tree conditions: Tree is infested with the tree killing beetle Emerald Ash Borer as evident by "D" shaped exit holes, larval galleries under the bark and woodpecker damage. Tree is declining rapidly if not already dead.

Risk Assessment: The consequences of part of the tree failing are Significant due to its proximity to the targets, the likelihood of failure is Very Likely therefore the tree risk is *High*.

Options/recommendations for mitigations of risk: Removal of the tree is the only viable option for mitigation of the risk posed by this tree. The infestation of beetles is too far along to be successfully treated with insecticides. Some urgency in the removal is warranted due to the history of ash trees failing soon after they

die.

Residual Risk after mitigations: The risk is removed if the tree is removed.

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Tree #2 American White Ash 22" in diameter located on the east edge of the yard.

Targets: If the tree were to fail it could strike the children's play yard, deck, and the house. The play area and deck are occupied occasionally, and the house constantly.

Site factors: No recent changes to the site were observed.

Tree conditions: Tree is infested with the tree killing beetle Emerald Ash Borer as evident by "D" shaped exit holes, larval galleries under the bark and woodpecker damage. Tree is declining rapidly if not already dead.

Risk Assessment: The consequences of part or all of the tree failing are Significant due to its

proximity to the targets, the likelihood of failure is Very Likely therefore the tree risk is *High*.

Options/recommendations for mitigations of

risk: Removal of this High risk tree is the only viable option for mitigation of the risk posed by this tree. The infestation of beetles is too far along to be successfully treated with insecticides. Some urgency in the removal is warranted due to the history of ash trees failing soon after they die.

Residual Risk after mitigations: The risk is removed if the tree is removed. Tree should be reassessed in 3 months if it is not removed.

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Tree #3 Red Cedar 13" inches diameter located in the side yard

Targets: If the tree were to fail it could strike the back yard, deck and stairs to the deck. All are occupied occasionally throughout the day.

Site factors: No recent changes in the site were observed.

Tree conditions: Tree is 95% dead, with extensive rot at the base. The roots are not strong enough to hold the tree steady in a light breeze. Observed movement of the base.

Risk Assessment: The consequences of part or all of the tree failing are Significant due to its proximity to the targets, the likelihood of failure is Very Likely therefore the tree risk is *High*.

Options/recommendations for mitigations of risk: Removal of this High risk tree is the only viable option for mitigation of the risk posed by this tree.

Residual Risk after mitigations: The risk is removed if the tree is removed.



Reassessment: Tree should be reassessed in 3 months if it is not removed.

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<u>Tree #4 Red Maple 23</u>" in diameter located along the back property line and leaning toward the house.

Targets: If the tree were to fail it could strike the house, the backyard, the back patio, and the deck.

Site factors: Stone wall on the opposite side of the lean has distorted the roots and compromises the root attachment.

Tree conditions: The tree leans at a significant 19 degrees toward the house. The tree exhibits poor taper, has a broken branch in the crown, and armillaria root rot fungus observed at its base.

Risk Assessment: The consequences of part of the tree failing are Significant due to its proximity to the targets, the likelihood of failure is Likely therefore the tree risk is *High*.

Options/recommendations for mitigations of risk: Pruning the tree to reduce its height to significantly reduce the risk is not possible because of the height of the crown. The lowest branch is about 35 ft from the ground. Pruning would not correct the lean or the poor taper. Root rot has likely compromised the roots. Therefore, it is recommended



that this tree be removed to release understory trees that have better structure.

Care should be taken to avoid this tree on windy days until the risk is mitigated.

Residual Risk after mitigations: Successful mitigation would be removal of the

tree. Reassessment: Tree should be reassessed in 3 months if it is not removed.

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Tree #5 Black Birch 11" in diameter located in the back of the house.

Targets: If the tree were to fail it could strike the back yard, back patio, deck and house.



Site factors: Tree is on level ground.

Tree conditions: Tree exhibits a sever 25 degree lean toward the house. Has poor taper and the first branch is 30 feet from the ground. Root rot fungus was observed at its base.

Risk Assessment: The consequences of part or all of the tree failing are Significant due to its proximity to the targets, the likelihood of failure is Probable and will highly likely hit a target when it fails therefore the tree risk is *High*.

Options/recommendations for mitigations of risk: Removal of this High-risk tree is the only viable option for mitigation of the risk posed by this tree. Poor taper and height of the lowest limb preclude effective mitigation by pruning or other means.

Residual Risk after mitigations: The risk is removed if the tree is removed.

Reassessment: Tree should be removed.

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<u>Tree #6 American White Ash 26"</u> in diameter located in the stonewall in the back of the house.

Targets: If the tree were to fail it could strike the back yard, back patio.

Site factors: Tree is standing in the stone wall; the back half of the tree has already fallen.

Tree conditions: Tree is dead with severe decay on the back side and slight lean toward the back yard.

Risk Assessment: The consequences of part or all of the tree failing are Significant due to its proximity to the targets, the likelihood of failure is Immanent therefore the tree risk is *High*.

Options/recommendations for mitigations of risk: Removal of this High-risk tree is the only viable option for mitigation of the risk posed by this tree.

Residual Risk after mitigations: The risk is removed if the tree is removed.

Reassessment: Tree should be removed.



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Tree #7 Red Maple Tree 11" and 12" double trunk back right of the house

Targets: If the tree were to fail it could strike the house, the walkway, gardening area and back yard.



Tree conditions: This tree has basal decay including adventitious roots between the two trunks. The trunks exhibit poor taper are leaning and bending. There are broken branches in the crown, the crown is overextended.

Risk Assessment: The basial decay of this tree warrants its removal. Likelihood of failure is probable and the consequences are significant making the tree a high-risk tree.

Options/recommendations for mitigations of risk: Removal of this tree will serve the grove of trees well releasing the small native trees that wait in the understory and reduce future risks from an unsound tree.

Residual Risk after mitigations: The risk is removed if the tree is removed.

Reassessment: No reassessment is warranted if the tree is removed.

Other Trees There are other ash trees on the property that should be monitored and

removed if they pose a hazard to area that are in use. The dead and dying ash trees in the wetland between the house and the road were not assessed as they were far enough from the play area and the house to pose little risk.

Not all trees on the property were examined.

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Limitations of Tree Risk Assessment

There are limitations to tree risk assessment arising from uncertainties related to trees and the loads to which they are subjected. A basic visual assessment by a qualified expert is a tool for decision

making. • Tree risk assessment considers known targets and visible tree conditions.

• Tree risk assessments represent the condition of the tree at the time of the inspection. • The time period for reassessment should not be considered a "guarantee period" for risk assessment.

• Only those trees specified above where assessed, and assessments were performed within the limitations specified.

Summary

Lovely mature trees add significant value to property including moderating climate, general aesthetics, and wildlife value. The owners risk tolerance plays a large role in decisions and the notes here are to help facilitate those decisions.

It is my recommendation that the trees noted above #1-7 be removed.

Other ash trees on the property should be monitored for their condition and proximity to targets.

Qualified arborists and clear instructions will prevent damage to the tree structure due to unqualified contractors. Industry standards should be understood and met by the contractor and should be specified in contracts for work.

It is my pleasure to assist the owner in the decision making in the maintenance of a tolerable risk from tree failure by offering the above assessment. Questions regarding the report are welcome. It is your responsibility to contact me for re-inspection as outlined above.

Sincerely,

Lars Cherichetti

Cherichetti Horticulture, LLC CT Certified Arborist #S-4997 Certified Tree Warden Advanced Certified Tree Warden #16-011

Exibit C Tree 6 Fallen of Natural Causes

