

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



TOWN HALL  
238 Danbury Road  
Wilton, Connecticut 06897

JAN 17 2022

WILTON INLAND WETLAND  
COMMISSION

## APPLICATION FOR A MINOR REGULATED ACTIVITY

### For Office Use Only:

Filing Fee \$ 210.00  
Date of Submission 1-12-22  
Date of Acceptance N/A

WET# 2770  
Wilton Land Record Map# 3006  
Volume # 2533 Page # 1009  
Assessor's Map # 75 Lot# 3

### APPLICANT INFORMATION:

Applicant Stan + Cindy Twardy  
Address 170 Ridgefield Rd.  
Wilton CT  
Telephone 203-940-5388  
Email cht4ever@aol.com

Agent (if applicable) Jeff Pirone Pirone Const. Inc.  
Address 8 Elizabeth St.  
Newtown CT 06470  
Telephone 203-509-4173  
Email jeff@pironeconstruction.com

### PROPERTY INFORMATION:

Property Address 170 Ridgefield Rd.  
Acres of altered Wetlands On-Site 0  
Linear Feet of Watercourse 478'  
Linear Feet of Open Water 478'  
Sq. Ft. of proposed and/or altered impervious coverage 0

Site Acreage 3.525  
Cu. Yds. of Material Excavated Two sonotubes  
Cu. Yds. of Material to be Deposited 1  
Acres of altered upland buffer .0008  
Sq. Ft. of disturbed land in regulated area 4

### APPLICATION REQUIREMENTS:

Is The Site Within a Public Water Supply  
Watershed Boundary? NO X YES\*       

Is The Site Within 500 Feet of a Town Boundary?  
NO X 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: Interior renovations and 30sq' bathroom  
addition on sonotubes (2)

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](mailto:mike.conklin@wiltonct.org) & [elizabeth.larkin@wiltonct.org](mailto:elizabeth.larkin@wiltonct.org) \*\*

- (x) A. Written consent from the owner authorizing the agent to act on his/her behalf
- (x) B. A Location Map at a scale of 1" = 800'
- (x) C. A Site Plan showing existing and proposed features
- (x) 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: Letter Attached Date: \_\_\_\_\_

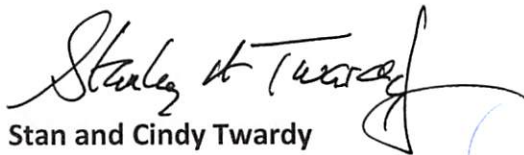
Agent's Signature (if applicable) [Signature] Date: 1/11/22



## PIRONE CONSTRUCTION

To: The Town of Wilton

This letter is to inform you that I give Jeff Pirone, Pirone Construction LLC., and its representatives permission to act on my behalf for the purposes of obtaining a building permit and all associated activities for my home at 170 Ridgefield Road Wilton, Ct

  
Stan and Cindy Twardy



170 Ridgefield Rd.  
75-3

2 1/2"  
500'

# WORKSHEET TO USE WHEN LISTING NEIGHBORING PROPERTY OWNERS

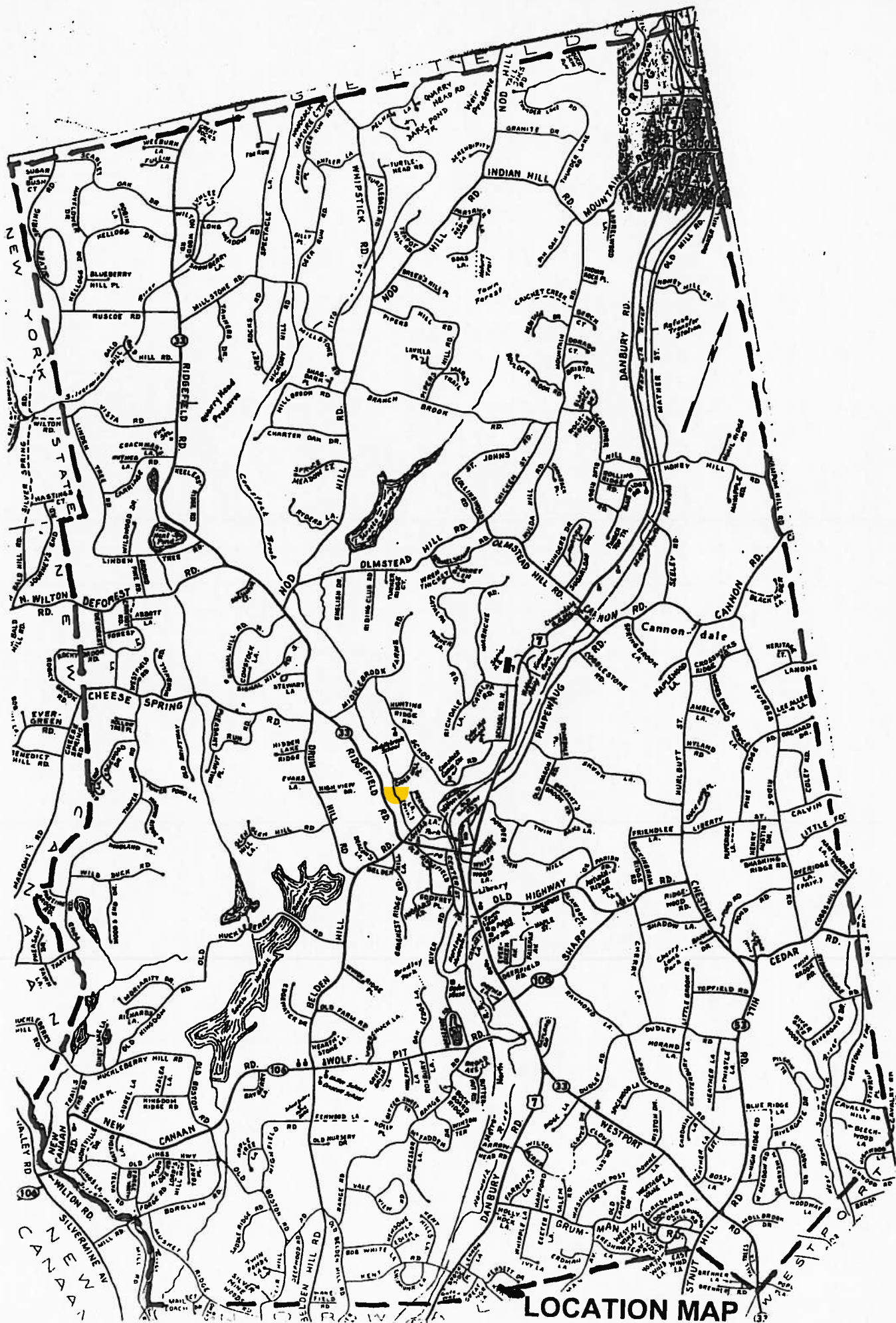
(c:\wpwin60\pam\owner.lst) - Revised 12/31/96

Use the Assessor's Tax Book when compiling a list of neighboring property owners for an application. You can check with the Staff if you have any questions regarding compiling this list.

The "scale" of the maps in the Assessor's Book is one inch equals 200 feet. If you need to list neighboring property owners within 500 feet, you need to measure two and one-half inches from all sides of your property. You may have to refer to other maps to make your list complete. After you measure and list all map and lot numbers, then go to the back of the book and look at the "Map" index to get the names and addresses of the owners. Make sure you address the envelopes with the mailing address of all owners.

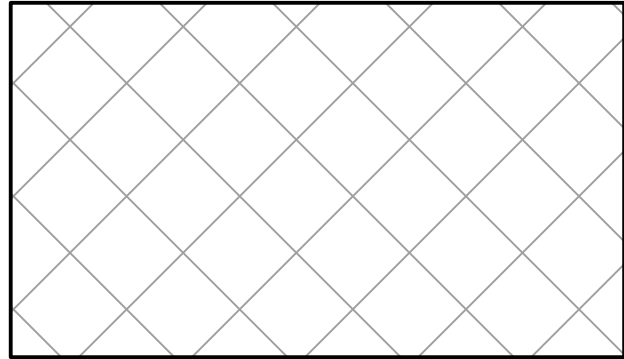
Map #	Lot #	Name and address of neighboring property owners	Map #	Lot #	Name and address of neighboring property owners
75	15-2	Town of Wilton 238 Danbury Rd.			
75	15-1	Jason Kalish 28 Cider Mill Place			
75	15	Kieran & Victoria Lynch 40 Cider Mill Place			
74	6-2	Jonathan & Angela Bailey 44 Cider Mill Place			
75	2	Christopher Rosado 138 Ridgefield Rd.			
75	4-1	William Patti 174 Ridgefield Rd.			
89	11	Christopher Smith 230 Ridgefield Rd.			
75	11	Town of Wilton 238 Danbury Rd.			
75	10	Town of Wilton 238 Danbury Rd.			
75	14	Town of Wilton 238 Danbury Rd.			
75	8	Emilio Robles 21 Richdale Drive			
75	9	Knapp Properties 24 Richdale Drive			



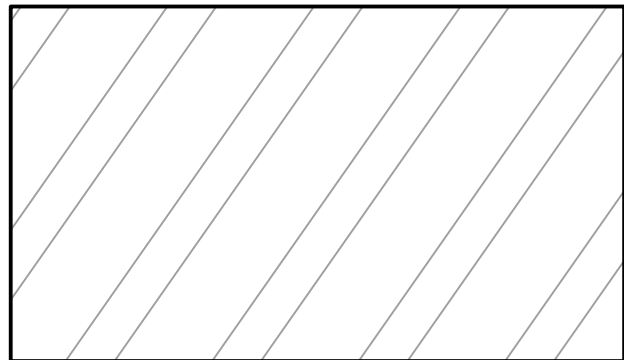




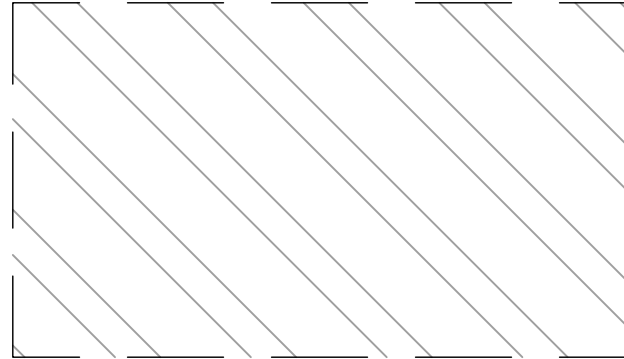
ZONING INFORMATION				
ITEM	REQUIRED/ PERMITTED		EXISTING	PROPOSED
ZONE: R-2A RESIDENCE				
FRONT SETBACK:	50'	MIN.	88.4'	88.4'
REAR:	50'	MIN.	81.4'	81.4'
SIDE:	40'	MIN.	137.9'	137.9'
LOT WIDTH:	200'	MIN.	>200'	>200'
LOT AREA: (EXCLUDES ACCESSWAY AREA)	87,120 S.F.	MIN.	153,528 S.F.	153,528 S.F.
BUILDING HEIGHT:	35'	MAX.	<35'	21.1'
No. STORIES:	2.5		2	2
LOT COVERAGE-BUILDING:	7% = 10,747 S.F.	MAX.	3,580 S.F. = 2.3%	3,640 S.F. = 2.4%
LOT COVERAGE-SITE:	12% = 18,423 S.F.	MAX.	3,580 S.F. = 2.3%	3,640 S.F. = 2.4%



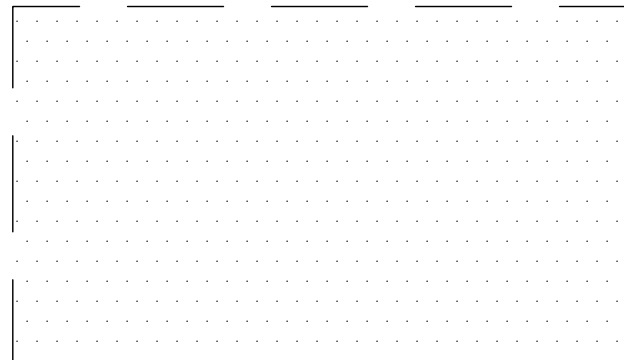
CONSERVATION EASEMENT



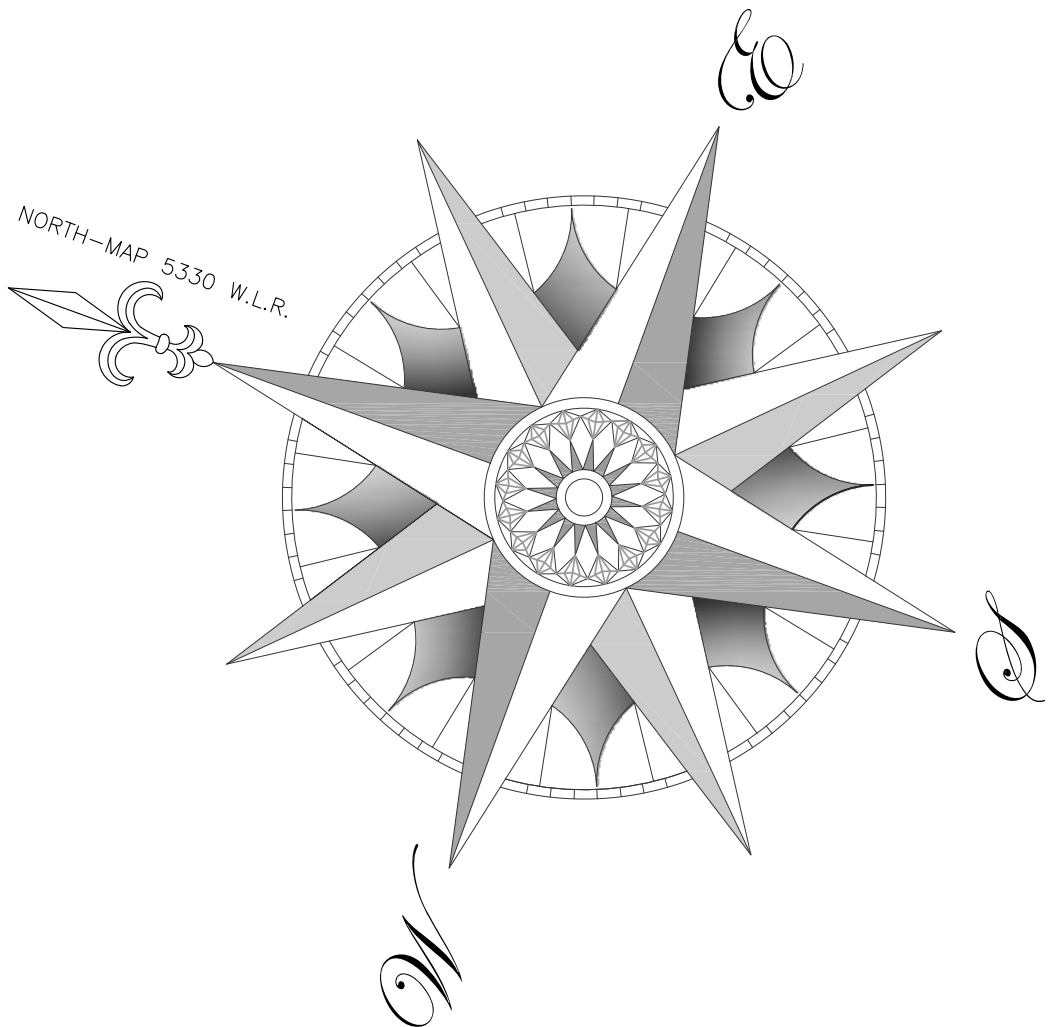
ACCESS TO LOT 2



25' DRIVEWAY EASEMENT



CL&P EASEMENT



2

N/F  
WILLIAM A. & ELIOT H. PATTY  
#174 RIDGEFIELD ROAD  
DEED VOL. 1510, PG. 77 W.L.R.

ENCROACHMENT  
LINES STREAM CHANNEL  
(MAP #2809 W.L.R.)

APPROXIMATE  
100-YEAR FLOOD LINE

COMSTOCK  
(tie-line)

N/F  
LYDIA K. NELSON  
#180 RIDGEFIELD ROAD  
DEED VOL. 2093, PG. 331 W.L.R.

N/F  
ANTHONY SCAVO & EMILY ERICKSON  
#176 RIDGEFIELD ROAD  
DEED VOL. 2389, PG. 142 W.L.R.

N/F  
ROGER FRISCH 2019 REVOCABLE LIVING TRUST  
#166 RIDGEFIELD ROAD  
DEED VOL. 2499, PG. 1066 W.L.R.

N/F  
JUDY H. & STEVEN H. WANDER  
#136 RIDGEFIELD ROAD  
DEED VOL. 2453, PG. 14 W.L.R.

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 Zoning Location Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 and Vertical Accuracy Class V-2 and intended to be used for application for determination of zoning compliance and for building permit purposes.
2. Reference is made to the following on file with Wilton Land Records (W.L.R.):  
Vol. 2533, Pg. 1009 - Warranty Deed  
Vol. 23, Pg. 692 - Easement to the City of South Norwalk  
Vol. 67, Pg. 287 - Easement  
Vol. 70, Pg. 187 - Easement to CL&P  
Vol. 866, Pg. 76 - Variance  
Vol. 1390, Pg. 64 - Grant of Conservation Restriction  
Vol. 1390, Pg. 73 - Amended Declaration of Driveway Easement and Maintenance Agreement  
Vol. 1437, Pg. 19 - Termination Agreement  
Vol. 1431, Pg. 232 - Easement to CL&P  
Vol. 1437, Pg. 21 - Second Amended Declaration of Driveway Easement and Maintenance Agreement  
Maps 2305, 5314, 5330 & 5352
3. Inland Wetlands delineated by Pfizer-Jaehnig, Environmental Consulting in July & August 2001.
4. Elevations depicted hereon is based on assumed datum.
5. Reference is made to FEMA Flood Insurance Rate Map No. 09001C0379F, Effective Date 6/18/2010. Subject Parcel lies within Special Flood Hazard Area Zone AE and Zone X.

30' WATER LINE EASEMENT  
VOL. 23 PG. 692 W.L.R.  
(approximate location)

RIDGEFIELD ROAD  
CONNECTICUT ROUTE 33

3.525 ACRES  
(2.35 ± ACRES UPLAND)

ZONING LOCATION SURVEY, PROPOSED  
170 RIDGEFIELD ROAD  
PREPARED FOR  
**CYNTHIA H. & STANLEY A. TWARDY**  
WILTON, CONNECTICUT

SCALE 1" = 30'

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

*D. R. Faulds*  
DOUGLAS R. FAULDS  
LAND SURVEYOR - CONN. LIC. No. 13292

DECEMBER 20, 2021

**Ryan and Faulds**  
LAND SURVEYORS | A Redniss & Mead Company

11 GRUMMAN HILL ROAD  
WILTON, CT 06897  
Ph. (203) 762-9492 ryanandfaulds.com