

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



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

APPLICATION FOR A SIGNIFICANT REGULATED ACTIVITY

For Office Use Only:

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

DAVID ADAMS APPLICANT INFORMATION:

Applicant DESIGN BUILD & REMODELING

Agent (if applicable) ELS · KATE THROCKMORTON

Address 904 ETHAN ALLEN HIGHWAY
RIDGEFIELD, CT 06877

Address 8 KNIGHT ST., STE 203
NORWALK, CT 06851

Telephone 203-431-9104

Telephone 203-855-7879

Email davida@dbarinc.com

Email kate@elsllc.net

PROJECT INFORMATION:

Property Address 129 SKUNK LANE

Site Acreage 3.65+/- AC

Acres of altered Wetlands On-Site 1.32± AC

Cu. Yds. of Material Excavated 140 CY±

Linear Feet of Watercourse 1050± LF

Cu. Yds. of Material to be Deposited 85± YD (SEPTIC)

Linear Feet of Open Water 130±

Acres of altered upland buffer 0.01± AC

Sq. Ft. of proposed and/or altered impervious coverage 2760± SF

Sq. Ft. of disturbed land in regulated area 8000± SF

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:

PROPOSED ADDITION, SWIMMING POOL &
ASSOCIATED IMPROVEMENTS, WITH A BIOOA SEPTIC
WITHIN AN UPLAND REVIEW AREA. REFER TO
REPORT FOR ADDITIONAL INFORMATION.

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'** accurate to the level of a A-2 property and T-2 topographic surveys
- ☒ D. Sketch Plans depicting the alternatives considered
- ☒ E. Engineering Reports and Analysis and additional drawing to fully describe the proposed project
- ☒ F. Sedimentation and Erosion Control Plan, including the Construction Sequence
- ☒ G. Names and addresses of adjoining property owners
- ☒ H. A narrative describing, in detail
 - a. the proposed activity
 - b. the alternatives considered
 - c. impacts
 - d. proposed mitigation measures
- ☐ I. Soils Report prepared by a Certified Soil Scientist and Wetlands Map prepared by a Registered Land Surveyor **(ON FILE)**
- ☒ J. A Biological Evaluation prepared by a biologist or other qualified professional
- ☒ K. Description of the chemical and physical characteristics of fill material to be used in the Regulated Area
- ☒ L. Description and maps detailing the watershed of the Regulated Area
- ☒ M. Envelopes addressed to adjacent neighbors, the applicant, and/or agent, with certified postage and no return address

****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: _____

Agent's Signature (if applicable) David Adams Date: January 20, 2021

WILTON BUILDING
DEPARTMENT

Building Official
Demolition Officer
Tel: 203-563-0177



TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

Fax: 203-563-0284

LETTER OF AUTHORIZATION

To Whom It May Concern:

I hereby declare the following:

1. That I am the owner of the premises described as follows:

129 SKUNK LN WILTON CT. 06897
Street City State Zone

2. That DESIGN BUILDERS is duly authorized for and on behalf of the owner to execute an application for building, zoning, health and wetlands permits to enable him/her to obtain permits to complete construction of the following work ADDITION WITH UNFINISHED BASEMENT FULL BATHROOM ON FIRST FLOOR AND CLOSET ON SECOND FLOOR. REMOVE EXIST. MASTER BATH - ADDITION MEASURES 8' x 14' at the above site.

3. That DESIGN BUILDERS is hereby designated as the owner's representative with whom all town departments may deal with in respect to the work involved.

4. That this authorization also includes any and all electrical, plumbing, heating, and HVAC contractors doing work in conjunction with the above noted activity to obtain the appropriate sub permits.

Date: 10-29-20

Owner: DEBBIE WALTERS
Print Name

John D. McElhinney, Jr.
Signature

Environmental Land Solutions, LLC

Landscape Architecture & Environmental Planning

8 Knight Street, Suite 203, Norwalk, CT 06851

Tel: (203) 855-7879 Fax: (203) 855-7836

January 22, 2020

Inlands Wetlands and Watercourses Commission
Town of Wilton
238 Danbury Road
Wilton, CT 06897

Re: Significant Regulated Activity Narrative
129 Skunk Lane, Wilton, CT

Dear Commission Members:

Environmental Land Solutions, LLC (ELS) has been retained by the Mr. & Mrs. Walter - Francique, property owners of the above referenced site, to provide an environmental assessment for the proposed work at the existing residential property. This report summarizes the existing conditions of the natural resources on the site and the effects of the property developed may have on these resources. Site inspections were conducted by ELS on December 2, 23 & 30, 2020.

EXISTING CONDITIONS

The property is located on the south side of Skunk Lane, at the end of a shared driveway. The site contains a single-family residence with a lawn area at the back of the house. The back yard lawn is defined with a stone wall. The area beyond the stone wall is a wooded scrub area. The site's general topography slopes from east to west with a 12' ± change in topography over the developed portion of the property. The site has three intermittent watercourses that cross the site from north to south, with two smaller tributaries to the north and south of the developed site. The watercourses merge at approximately the middle of the site.

The wooded area beyond the backyard is a naturalized, second growth deciduous forest. The tree canopy is dominated by Ash, many which have died. Their decline is presumed to be from Emerald Ash Borer. Other trees in the naturalized area include American Elms, White Oaks and Red Maples, at a size range of 12-18" diameter breast height (D.B.H.). The tree canopy is also heavily encumbered with Asiatic Bittersweet vine and Grape, which has contributed to the tree decline. The area immediately along the back yard wall in an open scrub area impassable swath of Multiflora Rose, Asiatic Bittersweet, and Euonymus. Other

plants noted includes Winterberry and Japanese Barberry. Several of the dead trees adjacent to the wall have been taken down and left in the scrub area.

Regulated Wetlands and Watercourses

The property is located in the Norwalk River watershed. The watershed above the property is approximately 16± acres in size and is occupied by single-family homes. The intermittent watercourses on the property are collectively tributaries to Byrant Brook which discharges to the Norwalk River. The wetland associates with the defined watercourse ranges from 3 to 10' in width. Three watercourse passes through the site. The larger watercourse runs from north to south. Two watercourses also run to the north and south of the developed areas of the site. These watercourses converge in the southwestern area of the site where two ponding areas are noted on the survey. The southern watercourse runs within a drainage easement that carried town storm flows from Skunk Lane.

Primary tree cover in the wetlands was identified as Red Maple, Ash, American Elm and White Oak. The nearby trees are significantly encumbered by vines.

The understory is primarily nonnative shrubs of Multiflora Rose, Euonymus and Japanese Barberry, and includes Winterberry 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 watercourses convey surface water flows, as the topography becomes more gradual in the central and southern portion of the wetland additional functions, including groundwater discharge, sediment trapping and nutrient transformation are expected.

PROPOSED CONDITIONS:

The owners are proposing a small addition to the house and a swimming pool, spa, patio and landscape improvements within the existing lawn. A future B100a code complying septic system is included with this application. There are no activities proposed in the wetland, and no trees will be removed for the construction. Due to the amount of earthwork required for the B100a septic system and the pool excavation, the proposed work required a submission of a significant permit application. A summary of the proposed regulated activities follows.

Activities proposed within the upland review area of the wetland include:

1. A 134± sf house addition in the northwestern corner of the house, in place of an existing deck. This is 78' ± from the wetland to the north.

2. A new 22' x 45' pool, with a $1670 \pm$ sf patio. Pool deck is 30' from the closet wetland and within an existing lawn area. Earthwork associated with the pool and patio is $140 \pm$ CY.
3. Equipment pad for pool equipment.
4. Proposed 10 x 10' spa, $61' \pm$ from the wetland at its closets point.
5. Proposed 380 sf \pm rain garden and buffer planting to provide infiltration for the new impervious areas.
6. Proposed dry stream channel to direct driveway runoff around the pool.
7. The roof drains will be maintained in the same location. The new addition will tie onto existing roof drains near the house.
8. Removal of the recently cut trees beyond the rear stone wall.
9. Vine control in the area of the proposed planting.
10. Code complying septic system (B100a) within the footprint of the existing septic field an import of $85 \pm$ CY of clean septic sand material will be imported for this. There are no plans to install this system at this time. The new fields are the same distance from the wetland as existing septic field ($30' \pm$ at its closest point).
11. Sedimentation and erosion to controls are proposed for all earthwork activities.

ELS has prepared the Site Plan that includes a rain garden and planting plan for the project. This plan will help manage the increase of impervious surfaces, and provide replacement trees for the trees that have died along the edge of the wetland. The new plan will decrease lawn areas and increasing the plant varieties and density in the wetland buffer. The plan includes native trees, shrubs and ground covers. These measures will enhance the wetland buffer and maintain the wetland functions. The plan includes vine removal and management for the area of new planting.

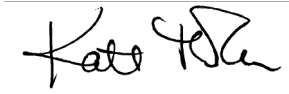
ALTERNATIVES:

No alternative is proposed due to the fact that the work is proposed with the existing lawn areas, results in a net decrease in lawn area, and no significant wetland impacts are anticipated. There are limited options for a pool configuration due the existing septic, stone wall that defines the developable area, and the conservation restricted areas.

SUMMARY:

The application requests a wetland permit to construct a small addition, a pool, spa and associated improvements over an area of existing lawn. The application includes a B100a septic with no immediate plan for installation. The plan includes a mitigation plan that will enhance and reinforce the wetland buffer provides opportunities for infiltration of storm flows. When the site work is implemented, as shown, on the provided site and planting plan, the wetland function are expected to be protected and maintained.

Sincerely,

A handwritten signature in black ink, appearing to read "Kate Throckmorton", enclosed within a thin black rectangular border.

Kate Throckmorton, ASLA
Registered Landscape Architect, RLA
Certification in Erosion and Sedimentation Control
NOFA Certified Professional

Skunk Lane 129-wilton-ea.wpd

Properties located adjacent to 129 Skunk Lane, Wilton, CT (Map #32, Lot #18-4)
Provided for an Inland Wetland Permit Application
(1/5/21)

Map #/Lot # Property Owner

32-18-2	Thomas and Kimberley McCabe 121 Skunk Lane Wilton, CT 06897
32-18-3	Yunlong Huang 123 Skunk Lane Wilton, CT 06897
32-18-5	Thomas & Kimberly Dexter 125 Skunk Lane Wilton, CT 06897
32-8	Phillip Butterfield 95 Buckingham Ridge Road Wilton, CT 06897
45-56	State of Connecticut (RE; Twin Oak Extension-Wilton) 2800 Berlin Turnpike Newington, CT 06131
45-50	State of Connecticut (RE; Twin Oak Extension-Wilton) 2800 Berlin Turnpike Newington, CT 06131
45-38	State of Connecticut (RE; Twin Oak Extension-Wilton) 2800 Berlin Turnpike Newington, CT 06131
45-17	David & Linda Semple 119 Skunk Lane Wilton, CT 06897

Environmental Land Solutions, LLC

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January 2021
USGS Map #107
Norwalk North

Site is within the watershed of the
Norwalk River
129 Skunk Lane
Wilton, Connecticut
Scale: 1" = 1000' ±

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