

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 Jen White
Address 12 Brandon Circle
Wilton, CT 06897
Telephone 610-710-1114
Email jl_white@verizon.net

Agent (if applicable) Cheryl Russ (Glengate)
Address 221 Danbury Rd
Wilton, CT 06897
Telephone 203-762-2000
Email CherylR@glengatecompany.com

PROJECT INFORMATION:

Property Address 12 Brandon Circle
Acres of altered Wetlands On-Site 0
Linear Feet of Watercourse 0
Linear Feet of Open Water 0
Sq. Ft. of proposed and/or altered impervious coverage 4,770

Site Acreage 1.29
Cu. Yds. of Material Excavated 0
Cu. Yds. of Material to be Deposited 42
Acres of altered upland buffer 0.0078
Sq. Ft. of disturbed land in regulated area 339

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: Construct an elevated patio and in-ground gunite pool in the rear yard of 12 Brandon Circle.
A portion of the elevated patio and a very small corner of the pool fall within the 100' wetland buffer.

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 & 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 *Septic system already relocated For this project*
- ☒ 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 *Wetland is off clients property but buffer extends into their property (see survey)*
- ☐ H. Description of the chemical and physical characteristics of fill material to be used in the Regulated Area *Fill comes from on site (pool excavation)*
- ☐ 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.

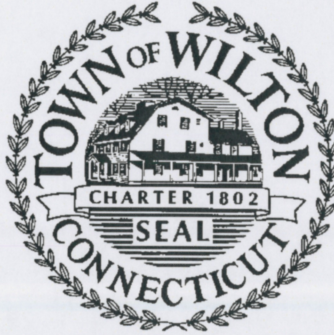
By signing this application, permission is hereby given to necessary and proper inspections of the subject property by the Commissioners and designated agents of the Commission or consultants to the Commission, at reasonable times, both before and after a final decision has been rendered.

Applicant's Signature: *Jim White* Date: *2/3/22*

Agent's Signature (if applicable): *[Signature]* Date: *2/3/22*

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:

12 Brandon Circle Wilton CT R2A
Street City State Zone

2. That Glengate Company (Cheryl Russ) 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 inground gunite pool + patio

at the above site.

3. That Cheryl Russ 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: 11/16/21

Owner: Jen White
Print Name

Jen White
Signature

2/7/2022

Attn: Wilton Wetlands Commission

RE: In-ground pool and patio project at 12 Brandon Circle

Project Narrative

- A. Proposed Activity: The pool and patio project at 12 Brandon Circle involves the following:
1. Erosion and sediment controls will be installed prior to the start of construction.
 2. Construction of a temporary construction accessway from the garage area of the driveway to the rear yard of the property.
 3. The excavation and stockpiling of material for an 18' x 38' (684 SF) gunite infinity edge pool, retaining walls and a patio.
 4. A footing, the top of which is approx. 42" below grade (frostline), will be poured for a masonry retaining wall.
 5. A cinderblock and stone veneered retaining wall will be built on the footing and enclose the area of the elevated patio. Upon completion a pool code compliant metal fence/railing will enclose the two exterior sides of this patio and help form the pool enclosure.
 6. The excavated soil stockpile from pool dig will be used to raise the elevation of the area between to the pool shallow end and retaining wall and between the house and a portion of the pool by about 3'-2" for the construction of an elevated paver patio.
 7. 6" of compacted gravel will be layered in this soil elevated area as a base for the paver patio.
 8. Pavers will be dry laid on a 2" layer of setting sand on top of the compacted gravel.
 9. The remainder of the excavated soil will be used for the proposed grading and any excess removed from the site.
 10. A code compliant pool fence and gate will enclose the area immediate to the pool environment.
 11. The temporary construction accessway will be removed.
 12. The disturbed area outside of the pool and patio will have sod installed to reduce erosion.
 13. A portion of the existing blacktop driveway will be removed and replaced with gravel to reduce the amount of impervious surfaces on the property to comply with town zoning and building regulations.
- B. Alternatives Considered:
1. Due to wetland buffer, the property setbacks, and septic setbacks, there are no viable alternatives and by raising the pool above grade we minimized the impacts of deeper excavation and reduced the amount of disturbance to the site.

C. Impacts:

1. Minimal impact to the wetland buffer through limited excavation, the use of materials from on site for the elevated patio instead of trucking in fill from outside sources.
2. A positive impact in the reduction of existing impervious surfaces (driveway) to offset the addition of the pool and patio create a net reduction in site coverage and runoff.

D. Proposed Mitigation Measures

1. Installation of silt fencing to prevent erosion and sedimentation into the wetland buffer and flagged wetlands
2. Reduced excavation from having the pool above grade resulting in less disturbance and decreased amount of soil stockpile to contain with silt fencing.
3. An overall reduction in impervious surfaces will reduce the amount of runoff going into the wetland.



2/7/2022

Attn: Wetland commission

RE: 12 Brandon Circle Pool Project Neighbor Names & Addresses

John Gao & Wenxia Zhao

8 Brandon Circle

Wilton , CT

06897

Joohyun Kim & Mikyung Jeung

10 Brandon Circle

Wilton , CT

06897

Andrew & Kristen Dougherty

14 Brandon Circle

Wilton , CT

06897

David & Kerryanne Blankenship

16 Brandon Circle

Wilton , CT

06897

William Brancaccio

41 Bhasking Ridge rd.

Wilton , CT

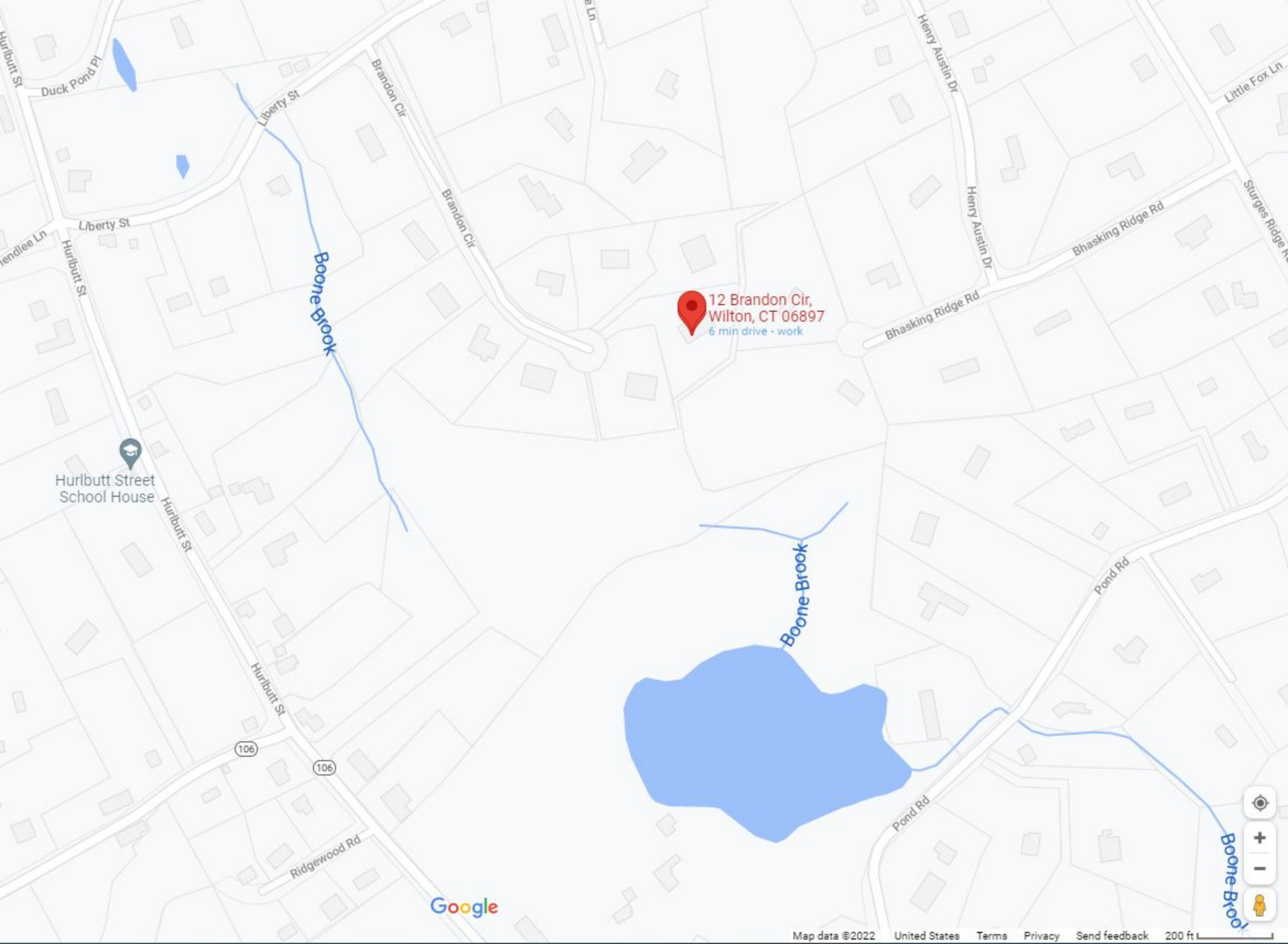
06897

John & Louise Ferencz

42 Bhasking Ridge Rd.

Wilton , CT

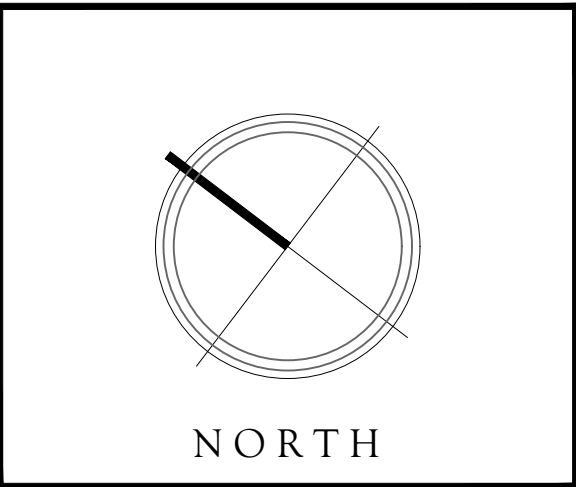
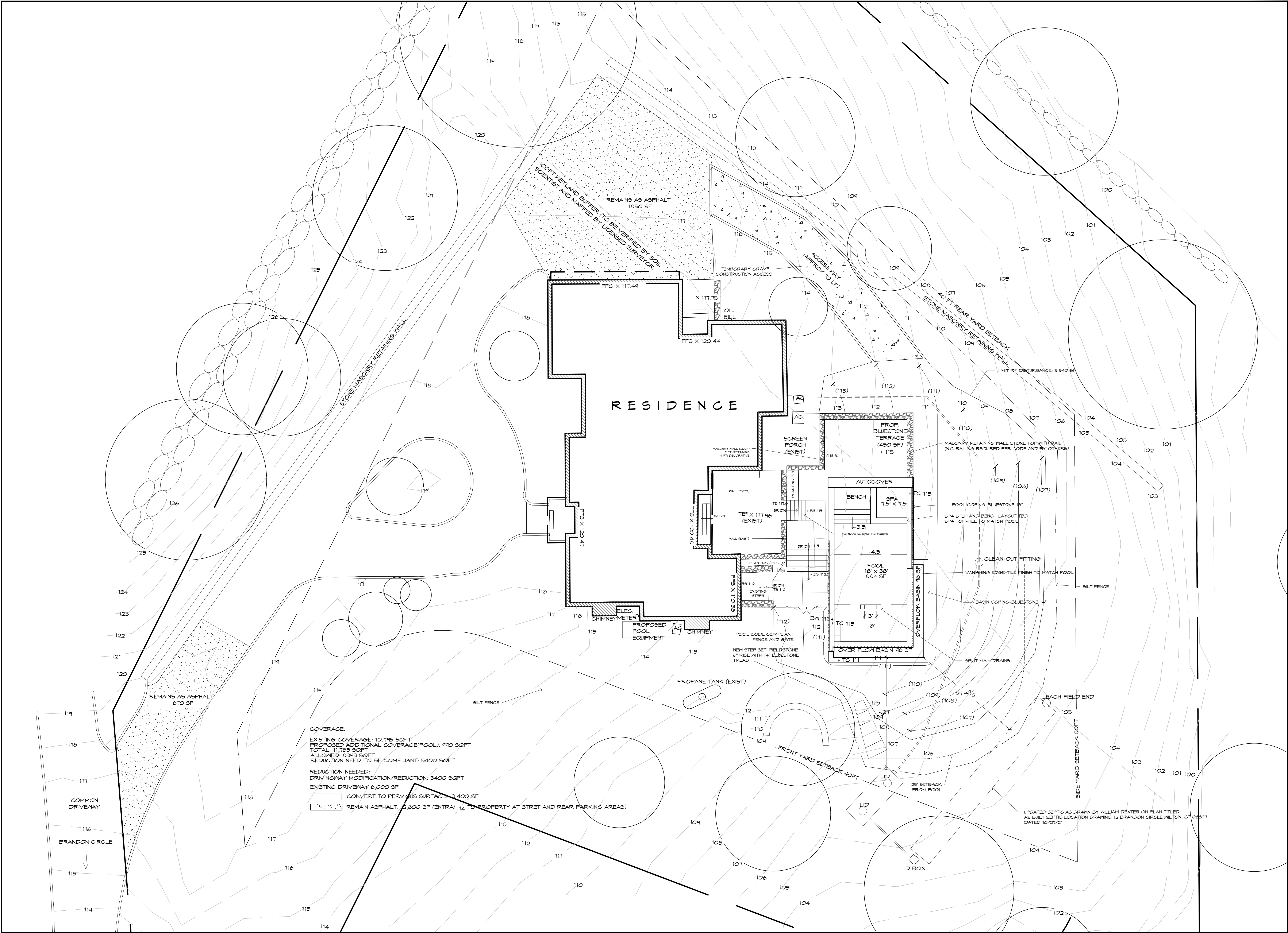
06897



12 Brandon Cir,
Wilton, CT 06897
6 min drive - work

Hurlbutt Street
School House

Google



WHITE RESIDENCE
12 BRANDON CIRCLE, WILTON CT
SITE PLAN

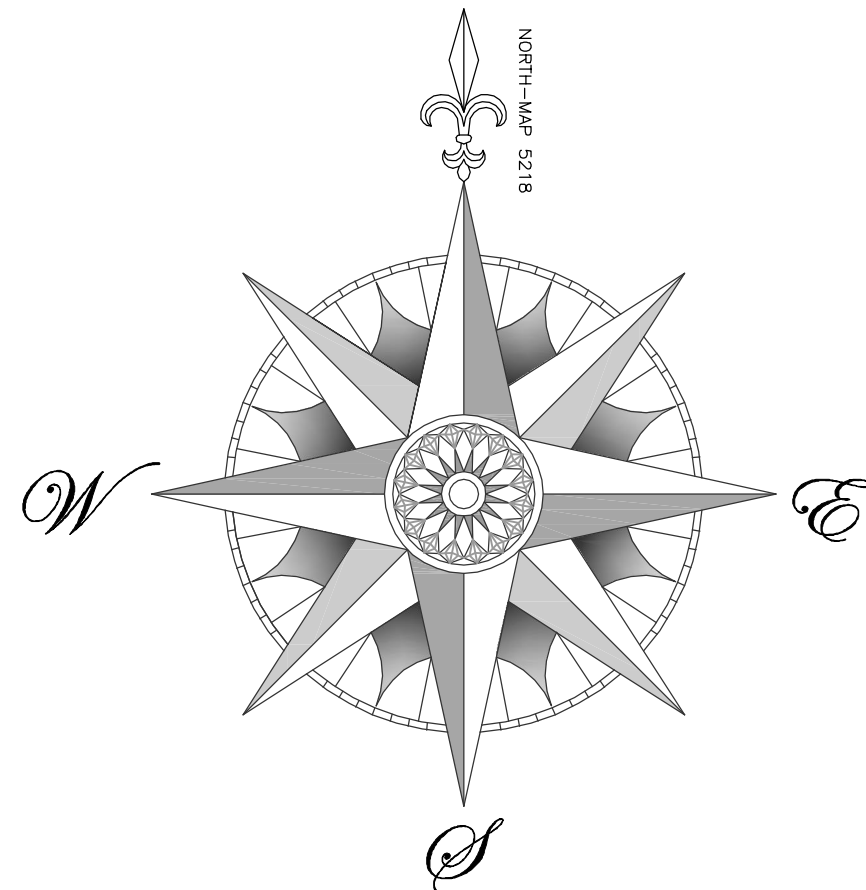


DRAWN BY: MG CHECKED: CR SCALE: 1" = 10' - 0" DATE: 2021-04-23 REVISION:		
SYM	DATE	NOTE
	2021-05-05	EXPANDED VANISHING EDGE
	2021-07-14	UPDATED WITH NEW PROP. SURVEY
	2021-11-11	UPDATED WITH NEW SEPTIC AS-BUILT

ZONING INFORMATION

ITEM	REQUIRED/ PERMITTED		EXISTING	PROPOSED
ZONE: R-2A RESIDENCE				
FRONT SETBACK:	40' (Sec. 5.4.2 W.S.R.)	MIN.	54.1'	51.8' (pool equipment pad)
REAR:	40' (Sec. 5.4.2 W.S.R.)	MIN.	70.2'	70.2'
SIDE:	30' (Sec. 5.4.2 W.S.R.)	MIN.	48.6'	48.6'
LOT WIDTH:	150' (Sec. 5.4.2 W.S.R.)	MIN.	>150'	>150'
LOT AREA:	43,560 S.F. (Sec. 5.4.2 W.S.R.)	MIN.	55,955 S.F.	55,955 S.F.
BUILDING HEIGHT:	35'	MAX.	30.2'	30.2'
No. STORIES:	2.5	MAX.	2.5	2.5
LOT COVERAGE- BUILDING:	10% = 5,595 S.F. (Sec. 5.4.2 W.S.R.)	MAX.	3,950 S.F. = 7.1%	4,770 S.F. = 8.5%
LOT COVERAGE- SITE:	15% = 6,393 S.F. (Sec. 5.4.2 W.S.R.)	MAX.	9,570 S.F. = 17.1%	8,060 S.F. = 14.4%

Reference is made to Sec. 5.4.2 of the Subdivision Regulations of the Town of Wilton



NOTES:

- 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 intended to be used for application for determination of zoning compliance and for building permit purposes.
- Reference is hereby made to the following on file with Wilton Land Records (W.L.R.): Vol. 2512, Pg. 309 - Warranty Deed Vol. 1506, Pg. 89 - Declaration of Driveway Easement Vol. 34, Pg. 154 - Grant in favor of SNET Vol. 1219, Pg. 4 - Declaration of Restrictions Vol. 1237, Pg. 224 - Easement in favor of CL&P Lot 6, Map 5218 Maps 5234 & 5372
- Lot Area = 55,955 S.F. / 1.284 Acres
- Reference is made to Tax Map 18, Block 41, Lot 6.
- Property Located in R-2A Residence Zone.
- Reference is made to FEMA Flood Insurance Rate Map Community Panel No. 09001C0384F, dated June 18, 2010. Subject Parcel does not lie within a Special Flood Hazard Area.
- Well location depicted hereon per Town of Wilton Health Department records.
- Wetlands identified and delineated in the field by Mary Jaehnig 6/4/2021 and located by Ryan and Faulds 6/8/2021.
- Reference is made to Wetlands Permit #820, Dated 11/18/1999 issued under Resolution #1199-86WET by the Inland Wetland Commission of the Town of Wilton.
- Septic system depicted hereon transcribed from plan entitled "As Built Septic System Location Drawing", dated 10/24/2021, prepared by William Dexter. Locations are to be considered approximate only. Field verification of locations required prior to excavation and/or construction.
- Reference is made to plan titled "White Residence 11 Brandon Circle, Wilton CT Site Plan", dated 5/19/2021, prepared by Glegate Company.
- This map is based on a field survey dated 6/8/2021 and may not reflect current field conditions.

ZONING LOCATION SURVEY, PROPOSED
12 BRANDON CIRCLE

PREPARED FOR

JONATHAN & JENNIFER WHITE

WILTON, CONNECTICUT

JANUARY 19, 2022

Ryan and Faulds
LAND SURVEYORS | A Redniss & Mead Company

11 GRUMMAN HILL ROAD
WILTON, CT 06897

Ph. (203) 762-9492 ryanandfaulds.com

DOUGLAS R. FAULDS
LAND SURVEYOR CONN., LIC. No. 13292

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

1"=20'
0 20 40

The subject site, 12 Brandon Circle, Wilton, CT, is located in the middle to lower reaches of the Saugatuck River watershed as part of the Wets Branch of the Saugatuck River sub-watershed. Drainage from the site moves North to South into the Boone Brook. This then flows Southeast to the West Branch of the Saugatuck River near the Stonebridge Waterfowl Preserve. From there it continues SE into the Saugatuck River and ultimately into the Long Island Sound at Stony Point, Westport, CT. The image below, courtesy of the Saugatuck River Watershed Partnership (part of the Nature Conservancy) depicts the entirety of the watershed. The red mark near the center designates the subject site's approximate location.

