

**WILTON PLANNING AND
ZONING COMMISSION**

**SITE DEVELOPMENT
PLAN**

SDP#

SITE DEVELOPMENT PLAN: Cite specific section(s) of the Zoning Regulations and provide a detailed description of the proposed development. Attach additional sheets as required.

Section 29 - 5.A.2, 6.B, The project involves the construction of a stone dust trail, boardwalks, culvert crossings and a small gravel parking area. See attached narrative.

Friends of NRV (Charlie Taney)

P.O. Box 174, Georgetown, CT 06829

APPLICANT'S NAME

ADDRESS

CT DOT
Eversource

2800 Berlin Turnpike, Newington CT, 06131
107 Belden Street, Berlin, CT, 06037

OWNER'S NAME

ADDRESS

Kent Road & Wolfpit Road

R1 & GB

PROPERTY LOCATION

ZONING DISTRICT

See Attached Location Map

97-27(3.26ac), 97-28(1.29ac), 83-34(1.0ac), 83-33(0.94ac), 83-32(1.12ac), 83-31(1.15ac),
83-30(1.18ac), 83-29(1.11ac), 83-28(0.91ac), 84-42(0.90ac), 83-27(2.01ac), 83-27-1(2.46)
56-8(1.0ac), 56-9(1.07ac), 70-3(11.32ac), 70-4(2.74ac)

WLR	VOLUME	PAGE	TAX MAP #	LOT #	ACREAGE
-----	--------	------	-----------	-------	---------

THE FOLLOWING MATERIALS SHALL BE ATTACHED:

- * Fifteen (15) complete **COLLATED/FOLDED** sets are required.
- * All plans shall be equal in sheet size, collated into sets (either stapled or clipped), with **maps folded**, not rolled.
- * All submitted plans and documents shall bear an **original signature, seal, and license number** of the professional responsible for preparing each item.

See note 1 on next sheet ☒ **VICINITY SKETCH** at a scale of 1"=100' or 1"=200'. Said map shall show all existing zone boundaries, existing buildings and parcels, labeled by their corresponding Tax Map and Lot Number, within 500' of the subject property.

☒ **CLASS A-2 SURVEY MAP** of the subject property.

☒ **SITE DEVELOPMENT PLAN** pursuant to Section 29-11 of the Zoning Regulations.

☒ **FORM B – ZONING DATA.**

☒ **LIST OF PROJECT PROFESSIONALS** including name, firm, address and telephone.

☒ **LETTER OF TITLE** certifying owner of record as of date of the application.

☒ **PROOF OF APPLICANT'S LEGAL INTEREST** in property.


☒ **ANY OTHER PLAN OR DOCUMENT** as required by Zoning Regulations.

☒ **ELECTRONIC SUBMISSION** of all application materials (e.g. Flash drive, PDF email)

See note 2 on next sheet **\$360 FILING FEE + \$50/Unit or \$50/2000 sq. ft. payable to: Town of Wilton.**

THE APPLICANT understands that this application is to be considered complete only when all information and documents required by the Commission have been submitted and is responsible for the payment of all legal notices incurred.

THE UNDERSIGNED WARRANTS the truth of all statements contained herein and in all supporting documents according to the best of his or her knowledge and belief; and hereby grants visitation and inspection of the subject property as described herein.

	6.24.20	ctaney@nrvt-trail.com	203-536-5618
APPLICANT'S SIGNATURE	DATE	EMAIL ADDRESS	TELEPHONE

see attached owner consent letters			
OWNER'S SIGNATURE	DATE	EMAIL ADDRESS	TELEPHONE

For Planning and Zoning Department Use Only:

Mandatory Referrals - Jurisdiction/Agency		
Village District Design Advisory Committee (VDDAC):	Yes	No
Architectural Review Board (ARB):	Yes	No
Western Connecticut Council of Governments (WestCOG):	Yes	No
South Norwalk Electric and Water Company (SNEW) Designated Public Watershed:	Yes	No
First Taxing District Water Department Designated Public Watershed:	Yes	No
State-Designated Aquifer Protection Area:	Yes	No
Adjoining Community Notification:	Yes	No

Notes:

1. The Applicant is requesting a waiver from providing an A-2 survey. T2 field survey of the project area is included in the project plans.
2. The applicant is requesting a waiver for the application fee. See attached letter.

WILTON PLANNING AND ZONING COMMISSION**FORM B - ZONING DATA**

Include the following data on the required Site Development Plan, as well.

Kent Road & Wolfpit Road

Kent Road Frontage - 13.4 ac
Wolfpit Frontage - 18.2 ac
Total = 31.6 ac**PROPERTY ADDRESS****LOT ACREAGE**Kent Road Frontage - 1,960'
Wolfpit Frontage - 2,365'
Total = 4,325'**ZONING DISTRICT****LOT FRONTAGE**

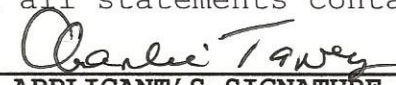
	PER ZONING REGS (MAX OR MIN ALLOWED)	EXISTING	PROPOSED	TOTAL
GROSS FLOOR AREA [SF]	R-1: NA GB: NA	R-1: NA GB: NA	R-1: NA GB: NA	R-1: NA GB: NA
BUILDING FOOTPRINT [SF]	R-1: NA GB: NA	R-1: NA GB: NA	R-1: NA GB: NA	R-1: NA GB: NA
BUILDING COVERAGE [SF/%] (round up)	R-1: 10% of lot area (max) GB: 25% of lot area (max)	R-1: NA GB: NA	R-1: NA GB: NA	R-1: NA GB: NA
BUILDING HEIGHT [FT - Story]	R-1: 2.5 stories/35' (max) GB: 2.5 stories/35' (max)	R-1: NA GB: NA	R-1: NA GB: NA	R-1: NA GB: NA
FLOOR AREA RATIO (F.A.R.)	R-1: NA GB: 0.35 (max)	R-1: NA GB: NA	R-1: NA GB: NA	R-1: NA GB: NA
PARKING SPACES (round up)	R-1: 2 per dwelling (min) GB: 1 per 300 sq ft. of GFA	R-1: NA GB: NA	R-1: 6 GB: NA	R-1: 6 GB: NA
LOADING SPACES	R-1: none GB: none	R-1: NA GB: NA	R-1: NA GB: NA	R-1: NA GB: NA
SITE COVERAGE [SF/%]	R-1: 15% of lot area (max) GB: 80% of lot area (max)	R-1: NA GB: NA	R-1: NA GB: NA	R-1: NA GB: NA

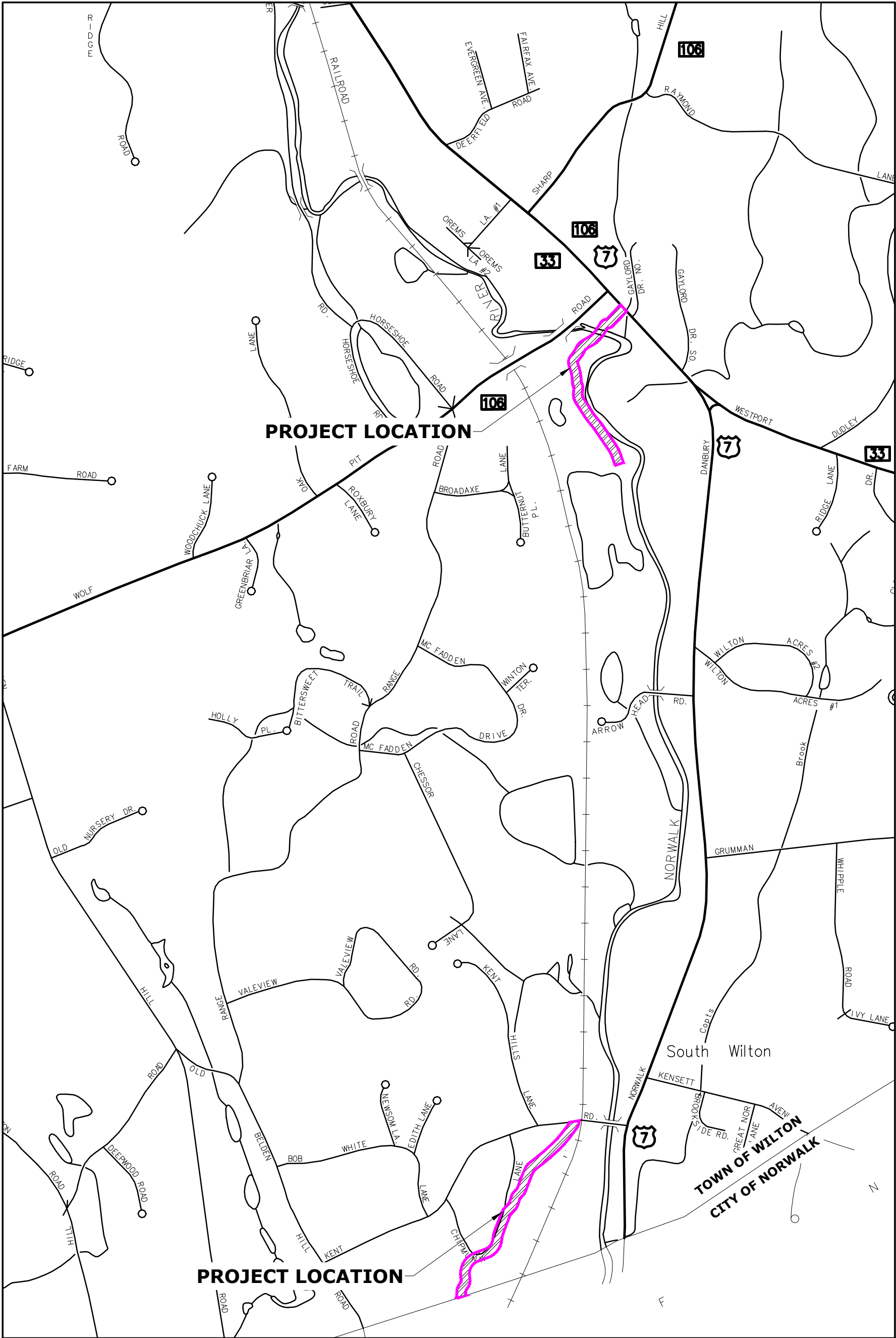
OFF-STREET PARKING AND LOADING CALCULATIONS

Please provide the specific calculation used to determine the minimum required off-street parking and loading spaces pursuant to the Zoning Regulations.

PARKING CALCULATION (Use separate page, if necessary)R-1: NA
GB: NA**LOADING CALCULATION** (Use separate page, if necessary)R-1: NA
GB: NA**PLAN OF CONSERVATION AND DEVELOPMENT**

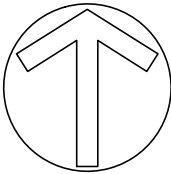
Please indicate on separate page how this proposal complies with the Plan of Conservation and Development.

THE UNDERSIGNED WARRANTS the truth of all statements contained herein:
APPLICANT'S SIGNATURE6.24.20
DATE



Stantec Consulting Services Inc.
55 Church Street Suite 601
New Haven CT 06510-3014
Tel: (203) 495-1645
www.stantec.com

Notes



400 800

Client/Project

NORWALK RIVER
VALLEY TRAIL
'WIL-WALK'

Project No.

192310791

Title

LOCATION MAP

Revision

Date

2020.01.23

Reference Sheet

Figure No.

u:\192310791\permits\inland-wetlands-wilton\attachments\drawings\maps

2020.02.04 11:05:48 AM

Name	Title	Address	Phone	Email
Melanie A. Fadoir, Supervising Property Agent, Property Management Section, Division of Rights of Way	Property Owner	2800 Berlin Turnpike, P.O. Box 317546 Newington, CT 06131-7546	860-594-2392	Melanie.Fadoir@ct.gov
Charlie Taney, Executive Director of Friends of the NRVT, Inc.	Applicant	Friends of the NRVT, Inc. P.O. Box 174 Georgetown, CT 06829	203-536-5618	ctaney@nrvt-trail.com
Antonio DiCamillo	Application Preparer	55 Church St, Suite 601 New Haven, CT 06510	203-495-1645 ext. 7070	Antonio.DiCamillo@stantec.com
Jamie Lintner	Property Owner	107 Selden Street Berlin, CT 06037	860-665-3341	jamie.lintner@eversource.com

Norwalk River Valley Trail: WIL-WALK, Wilton Segment

NARRATIVE

Project Overview

This project is located along the Norwalk River / US Route 7 corridor as part of the Norwalk River Valley Multi-Purpose Recreational Trail (NRVT). Approximately 4,200 feet of trail from Grist Mill Road/Old Belden Hill Road to Kent Road in the Town of Wilton is proposed, with an additional 1,700-foot spur off the existing commuter parking lot on the intersection of Danbury Road (Route 7) and Wolf Pit Road. This application is for the roughly three-quarter mile portions of the "Wil-Walk" phase located within the Town of Wilton. Both portions of the trail are located on properties categorized as parcels of conservation significance on the Wilton Land Conservation Trust map. Stantec Consulting Services Inc. (Stantec) is under contract with the Town of Wilton for design and consulting services for this portion of the trail.

Beginning at the Norwalk/Wilton Town Line, the proposed trail runs northeast to a proposed gravel parking area with 6 spots off Chipmunk Lane. Then the trail will continue northeast along Chipmunk Lane and start downgrade towards the railroad tracks, ending near the existing utility access road at Kent Road. Several boardwalks will be installed in this area which will span the wetland areas

The second portion of the trail starts roughly 1.3 miles north of Kent Road at the existing commuter lot at the corner of Route 7 & Wolf Pit Road, and runs south across the existing pedestrian bridge (also proposed to be improved as part of this project), then continuing south along the river to an existing unnamed pond. This portion of the trail will run adjacent to the Norwalk River. This portion of the trail is within a FEMA Floodplain and Floodway. The trail within the floodplain will be constructed at grade to avoid any hydraulic impacts. The existing bridge will be modified to include a pedestrian railing and the replacement of two floor panels. The proposed project meets the objectives and purposes of the conservation lands by providing public access to nature through the trail.

Inland Wetlands approvals have been obtained from Norwalk and Wilton for this project. Additionally, Flood Management Certification has been obtained from DEEP for the work near Wolfpit Road within the floodplain. The plans have been reviewed and approved by CTDOT in conjunction with the drafting of a lease agreement and lease sketches for the project. The vast majority of the project is within CTDOT property. A small portion of the trail near Kent Road traverses Eversource property. Eversource has reviewed the design and are in support of the project (see attached letter).

Stormwater Management:

The trail construction will encounter existing swales, wet areas, wetlands & watercourses that cross the proposed trail route. Three culvert crossings are proposed as part of the trail design. The layout has been configured to further minimize any potential impacts by maintaining sheet flow and avoiding the concentration of runoff to the greatest extent practical. Design considerations are discussed in further detail in the attached *Drainage Statement*.

Where culverts are proposed, each has been analyzed using the Rational Method and designed to pass the 10-year storm without exceeding the inlet capacity of the pipe. Maps showing the delineated drainage areas to each culvert are attached. Times of concentration were computed using TR-55 methodology. Composite C-values were calculated assuming 0.9 for impervious areas and 0.3 for pervious areas. Appropriate I-values were interpolated from NOAA Atlas 14 precipitation frequency data. All pertinent maps & computations are attached.

All proposed culverts will discharge to preformed scour holes that have been designed in accordance with the State of Connecticut Department of Transportation's Drainage Manual.

Minor alterations to peak flows are expected due to the installation of the stone dust trail. Due to the linear nature of the trail and the proposed stone dust surfacing, no adverse impacts to wetlands or watercourses are anticipated.

Construction Information:

The project is anticipated to begin Fall of 2020 and end in the Summer of 2021. Construction sequencing will generally be as follows:

1. Installation of perimeter erosion/siltation control measures, anti-tracking pad, etc.
2. Clearing and grubbing: vegetation and stumps are to be disposed of in a legal and environmentally safe manner.
3. Topsoil removal and stockpiling: stockpile material to be placed in designated areas determined as project proceeds. All stockpiles to be stabilized upon completion of dumping sequence at each location.
4. Establish rough subgrades for the trail.
5. If necessary, site stormwater runoff from disturbed areas to be directed via temporary swales or diversion dikes to sediment basins.

6. Maintain anti-tracking pad and inspect and repair erosion control measures.
7. Stabilize all cut or disturbed areas with topsoil, seed and mulch as necessary.
8. Install Culverts.
9. Construct stone dust trail and boardwalk segments.
10. Topsoil and final seeding of all disturbed areas and other areas within site.
11. Modifications to existing bridge.
12. Removal of perimeter erosion control measures.
13. Final clean-up.

Approximately 360 cubic yards of excavation are anticipated and 960 cubic yards of borrow fill will be imported into the site to construct the trail to finished grade. The net earthwork, therefore, is approximately 600 cubic yards of cut. All material brought into the site will be clean from contaminants and will meet all local, State, and Federal regulations. Excess material is minimal enough to be blended into the landscape immediately adjacent to the trail. This area will be seeded. No soil material will be exported from the site. The project will be constructed in accordance with the Connecticut Soil and Erosion Control Guidelines. Standard construction equipment will be used such as a small excavator, skid steer and small dump truck. Temporary access from Old Belden Hill court (Norwalk) is anticipated in order to construct the trail along with access from Kent Road and Chipmunk Lane.



STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION
2800 BERLIN TURNPIKE, P.O. BOX 317546
NEWINGTON, CONNECTICUT 06131-7546
(860) 594-2392



March 14, 2019

Mr. Antonio DiCamillo, P.E.
Stantec
55 Church Street, Suite 601
New Haven, Connecticut 06510

Dear Mr. DiCamillo:

Subject: State Land – Norwalk/Wilton NRV
File No.: 102-125-106B, 102-119-003A, 102-125-106A

This letter will serve as permission for Stantec to apply for permits on State land in conjunction with the Norwalk River Valley Trail (Project) in the City of Norwalk and the Town of Wilton.

Please be advised that the Department of Transportation (Department) is working with the City of Norwalk and the Town of Wilton to effectuate the leases for this Project. No construction activity should take place until the subject leases have been executed and the requisite permitting has been obtained from District III.

Feel free to contact me at the address or phone number listed above with any questions you may have.

Very truly yours,

A handwritten signature in cursive script that reads "Melanie A. Fadoir".

Melanie A. Fadoir
Supervising Property Agent
Property Management Section
Division of Rights of Way

cc: Paul Holmes, District III-Special Services Division
Mayor Harry Rilling, Norwalk
Lynne Vanderslice, First Selectwoman, Wilton
Attorney Darin Callahan, Corporation Counsel, Norwalk

DiCamillo, Antonio

From: Lintner, Jamie L <jamie.lintner@eversource.com>
Sent: Friday, June 19, 2020 11:37 AM
To: DiCamillo, Antonio
Cc: Charlie Taney; Giuliano, Salvatore
Subject: NRVt Wil-Walk Route-Eversource

Follow Up Flag: Follow up
Flag Status: Completed

Antonio,

Thank you for sending along the information related to the proposed Wil-Walk trail. Please keep me informed to progress and proposed changes to the current layout of the trail. Eversource is a proponent of public passive recreation and trails are an acceptable use of our property. Not all Eversource property is available for trails or recreation due to the nature of our business and commitment to both safety reliable service, but the trail and area noted does not appear to present any issues or concern to our core business. I look forward to working with you and the NRVt on this effort.

Jamie Lintner
Senior Administrator
Real Estate and Property Management
Eversource
107 Selden Street Berlin, CT 06037
860-665-3341
www.eversource.com

If this e-mail discusses a proposed contract, lease, license, permit or agreement (and/or any purported acceptance thereof) affecting any interest in or use of real estate, it shall not be binding on Eversource Energy (ES) or any corporate affiliate of ES unless and until such proposed contract, lease, license, permit or agreement (or any purported acceptance thereof) has been memorialized in a definitive written agreement and such has been approved and signed by an officer, director or manager of ES or any corporate affiliate of ES.

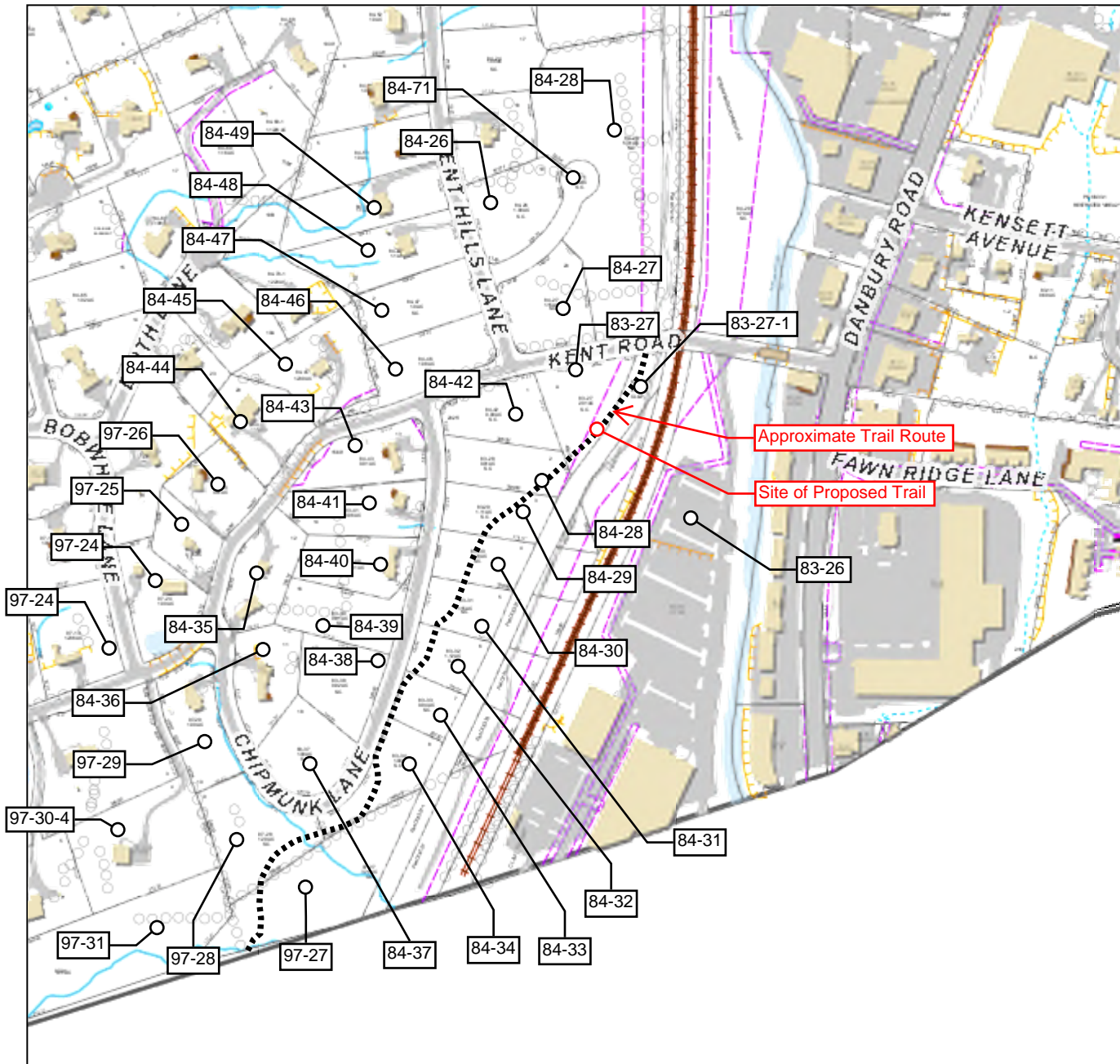
This electronic message contains information from Eversource Energy or its affiliates that may be confidential, proprietary or otherwise protected from disclosure. The information is intended to be used solely by the recipient(s) named. Any views or opinions expressed in this message are not necessarily those of Eversource Energy or its affiliates. Any disclosure, copying or distribution of this message or the taking of any action based on its contents, other than by the intended recipient for its intended purpose, is strictly prohibited. If you have received this e-mail in error, please notify the sender immediately and delete it from your system. Email transmission cannot be guaranteed to be error-free or secure or free from viruses, and Eversource Energy disclaims all liability for any resulting damage, errors, or omissions.

Town of Wilton

Geographic Information System (GIS)



Date Printed: 1/22/2020



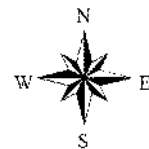
MAP DISCLAIMER - NOTICE OF LIABILITY

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 = 400 feet

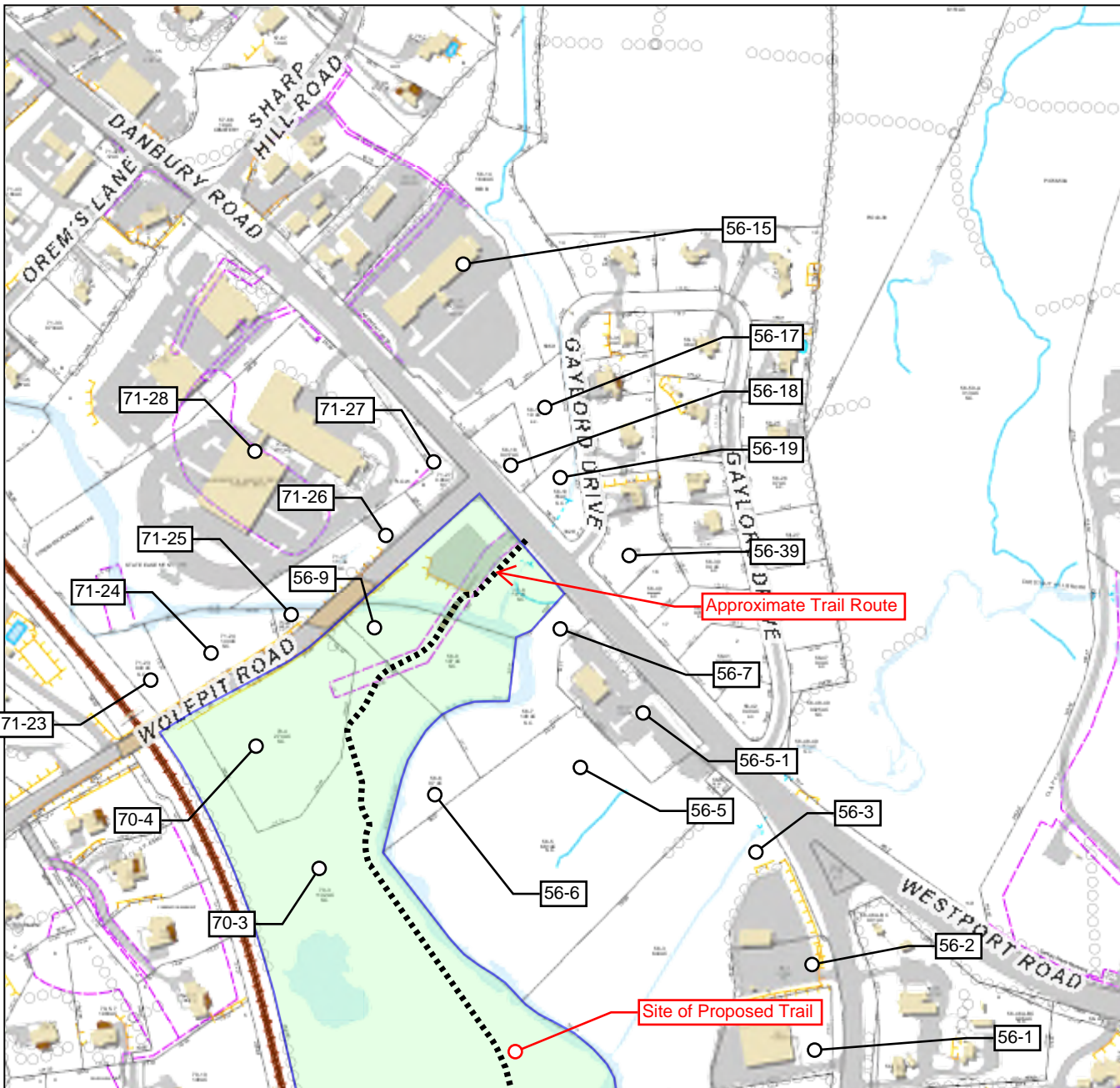


Town of Wilton

Geographic Information System (GIS)



Date Printed: 1/21/2020



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 = 400 feet



National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



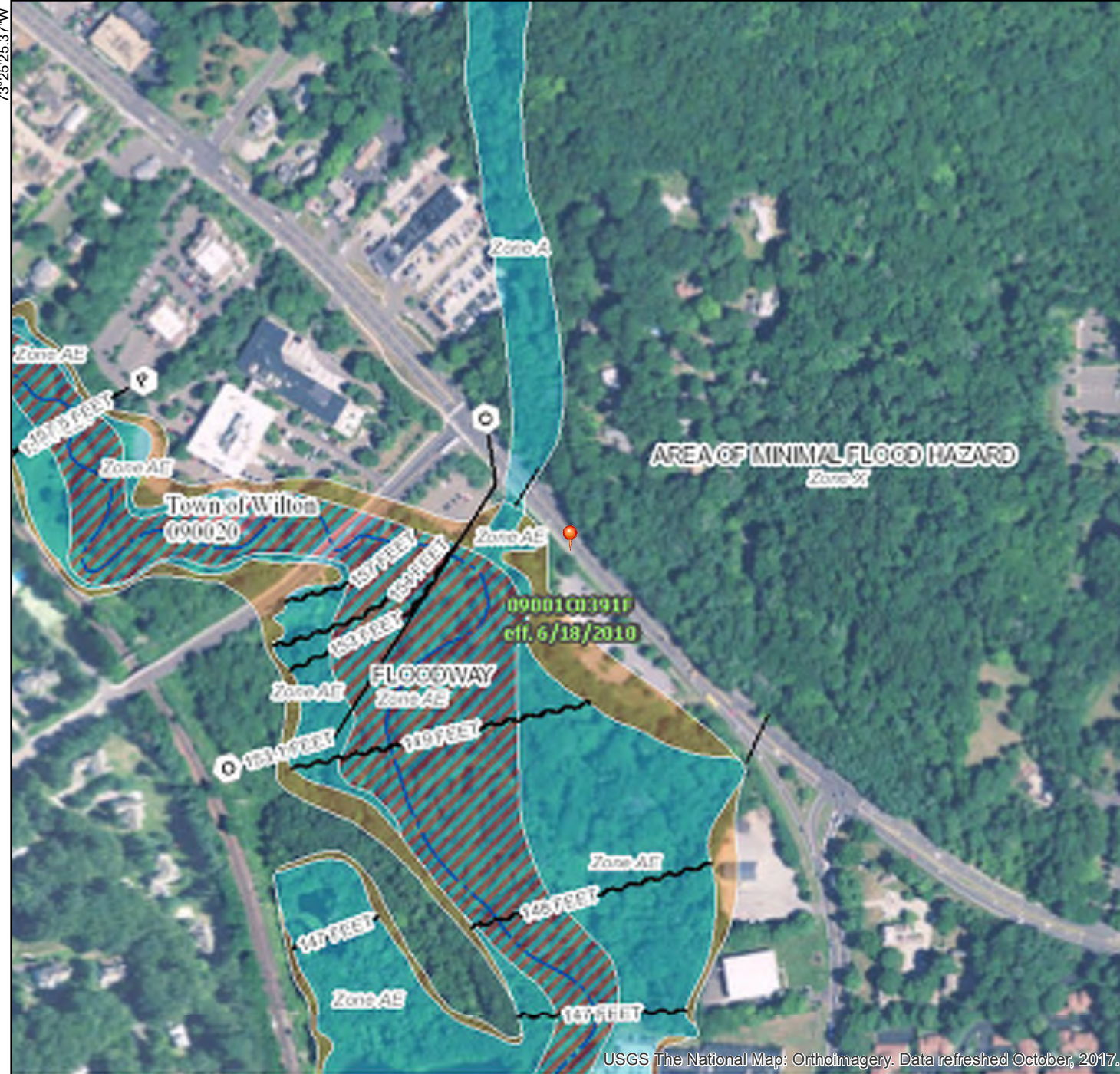
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **1/9/2019 at 9:52:54 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

41°11'13.46"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

41°10'46.38"N

73°24'47.91"W

USGS The National Map: Orthoimagery. Data refreshed October, 2017.